



ADUR & WORTHING  
COUNCILS

**Place Directorate Risks and Opportunities register**

**Regenerative Development**

<b><u>Risk</u></b>	<b><u>Risk rating</u></b>
Estates income - Risk that income is reduced and Councils fail to meet property income targets	High
Shoreham Airport ceases to operate	Medium
Potential delay in the redevelopment of former Adur Civic Centre site	Medium
Potential delay in the redevelopment of Grafton MSCP site	Medium
Risk of no condition surveys being undertaken	Medium
Risk that corporate buildings asbestos register is not kept up to date	Medium
Snagging and other defects at Splashpoint Leisure Centre	Medium
Structural condition of the Grafton MSCP Car Park	Medium
Affordable homes development - Neighbourhood dispute	Medium
Commercial leased out premises - Need to ensure that buildings are safe and compliant with requirements	Low
Potential delay to Decoy Farm development	Low
Delay to Union Place development	Low
Failure to facilitate provision of Sussex Yacht club flood defence project	Low
Failure to develop and adhere to Property management and acquisition protocols	Low
Potential delay in the development of the Worthing Civic Centre car park site as a health hub	Low

## **Leisure**

<b><u>Risk</u></b>	<b><u>Risk rating</u></b>
Post Covid-19 - Leisure providers cease trading	Medium

## **Place and Economy**

<b><u>Risk</u></b>	<b><u>Risk rating</u></b>
Funding - Failure to secure Private and Public sector investment	Medium
Risk of not achieving commercial income	Medium
Seafront planning	Medium
The 'Time for Worthing' Place brand does not become recognised and integrated in Worthing	Medium
Events - The safe management of large scale events	Medium
Failure to deliver public realm projects	Medium
Failure to deliver Colonnade House expansion	Medium
Failure to replace wooden groynes along the Worthing coastline	Medium
Landscape and ecological damage due to public use, environmental conditions, external chemicals or in-house delivery.	Medium
Use of plant and machinery in open and public spaces.	Medium
Failure to develop and sustain effective partnerships	Low

## **Planning**

<b><u>Risk</u></b>	<b><u>Risk rating</u></b>
Development Management - Failure to meet Planning targets	Medium
Development Management fee income falls below income target	Medium
S106 agreements fail to deliver necessary development and/or affordable housing	Medium
Delays in the redevelopment of the Teville Gate site.	Medium
Delays in replacement IT back office system with new digital solution	Medium
Building Control - Failure to implement new digital back office system	Medium

Loss of market share for Building Control due to aggressive competition and Fire safety - Failure to bring in additional income to cover the costs of the service	Medium
West Sompting development - Failure to secure planning permission	Medium
West Durrington S106 funded works	Medium
Chatsmore Farm development	Medium
Land charges migration to HM Land registry - Potential loss of income and new responsibilities	Medium
Street naming and numbering/LLPG - Single point of failure	Medium
GDPR compliance	Medium
New Monks Farm and Shoreham Airport - Planning applications are not approved	Low
Union Place development - Planning consent	Low
Failure to adopt Worthing Local Plan	Low
Redevelopment of former Adur Civic Centre (Main site) - Failure to secure Planning permission	Low
Land charges - Loss of access to systems 1	Low
Shoreham Harbour regeneration does not happen	Low

Contact Officer:

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