

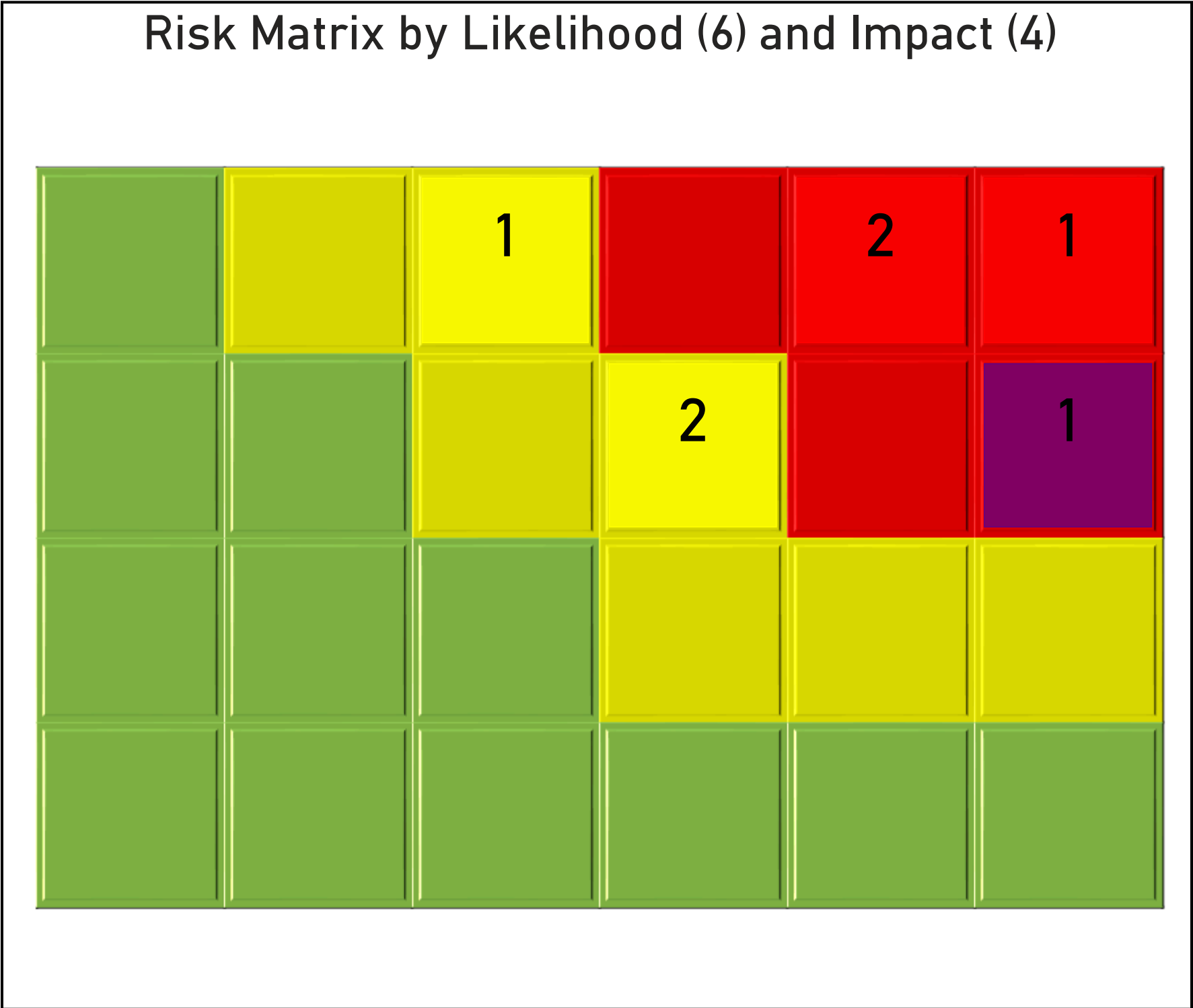


Corporate Landlord Services Risk Register

CURRENT CLUSTER RISKS	CURRENT RISK SCORE
Declining condition of operational property estate, with impact on repair, maintenance and management costs along with higher risk of buidling failure.	9
Failure to deliver asset valuations	12
Inadequate Asset Management Planning	12
Overspend on Cleaning Service Staffing	18
Primary Free School Meals Expansion	20
Risk of non compliance with Statutory Compliance with Council Properties	20
Risk to the delivery of Capital and Revenue Income	24

Number of Cluster Risks

7



FUNCTION	CLUSTER	RISK OWNER	RISK LEAD
Families and Communities	Corporate Landlord	Stephen Booth	David Marshall

RISK TITLE	RISK DESCRIPTION	CONTROL ACTIONS	TARGET RISK SCORE	CURRENT RISK SCORE	CURRENT LIKELIHOOD	CURRENT IMPACT	TARGET COMPLETION DATE
Declining condition of operational property estate, with impact on repair, maintenance and management costs along with higher risk of buidling failure.	1) Aging portfolio - both fabric and M and E installation.	1) 5 yr high level condition and suitability assessments (complete)	4	9	3	4	30 March 2026
	2) Lack of replacement parts. increase in costs. longer to get parts. building non operational for longer periods. (decant risks)	2) Annual m and e inspection and cyclical maintenance programme - on-going					
	3) Higher obsolescence with replacement cost required.	3) Review and reassess C+S approach to asset management - December 2025					
	4) Impact on budget profile. consistent overspend in area.	4) BCP's in place.					
	5) Impact of works being restricted to wind and watertight/ health a and safety for a number of years.						
	6) Lack of preventative/ planned maintenance works.						
	7) Lack of standard parts to be able to retain stock parts.						

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RISK TITLE	RISK DESCRIPTION	CONTROL ACTIONS	TARGET RISK SCORE	CURRENT RISK SCORE	CURRENT LIKELIHOOD	CURRENT IMPACT	TARGET COMPLETION DATE
Failure to deliver asset valuations	Risk of failure to complete the asset valuation which is required for the council financial accounts.	Resource plan developed on annual basis although there are vacant posts. Regular meetings with Finance Team. Staff CPD and training. Options around alternative delivery models regularly reviewed. Recruitment of 2 FT Estate Surveyors (complete) - only on agency basis. Outsourcing of the valuation of agricultural assets and the HRA portfolio.	6	12	4	3	30 March 2026

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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.	<div>Better engagement with public sector partners and ALEO’s.</div> <div>Asset Management Teams pulled together under Corporate Landlord in 2019. Awaiting revised structure.</div> <div>Business cases around asset rationalisation.</div> <div>Programme being managed through Transformation Group.</div> <div>Engagement with other Chief Officers on future and current requirements.</div> <div>School Estates Plan and implementation plan approved by committee and work is ongoing.</div>	2	12	4	3	30 March 2026

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RISK TITLE	RISK DESCRIPTION	CONTROL ACTIONS	TARGET RISK SCORE	CURRENT RISK SCORE	CURRENT LIKELIHOOD	CURRENT IMPACT	TARGET COMPLETION DATE
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.	<div>Statutory compliance policy in place which defines roles, responsibilities and arrangements (complete)</div> <div>Sufficient resource in place across the Council to fulfill legal requirements.- albeit outsourced in many areas -reviews on-going</div> <div>Regular management meetings to discuss compliance.</div> <div>Regular monthly meetings with contractors to review compliance with contract.</div> <div>Monitoring of KPI's in place (on-going)</div> <div>prioritise works around highest and most immediate risk</div>	6	20	5	4	30 March 2026

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RISK TITLE	RISK DESCRIPTION	CONTROL ACTIONS	TARGET RISK SCORE	CURRENT RISK SCORE	CURRENT LIKELIHOOD	CURRENT IMPACT	TARGET COMPLETION DATE
Risk to the delivery of Capital and Revenue Income	The Cluster has income targets for capital and revenue income.	<div>Staff have appropriate training, qualifications and engage with market and like professionals.</div> <div>Regular contract management, marketing and income meetings.</div> <div>Use of external property and other consultants, management agreements and managing agents as appropriate.</div> <div>Revised surplus procedure to streamline process.</div> <div>Partnership arrangements in a number of areas to reduce risk, introduce experience.</div> <div>Current projections are being fed into medium term financial plan.</div>	6	24	6	4	30 March 2026