

## Disposal of land at Astry Close at less than best consideration for Community Led Housing. Risk Register

Negative Risks that offer a threat to the Disposal of land at Astry Close at less than best consideration for Community Led Housing 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			Date
										Likeli- hood	Impact	Risk Rating		Likeli- hood	Impact	Risk Rating	
1	<b>Development does not proceed.</b>	The development cannot be funded and is therefore unviable/The S106 planning agreement cannot be agreed by the developer/Unknown technical constraints such as ground conditions/stopping up order for highways unsuccessful or problematic/ALW are unable to complete the underlease with Brighter Places	The affordable housing would be delayed or not delivered. BCC would incur abortive costs in pursuing the transaction. The future of the site would be uncertain.	Open		Programme / Project Management	Property Service Manager	The lease will include a mutual break clause if development has commenced within a period of 15 months, or the underlease has not been completed within 15 months.	neutral	1	7	7	Less than £100K	1	7	7	04.01.2022
2	<b>The development is commenced but not completed.</b>	Insolvency of the developer or contractor/increase in costs or unforeseen abnormal costs/unforeseen technical constraints.	The affordable housing would be delayed or not delivered. BCC would have already incurred abortive costs in pursuing the transaction. The site would be subject to a lease to ALW and an underlease to Brighter Places.	Open		Programme / Project Management	Property Service Manager	The transaction is subject to evidence of funding being provided by ALW/BP.	neutral	1	7	7	£0.5M - £1M	1	7	7	04.01.2022
3	<b>Terms of property legal agreements with ALW cannot be agreed, leading to both parties walking away.</b>	Unable to agree commercial details, both parties unwilling to compromise/or, ALW decide not to proceed for other reasons.	A new strategy for development of the site/delivery of the affordable homes would be required.	Open		Programme / Project Management	Property Service Manager	Heads of terms for the proposed transaction have been agreed.	neutral	1	7	7	Less than £50K	1	7	7	04.01.2022
												0				0	
												0				0	