

Appendix 3: Risk Register

Description of risk	Impact	Probability	Score	Mitigation Measures	Risk Owner
Resource commitment from directorates across the Council.	3	2	6	Work closely with the housing development board and report to CLT to ensure issues are identified early, resources can be allocated and resolved.	Project team
Procuring new EA/lead consultant. Result in delay to procure delivery partner and delay to project. Could also risk Levelling Up funding due to tight delivery requirements.	5	3	15	Agree procurement route at an early stage. Carry out soft market testing, review viability of each option and understand funding and delivery options.	Procurement, Finance and Project team
Lack of governance structure	5	2	10	Agree a governance structure with CLT	Project team
Community buy-in for masterplan not achieved.	4	2	8	Work closely with appointed community engagement specialists [Pioneer] and key community groups from the outset.	Project team and engagement organisation
Outline Planning Application not approved.	4	1	4	Close working practices are agreed and in place with BCC planning authority, highways, parks, and statutory organisations. Ensure clashes in policies are resolved as part of working groups.	Planning, Transportation & Project team
Difficulty in appointing delivery Partner	4	1	4	Advertise widely and carry out soft market testing, target experienced organisations.	Project team
Levelling Up Infrastructure costs are estimates / may not prove viable given prevailing market conditions	4	3	12	Work closely with EA, finance, other directorates, statutory organisations, and partners to identify funding / cost issues early. Apply for	Project team

				external funding and grants available to unlock development potential. Be vigilant of market conditions.	
Increased and uncertain costs associated with materials and labour	4	2	8	Early procurement. JV risk share. Monitor uncertainty given current market conditions	EA, Project team
The cost of the structural works to LPS blocks not currently identified for demolition is unknown.	3	3	9	Work closely with Housing management. Consider all options for the LPS tower blocks including retention and refurbishment, sale to PRS and clearance for demolition.	Housing Management
No support for canal bridge risks Levelling Up funding	4	2	8	Pre-app with Planners and C&RT from early stage. Early discussions with West Midlands Police, residents and stakeholders. Work with those involved in Public Open Space to agree how to protect biodiversity whilst making route safe	Leisure, Planning and project team
Uncertainty over tower block demolition programme, could impact delivery and future phasing	3	4	12	Through design and procurement process identify alternative solutions for provision and manage demolition procurement and gas and High Voltage overhead cable diversion solution closely	Land and Property team
Delay in directly awarding EA/design team/planning consultants appointment for south of the estate	3	2	6	Agree strategy with procurement and include direct award in Cabinet report.	Procurement
Timing of decisions leading to delays	4	3	12	Request delegated powers to Officers/Steering Group in Cabinet reports	Project team

Failing to meet business objectives. E.G. city of nature, route to zero, improved opportunities, increased housing supply, improved health, improved neighbourhood and increased employment opportunities.	3	1	3	Corporate operational group ensuring all directorates are participating, Senior leadership buy in and corporate Steering Group.	Project team for BCC corporately
Delays in rehousing leading to delays in phasing and delivery.	2	2	4	Review local lettings plan to ensure it meets the needs of residents as well as corporately. Dedicated Housing Officer to work with affected residents.	Land and Property.
Final version of masterplan not viable	1	4	4	As the masterplan progresses viability assessments will be undertaken on each version.	Project team, Housing Management and finance.
Disruption and mixed messages from stakeholders and community groups causing delay and confusion in community	3	2	6	Organise mediation in an attempt to improve relationship and work together. Ensure accurate information shared from central sourcepoint.	Project team
Market conditions deteriorate making large regen scheme unattractive to the market.	2	4	8	Monitor market conditions and produce delivery options based on market.	Project team

Probability	Impact	Score
1 - Unlikely	1 - Insignificant	1 - 4
2 - Possible	2 - Minor	5 - 8
3 - Likely	3 - Moderate	9 - 12
4 - Almost Certain	4 - Major	13 - 16