

Appendix Four: Community leases

Risk Implications

Title	Risk description	Opp/ threat	Cause	Consequence	Date Raised	Owner	Gross		Current		Residual		Comments	Controls				
							I	P	I	P	I	P		Control description	Due date	Status	Progress %	Action Owner
Corporate objectives	Delivery risk	Threat	Community leases do not maximise asset support the Council's objectives	The Council does not obtain good value from its community assets	Oct 2016	Head of Service	3	2	2	2	2	1	None	We have created a new criteria for community leases that we will publish on our website. The lease holders also need to have a plan in place,	On-going governance	Open	75%	Communities Officer
Lease charges	Delivery risk	Threat	The Council is unable to afford to provide premises below market rents	Community Associations are unable to afford the lease charges	March 2016	Head of Service	3	2	3	2	3	2	None	In-depth understanding of the social value. Business plans in place that are effectively delivered.	On-going governance	Open	50%	Communities Officer
External funding	Delivery risk	Threat	The unsecure leases make it harder to obtain external funding	Community organisations are not able to attract external funding	Oct 2016	Head of Service	3	2	2	2	2	1	None	We have developed a clause that enables the break clause to be removed for the period of the external funding	On-going governance	Open	75%	Communities Officer
Security of tenure	Delivery risk	Threat	The new lease conditions are not agreeable to community groups	The leases are not progressed and community associations do not have security and are unable to attract external funding	Oct 2016	Head of Service	3	2	3	2	3	1	None	We have consulted and listened to community groups and balanced their needs with the financial responsibilities of the Council	On-going governance	Open	80%	Communities Officer
Transparency and fairness	Delivery risk	Threat	Preferential agreement is given to certain community groups	The Council's subsidy is not effective targeted where it will have the greatest impact	Oct 2016	Head of Service	3	3	3	2	2	1	None	We have created a new criteria for community leases that we will publish on our website. The leases also need to have a plan in place that is reviewed annually.	On-going governance	Open	75%	Communities Officer
Social value	Delivery risk	Threat	Lack of effective resources such as skilled trustees	Facilities do not maximise the social value	13 Mar 17	Head of Service	3	2	2	2	2	2	None	Robust leases and support to Community Associations in line with the Community Centres Strategy	On-going governance	Open	70%	Communities Officer

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