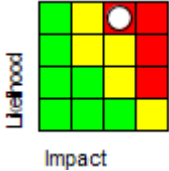
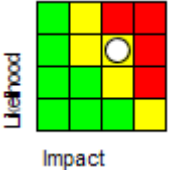


Highgate Wood and Queen's Park Detailed Risk (reported by exception)

Generated on: 10 January 2025

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Flight path
ENV-NE- HWQP 007 Decline in condition of assets	<p>Cause: Inadequate proactive and reactive maintenance related to insufficient budget for maintenance, repairs and Cyclical Works Programme, and limited capital works programme. Delays in works being carried out once faults are reported. Lack of staff resources at Highgate Wood and Queen's Park. Lack of clarity (cross-departmentally) around roles and responsibilities for facilities maintenance.</p> <p>Event: Operational and public buildings further decline, becoming unusable and/or unsafe.</p> <p>Effect: Serious injury to a member of the public or member of staff. Service capability disrupted/operational impact. Continuation of decline in condition of assets. Ineffective use of staff resources. Damage to corporate reputation. Increased costs for reactive maintenance. Overrun of additional works programme.</p>		16	<p>Surveys of condition of high priority assets have been undertaken. These will inform further agreements and working with City Surveyor's Department (CSD) to maximise investment in neglected assets, particularly housing in need of improvement and buildings that have income generation potential.</p> <p>Recent approval of maintenance backlog funding is welcome, and work is underway with CSD and other corporate departments to assess, allocate and prioritise the funding to areas of most need.</p> <p>Some progress has been made on electrical re-wiring. The condition of the perimeter fencing at Highgate Wood is a growing concern; CSD are looking into a possible solution.</p> <p>Asset registers for built assets are undergoing review and being transferred into a new system with additional information by CSD. The Assistant Director Charity Development is taking forward recommendations for changes to ways of working with CSD and other corporate departments.</p>		12	31-Dec-2025	

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24-Feb-2022 Bill LoSasso				The Natural Environment Charity Review is considering alternative funding options, including the use of reserve funds in order for charities to have greater influence over management and investment in their assets. 09 Jan 2025				
							Reduce	

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-NE-HWQP 007a Review of Property Assets	Review condition of assets in conjunction with City Surveyor's Department.	Review is cyclical and ongoing. This is coordinated between the City Surveyor's Department (CSD) and local teams. The CSD owns, and makes decisions on, the budget for works. This is an ongoing action and kept under review.	Bill LoSasso; Jonathan Meares; Charlotte Williams	09-Jan-2025	30-Jun-2025
ENV-NE-HWQP 007b Liaison with City Surveyor's Department	Hold regular Client Liaison meetings with City Surveyor's Department to discuss issues and raise concerns about Building Repairs and Maintenance and Projects.	The Assistant Property Facilities Manager (APFM) is in regular contact with Natural Environment Division stakeholders, but there have been delays in liaison between the client and City Surveyor's Department (CSD). Officers are continuing to work with CSD to resolve service delivery issues. We are establishing regular project prioritisation meetings with the CWP (Cyclical Works Programme) team for project oversight. This is an ongoing action and is kept under review.	Bill LoSasso; Jonathan Meares; Charlotte Williams	09-Jan-2025	30-Jun-2025
ENV-NE-HWQP 007e Annual building inspections	Annual inspections of all buildings, including residential, carried out jointly by local teams and City Surveyor's Department to capture maintenance needs.	Annual inspections of built assets are contingent upon having sufficient capacity and resource to undertake them. A light-touch condition survey of staff accommodation has been carried out. Some resources have been identified (through backlog funding) to carry out necessary works and progress is being made towards confirming a comprehensive solution. In the meantime, all defects notified by tenants continue to be reported to City Surveyor's Department for action.	Bill LoSasso; Jonathan Meares; Charlotte Williams	09-Jan-2025	30-Jun-2025

Appendix 2a

		This is an ongoing action and is kept under review.			
ENV-NE-HWQP 007f Asset review	Asset management review.	A full review of Natural Environment assets is being completed through the Natural Environment Charity Review. The eventual outcome will include a comprehensive asset register for Highgate Wood and Queen's Park which will enable the investigation of potential options to tackle the backlog of repair and maintenance works.	Bill LoSasso; Jonathan Meares; Charlotte Williams	09-Jan-2025	30-Jun-2025