

Earls Court Regeneration Project – Executive Risk Register – Conditional Land Sale Agreement

Cabinet 3 rd September 2012
--

No	Risk	Category	Consequence	Monitor
1	Developer does not sign the CLSA	Economic	Project Cancellation	Monitor
2	Developer unable to proceed	Economic	Project Cancellation	Monitor
3	Cabinet Approval is subject to successful legal challenge	Economic	Project Delay and/or redefined scheme	Monitor
4	Developer does not exercise option in CLSA	Economic	Project Cancellation	Monitor
5	Termination arises after Phase One has been completed	Economic	Project Delay or Cancellation after partial completion	Monitor
6	One or more phases are developed but then progress stops leaving part of the option land vesting with the Council	Economic	Disruption for the tenants, reputational issues for the Council	Monitor
7	Non Performance of the Council of identified obligations in the CLSA leading to damages	Economic	Damages (Capped at £10m) paid by the Council	Monitor
8	Developer sells interest in the CLSA	Reputational	Potential Project Delay	Monitor
9	Cabinet do not approve CLSA	Reputational	Project Delay or Cancellation	Monitor
10	Cabinet Approval is subject to legal challenge	Legal	Project Delay or Cancellation	Monitor
11	Blight Indemnity claim successfully brought against the Council	Legal	Council liable to damages	Monitor
12	Successful legal challenge to Council Powers to enter into the CLSA	Legal	Project Delay or Cancellation	Monitor
13	Secretary of State Consent not granted or unsatisfactory	Legal	Project Delay or Cancellation	Monitor
13	Scheme is not granted outline	Planning	Project delay or cancellation	Monitor

	planning consent			
14	Planning consent is subject to successful legal challenge	Planning	Project Delay and/or Cancellation	Monitor
15	Capco sells part of its interest in the CLSA	Programme	Delays in dealing with Multiple Entities	Monitor
16	Disputes over actual location on Individual Replacement Home Accommodation	Programme	Disruption for Tenants, reputational issues for the Council	Monitor
17	Defective Works	Programme	Disruption for the Tenants. Reputational issues for Council	Monitor
18	Delays arise in the process of securing vacant possession	Programme	Delays and cost to the Council	Monitor
19	Successful Sec 34A application is made by estates residents	Programme	Project Delay, cancellation and/or Partial completion	Monitor
20	Noise and disruption caused by Construction	Social	Reputational for Council	Monitor
21	Downturn in market causes the Developer to delay exercising option in the CLSA	Programme	Project Delay, disruption for tenants, Reputational for Council	Monitor
22	Needs of Residents exceed the Councils Entitlement to Replacement Homes	Economic	No of Re-provided homes falls below 760 as floor cap reached	Monitor