

Building Practice Capital Programme- Risk Register 21-22

Title									
Risk title and description	What we have done	Performance	Current Risk Level			What we are doing	Tolerance Risk Level		
			Likelihood	Impact	Risk		Likelihood	Impact	Risk
100 Temple St; Works required to ensure acceptable health and safety standards	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.	Finance rating between £0.5m to £5m + Reputational damage	3	5	15	Provision for New CCTV camera's and recording equipment	2	3	6
BMAG; Works required to ensure acceptable health and safety standards / works required to prevent possible litigation from statutory bodies	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.	As above				Replace roof covering	As above		
BMAG; Works required to prevent possible litigation from statutory bodies	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.	As above				Stone repairs.	As above		
Bristol Community Link South Adult Care Unit; Works required to full fill statutory obligation	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.	As above				Ceiling replacement including asbestos upstands	As above		

City Hall; Works required to ensure acceptable health and safety standards / Works required to ensure the continued operation of estate	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.	As above	H&S/Structures	As above
City Hall; Works required to ensure acceptable health and safety standards	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.	As above	Replacement of CCTV camera and recorders.	As above
Create Centre; Works required to full fill statutory obligations	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.	As above	Roof access.	As above
Flax Bourton; Works required to ensure acceptable health and safety standards	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.	As above	Replace floor covering.	As above
Knowle Park Primary School; Works required to prevent possible litigation from statutory bodies	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.	As above	Replacement of wall and floor tiles to Kitchen	As above
Registrar's office; Works required to prevent possible litigation from statutory bodies / Works required to ensure acceptable health and safety standards	We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs	As above	External structure.	As above

<p>St Werbrughs Primary;</p> <p>Works required to prevent possible litigation from statutory bodies / Works required to ensure acceptable health and safety standards</p>	<p>We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.</p>	<p>As above</p>	<p>Replace floor screed/covering.</p>	<p>As above</p>
<p>The Bottle Yard;</p> <p>Works required to full fill statutory obligation /Works required to ensure the continued operation of the estate</p>	<p>We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.</p>	<p>As above</p>	<p>Roof.</p>	<p>As above</p>
<p>The Limes Nursery;</p> <p>Works required to prevent possible litigation from statutory bodies / Works required to ensure acceptable health and safety standards.</p>	<p>We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.</p>	<p>As above</p>	<p>External structures.</p>	<p>As above</p>
<p>Two mile Hill Primary School;</p> <p>Works required to prevent possible litigation from statutory bodies / Works required to ensure acceptable health and safety standards</p>	<p>We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.</p>	<p>As above</p>	<p>Roof.</p>	<p>As above</p>
<p>Upper Horfield Primary;</p> <p>Works required to full fill statutory obligation</p>	<p>We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.</p>	<p>As above</p>	<p>Floor.</p>	<p>As above</p>

<p>Various Sites- Welsman,, St Philips Marsh Nursery, Filton Ave Nursery;</p> <p>Works required to ensure acceptable health and safety standards / Works required to ensure the continued operation of the estate</p>	<p>We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.</p>	<p>As above</p>	<p>Support new heating approach. As above</p>
<p>Welsman;</p> <p>Works required to ensure acceptable health and safety standards</p>	<p>We have maintained the asset by completing day to day repairs, however the condition of the asset and repair are now beyond economical repairs.</p>	<p>As above</p>	<p>Structural alterations. As above</p>

Current and Tolerance risk ratings: The 'Current' risk rating for both threats and opportunities refer to the current level of risk taking into account any strategies to manage risk - management actions, controls and fall back plans already in place. The 'Tolerance' rating represents what is deemed to be a realistic level of risk to be achieved once additional actions have been put in place. On some occasions the aim will be to contain the level of the risk at the current level. The level of capital investment using a VFM model will help the Council to mitigate all risks which are inherent with the schemes identified above. One of the projects will assist the council in delivering its green agenda and help achieve carbon reduction as well.

Positive Risks (Opportunities): Where the risk is an opportunity, a cost benefit analysis is required to determine whether the opportunity is worth pursuing, guided by the score for the matrix, e.g. an opportunity with a score of 28 would be pursued as it would offer considerable benefits for little risk. The investment decision taken by the Capital Project Board will show that the council has real ambitions in drive a quality build environmental and keep assets in a condition that will bring future opportunities as the Council aiming to be a flag ship authority on how to keep the built environment and communities moving forward together.

This will also bring some additional revenue saving by allowing us to introduce a Planned Preventative Maintenance Strategy together within the Corporate Landlord function that is currently being looked at.