

ANNEX 1

Community Stadium & Leisure Contract

Risk Register High level Summary

1. **Risk 4 Capital Overspend:** This remains a medium risk as the design details of the scheme are finalised through the planning process. Construction inflation is rising and any changes to the specification will have a financial implication. Furthermore, the delivery of the commercial element of the proposal is essential to provide funding for the leisure complex. A range of contingencies and mitigations exist as options if costs to increase or funding reduces. This will be carefully managed through to contract award.
2. **Risk 60 Commercial proposals:** The delivery of the leisure complex and additional 2,000 seats in the stadium are reliant on the delivery of the commercial element of the proposals. There remains a planning and commercial risk that the amount of floorspace and estimated value may not be achieved. This will have a direct impact on the funding mechanism. Scope exists to consider alternative options including, reduction in specification of the build, additional CYC funding (not approved), and the consideration of restructuring the commercial proposals. This is a high risk due to the financial impact.
3. **RISK 76: Planning consent being delayed:** there is a risk that preparation and determination of this application will be delayed. The application will also need to be referred to the Secretary of State, which could lead to a Call-in. As with all planning applications there will be a small risk of a judicial review.
4. **Risk 28 Not Realising rental income from sports clubs:** Until the legal agreements are executed for the occupation of the stadium, the council will underwrite any loss of income if the stadium is not occupied by either of the sports clubs. The ongoing financial impact of this relating to YCFC paying their rental will be considerably reduced once the agreements are signed with the FSIF & YCFC. The rental risk presented by YCKs is significantly less, as their rental is relatively small based on their current operation.

5. **Risk 36 Failure to achieve vacant possession of the site by December 2014: This might impact on the start date of intrusive** surveys and archaeological dig. Delay to the scheme would then be inevitable. The necessary legal processes are in place to achieve vacant possession of the stadium by 1st January 2015. This risk will be continually monitored.
6. **Risk 51 Planning risk of achieving 8000 capacity stadium:** Detailed transport assessments have been undertaken as part of the pre application work with the Local Planning Authority. The impact is deemed to be low, but will be continually monitored.
7. **Risk 72 Parking requirements of the overall scheme:** Parking requirements of the commercial units in the proposals will need a dedicated car park. This will require the reconfiguration and expansion of the park and ride. This would be part of the planning and transportation submission.
8. **Risk 75 Not Achieving BREEAM Very good:** This remains a low risk as it is a requirement of the procurement contract. The scheme proposes a Combined Heat and Power unit that will be reasonable for addressing most of the energy issues.