

Appendix A

C: RISK ASSESSMENT AND RISK MANAGEMENT – COUNCIL PURCHASE OF PROPERTY FOR PARTNERSHIP REGENERATION

Hazard	Risk	Likelihood: H, M, L	Impact: H, M, L	Risk Mitigation Controls	By Whom	By When	Progress Review
							Date:
Asbestos presence	No survey carried out – likelihood of presence. Council are only requested to acquire and hold the property. Refurbishment and addressing asbestos implications will be undertaken by third parties following Council disposal.	H	M	Qualify offer made without benefit of survey, therefore cost of removal to be borne by external party, or obtain survey to identify presence and cost of removal	Project manager	February 2006.	
Contamination of ground/building	No appraisal carried out – potential for presence. Council are only requested to acquire and hold the property. Refurbishment and addressing ground contamination implications will be undertaken by third parties following Council disposal	L	M	Qualify offer made without any appraisal, with remediation to be borne by external party, or obtain desktop or more detailed study to identify environment and cost of remediation.	Project manager	February2006	
Protective measures assumed to apply for 18 month period	Time extends beyond 12 months. Funding submission identifies costs covering 18 month period	L	H	Qualify the costs provided	Project manager	February 2006	
Structural instability	Risk of collapse. Flat roof in poor/incomplete condition ingress of weather likely.	M	L	Erect signs externally to warn, assuming danger is to public only	Project manager	February2006	
Vandalism, injury, damage, persons entering building	Inspection regime Inadequate. Ongoing supervision/maintenance are built into funding bid	M	L	Discuss, consider, review	Property section	February2006	
Redevelopment and/or regeneration	Either delayed or abandoned. Exit strategy agreed that disposal will be fully funded through external funding.	L	L	Have/apply an exit policy that protects the Council's interests.	Project manager	Ongoing – before 01 2007	