

Annex B Grahame Park Update

Decision, Action or Escalate	Description	Cause/Consequence	Action(s) in place	Assigned To	Nature	Prob	Impact	Score
	Community is not engaged effectively for Stage B review/SPD	Lack of confidence and community unrest, political difficulties	Effective consultation strategy developed as part of SPD process	Project Manager	Reputational	Possible	Major	12
	Unable to decant non-secure tenants within the Concourse area to facilitate accelerated programme	Delay in delivery	Corporate Decant strategy has been updated to Incorporate GP requirements. Additional costs associated with GP delivery are being identified and negotiated with GHA.	Project Manager	Financial	Possible	Major	12
	Viability of Stage B is not achieved	Future scheme is put on hold	A viability appraisal is an essential element of the SPD which will be produced by LBB. However viability projections have been enhanced by the offer of a regeneration loan from the Treasury. This is subject to a bidding process which is now underway and should conclude by December 2014.	Project Manager	Financial	Possible	Major	12
	Long delays and failure to deliver will damage the confidence of residents and stakeholders in the ability of the Council and Genesis	Serious reputational damage	Effective communication to residents and stakeholders and clear evidence of on-going delivery on site. Participation and support for the CCT	Project Manager	Reputational	Possible	Major	12
	Conflict of interest issue that arises with Capita both acting as the Authority's regeneration consultant and it having a separate relationship with GHA.	Delays and reputational damage	Conflict has already been flagged in the DRS COI; however it does need further communication especially given the non-related commitment proposal by Capita through the CSG contract to	Project Manager	Reputational	Possible	Major	12

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			consolidate the Authority's office accommodation in Colindale on this development.					