**Appendix D CEB Report Risk Register Compulsory Purchase**

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| 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 |  | Mitigating Control:  Level of Effectiveness:  (HML) | I | P | Action:  Action Owner:  Mitigating Control:  Control Owner: | Outcome required:  Milestone Date: | Q  1  ☹😐☺ | Q  2☹😐☺ | Q  3☹😐☺ | Q4☹😐☺ | I | P |
| 1 | Financial Costs | 3 | 3 | 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.  Swift turnaround and disposal of property  Level of Effectiveness: H | 2 | 2 | Action: Regular and full involvement with Law and Governance, incl external advocacy and Head of Finance.  Action Owner: Empty Property Officer  Mitigating Control: Regular meetings with Law and Governance, finance and Regen & Major Projects.  Control Owner: Empty Property Officer | Outcome required: Cost effectiveness  Milestone Date:  Throughout the CPO process. |  |  |  |  |  |  |
| 2 | Ownership changes. | 1 | 1 | The estate goes through probate and as a result ownership changes and the new owner/s become statutory objectors.  This may extend the CPO process and increase the risk if a public inquiry. | The Council will pursue the CPO for the purposes of ensuring the property is occupied despite change in ownership. Voluntary sale will be attempted.  Level of Effectiveness: H | 3 | 3 | Action: Regular and full involvement with Law and Governance, incl external advocacy and Head of Finance.  Action Owner: Empty Property Officer  Mitigating Control: Regular meetings with Law and Governance, finance and Regen & Major Projects.  Control Owner: Empty Property Officer | The successful use of an empty dwelling and its land for the purpose of housing provision within the City. |  |  |  |  |  |  |
| 2 | CPO request denied | 2 | 1 | An objector raises issues that persuade the Secretary of State to reject or modify the Order | The adherence to the correct procedures and adoption of best practice at all stages.  There are no known statutory objectors, unless the son or the 2 daughters of the deceased owner become the owner/s, through probate having been completed.  Level of Effectiveness H | 1 | 1 | Close liaison with Law and Governance or consultants at all stages. Control Owner EPO for EHS element and SAM for CPO element. | SoS grants CPO. |  |  |  |  |  |  |

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| 3 | Adverse Publicity | 1 | 1 | 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 | 1 | 1 | Action: Regular updates provided to media on empty properties brought back into use and action taken to bring them back into use.  Action Owner: Empty Property Officer  Mitigating Control: Working with press office.  Control Owner: EP Officer. | Outcome required: Positive Press  Milestone Date:  As appropriate. |  |  |  |  |  |  |
| 4 | No Sale/Delayed Sale | 1 | 1 | Market conditions become depressed. Availability of finance restricted. | Mitigating Control  Close and effective working with the City Council’s Legal, Regeneration and Major Projects and Finance officers. Any such costs can be contained within budgets  Level of Effectiveness: H | 1 | 1 | Action/Mitigating Control  Regular meetings with legal services, finance, Regeneration and Major Projects Service.  Control Owner: Senior Asset Manager. | Timely disposal of the property. |  |  |  |  |  |  |