

Appendix 1

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
Costs of demolition are higher than anticipated	Detailed quotes are significantly higher than previous indications when they are received.	Threat	Various including presence of asbestos and competition for demolition contractors	Higher costs for Council	23/8/17	Stephen Clarke	2	2	2	2	2	1		Early engagement with Contractors and carrying out of asbestos survey to reduce provisional sums in bids.	16/10/17	Completed	100	Martin Shaw
Valuation mechanism may produce site value below the initial appraisal.	By adopting a mechanism to capture potential uplift in site value, final receipt may be lower than initial valuation.	Threat	Unexpected rise in development costs or drop in scheme value.	Less money available to pay Council for land	23/8/17	Stephen Clarke	2	1	2	1	1	1		Consider structuring deal that transfers more of this risk to the housing company.	16/10/17	Ongoing	50	Alan Wyld

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