

RISK DEFINITION				CATEGORY			
Ref	Cat	Description	Impact	Prob to 5	Severity	Priority	Mitigation
1	Funding	CLG offer does not cover funding gap for demonstration exemplar	Scheme not viable	5	5	25	Ensure that funding requirements and scope are identified at an early stage and resources are reserved for the scheme. Initial funding scope identified in Executive report.
2		Onerous conditions applied	Delays in delivery. Scheme not viable.	1	4	12	Close consultation with funding body to ensure that potential conditions to the funding offer are discussed and notified at an early stage to ensure that these can be accommodated within the project and programme.
3		Delays in CLG offer	Delays in delivery	3	3	14	Employ experienced consultants to prepare robust and thorough documentation and modelling work where required. Track and monitor the funding application.
4		Inadequate funding is requested or made available to prepare and deliver scheme	Funding shortfall renders scheme unviable, affecting delivery	5	5	25	Ensure that funding requirements and scope are identified at an early stage and resources are reserved for the scheme. Initial funding scope identified in Executive reports.
5	Planning	Planning consents delayed	Delays in delivery	3	5	23	Minimise risk by progressing planning applications as early as possible. Employ necessary consultant to ensure compliance with process
6		S106 Agreement delay	Drafting of agreement and negotiation. Possible delays if not aligned with planning permission	2	3	13	
7		Increased complexity of planning issues	Delays in planning timescales	2	3	13	Close consultation with the planning department and statutory consultees required to detect and manage planning issues early in the process. Engaging necessary consultants to address.
8		Objections cause delay	Delays in delivery	1	4	12	Understand likely objections and proactively resolve where possible. Ensure dialogue with adjacent property owners is maintained throughout the project. Ensure mitigation measures are incorporated into the design where appropriate.

9		Public Inquiry	Alternative planning route (SPD/Core Strategy) to AAP if taken will not have been through Examination in Public	1	4	12	Programme does not include allowance for Public Inquiries. Need will be mitigated by ensuring planning processes are followed correctly and consultation is effective by using experienced in-house and external staff.
10		Planning Application referred to/ called in by Secretary of State	Delays in delivery	2	3	13	Include referral in programme. Assume application would not be called in as the proposal is of local significance
11		Adoption of Core Strategy and or York Northwest AAP delayed	Delays in delivery	3	5	23	Carefully monitor adherence to programme and make prompt adjustments where necessary
12	Programme	Delivery/legal agreement/planning timescales do not align	Increased timescales for delivery. Work at risk.	4	4	20	
13		Delays in supply chain due to specialist materials	Delays to programme	3	2	9	Early consultation with specialist contractors through in-house and external staff to identify long lead items and make due provision within the project programme.
14		Utilities providers affecting programme	Delays to programme	5	2	11	Early consultation with utilities providers to assess currently supply capacities and make provision for new capacity requirement. Include programme and cost constraints within the master programme.
15		Delay to programme	Cost and creep	4	5	24	Carefully monitor adherence to programme and make prompt adjustments where necessary
16	Communication & Consultation	Inadequate public engagement in master planning process	Delays/threat to planning approval and increased costs	5	3	16	Ensure pre-application consultation follows the Statement of Community Involvement guidelines.
17		Inadequate pre-application consultation	Delays/threat to planning approval and increased costs	5	3	16	Ensure pre-application consultation follows the Statement of Community Involvement guidelines.
18		Adverse public reaction to access and infrastructure requirements	Delays/threat to planning approval and increased costs	1	2	2	Understand likely objections and proactively resolve where possible. Ensure dialogue with adjacent property owners is maintained throughout the project. Ensure mitigation measures are incorporated into the design where appropriate.

19	Market	Adverse market conditions	Reduced commercial attractiveness/scheme viability	5	4	21	Engage a property specialist / agent to advise on the local and wider market at an early stage with regular updates as to market activity and recommendations.
20	Design and Procurement	Resolution of sustainable design issues	Delays in delivery and increased costs	5	2	11	Review sustainable design requirements for Eco principles and planning at an early stage. Specialist consultancy input required throughout programme.
21	Reputational	No development takes place	Reputation of the council affected	3	5	23	
22	Construction	Availability of skills to implement specialist technologies	Delays in delivery	5	2	11	Consult with specialist suppliers early in the design process regarding availability, resources, life cycle costs and key sustainable features.