

#### Appendix 4 – Risk Assessment Princip Street Compulsory Purchase Order

Risk No	Risk description	Risk mitigation	Residual / current risk			Additional steps to be taken
			Likelihood	Impact	Prioritisation	
1.	The developer is unable to achieve voluntary acquisitions	Ongoing negotiations between the developer and the landowners and preparation of the proposed compulsory purchase order.	Medium	Significant	Tolerable	Ongoing review and progress the risk mitigation
	The potential for appeal to the CPO valuation through Land Tribunal and potential liability to the Council who vested the CPO and subsequent recovery of the money from Taylor Grange Group.	The usual care will be taken in the drafting and submission of the CPO and ensuring the strength of the case for acquisition. Potentially include a legal charge to protect the Council's interest which Legal Services will implement as part of the agreement.	Significant	Medium	Tolerable	Ongoing review.
3.	Unable to fund the CPO	Compensation to those affected by the proposals is a statutory requirement. The indemnity agreement between the developer and Council will ensure appropriate funding for progressing the CPO and related matters.	Low	Medium	Tolerable	Ongoing review.
4.	Unable to fund the overall development	The developer has set out their commitment to implementing the	Low	Medium	Tolerable	Ongoing review.

		project and funding the development and the CPO.				
5.	Objections received to the CPO	The usual care will be taken in the drafting and submission of the CPO. Negotiations with affected parties will be ongoing. Objections to the Order would be considered through either written representations or a Public Local Inquiry. Consideration of Alternative Dispute Resolution methods.	Significant	Medium	Tolerable	Ongoing review.
6.	The CPO is not confirmed by the Secretary of State.	The Council has an excellent track record of securing the confirmation of CPOs. The usual care will be taken in the drafting and submission of the CPO and ensuring the strength of the case for acquisition. Negotiations with affected parties will be ongoing. Objections to the Order would be considered through either written representations or a Public Local Inquiry and appropriate expert witnesses would be used to present the Council's and developer's case for acquisition.	Low	Significant	Tolerable	Ongoing review.

7	Impacts of COVID-19 resulting in an increase in construction costs, risk of budget becoming overspent and the project becoming commercially and financially unviable.	The developer has set out their commitment to implementing the project and funding the development. They will actively monitor market changes, available suppliers and supply pipeline.	Low	Significant	Material	Ongoing review.
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**Measures of likelihood/ Impact:**

Description	Likelihood Description	Impact Description
High	Almost certain, is expected to occur in most circumstances. Greater than 80% chance.	Critical impact on the achievement of objectives and overall performance. Critical opportunity to innovate/improve performance missed/wasted. Huge impact on costs and/or reputation. Very difficult to recover from and possibly requiring a long-term recovery period.
Significant	Likely, will probably occur in most circumstances. 50% - 80% chance.	Major impact on costs and objectives. Substantial opportunity to innovate/improve performance missed/wasted. Serious impact on output and/or quality and reputation. Medium to long term effect and expensive to recover from.
Medium	Possible, might occur at some time. 20% - 50% chance.	Waste of time and resources. Good opportunity to innovate/improve performance missed/wasted. Moderate impact on operational efficiency, output and quality. Medium term effect which may be expensive to recover from.
Low	Unlikely, but could occur at some time. Less than 20% chance.	Minor loss, delay, inconvenience or interruption. Opportunity to innovate/make minor improvements to performance missed/wasted. Short to medium term effect.

**Prioritisation:**

Severe	Immediate control improvement to be made to enable business goals to be met and service delivery maintained / improved
Material	Close monitoring to be carried out and cost-effective control improvements sought to ensure service delivery is maintained
Tolerable	Regular review, low cost control improvements sought if possible