

Appendix D**High Level Risk Register**

Risk	Description	Mitigating Action	Outcome
1	Abnormal Ground Conditions (Geological)	Phase 1 Land Quality Assessment Supporting Trial holes	Greater understanding of the costs for the site development. These will be used to assist in development of the costs of development and thereby testing the financial viability,
2	Abnormal Ground Conditions (Contamination)	Phase 1 Land Quality Assessment Supporting Trial Holes Chemical Analysis	Greater understanding of the costs for the site development. These will be used to assist in development of the costs of development and thereby testing the financial viability,
3	Archeology	A series of desk top studies will consider any Archeological remains. This will be supplemented by 'on-site' trial holes and trenches if required.	Will identify areas that are to be excluded from the development (if any) or physical mitigation works.
4	Flora and Fauna	Full suite of surveys will be to undertaken to identify any potential risks. Included within this will be surveys to consider Bats, Badgers and any plant or animal life that will need to be considered and protected during the development of the project.	Will identify areas that are to be excluded from the development (if any) or physical mitigation works.
5	Access	Access/Highways surveys will be undertaken to ensure that ingress and egress from the site are acceptable	Costs for any highways upgrades or mitigating actions will be included within the works. It is likely that a proportion of these would be required for the main site. Therefore costs will need to be apportioned accordingly.
6	Utilities	Early engagement will take pace with utilities suppliers to ensure that costs associated with the upgrade of utilities (if required).	Costs carried by the project together with capacity and any delays to that provision.
7	Demand for Housing	An initial market assessment will take place. This will be refreshed every 6 months to ensure	Identify likely unit value and when needed. Will assist in testing the financial viability and delivery

		that residential units are being developed at the correct pace and to ensure that cash flows remain favourable to the development.	rate of units. Market Assessment to be updated prior to each Gate or on a frequency of not less than 9 months.
8	Market Conditions	Impact from changes in borrowing rates and the general economy. Monitor	Will have an impact on (7). However could be influenced by Central Government Policy
9	Development Costs	Costs of materials and influence of markets outside of Rutland. Review of costs and in particular inflation in the building industry	Will provide information to enable a sensitivity analysis that will consider demand as a result of increasing unit costs.
9	Availability of Labour	As above(8)	As above(8)
10	Planning	Early engagement with planning to develop a planning brief, agree materials and quality standards	Able to fix costs early in the process. Establishes a design standard for the whole site.
11	Public Opposition	Early engagement with the public to manage expectations and control the rumour mill.	Whilst the public may not agree with the proposals they will have been involved in the proposals. Where practicable we will include suggestions/ideas and log the response.
12	Land Value	Unrealistic land value expectations from the existing landowner. To be addressed by independent land value	Costs to factor into the financial model
13	Boundaries/Wayleaves	Full title search to identify any items that may have an impact on the land value	Mitigation actions to be included within the financial model.
14	Options Agreement	Terms required by the DIO are unacceptable to RCC	Early discussion of the Options Agreement prior to major expenditure will establish whether or not terms are acceptable. If not then RCC can withdraw from the agreement.
15	Access to site for inspections	Work closely with MOD to ensure access is available for on-site inspections prior to land transfer	Inclusion of survey results will reduce risk leading to greater cost certainty.