	Α	В	С	D	Е	F	G	Н	Т	J	К	L	М	N	0
2	Number	Summary /Area of Risk	Risk Description		Low (Company)	isk G) ()	Mitigation So Far	Residual Risk Description	1-4 = 5-9 = 10-12 Signi	Low (Med (e = ficant i = Hig	G) Y) (A)	Further Action Required (DATE)	Owner	Review date	Notes
4	F1	Financial	Negotiation of Acquisition fails and the council loses the DLEP funding allocation	3	3	9	Negotiations with the landlowners has reached a point wher ethe HoT inc overage have been agreed in principle along with proposed completion dates of June 30th	DLEP money is lost and the council has to consider a new financial strategy but are already in discussion with Homes England for an alternative financial approach if required to ensure site progress and delivery can still be achieved	3	2	6				
5	F2	Financial	Covid-19 The RICS has advised that market activity is being impacted in many sectors therefore valuations should be considered with a higher degree of caution as there is less certainty in the market. The purchase price is based on RICS valuation that relies on historic comparables and was completed prior to the current	4	3	12	A discount on the market value has been agreed as the site is being purcahsed without the benefit of a planning consent. This also means there is a margin already included in the purchase price of the site. The project will be long term with development taking place over the next 15 to 20 years	There is unlikely to be any evidence in changes in valuations comparables as the development market is stalled. Whilst the residual risk remains for the time being as this is a long term project the impact will be reduced.	3	3	9	To coninue to monitor the market particularly up to completion of the site purchase. Also to seek Homes England grant funding towards infrastructure and remediation costs that will help to reduce development costs and so will impact positively on the site value.			
6															
7															
8															

			Gr	oss Ri	isk			Res	sidual I	Risk				
Number	Summary /Area of Risk	Risk Description	1-4 = Low (G) 5-9 = Med (Y) 10-12 = Significant (A) 13-25 = High (R))	Mitigation So Far Residual Risk Description		1.4 = Low (G) 5.9 = Med (Y) 10.12 = Significant (A) 13.25 = High (R)			Further Action Required (DATE)	Owner	Review date	Notes
			ı	L	s			ı	L	s				
S1	Strategic	Acquisition not completed, so site remains in private sector ownership and BCP loses DLEP funding	4	3	12	Ongoing negotiations with current land owners with an aim to agree HoT	If acquisition strategy fails then a formal CPO will need to be progressed as well as a new financial strategy to fund the acquisition	4	2	8	BCO to continue with Hot terms negotiations with land owners		31/05/20	
S2	Strategic	Risk of scheme deliverability if a number of neighbouring regeneration sites in the locality start on site coinciding with the proposed programme	4	3		Monitor the planning consents of the neighbouring regeneration sites and ensure that their programme information is built into the programme management of this site to avoid overlap in the market supply	That the market risks being flooded with a similar housing supply	3	2	6	Maintain an ongoing dialologe with the neighbouring developers with regeneration sites to ensure a clear understanding of each others programmes to avoid conflict / negative market outcomes			

			G	ross R	isk			Re	esidual R	lisk		Completion/	
Number	Summary /Area of	Risk/Description				Mitigation So Far	Residual Risk				Action Required (DATE)	Review Date	Notes
	Risk		ī	L	s			ı	L	S			see score key - last tab
P1		Establishment of a joint venture with a private partner proves difficult or cannot be achieved	4	3		Soft market testing to be carried out once the acquisition strategy is completed which Homes England will assist with	The market response to the JV opportunity may be different to what the Council had anticipated and it may need to consider alternative delivery options	3	2	8			

			Gr	oss R	lisk			Res	sidua	l Risk					
Number	Summary /Area of Risk	Risk Description	1-4 = 5-9 = 10-12 Signif	ficant (A) 5 = High (R)		Mitigation So Far	Residual Risk Description 5-9		1-4 = Low (G) 5-9 = Med (Y) 10-12 = Significant (A) 13-25 = High (R)		Further Action Required (DATE)		Owner	Review date	Notes
			I	L	s			ı	L	s					
PO1	Political	Members don't artrive at a consensus agreement regarding the vision for the development and what the site should be delivering	4	3	12	To implement regular member meetings on both the acquisition startegy whilst keeping them appraised on delivery options to ensure the site constraints and remediation costs help to keep focus on the fundemental site delivery	Programme time may be post as a result of drawn out discussions to agree on the masterplan and vision for the site	3	2	6	To work through the delivery in more details to help infor steer members around what can deliver	m and			
PO2	Political	Full Council are unhappy with the draft terms agreed for the purchase.	3	2	6	The Council originally agreed to the principle of acquiring the site and have been kept updated with negotitions. Full Council agreed to the 2020/21 budget on 18 Feb 2020 which included revenue funding for the loan to purchase the site.	Final decision to proceed to May Full Council	3	1	3					

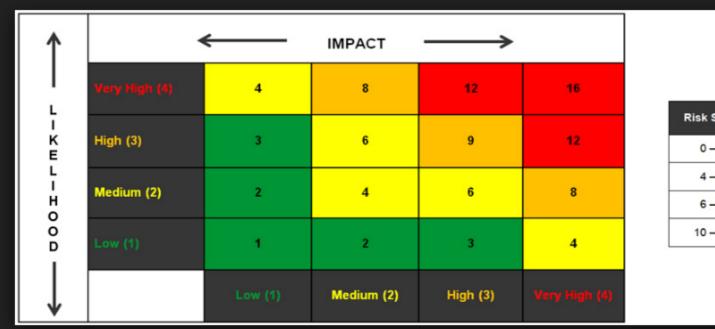
			Gr	ross Ri	lisk			Res	idual I	Risk				
Number	Summary /Area of Risk	Risk Description	1-4 = 5-9 = 10-12 Signif 13-25	Med (\ = ficant (Y) (A)	Mitigation So Far	Residual Risk Description	5-9 = 1 10-12 Signif	4 = Low (G) 9 = Med (Y) 0-12 = ignificant (A) 3-25 = High (R)		Further Action Required (DATE)	Owner	Review date	Notes
			1	L	s			ı	L	s				
T1	Technical	Further ground investigations reveal issues which incur greater environmental and infrastructure costs	3	3	9	To negotiate with the land owners and secure detailed survey information as part of the acquisition requirements	That the site requires more investment in order to remediate the site to deliver housing	2	3	6	Homes England are preparing a remediation proposal to support delivery of this site and JV options can be considered which would help to share any remediation risk		01/06/20	
Т2	Planning	As part of the planning process there is an impact on the final design by third party statutory consultees that affects viability.	1 , 1	2	8	There have been previous pre app meetings by the current vendor that have included feedback from the statutory consultees and it is felt their requirements can be accommodated in the new design.	Some design aspirations may need to be pared back to allow for concerns from statutory consultees.	2	2	4	Appoint designers/planning consultants to progress a planning application and continue to consult with statutory consultees		01/07/20	
Т3	Planning	Adequate BCP resources for addressing the new planning application for the site when it is submitted	4	3	12	Whilst the current application was being considered there was a need for some officers to be seconded and this would need to be replicated when the new application os submitted	The Councils ability to backfil post to ensure that it's services are not impacted by officer being seconded to support this application	2	2	4	Consider planning now for either project recruitment or hold initial discussions with recruitement agencyies to ensure sufficient planning is in place for meeting resources			

			Gr	ross R	isk			Res	sidual	Risk				
Number	Summary /Area of Risk	Risk Description	1-4 = 5-9 = 10-12 Signif 13-25	Med (` = ficant	Y) (A)	Mitigation So Far	Residual Risk Description 10		1-4 = Low (G) 5-9 = Med (Y) 10-12 = Significant (A) 13-25 = High (R)		Further Action Required (DATE)	Owner	Review date	Notes
			ı	L	s			1	L	s				
LP1	Procurement	Procurement of legal and financial advisers delayed which then impacts on timeline for commencing the procurement process.	4	2	8	Securing Council approval for a budegt that so that a delivery programme can be implemented	delay to programme and subsequent housing delivery	3	2	6	Confirm and act on implementing resource and documentation required			
LP2	Legal	As we progress with due dilligence there could be items included in the title that the vendor has not shared that have an impact on the viability/deliverability of the site	4	2	8	There have been open negotitions with the vendor and nothing has been highlighted	There is a risk that any restrictions or encumberances on title could lead to the need to a renegotiation of the agreed purchase price.	3	1	3			13/06/20	

				oss Risk			D.	idual	Diele				
Number	Summary /Area of Risk	Risk Description	1-4 = L 5-9 = N 10-12	Low (G) Med (Y)	Mitigation So Far	Residual Risk Description	Significant (A) 13-25 = High (R)		3) ()	Further Action Required (DATE)	Owner	Review date	Notes
			ı	L S			1	L	s				
C1	Comms	Control over the flow of information thus potentially prejudicing the commercially sensitive procurement process.	3	3 9	importance of confidentiality has been communicated to both Members and Staff and will continue to be reiterated throughout the project period	Procurement preparation has yet to commence. Consistency of dealing with market players shall be essential to avoid any challenge	3	2	6	Ensure initial reporting has suitable confidentiality and to progress with a protocol for all in how to deal with market interest ahead of launch.			
C2	Consultation	Stakeholders not included in the consultation process at the appropriate time.	4	2 8	To ensure the programme for site delivery fully incorporates a comms plans for consultation	BCP fail to manage the programme effectively	3	2	6	Adequate programme management resources			

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Number	Summary /Area of Risk	Risk Description	1-4 = L 5-9 = M 10-12 = Signifi	5-9 = Med (Y) 10-12 = Significant (A) 13-25 = High (R)		Gross Risk 1-4 = Low (G) 5-9 = Med (Y) 10-12 = Significant (A) 13-25 = High (R)		Mitigation So Far	Residual Risk Description	1-4 = 5-9 = 10-12 Signif 13-25	Med (` = ficant	G) Y) (A)	Further Action Required (DATE)	Owner	Review date	Notes
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Risk Score	Rating
0 – 3	Low
4 – 6	Medium
6 – 9	High
10 – 16	Very High