

Appendix 1: Risk Register

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	
Unable to deliver comprehensive development	A land owner withdraws. The SODC LP seeks a comprehensive approach to the site. To deliver this there is a requirement that	threat	Land owner circumstances change	inability to develop the site in a comprehensive manner	2/9/21	PM	4	2	4	2	3	2		formalise working arrangements between landowners					
55 Unable to agree terms for LLP	Landowners may have different requirements for the LLP and therefore there is a risk that detailed terms will not be agreed	threat	Land owners have differing priorities	inability to demonstrate a single delivery approach to	12/12/21	Landowners	4	2	3	2	3	2		Agree HoT and maintain momentum in establishing LLP					
Market appetite to partner on the development	Insufficient market interest from companies able to undertake the role of master developer	threat	Market conditions	proposed route to develop the site may have to be	2/9/21	PM	3	1	3	1	3	1		Work with consultants to develop the offer and market test the approach					
Development viability	Change in costs and values changes scheme viability	opportunity/threat	viability may be impacted by changes of the scope of works, S106 costs, material and construction costs and market	Viability testing and reduction in costs could be	2/9/21	PM	3	3	3	4	3	3		financial modelling will be undertaken as proposal are developed to ensure risk is managed					

review of the SODC LP	Revised local plan may include additional requirements for the development of the site	opportunity/threat	SODC have commenced a review of their local plan, this may introduce additional policy requirements such as first	additional development costs	2/9/21	PM	3	5	2	5	3	5		Monitor progress and participate in the plan making process when the opportunities				
Collaboration agreement key principles	The collaboration agreement key principles may become out of date or inadequate	threat	changes in circumstances or landowner aspirations	may delay work or result in unsatisfactory output	2/9/21	PM	3	2	3	2	3	2		Monitor progress against principles and changes in circumstances that need to be taken into				
Insufficient budget	Lack of budget prevents progress on the project	threat	Lack of budget could limit staff and consultant support resulting in reduced input	delay to the project and more limited progress	12/12/21		3	2	4	2	2	2		Monitor budget spend and commitments and ensure any issues are raised with sufficient time				