

## Whitgift Risk: Risk Register New Layout

Risk Ref	Risk Scenario		Assigned To	Current			Future Risk Rating		
	Risk	Impact		Impact	L'hood	Total	Impact	L'hood	Total
PST0001  Cheesbrough, Heather	<p>The Whitgift Centre is not redeveloped as anticipated.</p> <p>Reviewed by risk owner Nov 21</p> <p>Previous uncertainty in respect of retail behaviours has been exacerbated by Covid 19, which has further affected the likelihood of the risk materialising . The redevelopment was removed from the Unibail development pipeline in Feb 20 and there is no date for the redevelopment. The Croydon Limited Partnership (CLP) partners are both suffering from loss of income and are seeking to raise funding to strengthen their balance sheets. Both partners need to review business model and agree new approach to the Whitgift during a time of uncertainty and restricted finances Major personal changes in both partners give rise to a loss of organisational memory.</p> <p>Reviewed at CMT 23/11/21</p> <p>(Risk generated 18/05/2015).</p>	<ul style="list-style-type: none"> <li>Major economic and social impact if development does not go ahead.</li> <li>Political and media scrutiny....</li> </ul>	Cheesbrough, Heather	5	5	25	4	4	16

## Existing Controls

- Communication channels between politicians and officers with CLP kept cordial and relationship maintained to optimise influence . -
- Consultation with all interested parties, including major land holders. - Town Centre Advisory Board set up of key stakeholders with the Leader to chair . Inaugural meeting Jan 2022
- LBC to continue to press CLP for a robust Meanwhile and Management Strategy to maintain footfall -with monthly meetings to exchange enquiries/contacts and proposals
- Officers and their consultant team continue to seek to hold CLP to account on their plans and to manage -the CPO process to minimise impact to the Council's reputation and the vitality of the town centre .
- Potential to refuse to give consent to exercise Notice of Entry, on applicable land vested by Council -
- Projects will need to be reprofiled within the Growth Zone to later years. -
- Regular communication with the Whitgift Foundation -
- Regular meetings with CLP to maintain dialogue between partners. -Robust discussion through planning pre-application process. ..
- Relevant Officers / Politicians meet every six weeks under Clause 11 meetings schedule and criteria. -
- Robust record keeping and retention of professional advisor team who have been involved since the beginning of the project -
- test -test
- The Council through its statutory powers - Local Planning Authority (LPA), CPO and land assembly, and as a Highway Authority. -
- The ending of the exemption for CLP to pay Business Rates on unoccupied buildings due to the CPO -
- The Indemnity Land Transfer Agreement (ILTA) sets out the responsibilities of the parties, penalties with. -timeframes, which will need to be complied with and will need to be actively managed.

## Future Controls

Target Date

- End the arrangements entirely with agreement, but would have to address all outstanding issues, land transfer, compensation and make provision for various outstanding claims. (Completion financial year 2021/22).
- The Council seeks to introduce a new development partner, once the ILTA expires (February 2026).

- The preparation of a new Indemnity Land Transfer Agreement (ILTA) that reflects the changed circumstances. (Completion financial year 2025/26). This would require the agreement of both parties