

Assurance Map
Corporate Landlord

Cluster Risk Register Risks:

1. **Failure to deliver asset valuations** - Risk of failure to complete the asset valuation which is required for the council financial accounts.
2. **Inadequate Asset Management Planning** - Risk that resources will not be allocated appropriately and efficiently if asset management plan is not in place and is not robust.
3. **Reinforced Autoclaved Aerated Concrete Panels and Planks (RAAC)** - RAAC was a commonly used material in the 60's, 70's and early 80's. There have a small number of incidents where roof planks have failed leading to the collapse to elements of the roof. RAAC has been confirmed as present in a small number of buildings with others requiring to be assessed.
4. **Risk of non-compliance with Statutory Compliance with Council Properties** - The Council is required to safeguard its employees and members of the public to ensure their health and safety through effective implementation of statutory maintenance and compliance checks such as asbestos management plans, gas safety certification, legionella testing etc.
5. **Risk to the delivery of Capital and Revenue Income** - The Cluster has income targets for capital and revenue income.

First Line of Defence (Do-ers)	Second Line of Defence (Helpers)	Third Line of Defence (Checkers)
<ul style="list-style-type: none"> • Trained and qualified staff • Operational procedures and guidance including those set out in the Business Continuity Plans in the event of a system or process failure. • Risk Assessments. • Staff training and development on business continuity arrangements. • Analysis following activation of Customer Experience Cluster Senior. • Management Team (SMT) undertakes review of Cluster Operational Risk Register. • Staff have appropriate training, qualifications and engage with market and like professionals. • Regular marketing and income meetings. • Use of external property consultants, management agreements and managing agents as appropriate. • Resource plan developed. • Use of external advisors in specialised areas. 	<ul style="list-style-type: none"> • CMT Boards • Council Committees • Policy Documentation. • Resources Senior Management Team (SMT) undertakes review of Cluster Operational Risk Register. • Executive Board Structure • Assurance Team. • Business Continuity Group Sub-Group. • Annual reporting of Function / Cluster Risk Register to Operational Delivery Committee • Monthly budget print outs. • Capital Board – post project reviews and post occupancy evaluations. 	<ul style="list-style-type: none"> • Internal Audit - Industrial and Commercial Property Rental Income and Void Control. • External Audit. • RICS Registration.

<ul style="list-style-type: none">• Participation in national networks (CIPFA/ ACES/ RICS/ SHoPs etc.)• Programmes of inspections for property portfolio.• Contract management meetings.		
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