

Appendix 3

Appendix 3 - Risk Register - CLH Cabinet Report - 13th November 2019

Ref	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
1	Unable to agree acceptable lease/ contract terms	Not entering into lease or nomination agreements with the developer	Threat	Unable to secure agreement on the lease terms or nominations on the right terms, or for an acceptable duration.	Council does not pursue this initiative further	07/10/18	Stephen Clarke	3	3	3	3	1	1		Ensuring that negotiations are conducted promptly, with due diligence, and within an agreed framework.	Ongoing	Ongoing	30	Dave Scholes
2	Impacts on the viability assessment	That key determinants within the developers financial appraisals cannot be realised, including: Oxford housing market dips leading to reduced asset value; changing interest rates or lender requirements; massing and design changes; unexpected site condition issues.	Threat	Macroeconomic problems/ Local market issues/ Site issues	Council does not pursue this initiative further or exits by consent	07/10/20	Stephen Clarke	3	2	2	1	2	1		That officers continue to work with the CLH group(s) involved to overcome development challenges, but does not enter into agreement unless a viable and sustainable scheme is expected.	Ongoing	Ongoing	25	Dave Scholes
3	Properties are not developed as expected	The the development does not produce the expected units, or delivery the scheme within the timeframe required.	Threat	That the outcome expected from the contractual arrangement is not delivered within acceptable tolerances on quality, time or budget, including that the scheme is unable to secure planning consent	The the Council may need to enforce contracts terms or exit the agreement by consent. If the development stalls during construction, then the Council may elect to intervene.	07/10/19	Stephen Clarke	3	2	3	2	1	1		That the Council undertakes due diligence and ensures that the contractual agreement offers the Council the necessary controls and exit arrangements required. That the viability assessment is rigorously tested. That off-site manufacture methods reduce site risks.	Ongoing	Ongoing	0	Dave Scholes
4	The developer does not secure Registered Provider status	The OCLT application to the Housing Regulator for RP status is not successful within the time period required for grant funding of the scheme.	Threat	That the regulator is not able to agree to the financial assessment stage of the application due to the group being in it's infancy, or another reason.	The the Council will reassess the situation and may enter into lease and nomination agreements with a substitute RP that agrees to act as developer.	07/10/19	Stephen Clarke	3	2	3	2	1	1		That the Council undertakes due diligence and ensures that any new partners and contractual agreement offers the Council the same benefits expected	Ongoing	Ongoing	0	Dave Scholes

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