

VANBRUGH PARK ESTATE - RISK REGISTER

DATE: 01-06-2023

No	Items	Category	Likelihood	Impact	Status	Comments	Inherent Risk
1.	Damp Undercroft / Flats 1-19 Combe Mews	Health & Safety Risk	Certain	Extreme	Open	Waste water pipe leaking for more than 20 years. Wellbeing issues: Wasted, inhospitable space, smell from damp, damp infiltration to flats	
2.	Vermin Undercroft / Flats 1-19 Combe Mews	Public Health Risk	Certain	Extreme	Open	Wellbeing issues: Hygiene	
3.	Exposed Wiring Undercroft / Flats 1-19 Combe Mews	Fire Risk	Almost certain	Extreme	Open	Fire Hazard. Water from flats above dripping onto exposed cables. Safety to residents above.	
4.	Damp Primary Structure Undercroft / Flats 1-19 Combe Mews	Health & Safety	Certain	Extreme	Open	Wellbeing issues: Structural Collapse of undercroft and flats above	
5.	Empty Garages Undercroft / Mews flats 9-21 Vanburgh Park Rd	Fire Risk	Likely	Extreme	Open	Wellbeing Issues: lack of knowledge of content of occupied garages presents a fire risk. Exposed wiring.	
6.	Vermin Infestation	Health & Safety Risk	Certain	Extreme	Open	Wellbeing Issues: Hygiene	

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	Undercroft / Mews flats 9-21 Vanburgh Park Rd						
7.	Garage with Raw Sewage Overflow Undercroft / Mews flats 9-21 Vanburgh Park Rd	Health & Safety	Likely	Major	Open ▾	Wellbeing Issues: Hygiene	
8.	Drains and Gutters Mews flats 2-20 Vanburgh Park Rd	Health & Safety / Financial	Certain	Extreme	Open ▾	Issues: Hygiene, damp, financial for the council and the individual. Sewage and water is bubbling up in sinks and basins.	
9.	Removal of Plant Pots Mews flats 2-20 Vanburgh Park Rd	Wellbeing & Environment	Certain	Major	Open ▾	Wellbeing Issues: Mental Health, Shading, Social sustainability. Refer to fire safety officers report from visit on 01.06.2023	
10.	Refurbishment Timetable Westcombe Court	Wellbeing	Almost Certain as it stands	Major	Open ▾	Provision to be made for vulnerable residents. Extended period of scaffolding blocking views and light from flats. Disruption to lift access for all residents, in particular effects the elderly, infirm and families with children.	

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11.	Store rooms Westcombe Court				Open ▾		
12.	Bins Westcombe Court	Health	Certain	Moderate	Open ▾	The bins are not sufficient, overflow and insecure.	
13.	Forced Removal of pot Plants Westcombe Court	Wellbeing & Environment	Likely	Moderate	Open ▾	Wellbeing Issues: Mental health, social sustainability.	
14.	General Lack of Basic Maintenance	Health & Safety, financial impact	Certain	Extreme	Open ▾	Exacerbating minor problems. Subsidence, drains, cracks in walls, guttering, lighting, bin provision, external decoration. Issues: Health & Safety and Financial to Council and Individuals.	
15.	Mowing and Strimming	Wellbeing	Certain	Major	Open ▾	Over-zealous mowing and strimming. Wellbeing Issues: Mental Health, Biodiversity, social sustainability, community cohesion.	