

RISK HEADING	CONTROL ASSESSMENT STATUS	MANAGEMENT IMPROVEMENT STATUS	OVERALL RISK LEVEL STATUS
<p><b>1. Non-compliance with Health &amp; Safety at Work Act 2015</b></p>	<p>The management and documentation framework manual is progressively being implemented.</p> <p>Further site hazard inspections will be scheduled on completion of initial seismic assessments for all buildings.</p>	<p>A co-ordinated approach to implementation of the legislation is under way. Draft implementation plans have been prepared to address the results to date of the hazard assessments of three properties. While some hazard responses have already been actioned most have been held over pending clarification of the Trust's future plans for the likes of High Street, Carterton.</p>	<p>The level of risk is currently assessed as moderate to high. This will be reduced as we consolidate progress made so far to establish a management and documentation regime, and develop and implement associated action plans.</p>
<p><b>2. Threat to rental income security</b></p>	<p>Trustees have identified strategic objectives of improving the WALT, reducing the proportion of Greytown based property making up its portfolio and reducing exposure to residential and to a lesser extent retail tenancies. Ability to influence these factors is limited in the short to medium term.</p> <p>The threat to rental income security incurred arising from business interruption is managed through insurance (threats to income security in the form of physical damage to Trust property are covered below).</p>	<p>Exposure to residential tenancies has been and will be significantly and permanently reduced through actual and imminent disposals. These and other disposals have had the effect of reducing the proportion of the total portfolio represented by Greytown properties. WALT has fallen due to the impact of agreeing very short term leases for vacant premises awaiting long term tenants eg. 64 Main Street. It is anticipated to improve in the near future. Progress on reducing exposure to retail tenancies has been minor.</p>	<p>Overall level of risk is assessed as moderate to low.</p>
<p><b>3. Severe earthquake, other natural disaster, fire, security or police emergency</b></p>	<p>Economic constraints mean it is not feasible to mitigate 100% of the risk associated with these types of event. However, residual earthquake, flood and fire risk are managed through insurance provision.</p>	<p>Recently completed seismic assessments have indicated the majority of properties in the Trust's portfolio currently achieve a satisfactory seismic rating. There are four properties where the risk is considered moderate to high. In two instances further detailed assessments will be undertaken to establish whether it</p>	<p>With information now to hand the level of seismic risk is considered moderate to low for most properties. Ditto flooding and fire.</p>

		<p>is economic to mitigate this risk. No real progress has yet been made in implementing a resolution to dispose of the other two properties.</p>	
<p><b>4. Death or incapacity of a staff member impacts Trust operations</b></p>	<p>In an environment where the operations of the Trust are reliant on the health of just two staff, mitigation of this risk is limited to implementing a combination of appropriate fall-back operating procedures and a business continuity plan</p>	<p>A BCP has been drafted and covers off this risk. Proposed back-up arrangements need to be confirmed.</p>	<p>Overall level of risk is assessed as moderate.</p>