

Appendix 2a

RISK REGISTER – ON BASIS OF OPTION ONE

Description of Risk	impact	Probability	Score	Mitigation Measures	impact	Probability	Score
Difficulty in appointing Housing Developers	4	2	8	Using the DPP2 process to appoint developers allows increased competition. DPP2 has been previously used and has proved to be extremely successful	4	1	4
Tenders come back over pre-estimate	4	2	8	Provide detailed specification in tender packs sent out. DPP2 is a very effective procurement framework for competition and when previously used has provided good levels of interest and highly competitive tender returns	4	1	4

Rehousing and Demolition slows down the programme	4	2	8	Working closely with rehousing and clearance team to resolve any issues that occur in terms of the Warstone and Holbrook Tower sites. The remainder of the sites are cleared land and available for development once flood risk issues are resolved.	4	1	4
Development costs are estimates	4	2	8	Detailed costings will be refined and provided as a part of the Full Business Cases for each phase of the proposed development	4	1	4
Construction costs escalate	3	2	6	Economies of scale and use of DPP2 across a large programme reduce this risk	3	1	3
Sale of new outright homes lower than expected	2	2	4	This is at the developers risk with minimal impact on the Council, with only a relatively modest proportion of new housing planned for market sale	2	1	2
Planning approval delays	2	2	4	Development and planning teams work together on scheme design	2	1	2

Delays due to site conditions	4	2	8	<p>Site surveys are carried out at an early stage of the programme.</p> <p>Work is on- going with the Environment Agency to ensure that all the sites are removed from the flood plain.</p> <p>Japanese knotweed treatment plan is being developed by existing land owners.</p> <p>Flood Resilient Housing scheme is being developed to deal with any residual risk of flooding</p>	2	2	4
Risk of not obtaining grant funding for the flood defence work	4	2	8	In the situation where the grant funding is not obtained for the flood defence work then only those sites outside of the flood zone will be taken forward for development. The remainder will remain undeveloped until flood defence funding is obtained	2	1	2
Risk of the EA flood defence work not completed on time	2	2	4	The sites are phased so that those areas directly affected by the flood defence proposals are planned for development in the later stages of the overall programme	2	1	2

IMPACT	LIKELIHOOD	SCORE
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1 – Insignificant	1 – Unlikely	1-4
2 – Minor	2 – Possible	5-8
3 – Moderate	3 – Likely	9-12
4 – Major	4 – Almost Certain	13-16