

THI Worked Example

THI Risk table for the delivery phase



Risk	What is the likelihood High (H)/ Medium (M)/ Low (L)	How serious would the effect be? (H/M/L)	Consequence	Action you will take to help reduce the risk	Who is responsible for dealing with the risk?
External funding not secured	Medium	High	Scheme can not proceed or will be reduced in scope	Retain a close relationship with external funders	Lead partner Treasurer
Project officer leaves job early	High	High	Delivery of the scheme can get delayed. Community engagement suffers. Knowledge drain	Project team kept up to date with progress. Good records kept so project not overly reliant on single individual. Good relations with personnel dept to start recruitment process	Lead partner
Lack of vision for cross-departmental work	Medium	Medium	No joined up thinking and actions, counterproductive, missed opportunities	Use the conservation area management plan to inform all relevant departments, invite key members from departments to join a steering group, make sure the vision of the scheme is communicated to all relevant departments and that the scheme feeds into wider regeneration aims	Lead partner Partnership
Lack of community engagement	Medium	High	Loss of support and lack of interest in grants	Base the project officer within the heart of the community and organise a series of consultation events and other community activities, and make sure the community is represented in the THI partnership	Partnership
Lack of local conservation skills	Medium	High	Sub-standard work which does not meet conservation standards. Reduced impact on townscape. Possible breach of contract	List of able and experienced contractors drawn up. Programme of skills training for local companies. Detailed specifications of works approved by council. Regular monitoring and management of work - by architect and by applicants. Payments stopped for poor work	Lead partner Project officer

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Lead partner approves poor quality developments in conservation area that detract from THI scheme	Medium	High	Reduced impact of the THI scheme Conservation area not enhanced	Ensure all planning authority departments aware of scheme aims. Inform council members and officers of the aims of scheme. Education/skills training for other development control/planning teams. Good contacts with local press and public groups to inform public opinion	Lead partner Project officer
Lack of grant take-up	Medium	High	Buildings left unrepaired, common fund not allocated and spend, scheme impact reduced	Approach all owners at earliest opportunity (during the development phase), promote the available grants to the community, communicate the vision for the area to help people understand what the scheme is about and how they can benefit	Lead partner Project officer
Unexpected additional works revealed during the delivery phase	High	High	Results in extra costs and possibly to fewer projects being tackled, reduced impact of scheme	Produce detailed surveys of critical projects and those eligible projects where the risk is greatest during the development phase to reduce cost uncertainty. Try to gain internal access to estimate costs of projects in need of structural repairs.	Lead partner Project officer
Adverse change in property market	Medium	High	Businesses and property owners see no advantage in applying for a grant and investing their own money	Difficult to address, but generally important to develop a good understanding of the local property market and a clear vision for the area to help businesses/owners understand what the scheme is about and how they can benefit	Lead partner Project officer
Traffic management proposals insensitive to conservation/ public realm objectives	Medium	Medium	Regeneration strategy, vision for the area and implementation of conservation area management plan put at risk	Joint working with relevant local authority departments, input from relevant departments into conservation area management plan, shared vision	Lead partner