

For Export Report

Risk	Risk Description	Risk Owner	Inherent Risk Score	Existing Control Measure	Existing Control Measure Description	Residual Risk Score	Risk Category	Target Risk Level	Action Plan Title	Action Plan Description	Action Plan Owners	Type	Action Date	Review Date
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Items in Group: 32

Deliver transformational regeneration projects incl Town Deal

Capacity of Existing Drainage	Identifying the capacity of the existing drainage network for foul and surface water.	Neil Currie	8	Identify the extents of the drainage network, develop a drainage strategy and apply for a PDE		4								05/12/2022
Carbon Strategy	The RIBA Stage 2 report notes that the BASE building is to be zero carbon (embedded and operational) but this can only be achieved through sequestration and self-generation. Has this been costed and is it hardwired into the funding application?	Neil Currie	16	Establish the base criteria for the funding on the Town Centre Deal and confirm clients brief		4								05/12/2022
Change in direction or requirements from Members, South Ribble Borough Council	Change in direction or requirements from Members, South Ribble Borough Council	Rachel Salter (Service Lead (Development and Business))	4	Hold communications and updates with Members via meetings, reporting and consultations	Hold communications and updates with Members via meetings, reporting and consultations	4	Risks associated with financial planning & control Risks relating to operational activity	4						05/12/2022
Clash with Future Highways Works	Ensuring that any public realm works are co-ordinated with other highway works to ensure new surfaces are not excavated shortly after having been placed.	Rachel Salter (Service Lead (Development and Business))	6	Ensure that stakeholders for services and highways are included within the consultation		12	Risks relating to the failure of partners/contractors or the contract itself Risks relating to information held	4						05/12/2022
Contaminated land	Extents and type of contaminated land within the development to be determined.	Neil Currie	8	Undertake SI early in programme to gain contamination cost certain		16								05/12/2022
Costs Associated with Diversion/Reinforcement of Existing Services	Diversion and/or reinforcement of services can be expensive.	Rachel Salter (Service Lead (Development and Business))	6	MEP records check and GPR Survey		12								05/12/2022
Costs Associated with the Public Realm Specification (standard of paving, tarmac and kerbs; street furniture etc.)	Costing element - public realm spec (standard of paving, tarmac and kerbs; street furniture etc)		16	Greater detail required in paving standards and extent as early as possible to feed into the cost plan Obtain spec from Lanpro Services	Assumptions based on Lanpro Stage 2; exact spec of finishes to be agreed within the cost plan parameters	8	Risks associated with financial planning & control Risks relating to the failure of partners/contractors or the contract itself	9						05/12/2022
Developing Transport Strategy	The masterplan shows relocation of car parking and adjustments to the width of carriageways which may impede traffic flow. Analysis will be required.	Rachel Salter (Service Lead (Development and Business))	9	Landscape Architect, Architect, and Transport Consultant to confirm		4	Risks associated with financial planning & control Risks relating to the failure of partners/contractors or the contract itself	4						05/12/2022

Disruption to Town Centre including residents, businesses, travelling and parking and interface with statutory bodies	Disruption to Town Centre including residents, businesses, travelling and parking and interface with statutory bodies	Rachel Salter (Service Lead (Development and Business)) Portia Taylor-Black (Business Engagement Officer)	8	Ensure consultations held and communications issued appropriately throughout the		8	Risks relating to operational activity Risks relating to the reputational risks to the Council	8						05/12/2022
Diversion of existing services and drainage	Diversion of existing services and drainage		12	GPR survey and desktop information for review in tandem with building setting out		9	Risks associated with financial planning & control Risks relating to information held	6						05/12/2022
Drainage strategy; SUDS; raingardens; permeable paving; impact on material disposal	Drainage strategy; SUDS; raingardens; permeable paving; impact on material disposal	Neil Currie	16	Key impact to establish, particular with regard to external works		9		6	Ascertain cost impact of drainage strategy	Ascertain cost impact of drainage strategy	Dan Gosling (Strategic Development Officer)	In Progress	25/02/2022	05/12/2022
Inflation, COVID and Brexit Impacting Budget	Inflation levels increasing; COVID impacting construction and supply chain; Brexit impacting supply chain and material availability and labour market		16	Continue to monitor key indices and construction press to update forecasts and advise Client		9	Risks associated with financial planning & control	6						05/12/2022
Issues with Boundaries and Party Walls as part of the Developments	Boundaries and party walls associated with Leyland Town Deal. Concerns to public walkway and highways stability along perimeter of Greenwood Court and Bannister Brook.	Rachel Salter (Service Lead (Development and Business))	12	Ensure all boundaries and party walls are considered as part of Leyland Town Deal Ascertain reasons for sections of perimeter wall remaining of the former Heaton's Engineering Factory adjacent to Greenwood Court with Building Control. Undertake Party Wall and Topo Surveys to understand interfaces		12	Risks associated with financial planning & control Risks relating to operational activity	6						05/12/2022
Lack of approval of Technical Design, S278 and Traffic Regulation Orders (TROs)	Lack of approval of Technical Design, S278 and Traffic Regulation Orders (TROs) may mean there is no project which can be delivered in terms of the highways work or revisiting the design with the design team; in turn leading to more cost and time.	Rachel Salter (Service Lead (Development and Business))	16	Continue working with LCC to agree design and way forward in light of clash of views and designs Seek comments from the South Ribble Capital Projects Programme Board Seek comments from SMT and Leader Briefing	Continue working with LCC to agree design and way forward in light of clash of views and designs Seek comments from SMT and Leader Briefing on the hybrid model proposed from Consultants to enable design to be progressed Seek comments from SMT and Leader Briefing on the hybrid model proposed from Consultants to enable design to be progressed	12	Risks associated with financial planning & control Risks relating to operational activity	4	Agree design in principle with Lancashire County Council to enable design to progress Conclude remainder of GPR Survey - SRBC to procure Supplier	Agree design in principle with Lancashire County Council to enable design to progress Conclude remainder of GPR Survey - SRBC to procure Supplier	Rachel Salter (Service Lead (Development and Business)) Portia Taylor-Black (Business Engagement Officer) Rachel Salter (Service Lead (Development and Business)) Portia Taylor-Black (Business Engagement Officer)	In Progress Proposed	31/01/2023 16/12/2022	05/12/2022
Lack of CDM Compliancy	Lack of CDM2015 compliancy for the project	James Potter (External Consultant) Rachel Salter (Service Lead)	2	Ensure all concerned with the project are compliant with CDM		2	Risks relating to operational activity	2						05/12/2022

		(Development and Business))		SRBC maintaining CDM duties Client-Side. Wilson Mason maintaining CDM duties as Principal Designer (Buildings) and Lanpro for Principal Designer	SRBC maintaining CDM duties Client-Side. Wilson Mason maintaining CDM duties as Principal Designer (Buildings) and Lanpro for Principal Designer (Landscape).											
Lack of compliancy with funding requirements / criteria	Lack of compliancy with funding requirements / criteria	Rachel Salter (Service Lead (Development and Business))	3	Ensure compliancy with guidance and criteria for funding		3	Risks associated with financial planning & control	3								05/12/2022
Lack of Land Ownership Impacting Design and Delivery of the Leyland Town Deal	Failing to identify and conclude land assembly / acquisitions	Tony Hutchinson (Principal Estaates Surveyor) Rachel Salter (Service Lead (Development and Business))	12	Client to confirm land acquisition strategy		12	Risks impacting on the achievement of corporate objectives and priorities Risks associated with financial planning & control Risks relating to the reputational risks to the Council	6	Acquire NFM Iddon Factory (LA858239)	Acquire NFM Iddon Factory (LA858239)	Tony Hutchinson (Principal Estaates Surveyor) Elizabeth Walsh (Solicitor)	Proposed	04/01/2023	05/12/2022		
									Acquire Balfour Court (LA688488)	Acquire Balfour Court (LA688488)	Tony Hutchinson (Principal Estaates Surveyor) Elizabeth Walsh (Solicitor)	In Progress	31/01/2023			
									Acquire Sovereign House (LAN44114)	Acquire Sovereign House (LAN44114)	Tony Hutchinson (Principal Estaates Surveyor) Elizabeth Walsh (Solicitor)	In Progress	31/03/2023			
									Acquire 51, 53 and 55 Hough Lane including 55a Hough Lane (LA547828)	Acquire 51, 53 and 55 Hough Lane including 55a Hough Lane (LA547828)	Tony Hutchinson (Principal Estaates Surveyor) Elizabeth Walsh (Solicitor)	In Progress	31/03/2023			
Lack of Location for Temporary Relocation of Leyland Market Traders	Ensuring alternative, temporary premises are secured and obtained for the Market Traders to relocate to ensure the construction works at Leyland Market	Rachel Salter (Service Lead (Development and Business)) Portia Taylor-Black (Business Engagement Officer)	8	Ascertain existing lease/license agreements held by the Market Traders and understand any compensation due		9	Risks associated with financial planning & control Risks relating to the reputational risks to the Council	8							05/12/2022	
Lack of Traffic Management / Parking throughout duration of works	Lack of Traffic Management / Parking throughout duration of works	Rachel Salter (Service Lead (Development and Business))	6	Ensure parking and road users are considered within the programme		6	Risks relating to the reputational risks to the Council	4								05/12/2022
Levels generally, scope of cut, fill and disposal; retaining structures and the like	Cost estimate - Levels generally, scope of cut, fill and disposal; retaining structures and the like		16	Topo required ASAP to feed into cost plan		9	Risks associated with financial planning & control	6	Obtain provisional and final Topo data from contractor		Portia Taylor-Black (Business Engagement Officer)	In Progress	25/02/2022		05/12/2022	
Losing key personnell	Losing key personnell	Rachel Salter (Service Lead (Development and Business))	6	SRBC retention policies in place and regular reports received from contractors		4										05/12/2022

Not ascertaining Market Trader's Legal Agreements with Tenants	Risk of not being able to ascertain Market Trader's legal agreements with tenants	Rachel Salter (Service Lead (Development and Business))	9	Liase with Market Manager and Traders to ascertain legal agreements		6	Risks associated with financial planning & control Risks relating to the failure of partners/contractors or the contract itself Risks relating to information held	4							05/12/2022	
Not Obtaining Access Rights and Permissions - IRS & Public Realm / Highways Improvements	Risk of surveying teams requiring permits or permission to access land within the development before surveying can be undertaken.	Rachel Salter (Service Lead (Development and Business))	3	Establish permit or permission requirements as early as possible		12	Risks relating to the failure of partners/contractors or the contract itself Risks relating to information held	2								05/12/2022
Not obtaining IRS Surveys	Procure contractors to undertake surveys and supply data to support design development in line with programme	Rachel Salter (Service Lead (Development and Business)) Portia Taylor-Black (Business Engagement Officer)	12	Proceed with appointments and arrangement of surveys as per schedule Transfer of information to design team as and when received		12	Risks associated with financial planning & control Risks relating to the failure of partners/contractors or the contract itself Risks relating to information held	4								05/12/2022
Not Securing Budget for Capital Build	Risk of not securing budget via council approval	Rachel Salter (Service Lead (Development and Business))	4			4	Risks associated with financial planning & control	4								05/12/2022
Not securing Planning Permission	Unable to secure planning permission for the developments	James Potter (External Consultant) Rachel Salter (Service Lead (Development and Business))	6	Proceed with pre-application advice for the proposed developments		4	Risks associated with financial planning & control Risks relating to operational activity	4								05/12/2022
Phasing and Delivery Strategy Not Aligning with Towns Fund Programme Requirements	Development of a phasing and delivery strategy (procurement strategy)		16	Complete procurement strategy ASAP following fixed masterplan to establish phasing and programme to feed into the Stage 2 cost plan		12	Risks associated with financial planning & control Risks relating to the failure of partners/contractors or the contract itself	6								05/12/2022
Possible Condition for the Proposed Demolition for Further Ecology Requirements to Structurally Unsafe Areas	Possible Condition for the Proposed Demolition for Further Ecology Requirements to Structurally Unsafe Areas	Rachel Salter (Service Lead (Development and Business))	9	Ecology Surveys Undertook Where Possible in Light of Structural Concerns and Lack of Ownership of Particular Properties. Simply Ecology Appointed for Ecology Consultancy Services / Ecology Surveys		9	Risks associated with financial planning & control Risks relating to pollution, noise or energy efficiency	6	Discuss Recommendations with Simply Ecology	Discuss Recommendations with Simply Ecology	Rachel Salter (Service Lead (Development and Business)) Portia Taylor-Black (Business Engagement Officer)	Proposed	09/12/2022		05/12/2022	
									Transfer Risk to Demolition Contractor to Undertake Survey Given Condition of the Properties	Transfer Risk to Demolition Contractor to Undertake Survey Given Condition of the Properties	Rachel Salter (Service Lead (Development and Business)) Portia Taylor-Black (Business Engagement Officer)	Proposed	27/01/2023			
Provision of new utility services to each location	Provision of new utility services to each location	Steve Hunt	16	Building use and supply requirements to be established and loads identified for review with stat		9	Risks associated with financial planning & control Risks relating to information held	6								05/12/2022

Significant Underground Obstructions	Many of the sites have been previously built on, there is a risk of significant below ground obstructions.	Neil Currie	8	Enabling package built into the cost plan. Plus site investigations		6	Risks associated with financial planning & control Risks relating to information held	4
Supply Chain Issues / Financial Stability of Contractors	Supply Chain Issues / Financial Stability of Contractors	Rachel Salter (Service Lead (Development and Business))	9			9	Risks associated with financial planning & control Risks relating to operational activity	4
Treatment and/or disposal of contaminated material	Treatment and/or disposal of contaminated material		16	Review of substructure solutions including drainage to establish impact on material handling and remediation solutions		9	Risks associated with financial planning & control Risks relating to information held	4

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