

## Appendix D CEB Report Risk Register      Compulsory Purchase

Risk Score **Impact Score:** 1 =Insignificant; 2 = Minor; 3 = Moderate; 4 = Major; 5 = Catastrophic      **Probability Score:** 1 = Rare; 2 = Unlikely; 3 = Possible; 4 = Likely; 5 = Almost Certain

No.	Risk Description Link to Corporate Obj	Gross Risk		Cause of Risk	Mitigation	Net Risk		Further Management of Risk: Transfer/Accept/Reduce/Avoid		Monitoring Effectiveness				Current Risk	
		I	P			I	P	Action: Action Owner:	Outcome required: Milestone Date:	Q 1 ☹	Q 2 ☹	Q 3 ☹	Q 4 ☹	I	P
1	Financial Costs	2	1	Cost incurred as a result of Compulsory purchase process.  Abortive costs if CPO application rejected.  Rapid movement in housing prices.	Mitigating Control: Early and full involvement of Legal.  Sound justification for taking formal action. Level of Effectiveness:  Swift turnaround and disposal of property  Council may withdraw from process if action by owner to bring property into use is secured.			Action: Regular and full involvement with legal, services, incl external advocacy. Action Owner: Housing and Property Mitigating Control: Regular meetings with legal, finance, Regen & Major Projects. Control Owner: Housing and Property	Outcome required: Cost effectiveness Milestone Date: Throughout the CPO process. The successful use of an empty dwelling and its land for the purpose of housing provision within the City.						
2	CPO request denied			An objector raises issues that persuade the Secretary of State to reject or modify the Order  Owner fully complies with works detailed in Prohibition Notice	The adherence to the correct procedures and adoption of best practice at all stages.  Owner has track record on non-compliance but would rely on SoS being persuaded by submission.			Close liaison with Legal Services or consultants at all stages. Control Owner H&P for EHS element and SAM for CPO element.	SoS grants CPO.						

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3	Adverse Publicity			Use of formal action to bring about the re-occupation/use of an empty property and associated land.	Mitigating Control: Provide transparent and clear explanation of the reasons for taking formal action. Encourage positive press through contact with local media. Level of Effectiveness: H			Action: Regular updates provided to media on empty properties brought back into use and action taken to bring them back into use. Action Owner: H&P Mitigating Control: Working with press office. Control Owner: H&P.	Outcome required: Positive Press Milestone Date: As appropriate.								
4	No Sale/Delayed Sale			Market conditions become depressed. Availability of finance restricted. Payment of compensation prior to sale being achieved	Mitigating Control Rapid and early marketing of the property to minimise period between acquisition and sale. Close and effective working relationship with the City Council's Legal, Regeneration and Major Projects and Finance officers. Any such costs can be contained within budgets			Action/Mitigating Control Regular meetings with legal services, finance, Regeneration and Major Projects Service. Control Owner: Senior Asset Manager.	Timely disposal of the property.								

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