

New Wiltshire Council Office rationalisation in Salisbury – Risk Matrices

OPTION 1 - Current Bourne Hill Project (250 desks) and Out of town (300 desks)

Risk No	Project	Potential Risk	Impact	Likelihood	Comment	Colour code
1	OPTION 1	Refusal of Bourne Hill listed building consent	Critical	Rare	Secretary of State has previously approved a larger scheme	Amber
2	OPTION 1	Refusal of Out of town planning application	Major	Likely	The sequential test unlikely to be met.	Red
3	OPTION 1	Age of Bourne Hill could lead to unforeseen, costly maintenance liabilities	Moderate	Possible	The house will be repaired and refurbished as part of the scheme	Green
4	OPTION 1	Existing Bourne Hill building layout does not meet modern office standards	Moderate	Likely	Space planning has been done for original project to optimise capacity.	Yellow

OPTION 2 - Refurbish Bourne Hill (50 desks) - Out of town (500 desks)

Risk No	Project	Potential Risk	Impact	Likelihood	Comment	Colour code
1	OPTION 2	Refusal of Bourne Hill listed building consent	Critical	Likely	The attitude of English Heritage is unknown	Red
2	OPTION 2	Refusal of Out of town planning application	Major	Likely	The sequential test unlikely to be met.	Red
3	OPTION 2	Assumed construction costs not achieved	Major	Likely	Potential relative savings not achieved	Red
4	OPTION 2	Age of Bourne Hill could lead to unforeseen, costly maintenance liabilities	Moderate	Possible	The house will be repaired and refurbished as part of the scheme	Green
5.	OPTION 2	Existing Bourne Hill building layout does not meet modern office standards	Moderate	Likely	Space planning has been done for original project to optimise capacity.	Yellow
6.	OPTION 2	Consequential loss of staff morale leading to reduced productivity and potential further loss of staff	Significant	Highly Likely	Impact on staff of remaining in poor quality decanted offices until post 2009.	Red
7.	OPTION 2	Failure to achieve Vision for Salisbury City Centre	Significant	Highly Likely	Impact of removing 500 staff from city centre offices	Red
8.	OPTION 2	Failure to secure lease extensions for decanted staff	Moderate	Possible	Existing leases for decanted properties expire prior to the completion of this option.	Green

OPTION 3 - Refurbish and sell Bourne Hill - Out of town (550 desks)

Risk No	Project	Potential Risk	Impact	Likelihood	Comment	Colour code
1	OPTION 3	No suitable buyer found for Bourne Hill	Major	Possible	Finding a suitable buyer for this important, historic, city centre property, combined with adverse current market conditions and local public opinion present potential difficulties.	Amber
2	OPTION 3	Refusal of Bourne Hill listed building consent	Critical	Likely	The attitude of English Heritage is unknown	Red
3	OPTION 3	Refusal of Out of town planning application	Major	Likely	The sequential test unlikely to be met.	Red
4	OPTION 3	Assumed construction costs not achieved	Major	Likely	Potential relative savings not achieved	Red
5	OPTION 3	Age of Bourne Hill could lead to unforeseen, costly maintenance liabilities	Moderate	Possible	The house will be repaired and refurbished as part of the scheme	Green
6	OPTION 3	Existing Bourne Hill building layout does not meet modern office standards	Moderate	Likely	Space planning has been done for original project to optimise capacity.	Yellow
7	OPTION 3	Consequential loss of staff morale leading to reduced productivity and potential further loss of staff	Significant	Highly Likely	Impact on staff of remaining in poor quality decanted offices until post 2009.	Red
8	OPTION 3	Failure to achieve Vision for Salisbury City Centre	Significant	Highly Likely	Impact of removing 500 staff from city centre offices	Red
9	OPTION 3	Failure to secure lease extensions for decanted staff	Moderate	Possible	Existing leases for decanted properties expire prior to the completion of this option.	Green