

APPENDIX 2

SRPP LOT B RISK TABLE

Risk No.	Identified Risk	Likelihood	Risk Control
1.	Termination of contract before completion	Low	Effective partnership working to identify and mitigate issue that could lead to early termination of contract
2.	New units do not meet Design Guide standards	Low	Effective, early and continual auditing of design proposals against Design Guide standards
3.	Judicial review or other legal challenges delay start/completion of units	Medium	Adherence to process, minimising planning risks and effective communications with stakeholders
4.	Reputational damage to due poor community engagement	Medium	Ownership of the consultation strategy will remain with the council and will be bolstered by additional resources from the developer to ensure effective communication within the partnership and with the community
5.	Mobilisation/construction delayed due unforeseen site issues	Medium	Effective monitoring and early escalation/intervention to ensure that unforeseen issues are quickly resolved to limit impact on programme
6.	Developer becomes insolvent or no longer has the capacity to deliver scheme	Low	The liquidity and capacity of the developer has been examined as part of tender process and further due diligence is being undertaken to confirm their ability to deliver the scheme. Once in contract, their capacity will be regularly monitored
7.	Failure to achieve Section 77 consent for Land at Angel Oak Primary School	Medium	Early engagement with the DfE, adherence to policies around playing fields, robust engagement with the school and local residents

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8.	Developer fails to meet contract conditions around employment and training and marketing new homes to local people	Medium	Regular monitoring of targets, early intervention and escalation in accordance with contract terms
9.	Intermediate and private homes not affordable to local people	Medium	In so much as house price inflation cannot be controlled within the project, build costs and valuations will be closely monitored to keep sale prices as affordable as possible without impacted on scheme viability
10.	Inability to execute development agreement in time to achieve contract results in delay to contract start	Low	The GLA LDP framework restricts the bidders' ability to alter the DA post award.
11.	Additional tax burden	Medium	Further advice on tax planning to be taken and impact kept under review.