

Garage Site Re-development: Risk Assessment

Risk	Impact 1-4	Likelihood 1-4	Score	Mitigation	Impact 1-4	Likelihood 1-4	Score
Individual sites prove to be undeliverable due to development constraints	3	3	9	It is possible that some sites will not progress due to development constraints. To mitigate this impact detailed site investigations will commence as quickly as possible. A reserve list has also been prepared to be brought forward should the original sites not progress.	1	3	3
Local communities do not favour the proposed developments	2	2	4	Team have experience in consulting with local residents and overcoming concerns. In previous tranches initial concerns from communities have been overcome and local people now view developments as having been positive	1	2	2
Investment in garage site redevelopment removes finance from Capital resources which are	4	3	12	This risk cannot be fully mitigated. However commitment to further development will be	2	2	4

needed later for investment in the stock				informed by completion of the budget process. A review of the HRA business plan during 2016/2017 will also be undertaken.			
Internal skills and experience are lost by staff losses and the scheme cannot be delivered by an internal team.	4	3	12	Experience and skills are shared across the wider housing conditions and supply team. The option to extend external professional support is kept open.	4	1	4
If plans are not brought forward and implemented for development of other garage sites then the Council risks not spending RTB receipts currently held for one for one replacement. IN such an eventuality the Council would need to repay these (with a financial penalty)	3	1	3	Bring forward and implement plans within the necessary timescales	1	1	1