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Risk Schedule

SECTION 13 - RISK SCHEDULE

Project	Potential risks	Risk management
Technology park	Flood risk Access agreement with Highways Agency Viable provision of services Funding availability	Undertake Flood Risk Assessment Close consultation with planners Undertake full traffic analysis at roundabout Prepare sound business case
Heritage/visitor centre	Agreement over content of Centre Possible land contamination Partnership working/funding arrangements Funding availability	Engage with Laurel and Hardy Museum/Ulverston Heritage Centre to agree content Undertake Phase II Site Investigation
Boat hire/boat trips	Identify operator Business viability	Liaise with local interest boating groups
Tourism based businesses	Business viability Possible land contamination Public sector grant aid availability	Identify market opportunities Undertake Phase II Site Investigation
Craft units	Business viability Possible land contamination Public sector grant aid availability	Engage with local and regional arts/crafts groups. Explore opportunities for exhibition and workshop space Undertake Phase II Site Investigation
Relocated auction rooms/multi use building	Business viability Possible land contamination Public sector grant aid availability	Discussions with Harrison Coward and Auction Mart Phase II Site Investigation
Cycle hire/walking centre Public toilets	Private sector partner to find Business viability Public sector grant aid availability	Engage with cycling activity groups Strengthen links with NCN route 72 Explore funding opportunities via Greenways
Long and short stay car parking	Access agreement with Highways Agency Funding availability	Full consultation with planners and HA
Public realm/events area	Funding availability Future maintenance costs	Establish need Engage with local and regional arts-related groups
Redevelopment of abattoir site to become part of auction mart site	Outstanding legal difficulties Valuation and acquisition of land Agreement of highway authority regarding access arrangements Agreement with planning	Continue discussions based on outcome of masterplan Close liaison with planners and Auction Mart Undertake traffic analysis
Hotel, function rooms	Site assembly Attracting a developer Agreement of highway authority regarding access arrangements Possible land contamination Public sector grant aid availability	Successful relocation to abattoir by Auction Mart Encourage support from local businesses Phase II Site Investigation
Waterside restaurant	Site assembly Attracting a developer Agreement of highway authority regarding access arrangements Possible land contamination Public sector grant aid availability	Successful relocation to abattoir by Auction Mart Phase II Site Investigation Provide opportunity for high class/local produce eating establishment Ensure flexible arrangements to reduce conflict with other café/restaurants

Bar/cafe	Site assembly Attracting a developer Agreement of highway authority regarding access arrangements Possible land contamination Public sector grant aid availability	Successful relocation to abattoir by Auction Mart Phase II Site Investigation Ensure flexible arrangements to reduce conflict
Leisure facility	Site assembly Attracting a developer Agreement of highway authority regarding access arrangements Possible land contamination Public sector grant aid availability	Successful relocation to abattoir by Auction Mart Phase II Site Investigation Ensure diversity of offer to reduce conflict with other leisure centre
Access and car parking	Agreement with Highways Agency Funding availability	Detailed discussions with planners and HA
Public realm and access to waterside	Possible land contamination Funding availability	Establish access protocol with local residents/Rame Farm/anglers
Acrastyle site	Agreement of highway authority regarding access Agreement of planning regarding proposed usage and planning obligation (S 106) Possible land contamination	Demonstrate value to town by retaining business locally Identify suitable relocation site Detailed discussions with planners and HA Phase II Site Investigation
Schooners Wharf	Agreement of highway authority regarding access Agreement of planning regarding proposed usage and planning obligation (S 106) land contamination	Establish early dialogue to determine programme of relocation and development Phase II Site Investigation Detailed discussions with planners and HA
Mixed industrial area	Availability of alternative accommodation Land assembly and relocations Funding availability for land assembly Land contamination Access to be agreed with highway authority	Identify suitable relocation sites and a programme of implementation Phase II Site Investigation
Steel Street Area, Kennedy Street Area and The Elms	Land assembly Relocation of Rathbones into suitable accommodation Identify developer – SLDC Possible land contamination Funding availability	Potential sites for Rathbone relocation already identified masterplan proposals mirror many SLDC aspirations for the site
Canal Foot Car park	Access to be agreed with highway authority Funding availability	GSK agreement in principal Site available for immediate development
Interpretation centre (former lock keeper's cottage)	Funding availability On-going viability – use of volunteers	HLF funding currently being sought Coordinating body already established
Restoration of Hearts of Oak	Funding availability On-going viability – use of volunteers	HLF funding currently being sought Coordinating body already established
Viewing tower	Identify developer Planning – agree siting Funding availability	Potential site on GSK land Undertake landscape impact assessment Detailed discussions with planners
Land to north of canal – informal recreation with some commercial opportunities at Rame Farm	Feasibility study/business advice needed Planning agreement needed Access to be agreed with highway authority Public sector grant aid availability	Opportunities for access development via Greenways Initiative Habitat enhancement opportunities Tenants indicate interest in diversification