**Asset Management Strategy Risk Register**

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| No. | Risk Description | Gross Risk | | Cause of Risk | Consequence | 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 | Inappropriate/no up to date AMS and AMAP | 3 | 4 | Plans not prepared or not adopted | Ineffective management of property assets, loss of income, missed opportunities | Up to date strategy prepared and adopted with effective AMAP | 2 | 2 | Reduce | Effective | 2 | 1 |
| 2 | Poor delivery of AMS/AMAP | 3 | 5 | Lack of resource, lack of funds, no stakeholder buy in, poor decision processes, lack of management | Ineffective management of property assets, loss of income, missed opportunities | AMAP identifies effective and agreed resource, capital and revenue plans to support activities  Quarterly Reporting to ARG | 3 | 3 | Reduce – | Effective | 2 | 2 |
| 3 | Market | 5 | 4 | Adverse market conditions | Adverse impact on values, receipts and income, capital receipts and spend | Clear strategy, AMAP in place identifying required actions, Market intelligence, professional staff, responsive decision making | 4 | 3 | Reduce –  Clarity and understanding of portfolio and property risk, performance measurement | Effective | 3 | 3 |
| 4 | Oxford /Retail Centric Portfolio | 3 | 4 | Impact of a locationaly limited and predominantly retail investment portfolio | Excessive sensitivity to local regional changes and impacts | AMAP to identify projects to review and address | 3 | 3 | Reduce –  Performance and progress reporting | Effective | 3 | 3 |
| 5 | Adverse publicity/ public opinion | 3 | 3 | Inappropriate decisions, inadequate stakeholder consultation | Unfavourable Press and media outputs complaints | Effective stakeholder consultation, awareness of impacts of decisions | 2 | 3 | Reduce | Effective | 2 | 2 |
| 6 | Business Continuity | 5 | 4 | Impact on operations including physical premises, technology and people eg could include fire flood covid hacking strikes or any other form of disruption | Impacts/failure to deliver operational business, loss of income | Effective business continuity plans in place  Portfolio Performance data effective arrears management | 4 | 3 | Reduce | Effective | 3 | 3 |
| 7 | Technology & Data Systems | 3 | 4 | Accommodation and systems unfit for purpose | Inefficient delivery, excess space use, higher costs lack of funding | Market and property knowledge, property surveys AMAP identifies action required | 3 | 3 | Reduce | Effective | 3 | 2 |
| 30 | Equality and Diversity | 3 | 4 | Appropriate regard not given to equality and diversity policies | Failure to deliver to appropriate standards, bad publicity, legal action | AMAP to identify and programme activities to address | 2 | 2 | Reduce Performance and progress reporting | Effective | 2 | 2 |
| 31 | Safeguarding | 3 | 4 | Appropriate regard not given to safeguarding | Failure to report, take appropriate action bad publicity legal action | Staff training and policy framework | 3 | 3 | Reduce | Effective | 2 | 2 |
| 32 | Privacy | 3 | 4 | Failure to comply with GDPR | Disclosure of personal information, bad publicity, legal action | Staff training and policy framework | 3 | 3 | Reduce | Effective | 2 | 2 |

Risks identified have been assessed on the basis of Impact ( **I** ) and Probability (**P**) in worst case scenario (Gross Risk) and position after mitigation actions are taken (Residual Risk) together with assessment of Current Risk with actions and mitigations currently in place