

Ref	Risk Type	Probability	Impact	Value £000s	Mitigation
Strategic Risks					
S1	Significant economic downturn in north-east and/or local sub-region. Particular impact on new build	2	A	2,266	Continue to monitor economic conditions.
S2	Inability to deliver the required mix of houses on sites. Possible quality standards drop as developers strive to make affordable homes - products might become less sustainable. - Failure to deliver optimum housing mix leading to lack of take up from target markets i.e. not the right type of houses on offer to attract buyers. - Potential change in demand for housing Houses remain unsold and unoccupied	1	B	2,266	Procurement to encourage shared equity models by developers; joint BNG, NCC and GC meetings with HCA about priorities for future NAHP. Housing Options Workstream to examine issues. Development of BNG intervention programme to consider design quality/affordable mix/ gap funding possibilities. Value in Design research to be rolled out as appropriate. Strategic Housing Market Assessments to be undertaken to give an understanding of local markets. Roll out Housing Options research.
S3	Impact of mortgage availability etc.on scheme viability. Access to finance for potential purchasers reduced i.e. the impact of the 'Credit Crunch'. Developers could become unwilling to progress schemes.	1	A	2,266	Continue to monitor as part of HMI. Promote use of Home Ownership Options e.g. shared equity models, rent to purchase etc. Enter into longer term partnering arrangements with developers.Help to develop choice of product tailored to financial circumstances . Seek improved marketing of developments. Develop the Housing Options Workstream. Promote the showhomes at the Cambrian Estate. Work with developers and lenders at Cruddas Park. Work with the HCA to develop affordability models. Monitor and reaffirm the impact as part of the reviews of the priority intervention areas. Roll out the financial model prepared on behalf of BNG to test options for developments.
S4	Failure to deliver key projects and the effect this may have on the programme as a whole. The renewal programme now has fewer, larger projects therefore more potential risks to delivery.	3	A	n/a	Further enhance programme and project management procedures. Implement gateway reviews. Develop improved milestone monitoring procedures.
S5	Failure to optimise Private Sector investment due to lack of interest with regard to new sites and slowing down of ongoing developments. Problems in delivering holistic place making due to lack of S106 contributions etc.	2	A	2,266	Carry out market testing to determine possible private sector interest in development opportunities. Early involvement of Private Sector in determination of optimum schemes and scenario testing. Consider de-risking of sites in relation to ground conditions etc. Deliver the Growth Point Programme of Development. Consider potential changes to the housing mix on sites, e.g. bringing forward affordable housing, to encourage development in the short term ensuring no long term impact on the mix.
Programme Risks					
Pr1	Insufficient internal resources leading to reduced capacity to deliver projects - may be exacerbated by introducing growth alongside renewal.	2	B	n/a	Resources Task Group set up to monitor and manage growth alongside renewal. Brief to be determined to review capacity across the partnership.
Pr2	Future structural changes in local authorities, e.g Transformation Programme, and partners may cause delays in project implementation	3	A	n/a	Partners to consider impact on programme when determining structural changes. AM to liaise with LA partners re any proposed changes
Pr3	Failure to deliver key projects and the effect this may have on the programme as a whole. The renewal programme now has fewer, larger projects therefore more potential risks to delivery.	3	A	n/a	Further enhance programme and project management procedures. Implement gateway reviews. Introduce improved milestone monitoring procedures. Overprogramming utilised to take into account potential project risks.
Pr4	Deliverability: market conditions could make it difficult to deliver the new build element of the programme.	2	A	2,266	As S2 and S3
Pr5	Revenue Allocation: amount allocated not yet notified by HCA. If figure is less than anticipated could cause programme problems.Ability to continue funding swaps at the current level may be difficult due to reduction in 'right to buy' receipts.	2	B	2,600	Continue to lobby HCA for revenue allocation. Further scrutinise the programme to maximise capitalisation and efficiencies.
Major Project Risks					
P1	Cruddas Park: Private sector element of scheme does not progress due to market conditions resulting in no/little change in tenure mix.	3	A	6,036	Continue to work with Private Sector Partners to ensure development is brought forward.
P2	Housing Expo: Failure to appoint Private Sector Partner delaying entire scheme considerably. Potential CPO delays.	3	A	2,000	Continue with competitive dialogue process with private sector, NCC and HCA. Determine early infrastructure requirements.
P3	Pottery Bank: failure to agree a satisfactory solution to the problems on the estate to deliver transformational change.	3	A	1,000	Work with partners to agree plan for area
P4	Cambrian Phase 2: new build delayed due to market conditions	2	A	648	As S2 and S3
P5	Gateshead West Housing Development: resolution to opposition to demolitions not reached.	3	A	802	Carry out required work for Planning Authority etc. to satisfy legal challenge to demolition.
P6	Staiths: Reduced/no requirement for additional funding.	2	A	240	Liaise with developer to clarify requirements. If necessary reallocate budget.
P7	Boklok: new build delayed due to market conditions.	2	A	189	as S2 and S3
				10,915	