

Affordable Homes Programme 2012-15 ~ Risk Register

Risk Information										Risk Reduction Plans			Current Risk Scoring					
Risk ID	Current Score	Status	Type	Strategy	Cause	Impact	Consequence	Risk Owner	Category	Specific Site	Malpractice Actions / Feedback Plans	Action Owners	Next Report Date	Probability 1-5	Cost 1-5	Probability Range	Cost Range	Overall Score
OCC001	12	Open	Risk	Treat	Project Pipeline is not substantial enough. Therefore sites that fall away cannot be replaced.	Threat in achieving the 112 unit requirement	Potential partial loss of funding and reputation with the HCA.	Richard Hawkes	Operation	(General) Programme level	Keep searching for additional sites to add to the AHP pipeline.	Rob Kindon	01/06/2013	3	4	25-49%	£500-£2000k	12
OCC002	12	Open	Risk	Treat	Planning submissions are not successful resulting in a loss in site.	Abortive costs incurred and potential threat to achieving the 112 units.	Potential partial loss of funding and reputation with the HCA.	Richard Hawkes	Operation	(General) Programme level	Keep searching for additional sites to add to the AHP pipeline. Meet with the Planners early to manage site expectations and planning likelihood.	Rob Kindon	01/06/2013	3	4	25-49%	£500-£2000k	12
OCC003	12	Open	Risk	Transfer	Site identified have specific challenges pertaining to buildability	Abortive costs incurred if sites are not progressed. Potential inflated costs for some sites. Potential threat to achieving the 112 units if sites fall away.	Potential partial loss of funding and reputation with the HCA if the quota are not achieved. All schemes must be managed within the financial envelope.	Richard Hawkes	Operation	(General) Programme level	De-risking activities have been procured and an indicative cost plan completed. Await formal tender returns to understand cost impact of potential risk transfer. Contingency allowances have been factored into the cost plan.	Dominic Geoghegan	01/06/2013	3	4	25-49%	£500-£2000k	12
OCC004	9	Open	Risk	Treat	Bad weather is experienced during the build phases.	Potential delay to the delivery of the units, could cause loss of part funding from the HCA.	Need to extend the funding back stop from March '15.	Richard Hawkes	Operation	(General) Programme level	Open and frequent communication has been established already with the HCA. This will follow on and help to advise the HCA the impact of any delay and advise when delay is likely to be experienced.	Dominic Geoghegan	01/06/2013	3	3	25-49%	£250-500k	9
OCC005	6	Open	Risk	Treat	Contractors want to redesign the scheme to a lower quality.	Delivery of the units are not in line with quality expectations	a lower than expected product is delivered. Potential defect issues post build and during operation.	Richard Hawkes	Operation	(General) Programme level	A robust set of employers requirements (ERs) and design intent, with planning submissions, has been issued to the contractors to demonstrate the quality expectations. The professional team will manage the ERs and the contractors delivery against them to determine the HCA DPP panel is proposed and commitment is secured for most sites. If necessary a separate procurement route can commence post the original tender if required. This has been factored into the overall	Dominic Geoghegan	01/06/2013	2	3	10-24%	£250-500k	6
OCC006	6	Open	Risk	Treat	Tender returns from the contractors demonstrates that there is no appetite for the small sites.	Additional procurement exercise will be needed	Potential delay to secure a contractor for all the sites required	Richard Hawkes	Operation	(General) Programme level	The HCA DPP panel is proposed and commitment is secured for most sites. If necessary a separate procurement route can commence post the original tender if required. This has been factored into the overall	Dominic Geoghegan	01/06/2013	2	3	10-24%	£250-500k	6
OCC007	6	Open	Risk	Treat	OCC add sites late to the process	Additional resources and assessment necessary.	Abortive costs could be incurred and not underwritten by the programme	Richard Hawkes	Operation	(General) Programme level	Robust change control and governance will be used to inform the board of the impact and manage expectations throughout.	Dominic Geoghegan	01/06/2013	2	3	10-24%	£250-500k	6
OCC008	4	Open	Risk	Treat	Contractor tender return prices are in excess of the cost plan.	unaffordable scheme	Cannot deliver the 112 units	Richard Hawkes	Operation	(General) Programme level	Bench mark costs have been used for the cost plan with associated contingency allowances for risky sites. Unlikely event, however appointment of the additional fee, therefore manageable with the financial envelope if necessary.	Dominic Geoghegan	01/06/2013	1	4	0-9%	£500-£2000k	4
OCC009	2	Open	Risk	Treat	The tenders return a need and want to split the housing from the sheltered accommodation.	Two contractors are appointed	Additional management and contract administration. Additional professional team fee.	Richard Hawkes	Operation	(General) Programme level	The saving in the split procurement will outweigh the additional fee, therefore manageable with the financial envelope if necessary.	Dominic Geoghegan	01/06/2013	2	1	10-24%	£0-£50k	2
OCC010	2	Open	Risk	Treat	Other government departments challenge the viability of the sites, such as Natural England and the like.	Cause additional work upfront and potentially limit the development of the scheme.	Potential loss of sites and abortive works if not progressed.	Richard Hawkes	Operation	(General) Programme level	Early engagement and dialogue will commence on the sites where challenges occur. Constant reporting to the board informing of risk and status.	Dominic Geoghegan	01/06/2013	2	1	10-24%	£0-£50k	2

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