



Appendix C, Risk Register

Risk No	Risk description	Risk mitigation	Residual / current risk			Additional steps to be taken
			Likelihood	Impact	Prioritisation	
1.	Difficulty in attracting bidders for the development opportunity.	The Homes England Developer Partner Panel 3 framework (DPP3) is a specialist route to market for housing projects with suitable suppliers for these projects. DPP3 has been previously used and has proved to be successful	Medium	High	Tolerable	Market engagement has been undertaken with the framework suppliers to inform them of the opportunity.
2.	ERDF funding being applied for	Funding for the energy saving technology is being applied for	Medium	High	Tolerable	If the funding bid is not successful, the Housing Revenue Account will reduce the number of properties to receive the energy saving technologies to 18.
3.	Tender pricing comes in above the pre-tender estimate	The Employers Agent to provide a timely pre-tender estimate that reflects current market conditions prior to issuing tender documentation.	Medium	High	Tolerable	<p>If tenders are over the pre-tender estimate, the specification will be reviewed to identify possible savings.</p> <p>If further funding is required, this will be at the expense of other projects.</p> <p>If the funding is not available and no saving can be identified, the project will be reviewed and subject to further FBC approval.</p>

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			Likelihood	Impact	Prioritisation	
4.	Costs increase during construction period.	Ensure robust contract management processes are in place. Review and challenge all proposed cost increases.	Medium	Significant	Tolerable	Costs continually reviewed in conjunction with project team.
5.	Tile Cross Academy next to the site currently has retained rights to access the development site for services and conduits	The current lease has not been signed by the academy and a new lease has been drafted and passed onto the academy to sign	High	High	Tolerable	Review on a monthly basis with Education and legal for quick action
6.	Covid 19 / Brexit	Continual monitoring of the latest situation. Review contract terms and conditions to ensure relevance. Seek to transfer risk of cost increases to third parties. i.e. contractor	High	High	Unavoidable	Regularly review the situation
	Likelihood Description		Impact Description			
	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.			
	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.			
	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.			
	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.			

Appendix D – Consultation Plan

Site	Ward	Stakeholder	Activity & Response
Gressel Lane	Glebe Farm and Tile Cross Ward	Rt. Hon. Liam Byrne MP – Hodge Hill Constituency	E-mail sent on 01 December 2020 which included site plan and details of the scheme proposals including number of units, energy saving technology details, planning application submission confirmation, and details of ERDF funding application proposal. No response received.
		Local community	Beheard Website from 1 June 2020 to 19 June 2020. 424 Postal Surveys sent out from 8 June 20 to 19 June 20. 50 forms returned with 32 in support and 18 not in agreement. Plans changed to reflect objections from people directly affected.
		Councillor Marje Bridle	Both Councillors confirmed support for the revised plans following the consultation
		Councillor John Cotton	E-mail to Ward Cllr's on 28 Jan 2021 with copy of report and asked for comments on the report and specifically the social value elements. Both Councillors confirmed their support.

Appendix E – Equality Impact Assessment

Title of proposed EIA	Gressel Lane Development EA
Reference No	EQUA601
EA is in support of	New Function
Review Frequency	No preference
Date of first review	31/03/2021
Directorate	Inclusive Growth
Division	Housing Development
Service Area	
Responsible Officer(s)	Bali Paddock
Quality Control Officer(s)	Richard Woodland
Accountable Officer(s)	Colette McCann
Purpose of proposal	To support a report to Cabinet in March 2021
Data sources	Survey(s); Consultation Results
Please include any other sources of data	
ASSESS THE IMPACT AGAINST THE PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Not Applicable
Age details:	
Protected characteristic: Disability	Not Applicable
Disability details:	
Protected characteristic: Sex	Not Applicable
Gender details:	
Protected characteristics: Gender Reassignment	Not Applicable
Gender reassignment details:	
Protected characteristics: Marriage and Civil Partnership	Not Applicable
Marriage and civil partnership details:	
Protected characteristics: Pregnancy and Maternity	Not Applicable

Pregnancy and maternity details:	
Protected characteristics: Race	Not Applicable
Race details:	
Protected characteristics: Religion or Beliefs	Not Applicable
Religion or beliefs details:	
Protected characteristics: Sexual Orientation	Not Applicable
Sexual orientation details:	
Socio-economic impacts	N/a
Please indicate any actions arising from completing this screening exercise.	None
Please indicate whether a full impact assessment is recommended	NO
What data has been collected to facilitate the assessment of this policy/proposal?	A consultation was carried out on Be-Heard and also a postal survey was sent to local residents as agreed with local Cllrs to determine whether local residents supported the proposed housing development on Gressel Lane.
Consultation analysis	424 postal surveys were sent out and listed on the Be-Heard website. There was a total of 50 responses received, of which 32 were in support of the scheme, and 18 were not in support of the scheme. As a result of the 18 objections, changes were made to the scheme.
Adverse impact on any people with protected characteristics.	There was no adverse impact on any people with protected characteristics.
Could the policy/proposal be modified to reduce or eliminate any adverse impact?	N/A
How will the effect(s) of this policy/proposal on equality be monitored?	N/a
What data is required in the future?	Once the scheme is completed, data will be collected on the Council's Northgate system to ensure that the needs of the Council tenants are met which includes data of the protected characteristics.

Are there any adverse impacts on any particular group(s)	No
If yes, please explain your reasons for going ahead.	No
Initial equality impact assessment of your proposal	<p>The proposal is to build 36 new homes for social rent in Gressel Lane (Hodge Hill). There is a mix of houses with 2/3/4/5 /6 bedroom houses. These properties are built to a high quality standard and benefits from being a pilot scheme for the Councils Route to Zero Strategy and will be built to a high thermal efficiency level and the reduction of the housing carbon footprint. In addition, European Funding is being applied for and if successful all the properties will include energy saving technologies including solar panels, air or ground source heat pumps and storage batteries. These technologies help to generate energy and keep electricity costs affordable. If the bid is not successful then 18 properties will receive the technologies. These properties will be monitored/evaluated, lessons learnt with a view to rolling similar schemes out on a city-wide basis.</p> <p>The scheme will also include apprenticeship opportunities in construction for local people. The new homes will help ease pressure on the housing waiting list that currently has around 13,000 people registered as in housing need. There is an existing housing allocation policy that will be used when tenants are being allocated to these properties. The properties are built with level access and are lifetime homes standard.</p>
<p>Consulted People or Groups</p> <p>Informed People or Groups</p> <p>Summary and evidence of findings from your EIA</p>	<p>No adverse impact on the protected characteristic groups as the development on Gressel Lane will bring a disused site into use; overall this will contribute to equality of opportunity for all by providing much-needed housing across a range of sizes, creating employment and training opportunities as well as helping to reduce fuel poverty. It is anticipated that the scheme addressing fuel poverty in a sustainable manner will be used as a benchmark for future developments for the council. In addition, no potential to disproportionately disadvantage any protected group was identified through the consultation process.</p>
<p>QUALITY CONTROL SECTION</p> <p>Submit to the Quality Control Officer for reviewing?</p> <p>Quality Control Officer comments</p> <p>Decision by Quality Control Officer</p>	<p>Yes</p> <p>Proceed for final approval</p>

Submit draft to Yes
Accountable Officer?
Decision by Accountable Approve
Officer
Date approved / 27/01/2021
rejected by the
Accountable Officer
Reasons for approval or
rejection
Please print and save a Yes
PDF copy for your
records
Julie Bach
Person or Group [Bali Paddock](#)