

Seaward Way Risk Register

RISK OR ISSUE DESCRIPTION	EXISTING CONTROL MEASURE	PROBILITY (1-5)	IMPACT (1-5)	RAG (Red 15-25, Amber 8-12, Green 1-6)	RESPONSE OR ACTION
Satisfactory planning permission is not obtained	Planning consent exists for 40 units. Early advice has been sought from the planning team regarding the enlarged scheme. An experienced employers agent, energy consultant and architect are appointed	2	4	8	Consultation with Planners has been very positive. They are recommending a reduction to parking standards due to the sustainable location of the site.
Unexpected site constraints are identified	Our Engineer is advising on all site constraints. Many are also associated with the adjoining commercial site, where the Engineer is also instructed	3	2	6	If found a viability review would take place considering any additional cost constraints.
Flood alleviation measures are insufficient on the site	The scheme has been designed to recognise site constraints including seasonal water levels and changing climate weather patterns.	1	5	5	The scheme includes maintaining the existing rhynes and attenuation pond and increasing the height of the land.
Tendered construction costs are significantly higher than anticipated	Initial appraisals have been carried out based traditional vs low carbon. Site constraints have been carefully examined. Full investigations will be carried out prior to commencing the procurement exercise.	3	3	9	Close monitoring of the costs is being undertaken by our Employers Agent and Energy Advisors. The current projected figures are considered to be 'worst case' and include piled foundations and raising the ground levels for flood prevention (Flood Zone 3)

Construction costs rise significantly during the build period due to unforeseen site issues.	Full site investigations will be carried out prior to entering into contract. All costs will be carefully assessed by our employers agent.	3	2	6	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.
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
Location of the scheme 23 miles from SWT HRA services, could make the scheme harder to manage and maintain.	The Council has welfare facilities in Minehead and the housing and maintenance service would need to flex their delivery to accommodate the scheme which could include additional travel time and mileage.	2	2	4	The size of the scheme service allows multiple visits to be completed on one visit. Proactive management would reduce reactive service costs.
S106 costs	A play area is proposed to be included in the site design. Travel plan costs are included in the budget.	2	2	4	Consultation with the Officers concerned to ensure that the play equipment meets the latest policy requirements
Highways adoption	The access road leading to the site will need to be adopted in advance of adoption proceeding for the residential development	4	3	12	Discussion with SCC Highways is ongoing to avoid delays. The contractors for the commercial scheme are progressing with the first part of the access road.
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	Should this happen we will need to reassess at that point in time. However experience is that it could delay completion
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	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.

	included in the budget				
Valuation for rents and land value	A formal valuation is to be carried out by a RICS valuer. The land value is currently based on the sum Magna would have paid if they had gone ahead.	3	2	6	A valuer is instructed and once the report is received these figures can be firmed up.

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	