

Hengrove Park Risk Register

Negative Risks that offer a threat to Hengrove Park Regeneration and its Aims (Aim - Reduce Level of Risk)

Ref	Risk Description	Key Causes	Key Consequence	Status Open / Closed	Strategic Theme	Risk Category	Risk Owner	Key Mitigations	Direction of travel	Current Risk Level			Monetary Impact of Risk £k	Risk Tolerance			
										Likelihood	Impact	Risk Rating		Likelihood	Impact	Risk Rating	Date
1	The Council's objectives for the regeneration of Hengrove Park are not achieved		Hengrove Park is not redeveloped, or does not achieve the desired outcomes in terms of affordable and market housing delivery, design quality, place making and viability.	Open	Fair and Inclusive. Well connected. Wellbeing.			Structure the procurement process to ensure the Council's objectives are delivered. Track and regularly review progress against these objectives through the project governance structures and take corrective action as/ when necessary to ensure the Council's objectives are delivered.	<--->	1	6	6					24/04/2019
2	Lack of community support for the regeneration of Hengrove Park		Hengrove Park is not redeveloped, or does not achieve the desired outcomes in terms of affordable and market housing delivery, design quality, place making and viability.	Open	Fair and Inclusive. Well connected. Wellbeing.			Continued engagement with local community and other key local stakeholders. Consider and assess the proposed community engagement approach of the developer partner(s) during the tender selection process to ensure the local community are meaningfully engaged at every stage of the development process.	<--->	2	6	12					24/04/2019
3	Outline and/or Reserved Matters Planning Applications are refused		Hengrove Park is not redeveloped, or does not achieve the desired outcomes in terms of affordable and market housing delivery, design quality, place making and viability.	Open	Fair and Inclusive. Well connected. Wellbeing.			Continue to engage through pre-application process with Local Planning Authority and local community.	<--->	2	6	12					24/04/2019
4	There is a lack of market interest in the development of Hengrove Park		Hengrove Park is not redeveloped, or does not achieve the desired outcomes in terms of affordable and market housing delivery, design quality, place making and viability.	Open	Fair and Inclusive. Well connected. Wellbeing.			Undertake extensive soft market testing to ensure the structure of the offer is commercially viable and attracts competitive bids from high quality residential led developer partners. Build in sufficient flexibility to the project approach to adapt and adjust to differing market conditions over the economic lifecycle of the housing delivery phase.	<--->	1	6	6					24/04/2019
5	30% affordable housing is not achieved across the development		Hengrove Park is not redeveloped, or does not achieve the desired outcomes in terms of affordable and market housing delivery, design quality, place making and viability.	Open	Fair and Inclusive. Well connected. Wellbeing.			Secure the provision of a minimum of 30% affordable housing through the outline planning permission, if granted, and include 30% affordable housing requirement within the development agreement. Engage with prospective development partners through the procurement process, and via a robust development agreement with the selected partner(s), to ensure the affordable housing requirements are met.	<--->	2	4	8					24/04/2019
6	External grant funding is not secured		Hengrove Park is not redeveloped, or does not achieve the desired outcomes in terms of affordable and market housing delivery, design quality, place making and viability.	Open	Fair and Inclusive. Well connected. Wellbeing.			Closely manage the funding application process, ensure all the required information is provided to a high standard. Provide a strong evidence base demonstrating significant benefits against the stated funding criteria.	<--->	2	4	8					24/04/2019
7	Project cost overrun on education capital project		Hengrove Park is not redeveloped, or does not achieve the desired outcomes in terms of affordable and market housing delivery, design quality, place making and viability.	Open	Fair and Inclusive. Well connected. Wellbeing.			Put in place professional and robust project management and governance processes to ensure project is delivered on time, to budget and to an agreed quality.	<--->	2	4	8					24/04/2019
8	Project cost overrun on highway project		Hengrove Park is not redeveloped, or does not achieve the desired outcomes in terms of affordable and market housing delivery, design quality, place making and viability.	Open	Fair and Inclusive. Well connected. Wellbeing.			Put in place professional and robust project management and governance processes to ensure project is delivered on time, to budget and to an agreed quality.	<--->	2	4	8					24/04/2019

9	Increased costs due to abnormal / ground conditions	Hengrove Park is not redeveloped, or does not achieve the desired outcomes in terms of affordable and market housing delivery, design quality, place making and viability.	Open	Fair and Inclusive. Well connected. Wellbeing.		Detailed ground investigations have already been undertaken. Bidders will be provided with details of the ground conditions during the tender process. All bids received will make allowances for abnormal and ground conditions.	<--->	2	4	8				24/04/2019
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