

## Appendix D CEB Report Risk Register Compulsory Purchase

Risk Score <b>Impact Score:</b> 1 = Insignificant; 2 = Minor; 3 = Moderate; 4 = Major; 5 = Catastrophic												<b>Probability Score:</b> 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:	Outcome required:	Q 1	Q 2	Q 3	Q 4	I	P		
					Mitigating Control: Level of Effectiveness: (HML)			Action: Action Owner:	Outcome required: Milestone Date:	☹	☹	☹	☹				
								Mitigating Control: Control Owner:		☺	☺	☺	☺				
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	341 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.	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.								



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.						

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