Appendix D - Estate Rationalisation risk register

Negative Risks that offer a threat to estate rationalisation and its Aims (Aim - Reduce Level of Risk)

Ref	Risk Description	Key Causes	Key Consequence	Status Open / Closed	Strategic Theme	Risk Category	Risk Owner	Key Mitigations	Direction of travel	Current Risk Level			Monetary Impact of Risk	Risk Tolerance			
										Likelihood	Impact	Risk Rating	£k	Likelihood	Impact	Risk Rating	Date
R001	There are inherent risks with leaving properties vacant for an length of time.	Intruders, illegal occupiers, fire risk and general deterioration in condition etc Officer time is used on managing this assets	Damage to the property or injury to people entering the property.	Open		Health and Safety / Environment	Asset Delivery Manager	Property is properly secured and disposed of asap after appropriate marketing		2	3	**6**				**0**	
R002	Risk of capital depreciation. Risk of on-going revenue cost accumulation	BCC may receive a lower capital receipt if the property is held on to but not used and maintained on a regular basis. Revenue costs will continue to accrue such as Business rates / Council tax etc.	Revenue savings not achieved / capital receipt delayed	Open		Financial	Asset Delivery Manager	Property is properly secured and disposed of asap after appropriate marketing		2	3	**6**				**0**	
R003	That empty property does not reflect well on BCC and can become a magnet for ASB	Property left vacant for any length of time will be noticed and can attract anti social behaviour and a risk of unauthorised occupation	Additional costs incurred in obtaining possession / can become a nuisance to local people	Open		Reputation	Asset Delivery Manager	Ensure properties are vacant for the least amount of time possible - prompt disposals		2	3	**6**				**0**	
																0	