Northstowe Risk Register

No	Risk Title	Risk Description	Risk Category	Strategic, Phase 1, Phase 2	Probability of Risk	Impact of Risk	Timescale Impact H M	Cost Impact H, M, L or N	Risk Ranking Pre - mitigation	Risk Mitigation Actions	Comments	Risk Title	No.
	Brief name of risk	Describe the risk	E.g. discipline	Strategic, Phase 1,	1 = Low 5 = High	1 = Low 5 = High	Low 6 mths, Medium – 2	L - up to £0.5M,	magaaon	Actions/activities to be undertaken to reduce or eliminate the chance of			
1	Master plan	Development Framework Document	area	Phase 2			years, High 2 years +,	M - £0.5-5M, H - £5M+		the risk impacting.	risk.		1
2	Planning	(DFD) (Review July 2015)											2
2.1	Secondary School	Secondary school - The land transfer agreement is delayed. The school is on the critical path for timely	Public Services	Strategic	2	4	н	н	M	Need to draft and sign land transfer in line with the memoradum of understanding	Secondary school may be the subject of a separate planning application.	Secondary School	2.1
		delivery of education provides of the entrating part of unley delivery of education provides of primary and secondary) and has to be open September 2018 to deliver key stage 4 curriculum.								agreed with HCA for the transfer of land. Access to the site via Phase 1 agreed with Gallagher as part of \$106.	a separate parining application.		
2.2	Health Care Services provision	Changes in NHS policy do not result in a clear strategy for health provision delaying agreement of what is required.	Public Services	Strategic	2	2	L	М	L	Clear engagement with NHS in planning for future needs through working group established.	Heath needs have been identified for phases 1 and 2.	Health Care Services provision	2.2
2.3	Community Engagement	A) local residents are not engaged with the design and delivery of Northstowe. B) residents of Northstowe do not feel ownership and there is a lack of community cohesion resulting in high levels of issolation and ASB (creating greater demand on public services)	Public Services	Strategic	1	4	Н	L	L	The Parish Forum continues to play an active role in the project. Development of community development strategy to drive engagement work. Set up partnership of key stakeholders to tackle the risk.	Work to be delivered by Public Services Working Group	Community Engagement	2.3
2.4	B1050	B1050 model does not reflect recent ATC counts taken in 2014. This could result in loss in confidence of the junctions by members.	Transport	Phase 2	2	4	М	М	М	Further modelling needed by HCA using latest ATC counts.	Need to be sure that the models do reflect the existing flows and that there is some reserve capacity.	B1050	2.4
2.5	Ordnance	Development of a suitable remediation strategy for UXB's having implications on timescales and costs for delivery	Planning	Strategic	1	4	м	М	L	Work up strategy and up date costs		Ordnance	2.5
2.6	Busway route through development	Dedicated busway through Northstowe shared with cars. Delays bus services devaluing the use of the bus, a sustainable means of travel. HCA have proposed a section to be shared in the medium term of the development.	Transport	Phase 2	3	2	м	М	М	Alternative proposal shared by the County Council is being considered by HCA. Design is hoped to be developed which will meet the high design requirements of the exemplar aspirations.	Outstanding issues being resolved by discussion between applicant & LA & will be delivered through the agreed design	Quality Standards	2.6
2.7	Town Centre	Agreement on Town Centre Proposals	Planning	Phase 2	2	5	м	М	м	Develop the vision for the Town Centre including use, funding, facilities, scale &	Town Centre Strategy submitted. Need to further develop the detail.	Town Centre	2.7
2.8	Cycling and walking routes	Insufficient walking and cycling routes across the development prevents the scheme realising its sustainable transport potential and exemplar standard	Transport	Phase 1	1	3	м	М	L	phasing . Detailed design to be agreed with County Council through Section 38 agreement.	Network secured through outline for phase 1. Detailed design, changes requested by County Council.	Cycling and walking routes	2.8
2.9	Cycling and walking routes	Insufficient walking and cycling routes across the development prevents the scheme realising its sustainable transport potential and exemplar standard	Transport	Phase 2	2	3	М	М	м	Master Plan & detail plans to include office and consultees comments on the provision of required walk, cycle & ride paths		Cycling and walking routes	2.9
	Viability												3
3.1	S106 and Affordable Housing	Viability means that some expectations are not met.	Viability	Strategic	4	2	м	Н	м	Viability discussions will determine the leve of AH in accordance with NAAP Policy NS/7 which states that this is a major and complex development and a balance may need to be struck between competing requirements for infrastructure and services	may help the viability & meet the needs	S106 Affordable Housing	3.1
4	Delivery												4
4.1	Economic	Housing market slows resulting in a delay to delivery.	Viability	Strategic	1	3	н	М	L	Options include: Delay in commencement or pause in development; promoter asks for a deferral of S106 payments; amendments to the S106.		Economic	4.1
4.2	Inadequate social infrastructure provision	The level and timing of the provision of social infrastructure does not meet the expectations of officers & members nor the needs of new residents	Public Services	Strategic	2	4	L	Н	L	Public service workshops take place and a shared agreement is reached through the 5106 process. Triggers are agreed as part of the 5106 as well as drafting of land transfer agreements. Where the planning process is unable to secure appropriate provision the PSCS working group will identify gaps and, through working in partnership, will secure miligating (short term) provision	Early provision of infrastructure and a balance between formal & informal meeting space will be key to ensure social infrastructure is delivered in the right form at the right time to meet the needs of new residents. PSCS Working to lead on delivery	Inadequate social infrastructure provision	4.2
4.3	Community Facilities	Community facilities are inadequately developed or are not fit for purpose (publicommunity service provision models change regularity) resulting in weak provision for the local community, unviable facilities and reputational issues for the development	Public Services	Strategic	2	3	М	М	м	Community facility business plans and detailed building design to be steered by PSCs working group. Empasis to be placed on shared flexible spaces suitable for multiple uses, enabling buildings to be future proded and adapt to the needs of the community		Community Facilities	4.3
4.4	Phase 1 Funding Gap	The £3M gap between infrastructure/service need and \$106 contributions for phase 1 cannot be closed.	Viability	Phase 1	1	3	м	м	L	Bids developed for available funds e.g. RGF, Growing Places etc. GVA study and financial proposals will guide the team towards suitable funding sources. Work across organisations and explore opportunities to co-produce services and encourage innovative service delivery to reduce costs increase capacity.	Innovative funding solutions are to be investigated	Funding Gap	4.4
4.5	Delivery of the education strategy	The secondary school strategy is not delivered and there is a lack of localprovision.	Public Services	Strategic	1	4	н	м	L	Strategy agreed between partners. CCC Education Team & providers working closely together to ensure a complete coordinated provision is in place to meet the needs of the new town	Overall CCC responsibility for full education provision remains	Delivery of the education strategy	4.5
4.6	A14 improvement delayed.	Delay in approval and/or deliveryof A14 improvements delays phase 2 completed	Transport Strategy	Strategic	2	4	Н	Н	м	HA consulting on plans. Development Consent Order accepted by Planning Inspectorate.	Government announced December 2013 decision to remove tolling from the proposal.	A14 improvement delayed.	4.6
4.7	Government policy	Change in Central Government policy following elections 2015.	Transport Strategy	Strategic	1	4	н	н	L	Currently supported by central government.	General elections May 2015.Affects other ares of Governemnt policy such as health, education, housing	Government policy	4.7
4.8	Foul Water Disposal	Insufficient funds to cover the cost of the pump Webbs Hole Sluice.	Drainage	Strategic	1	2	м	М	L	All parties to work with Anglian water, Environment Agency and IDB's to deliver Webbs Hole Sluice.	Related Phase 1 condition, 27.	Foul Water Disposal	4.8
4.9	Guided Busway	Lack of revenue support means the busway services do not cater to establish demand in Northstowe and establish sustainable travel patterns.	Transport	Phase 2	1	3	L	М	L	Bus operators business planning takes into account potential demand. Capacity on CGB to introduce greater level of service. Continued monitoring of patronage and discussions with bus operators will ensure sufficient provision is provided.	S106 revenue monies were not secured from phase 1. Phase 2 Transport assessment has taken account of demand and capacity on the CGB.	Guided Busway	4.9
4.10	First Community Centre phase 1	Delivery of the Community Centre is on a critical path to the timely provision of many services including Library provision. In addition any delay may lead to withdrawal of services temporarily located in the first primary school as they will be unable to relocate.	Public Services	Phase 1	3	4	М	М	м	Need to establish robust programme and monitoring mechanism to ensure timely deivery. To gain sign in by key stakeholders that will prepare the site and allow access, manage the planning application, and construction of the building.		First Community Centre phase 1	4.10
4.11	A14 Capacity B1050 link	Delays to delivery due to failure to co-ordinate A14 improvements with Northtsowe requirements	Transport	Phase 2	2	4	Н	Н	М	Discussions to take place between CCC, HCA and HA once the extent of the gap has been determined. Awaiting drawing.			4.11
4.12	Phase One Primary School Parking	That there is high level of on street parking in the vicinity of the primary school with high levels of car trips for pick up / drop offs and disturbance to local residents.	Transport	Phase 1	2	2	L	М	М	NJDCC have aproved the Primary School Planning application. To deliver School Travel Plan promoting sustainable modes of transport.	f	Phase One Primary School Parking	4.12
4.13	Decision making on planning applications	Government perception that the planning process is too slow and they may impose a different regime such as a development corporation	Political	Strategic	2	2	2	L	L	Authorities are fast tracking the planning approval process to take the applications to March Committee instead of July as agreed in the planning performance Agreement.		Decision making on planning applications	
		Risk Probability Ratings:											
		Description May only occur in exceptional circumstances, highly	Scale				-						
		unlikely Is unlikely to occur in normal circumstances, but could occur at some time	2										
		Likely to occur in some circumstances or at some time Is likely to occur at some time in normal	3										
		circumstances Is highly likely to occur at some time in normal	4										
		circumstances	5		1	l							

 Risk Impact Ratings:		[1						
Description	Scale				Colour Codes		Probability/likelihood		
Insignificant disruption to internal business or corporate objectives Little or no loss of front line service No environmental impact No reputational impact Low financial Loss	1				1	2	3	4	5
Minor disruption to internal business or corporate objectives Minor disruption to front line service Minor environmental impact Minor reputational impact Moderate financial loss	2			5	М	м	м	н	Η
Noticeable disruption to internal business and corporate objectives Moderate direct effect on front line services Moderate damage to environment Extensive reputational impact due to press coverage Regulatory criticism High financial impact	3			4	L	м	Μ	н	H
Major disruption to corporate objectives or front line services High reputational impact – national press and TV coverage Major detriment to environment Minor regulatory enforcement Major financial impact	4		Impact	3		м	Μ	М	М
Critical long term disruption to corporate objectives and front line services Critical reputational impact Regulatory intervention by Central Govt. Significant damage to environment Huge financial impact	5			2	L	L	Μ	М	м
				1	L	L	L	L	м

Masterplan Transport Strategic Planning Economic Delivery Phase 1 Sustainability Viability Phase 2 Urban Design and Landscape Delivery Drainage Environmental Services Housing Public Services Planning Viability