

APPENDIX D

We Can Make Risk Register

Negative Risks that offer a threat to We Can Make 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
R001	Micro sites don't become available	Host tenants won't or can't participate	Extension of scheme does not deliver additional affordable homes d. Impact on WCM factory production/jobs	open	Fair & Inclusive, Empowering and Caring	Barriers to delivery	WCM/BCC	Agreed process for BCC check and approval of hosts homes early on. Agreed publicity strategy by WCM	improved	4	5	20	0	2	3	6	Nov-23
R002	Planning permission not achieved on future micro sites	Design not acceptable, lack of pre-app engagement with planning	Extension of scheme does not deliver additional affordable homes d. Impact on WCM factory production/jobs	open	Fair & Inclusive, Empowering and Caring	Barriers to delivery	WCM/BCC	Design code developed with BCC Urban Design input. Early preapp with BCC DM team. Agree desing parameters with DM officers.	improved	4	4	16	(design & feasibility costs for WCM)	2	3	6	Nov-23
R003	Funding not secured by WCM	BCC AHFP not available, not eligible for Homes England funding	Extension of scheme does not deliver additional affordable homes d. Impact on WCM factory production/jobs	open	Fair & Inclusive, Empowering and Caring	Barriers to delivery	WCM/BCC	WECM have secured AHFP grant for 4 units. WCM seeking RP status and ability to bid to HE.	improved	2	5	10	BCC + £1,330,000 grant not paid	2	5	10	Nov-23
R004	Issues arise between host tenant and WCM tenant resulting in housing management intervention from BCC	Lack of compatibility or change of circumstances of host and/or WCM tenant leading to management issues	BCC reputational risk and demands on BCC housing management staff	open	Fair & Inclusive, Empowering and Caring	Reputational / management risks post delivery	WCM/BCC	WCM sign up to BCC Governance/Finance and Management Standards for CLH. Lease includes BCC step in rights in last resort. WCM ensure tenants and host compatible/well informed at outset.	improved	3	3	9	BCC staff time	1	3	3	Nov-23
R005	WCM ownership of units/sites impedes redevelopment or disposal of BCC HRA assets	Incidental nature of WCM land holdings, lack of strategic approach to diposals	BCC reputational and financial risk and impediment to HRA estate renewal	open	Fair & Inclusive, Empowering and Caring	Reputational / management risks post delivery	BCC	BCC ensure a strategic overview of WCM micro sites placement, in line with HRA Business Plan. Risk is increased by geographical extension of the scheme	improved	3	4	12	BCC Estates renewal more costly, diposal to developm ent partner prevented	2	4	8	Nov-23