

Mead Street Development Brief Risk Assessment

Negative Risks that offer a threat to the Mead Street Development Brief 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
Short Term																	
	Planning applications are determined in advance of the Development Brief being completed.	Developers want to obtain consent swiftly to progress their developments.	Developments are determined without consideration of the brief, so limiting the likelihood of them according with the principles set out in it.	Open		Reputation	JDT	Work towards getting the Development Brief completed as soon as possible. Liaise with internal BCC departments, including planning to keep them updated on progress and key requirements of the Development Brief. Maintain an open and honest dialogue with the developers and encourage them to wait until the Development Brief is completed.	Improving	1	3	3	£0	1	3	3	Jul-22
	Delayed comments from stakeholders	Capacity of stakeholders may be limited and it may not be their priority.	Collaboration and engagement on the Development Brief is not as comprehensive as possible.	Closed		Reputation	JDT	Where possible give advance notice to stakeholders of the consultation. Collaborate with key stakeholders closely throughout the preparation of the Development Brief. Specifically highlight concerns which are likely to be of most interest/concern to relevant stakeholders.	Resolved.	0	0	0	£0	0	0	0	Jul-22
	Development Brief not completed within programme.	Limited resources in Joint Delivery Team to complete the Development Brief within programme.	Development Brief cannot be considered in planning applications. Also, possible implications on budget if the programme is extended.	Open		Project Management/ Reputation	Project Manager	Use project management processes to keep the project on track. Ensure the project is properly resourced.	Improving	1	3	3	£0	1	3	3	Jul-22
	Development Brief does not cover key issues.	Limited budget and time to produce Development Brief	Important issues are not dealt with an effect coherence of the regeneration of the area.	Closed		Project Management/ Reputation	Project Manager/JDT	Define scope of the Development Brief early on in the project and ensure it covers key issues. Given budget and time constraints, do not cover detailed matters which can be satisfactorily controlled via the planning process. Height	Resolved	0	0	0	£0	0	0	0	Jul-22
	Negative public perception of Development Brief.	The Development Brief will not include a height parameter	Reputational risk to BCC.	Open		Reputation	JDT	Explain it clearly in all engagement and consultation material that height is not being dealt with as part of the Development Brief.	Static	3	3	9	£0	3	3	9	Jul-22
	Project overspend or not completed.	Budget allocation not sufficient to cover costs of the Development Brief.	If project not completed, the Development Brief will not be in place to influence the regeneration proposals coming forward. Any overspend will impact wider programme budget.	Open		Project Management	Project Manager	Use project management processes to keep the project on track. Ensure the project is properly resourced. Use good budget management practices and monitor budget closely,	Improving	1	1	1	£0	1	1	1	Jul-22
Long Term																	
	Development Brief is not in alignment with updated Local Plan once it's adopted.	The planning policy in Bristol is in the midst of being updated.	The Development Brief would not be in alignment with the Local Plan and carry limited weight in planning decision making.	Open		Reputation	JDT	Liaise closely with Strategic Planning team during the Development Brief preparation. Ensure the Development Brief is in align with the Local Plan review.	Static	2	3	6	£0	2	3	6	Jul-22
	Identified infrastructure is not delivered.	Viability of sites result in identified infrastructure not being delivered.	Key infrastructure needed to make the Mead Street a successful place is not delivered.	Open		Reputation	JDT	Monitor planning applications coming forward in the area and their contribution to infrastructure. If infrastructure cannot be delivered due to viability, consider other funding sources which can support delivery.	Static	2	3	6	£0.00	2	3	6	Jul-22