

Appendix D Risk assessment:

FIGURE 1**The risks associated with the implementation of the *decision on property guardians*:**

No.	RISK Threat to achievement of the key objectives of the report	INHERENT RISK (Before controls)		RISK CONTROL MEASURES Mitigation (ie controls) and Evaluation (ie effectiveness of mitigation).	CURRENT RISK (After controls)		RISK OWNER
		Impact	Probability		Impact	Probability	
1	Adverse publicity damaging the reputation of the council	High	High	A pro-active communications strategy will be followed.	High	Med	Public Relations
2	Creating homelessness	High	Low	The council's housing advice service will be made available to guardian occupiers. Guardian occupiers to be provided with a longer period of notice that their occupation agreement allows to allow them more time to find alternative accommodation	Low	Low	Property services/Housing Advice.
3	Guardian occupiers not vacating the premises when required	High	High	Ongoing engagement with the guardian companies and guardian occupiers. Providing a longer notice period than the contract requirement.	Low	Low	Property services.
4	Guardian companies returning the buildings before the due date causing additional costs to the council for alternative security measures.	Med	Low	Ongoing engagement with the guardian companies.	Low	Low	Property services.

FIGURE 2**The risks associated with not implementing the *decision on property guardians*:**

No.	RISK Threat to achievement of the key objectives of the report	INHERENT RISK (Before controls)		RISK CONTROL MEASURES Mitigation (ie controls) and Evaluation (ie effectiveness of	CURRENT RISK (After controls)		RISK OWNER
		Impact	Probability		Impact	Probability	
1	Adverse publicity damaging the reputation of the council	High	High	Strengthening the management of the scheme but even so the publicity on individual issues has been unpredictable.	High	High	Property services
2	Guardian occupiers not vacating the premises when required causing delay to redevelopment schemes.	High	High	Guardian companies have adopted new practices and processes but whether these work so that occupiers leave on the due date is uncertain .	High	High	Property services.