

Title	Risk description	Opp/ threat	Cause	Consequence	Date Raised	Owner	Gross		Current		Residual		Comments	Controls				
							I	P	I	P	I	P		Control description	Due date	Status	Progress %	Action Owner
Business Plan insufficiently robust	Housing company over estimates land prices, house values, potential rents and/or build costs	Threat	Insufficient expertise and experience of housing development especially in the open market	Housing company becomes unviable	18/11/15	Stephen Clarke	4	2	4	2	4	1		Garner internal experience achieved through AHP1 and elsewhere. Employ appropriate expertise to ensure continuous market intelligence. Update development business plans through development appraisal software regularly and report them to housing company board. Use appropriate development parameters on surpluses to ensure business plan remains strong. Appoint director with considerable development experience	Ongoing	Ongoing	50	Alan Wylde
High build costs	Housing company business plan threatened by higher than anticipated build costs	Threat	Insufficient market knowledge	Developments may return less surpluses or become unviable leading to a reduced quantum of affordable housing.	18/11/15	Stephen Clarke	3	2	2	2	2	1		Continuous review of current build costs and benchmarking against other developments. Regularly review build techniques and consider off site manufacturing methods. Appointment of experienced Employer's Agents to advise on construction procurement and manage sites to completion.	Ongoing	Ongoing	50	Alan Wylde
Housing market downturn	Anticipated receipts not achievable due to dip in market	Threat	Macroeconomic problems	Developments may return less surpluses or become unviable leading to a reduced quantum of affordable housing.	18/11/15	Stephen Clarke	3	1	2	1	2	1		The cross tenure approach of the housing company allows for sale homes to be operated as rented homes until market recovery allows them to be sold. All sites to be assessed for viability and updated regularly with sensitivity analysis on various housing market	Ongoing	Ongoing	50	Alan Wylde
Potential to support estate regeneration	Possibility of using housing company surpluses to gap fund estate regeneration	Opportunity	Successful operation of housing company	Regeneration	18/11/15	Stephen Clarke	4	1	4	1	4	3		Continuous review of regeneration opportunities in context of housing company business plan.	Ongoing	Ongoing	50	Alan Wylde

Rising Interest Rates	Housing company business plan threatened by higher than anticipated interest rates	Threat	Macroeconomic problems	Developments may return less surpluses or become unviable leading to a reduced quantum of affordable housing.	23/02/16	Stephen Clarke	3	2	2	2	2	1		The Council and housing company will continuously review funding arrangements for the company. The use of fixed rate loans will greatly mitigate this risk.All schemes will have to demonstrate their viability at the prevailing interest rates	Ongoing	Ongoing	50	Alan Wylde
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