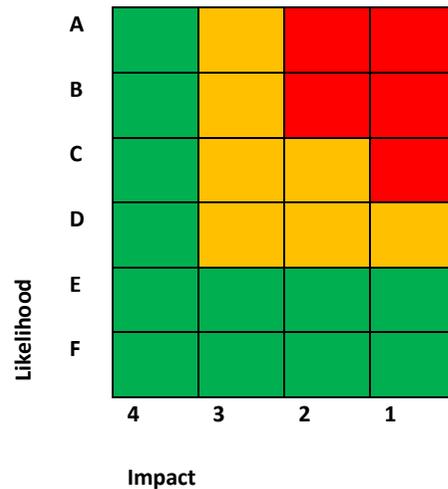


Paddock Wood Community Centre – Covid 19 Risk Register Highlights

Following the impact of Covid 19 on the UK, the board of the Paddock Wood Community Centre is seeking to evaluate the risks associated with the pandemic and what if any impact there will be on the delivery of the Community Centre. The risks and mitigations below summarises the likely impact of Covid 19 on the Paddock Wood Community Centre project.

Key to Risk Scoring

Likelihood		Impact	
A	Very High	1	Catastrophic
B	High	2	Critical
C	Significant	3	Marginal
D	Low	4	Negligible
E	Very Low		
F	Almost Impossible		



Risks that score C1 or above on the matrix are regarded as having a greater potential risk to the project and are shown in the register below in red in the columns marked 'likelihood', 'impact' and 'score'.

Risk Categories:

- Economic
- Environmental
- Financial
- Legal / Regulatory
- Organisational/ Management
- Political
- Reputational / Social
- Technical
- Other

Risk / Opportunity Description	Risk or Opportunity and Category	Likelihood	Impact	Score	Owner	Risk Mitigating / Opportunity Development Actions and Progress	Mitigating Action Owner
Release of s106 money is delayed – potential for market sales to slow leading to delay in S106	Risk Finance	D	2	D2	Board	1. Mascalls Court Farm S106 contribution has been made and is accumulating interest, the interest has not been accounted for within the cash flow forecast.	Board

<p>funding being draw down as per the business plan leaving the council with a shortfall in funding to deliver the centre</p>						<p>2. Mascalls Farm – Berkeley Homes payment is on the 34th occupation and the business plan currently shows receipt of funds in December 2021. Berkeley have continued to work throughout the current pandemic and are not reporting any delays at this time. New home sales have also not been stopped due to the current pandemic. Should the funds be delayed then the Council may wish to consider bringing forward the loan which would mitigate this risk until payment is made.</p> <p>3. Church Farm – Countryside – payment due on 35th occupation – Cash flow forecasts the income in February 2022 – currently delivering reserved matters and watching brief with no stoppage of works during the pandemic. Should funds be delayed the Council could consider short term funding options.</p>	
<p>Tenders – current circumstances might limit the quality of the tender returns</p>	<p>Risk & Opportunity</p> <p>Finance</p>	<p>E</p>	<p>3</p>	<p>E3</p>	<p>Board</p>	<p>4. Engagement with the market has confirmed that while some construction sites and face to face suppliers maybe affected by the pandemic, the majority of contractors, sub-contractors and consultants remain open to bid for work and able to return tenders as this does not require face to face interaction.</p> <p>5. With the private sector putting some work on hold there is currently an oversupply of consultants looking for work and eager to secure new business.</p>	<p>Board</p>

						6. The initial stage of the contract does not involve work on site and therefore current circumstances are not likely to impact on the project unless they remain in place for a prolonged period of time.	
Contractors risk pricing could vary significantly given current market uncertainties	Risk & Opportunity Finance	E	3	E3	Board	7. Given the cut backs in private sector work, feedback from the industry suggests that new work is being sought and tenders are needing to become more competitive on that basis. This should result in lower tender prices for PWTC and a good opportunity for us to secure and lock in these lower prices. 8. Inflation prices in the construction industry are also anticipated to slow because of the current situation and this will further help keep costs down. Once the effects of the pandemic and the “new normal” resume, any timing benefit in terms of pricing will have been lost. 9. JCT Design and Build 2016 contract including the schedule of amendments will ensure that any risk going forward is acceptable to PWTC.	Board
The ability to deliver effective public consultation and ensure the project stands up to scrutiny in these times could lead to reputational damage for the council	Risk Communication	D	2	D2	Board	10. The Council have and will continue to undertake substantial public consultation. The means by which it does so will be under constant review and will need to take into account the “new normal” once this becomes more established which may or may not allow for communications to be done in the same way as they were done before.	Board

						11. Planning committees and public meetings continue to be held with the help of technology.	
Interest rates have fallen further but could PWLB restrict further borrowing	Risk & Opportunity Finance	G	4	G4	Board	12. The lower interest rates from the PWLB have been reflected in the revised business case which will further lower costs to residents from the loan. 13. Central government are not currently consulting on any lending cap for public authorities.	
PWTC is seen to be delivering a project in a high-risk environment during a period of time when the public will not necessarily see this as a priority	Risk Reputational	E	3	E3	Board	14. The PWCC has been a long-term aspiration for the town and has entered into the pre-construction services agreement contract. This work has gone over much of what has already been done to date but with a contractor finalising the buildability elements. 15. Delaying the scheme will result in funding secured to date being eroded by inflation and lead to the potential loss of significant S106 moneys when the agreements time out. 16. The public will be kept aware of progress with the facility and will have every opportunity to feedback and comment on all the next steps of the proposals. 17. Progressing the scheme now when the private sector is cutting back investment will also provide a boost to the town and potentially secure jobs that would otherwise have been lost.	Board
Will Covid19 have an impact on the current business case and	Risk Financial	E	3	E3	Board	18. Longer term it is unlikely that there will be any impact to the business case. In the short and medium term the business case will be kept	Board

potential future revenue income						under review particularly in regard to timelines and when the actual delivery will take place. 19. The growth in housing continues despite the pandemic and the business case clearly shows that just relying on the new income from the houses would be more than enough to sustain the facility with little to no income.	
Potential future downturn could deliver a lower price in the future for the council get a better price	Risk & Opportunity Financial	E	4	E4	Board	20. The likelihood of a recession seems almost certain given the current circumstances and with the current position of the project it would seem to be ideally placed to hit the market at the best possible moment and therefore benefit from the lowest costs.	Board

Reviewed 3rd February 2021