

Goram Homes Pipeline of Housing Development Sites Risk Register

Ref	Risk Description	Key Causes	Key Consequence	Status Open / Closed	Strategic	Risk Category	Risk Owner	Key Mitigations	Direction of travel	Current Risk Level			Monetary £k	Risk Tolerance			
										Likelihood	Impact	Risk Rating		Likelihood	Impact	Risk Rating	Date
1	Site Constraints and/or Viability Challenges mean that a site is not feasible or viable to develop	Site investigations reveal a constraint and/or viability challenge which can not be overcome or makes development unviable.	Failure to deliver enough homes and affordable homes for the city.	Open		Service provision	Goram Homes	Undertake adequate due diligence to identify site constraints and potential mitigations. Continue to identify other sites that may come forward for Goram via future cabinet decisions.		2	5	10				0	Jan-24
2	Lack of public and/or key stakeholder support for proposed developments	Inadequate communications and engagement with key stakeholders and communities. Design and development proposals which do not adequately address stakeholders' concerns or objections.	Planning risk or other programme/delivery risk.	Open		Reputation	Goram Homes	Develop detailed engagement strategy and ensure stakeholder and community engagement approach is of a high standard for council owned sites. Shape design and development proposals which meaningfully address stakeholders' concerns or objections.		3	2	6				0	Jan-24
3	Loss of revenue income from car parks, leases and other sources	Loss of revenue income to Council as a result of sites being developed for housing (e.g. parking charges income)	Impact on council revenue	Open		Financial loss or gain	Exec Director - G&R	Agree terms with Goram Homes that take this into consideration and mitigate impact on Council's revenue income.		3	2	6				0	Jan-24