**Appendix 1 - Risk Register – Acquisition of Long Leasehold interest in St Aldate’s Chambers**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| No. | Risk Description  | Gross Risk | Cause of Risk  | Mitigation | Current Risk | Further Management of Risk: Transfer/Accept/Reduce/Avoid | Monitoring Effectiveness | Residual Risk |
| Risk Score **Impact Score**: 1 = Insignificant; 2 = Minor; 3 = Moderate; 4 = Major; 5 = Catastrophic **Probability Score:** 1 = Rare; 2 = Unlikely; 3 = Possible; 4 = Likely; 5 = Almost Certain |
|  |  | I | P |  |  | I | P |  |  | I | P |
| 1 | BA/REEF renege on the transaction and do not complete. | 3 | 1 | BA/REEF (as Vendor) has an alternative agenda / exit strategy. | Concertina the period between agreeing terms, Council approval and completion. | 2 | 1 | Reduce and avoid by the City Council fast tracking its due diligence in readiness to complete at the earliest opportunity. | Strong. | 2 | 1 |
| 2 | Abject market failure in the capital markets in the short-term. | 4 | 2 | Economic and political imbalances. | Hold the investment until capital markets (i.e. pricing) improves. | 3 | 2 | Accept and avoid by holding the investment into improved market fundamentals. | Limited. | 3 | 2 |