

Approval to Draw Down WECA DIF Funding Award for Hengrove Park Enabling Infrastructure: Risk Register

No.	Risk	Type	Consequence	Probability (Low/Medium/High)	Impact (L/M/H)	Green/Amber/Red Rating	Actions to mitigate risk	Residual Probability After Mitigation (L/M/H)	Residual Impact After Mitigation (L/M/H)	Residual Risk Rating After Mitigation (RAG)	Risk Owner
1	Cost over-runs	Financial	Increased costs	Medium	Medium	Amber	Cost estimates based on accurate up to date data, professional cost control and sufficient contingency built in	Low	Medium	Green	BCC, Goram Homes, Delivery Partners
2	Loss of key personnel	Resource	Delays to programme	Medium	Medium	Amber	Professional project management to ensure project information is appropriately managed	Low	Low	Green	BCC, Goram Homes, Delivery Partners
3	Delays due to planning	Planning	Delays to programme	Medium	Medium	Amber	Close working with Development Management to reduce risks in advance of planning. Sufficient time in programme	Medium	Low	Green	Goram Homes, Delivery Partners
4	Delays due to statutory providers	Procurement	Delays to programme	High	Medium	Red	Early engagement with statutory providers	Medium	Medium	Amber	Goram Homes, Delivery Partners
5	Construction personnel resource shortages	Resources	Delays to programme and increased costs	High	Medium	Red	Procurement of construction firms with sufficient capacity to manage resource shortages.	Medium	Medium	Amber	Goram Homes, Delivery Partners
6	Construction materials cost increases	Financial	Increased costs	High	Medium	Red	Cost estimates based on accurate up to date data, professional cost control and sufficient contingency built in	Medium	Low	Green	Goram Homes, Delivery Partners
7	Poor interest in retail/office units	Financial	Reduced receipts/negative affect on placemaking	Low	Medium	Green	Early and effective engagement with market	Low	Low	Green	BCC, Goram Homes, Delivery Partners
8	Ecological constraints on site clearance affects construction programme	Engineering	Delays to programme	Medium	Low	Green	Planning to ensure seasonal work is completed in an efficient schedule	Low	Low	Green	Goram Homes, Delivery Partners
9	Reserved matters planning application refused	Planning	Delays to programme	Medium	Medium	Amber	Early engagement with Development Management, submit high quality planning applications which comply with planning policies	Low	Medium	Green	Goram Homes, Delivery Partners
10	Poor performance from contractors	Procurement	Damage to reputation, increased costs, delays	Medium	High	Red	Selection criteria eliminates prospective contractors with insufficient capability and experience	Low	Medium	Green	Goram Homes
11	Failure to secure Affordable Homes Grant from Homes England	Financial	More challenging to deliver additional Affordable Housing from policy-compliant 30% up to 50% level. Potential decrease in number of affordable homes delivered.	Medium	Medium	Amber	Close working with Homes England to ensure grant application process is successfully secured	Low	Medium	Green	Goram Homes
12	Changes in policy locally or nationally	Strategic	Increased costs/delays	Medium	Medium	Amber	Professional project management to ensure risks are appropriately managed and sufficient time and cost contingency is built in	Medium	Low	Green	Goram Homes
13	Site Feasibility Constraints and/or Viability Challenges (including e.g. cost increases, housing market downturn), mean that planned phases of the Hengrove Park development become more challenging to develop	Strategic	Failure to deliver enough homes and affordable homes for the city.	Medium	High	Red	Undertake adequate due diligence to identify site constraints and potential mitigations. Plan for alternative phasing, funding and tenure mix scenarios to respond to changing market conditions.	Medium	Medium	Amber	Goram Homes, Delivery Partners
14	Lack of public and/or key stakeholder support for proposed developments	Strategic	Planning risk or other programme/ delivery risk.	Medium	High	Red	Develop detailed engagement strategy and ensure stakeholder and community engagement approach is of a high standard for each phase. Shape design and development proposals which meaningfully address stakeholders' concerns or objections.	Medium	Medium	Amber	Goram Homes, Delivery Partners