

Risk No	Date Risk Added	Risk Category	Risk Description	Mitigation Plan	Raw Consequence	Raw Likelihood	Raw Score	Potential Cost	Actions	Residual Consequence	Residual Likelihood	Residual Score	Risk Owner
1	03/09/22	Strategic	The identified site off Old Road, Hyde cannot be secured for the proposed development. The school that formerly occupied the site may object to a S77 change of use application as they wished to use it as external play space.	The site is in 100% TMBC ownership and is sufficient in size for the proposed development. It's location is near the schools attended by the proposed residents. TMBC support the use of the site. Consultation to commence with adjacent school to gain support for the site to be used for a childrens home.	4	3	12	0	Commence dialogue with Flowery Fields School / Academy Trust now that schools have returned from the summer break, to secure support for change of use for a childrens home, rather than disposal for a capital receipt as originally intended. Consideration of consideration of potential use by the school of part of the grounds. Alternative Council owned sites are also available.	3	2	6	TMBC
2	03/09/22	Operational	Site and location are unsuitable for location of the proposed children's home	Early consultation with service managers to ensure suitable location	4	4	16	0	Service managers have been involved with the location of the proposed development since the scheme's inception. the site is 1.1 mile from the schools attended by most of the proposed residents and agree that is the most suitable site available.	3	2	6	TMBC
3	03/09/22	Cost	Value for Money not achieved	All packages of work will be tendered for the construction work and an external VFM assessment carried out as part of the standard procurement process.	4	4	16	0	LEP will obtain tendered prices for work packages and submit the scheme for an external VFM assessment. The scheme will not proceed without VFM evidence being achieved. (This has been achieved on 100% of the all 30 or so schemes with a value of £300 million delivered through the partnership so far).	3	2	6	LEP
4	03/09/22	Procurement	TMBC fail to secure contractors to deliver the proposed building on time and budget.	It is proposed to deliver the project through the Council's strategic partnership with inspiredspaces Tameside Limited (LEP) which was set up to deliver TMBC's Building School for the Future programme. The proposed contractor is Robertson Construction Group Limited.	5	4	20	0	The directors of the LEP have been consulted about the proposed scheme. Robertson Group have already provided a detailed cost plan including all preliminary costs (based on current building costs for similar buildings plus anticipated inflation and risk exposure), together with a proposed programme and have confirmed capacity to support the project if successful. The terms and conditions of the standard design and build contract have already been agreed on recent signed schemes. An independent certifier will be appointed to sign off each pre agreed milestone and the quality of work delivered. The milestones typically provide for 5% of costs to be drawn down at contract close and the rest over the programme. A retention of 3% will be retained until practical completion where 50% will be released and the remaining released at the end of the 12 months defect liability period. The Council will monitor cost and programme on a monthly basis as part of its normal capital delivery structure.	3	2	6	TMBC/LEP
5	03/09/22	Cost	Cost over run through inflation / scope change/ creep	Scope of accomodation already fixed by service.	4	4	16	185,570	The service has already been part of the development team drating the accommodation schedule. Adherance to the scope will be monitored as part of the regular programme management. A 10% allowace has been included in the cost estimate for construction to cover inflation and construction risk	2	2	4	TMBC
6	03/09/22	Cost	Site abnormals, contamination and access to site issues	Intrusive site investigations as required, early discussions with Highways and utility companies etc	3	4	12	370,000	A contingency amount has been added to the overall cost plan	2	2	4	TMBC / LEP
7	03/09/22	Programme	Delays in programme due to delays in obtaining planning approval	Early consultation with Planning Officers and submission of a pre planning application if necessary	4	4	16	0	Early consultation with planning officers and statutory service providers e.g. highways. Any impact on inflation is covered by row 5	3	3	9	TMBC / LEP
8	03/09/22	Programme	Delays in programme due to availability of materials or sub contractors	LEP / RCG to place early instructions once contract agreed and get supply chain on board in advance of contract agreement	4	4	16	0	Early engagement with suppliers and sub contractors, plus passing down terms and conditions to the supply chain. Any impact on inflation is covered by row 5.	3	3	9	LEP / contractor

9	03/09/22	Cost	The FM and Lifecycle and maintenance costs not fully understood by TMBC prior to development starting.	The standard design and build contract contains a requirement to provide annual PPM costs and lifecycle projections for each construction project. Robertson FM also deliver all soft and hard FM services for Tameside buildings and will price these in accordance with the existing FM contract also through the LEP	4	5	20	0	Provision of 25 year lifecycle schedule as cost plan developed. Provision of annual PPM costs and soft FM costs to ensure revenue budgets are sufficient to manage the costs of operating the new home.	3	2	6	LEP /TMBC
10	03/09/22	Operational	Ofsted registrstion	The detailed design work throughout the RIBA stages will ensure the size and configuration of the new home will meet Children's Home Regulations and Ofsted registration requirements.	5	3	15	0	Early dialogue with the Service Manger for TMBC Residential Services has already taken place. Early dialogue with reqional Ofsted lead inspector.	3	2	6	TMBC
11	03/09/22	Operational	Staff recruitment	Recruitment in the social care sector is variable and regional hot spots can occur.	5	3	15	0	Early engagement with HR to establish operating model and supporting policies / actions. The children with disability hub model being proposed is innovative and should be attractive to the recruitment market.	3	2	6	TMBC
12	03/09/22	Operational	Demand across the service and the subsequent revenue business case are not sustainable	Demand across the service is known and the revenue consequence of insufficient quality and capacity for children with disabilities is significant.	4	4	16	0	The 26th October 2022 Executive Cabinet report captures demand and the revenue business case.	2	2	4	TMBC
13	03/09/22	Strategic	Leadership buy-in and staff capacity limits project progress	Senior leadership and elected member buy in to ensure this project is prioritised as part of the Transformation Agenda.	4	3	12	0	The 26th October 2022 Executive Cabinet report will look to secure buy-in from all parties. A Children's Service Project Manager has been recruited to support this priority project.	2	2	4	TMBC