

## 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 Certain		Impact Score: 1 = Insignificant; 2 = Minor; 3 = Moderate; 4 = Major; 5 = Catastrophic						Probability Score: 1 = Rare; 2 = Unlikely; 3 = Possible; 4 = Likely; 5 = Almost				
		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	

