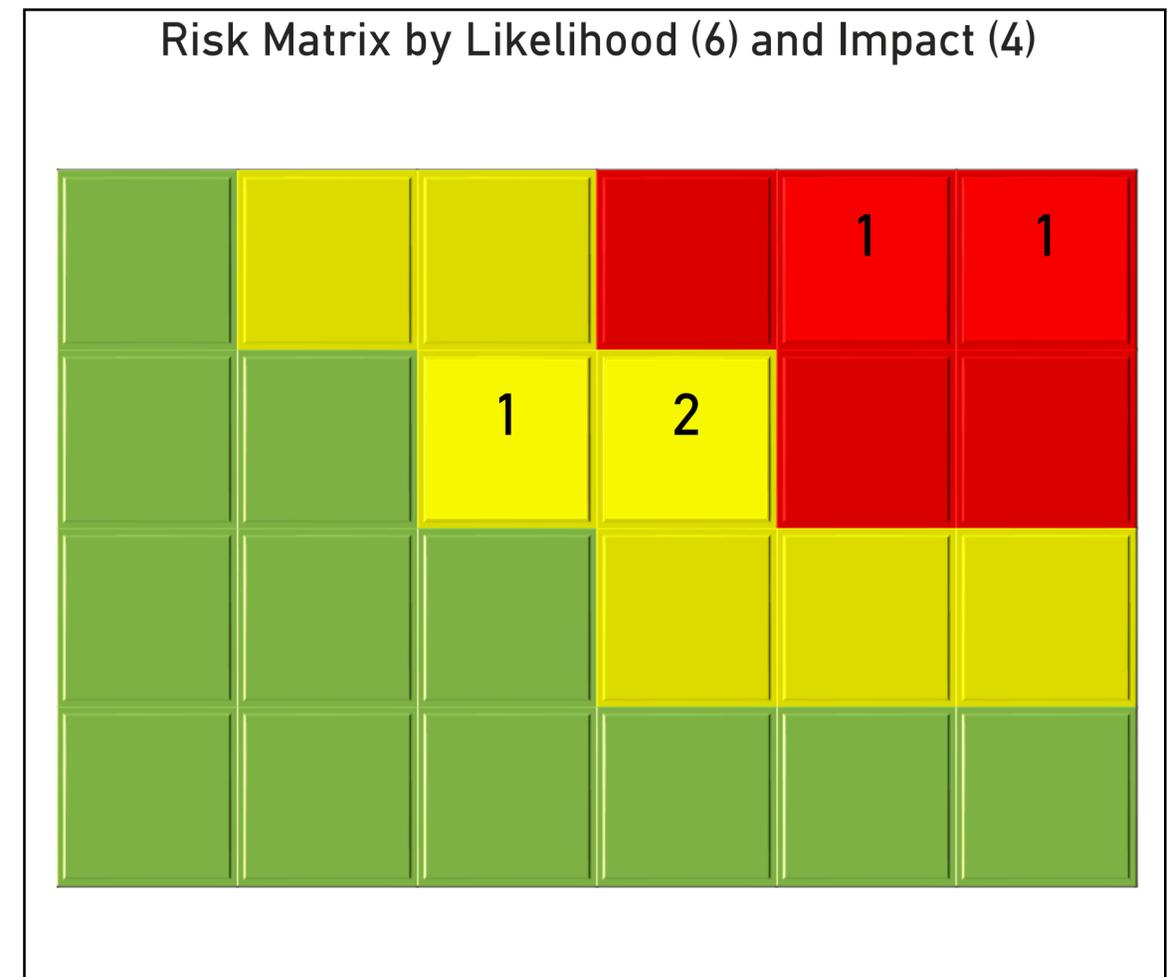




Corporate Landlord Services Risk Register

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 building failure.	1
Failure to deliver asset valuations	12
Inadequate Asset Management Planning	12
Risk of non compliance with Statutory Compliance with Council Properties	20
Risk to the delivery of Capital and Revenue Income	24



FUNCTION	CLUSTER	RISK OWNER	RISK LEAD
Resources	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
Failure to deliver asset valuations	Risk of failure to complete the asset valuation which is required for the council financial accounts.	<p>Resource plan developed on annual basis although there are vacant posts.</p> <p>Regular meetings with Finance Team.</p> <p>Staff CPD and training.</p> <p>Options around alternative delivery models regularly reviewed.</p> <p>There are currently a number of vacant posts within the team which have been advertised more than once without any applicants.</p>	6	12	4	3	30 March 2023

FUNCTION	CLUSTER	RISK OWNER	RISK LEAD
Resources	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
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.	<p>Better engagement with public sector partners and ALEO's.</p> <p>Asset Management Teams pulled together under Corporate Landlord in 2019. Awaiting revised structure.</p> <p>Business cases around asset rationalisation.</p> <p>Programme being managed through Transformation Group.</p> <p>Engagement with other Chief Officers on future and current requirements.</p> <p>School Estates Plan and implementation plan approved by committee and work is ongoing.</p>	2	12	4	3	30 March 2023

FUNCTION	CLUSTER	RISK OWNER	RISK LEAD
Resources	Corporate Landlord	Stephen Booth	ian cowling

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 building failure.	<p>1. aging portfolio - both fabric and M and E installation.</p> <p>2. lack of replacement parts. increase in costs. longer to get parts. building non operational for longer periods. (decant risks)</p> <p>3. higher obsolescence with replacement cost required.</p> <p>4. impact on budget profile. consistent overspend in area.</p> <p>5. impact of works being restricted to wind and watertight/ health and safety for a number of years.</p> <p>6. lack of preventative/ planned maintenance works.</p> <p>7. lack of standard parts to be able to retain stock parts.</p>	<p>a. 5 yr high level condition and suitability assessments.</p> <p>b. annual m and e inspection and cyclical maintenance programme.</p> <p>c. C+S programme review</p> <p>d. BCP's in place.</p>	4	1	3	3	

FUNCTION	CLUSTER	RISK OWNER	RISK LEAD
Resources	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
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.	<p>Statutory compliance policy in place which defines roles, responsibilities and arrangements.</p> <p>Sufficient resource in place across the Council to fulfill legal requirements.- albeit outsourced in many areas.</p> <p>Regular management meetings to discuss compliance.</p> <p>Regular monthly meetings with contractors to review compliance with contract.</p> <p>Suite of KPI's in some areas.</p>	6	20	5	4	29 March 2024

FUNCTION	CLUSTER	RISK OWNER	RISK LEAD
Resources	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
Risk to the delivery of Capital and Revenue Income	The Cluster has income targets for capital and revenue income.	<p>Staff have appropriate training, qualifications and engage with market and like professionals.</p> <p>Regular contract management, marketing and income meetings.</p> <p>Use of external property and other consultants, management agreements and managing agents as appropriate.</p> <p>Revised surplus procedure to streamline process.</p> <p>Partnership arrangements in a number of areas to reduce risk, introduce experience.</p> <p>Current projections are being fed into medium term financial plan.</p>	6	24	6	4	30 March 2023