

Appendix 7 – Key Risks and Proposed Mitigation

RISK	MITIGATION
<p>Vacant Possession Risk – the Council will have to secure vacant possession of all of the blocks proposed for redevelopment prior to demolition</p>	<p>The decant of current occupants is covered by an overarching possession strategy, including the Rehousing Strategy and Local Lettings Plan, to be developed further as part of the next steps. Phased redevelopment is envisaged which has the potential to allow for a one move decant where possible for community and residential tenants. The Council will offer residential leaseholders affordable options to buy in the local area through shared equity. It will attempt to purchase all interests by negotiation but will seek compulsory purchase powers if necessary to ensure delivery of these much needed new homes</p>
<p>Consultation Risk - However, there is a risk that some residents are not yet fully aware of the proposals. There is also a need to consult with the wider estate and other stakeholders at the next stage</p>	<p>A communications plan is in place with specific comms planned for CCL residents, Stanhope Parade and the users of the Children’s Centre. A significant design consultation process is envisaged as part of the next steps. Residents, stakeholders in the wider area and local ward Members will be engaged to help shape the design parameters and priorities for the Regeneration Strategy.</p>
<p>Viability /Deliverability Risk - An assessment of the viability of the project based on the initial capacity work has been undertaken which shows that the project is likely to be viable, however there are risks and opportunities associated with different delivery routes, as well as the potential that costs may increase.</p>	<p>As part of the next steps, further work will be undertaken to establish the viability of alternative delivery routes before one route is chosen. Viability will be assessed again once a design has progressed in consultation with residents and reached RIBA stage 2. A fully detailed business case will be considered by Cabinet in due course and reviewed on a regular basis. Further work will also be undertaken to ensure the Council has the right project management and monitoring processes in place to ensure the required outcomes are achieved, regardless of the delivery route.</p>
<p>Planning Risk - There are constraints in terms of heights, particularly due to viewing corridors, but these have been taken into account in the capacity work undertaken to date. Some planning issues cannot be resolved without significant further design work and this forms part of the next steps.</p>	<p>Substantial design work and pre-app consultation will be undertaken prior to a planning submission being prepared. However, the Euston Area Plan supports the potential redevelopment of these blocks to provide additional high-quality housing, subject to consultation. Consideration of planning strategy is envisaged at the next stage</p>