

RISK OR ISSUE DESCRIPTION	EXISTING CONTROL MEASURE	PROBABILITY (1-5)	IMPACT (1-5)	RAG (Red 15- 25, Amber 8-12, Green 1-6)	RESPONSE OR ACTION
Satisfactory planning permission is not obtained	Early advice has been sought from the planning team regarding proposals and designs have been altered to incorporate this advice. Planning permission will need to consider the change of use (from A4 to C3). The dwelling has been vacant for some time and the current Covid situation is likely to have reduced the viability of the current vacant public house. The scheme is within the water catchment area of the Somerset levels and will require an additional assessment and if necessary compensation in relation to phosphates	2	5	10	Consultation with Planners has been very positive in regard to the chosen design. While planning have advised of the risk in regard to the change of use they have advised that the likelihood that an objection will be made is low and the evidence we have gathered in support of the change of use is strong. An assessment for phosphate impact is being commissioned.
Unexpected site constraints are identified	Engineers and geotechnical consultants are being appointed to undertake the relevant surveys and investigations prior to entering into a build contract. The scheme will broadly use the same footprint of the exiting public house and therefore	2	4	8	If found a viability review would take place considering any additional cost constraints.

	services are likely to be present and in suitable locations.				
Insufficient market interest to engage in the tender process.	To mitigate this scheme is being included within larger procurement opportunities being carried out by the HRA.	2	4	8	Early engagement has been taking place with suppliers to assess interest .
Construction costs rise significantly during the procurement stage and during the schemes delivery	To mitigate this scheme is being included within larger procurement opportunities being carried out by the HRA and schemes costs will be known in advance of appointment. Consultants will be engaged in advance of procurement to minimise unexpected additional costs. The schemes will benefit from the learning and procurement of the Zero Carbon Affordable Homes Pilot. There is flexibility in the start date of the scheme as the HRA has front loaded its new homes delivery programme and the schemes start date can be flexible to ensure procurement efficiencies and subsidy can be maximised. Full site investigations will be carried out prior to entering into contract. All costs will be carefully assessed by our employers agent.	1	4	4	The contract will be a JCT D&B contract, which will be reviewed by legal prior to signing to ensure a balanced allocation of risks. Costs will be continually monitored by the Employers Agent
The main contractor is unable to complete the works due to insolvency or other	Thorough examination of the contractor's financial position and capacity to undertake the work is examined as part of the procurement	2	3	6	Appropriate bonds and guarantees are requested

	Delay in project progress at any stage resulting from a further COVID-19 outbreak and subsequent lockdown, or similar occurrence	No current mitigation	3	4	12	There are a range of ways in which covid could affect the scheme from site lockdown to supply chain interruption to workforce and material inflation. The scheme will review Covid risks on a daily basis.
Specification for low carbon criteria could increase costs.	The aim is to learn from the Zero Carbon pilot, delivering zero carbon in occupation and low carbon in construction. The scheme will have no gas. Electric car points will be provided. The scheme is being designed using the LETI principles. Assumptions on the specification are to achieve this and the costs are included in the budget	3	2	6	An Energy/Carbon Consultant is appointed to advise on the best solutions to achieve the criteria. Competitive procurement will be used to achieve best value.	
Valuation for rents and land value	A formal valuation is to be carried out by a RICS valuer. Values in the current appraisal have been obtained from comparable properties in Taunton currently and recently on the market.	3	2	6	A valuer is instructed and once the report is received these figures can be firmed up.	
The development can use right to buy receipts money to fund 30% of the capital costs	Finance are aware of the financial implications	2	3	6	Finance have approved this report and the RtB funding.	

The blend of house types and sizes may change	The final blend will be agreed through the planning process. The current blend is 9 x 1b flats and 2 x 2b houses. The final blend will be agreed through the planning process but the current mix has been included in the costs	2	1	2	Early engagement with planning – positive feedback on the current mix has been received via pre-app enquiries.
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RISK ASSESSMENT		
Probability	Impact	RAG
1. Insignificant	1. Insignificant	HIGH 15-25
2 Slight	2. Minor	MEDIUM 8-12
3. Feasible	3. Significant	LOW 1-6
4. Likely	4. Major	
5. Very Likely	5. Critical	