

Key Risks	Description	Mitigation
Viability	Further Viability assessments to be undertaken may show that some schemes are not viable at proposed tenure split.	<ul style="list-style-type: none"> – Additional rental levels up to London Affordable Rent to be assessed. – Additional tenure mixes could be included in viability assessments. – Take programme-wide approaches to achieve economies of scale.
Capacity and Resources	A major programme of capital delivery will require reallocation of current resources and additional specialist skills.	<ul style="list-style-type: none"> – Continue enhanced council-wide coordination of programme – Make best use of existing resources – Explore working with trusted delivery partners that share our objectives
Financing the Programme	The ability of the Council to finance the overall programme	<ul style="list-style-type: none"> – Assessments to ensure that the cost of borrowing to fund the affordable units can be met from the anticipated rental stream, grant or other subsidies. – Additional funding could be provided via capital receipts, Section 106 contributions, suitable partnerships working with other third parties or additional grant funding, if available. – Careful phasing of the programme to manage debt levels. – Repurposing and extending existing medium term capital commitments.
Delivery Timescales and Start on site	Grant is only available if start on site is achieved by March 2022. Adequate time for Planning, Site Assembly and Procurement activity will be required in the overall programme. Failure to achieve start on site by March 2022 will mean the grant cannot be drawn down.	<ul style="list-style-type: none"> – Maintenance of an accurate Programme, with risks being escalated to senior officers to support decision making. – A pipeline of alternative sites to be prepared in addition to the main programme.