

Risk	Category	Likelihood	Impact	Risk Score	Mitigation
<p>Risk of disturbance to neighbourhood from venue (music, late night clearing up, early morning deliveries) which causes complaints either fracturing relationship with neighbours, large fines or ultimate loss of licence.</p>	<p>Neighbours/Operational Risk</p>	<p>2</p>	<p>3</p>	<p>4</p>	<p>Agree policy of the committee in terms of the responsibility to the neighbours                      Tenant and Committee need to be aware of regulations in this area and agreed restrictions need to be part of the conditions of the lease.</p> <ul style="list-style-type: none"> <li>• A maximum of 6 live music or beer festivals per year may be held in the garden.</li> <li>• Live music in the garden must cease by 9pm</li> <li>• Neighbours will be given two weeks' notice of such events.</li> <li>• Otherwise, live music only takes place in the pub with the windows closed according to the premises license.</li> <li>• All premises license conditions to be observed.</li> <li>• Hours of glass disposal not between 11pm-8am</li> </ul>
<p>Risk of disturbance to neighbourhood from patrons in garden or leaving the venue which causes complaints either fracturing relationship with neighbours, large fines or ultimate loss of licence.</p>	<p>Neighbours/Operational Risk</p>	<p>2</p>	<p>5</p>	<p>4</p>	<p>Tenant and Committee need to be aware of regulations in this area and agreed restrictions need to be part of the conditions of the lease, for example:</p> <ul style="list-style-type: none"> <li>• Respect of privacy of neighbours</li> <li>• Respect of property of neighbours</li> <li>• No piped music in the garden.</li> </ul>

<p>Risk of alcohol related anti-social behaviour causing damage to property, noise complaints or reputational damage.</p>	<p>Neighbours/Operational Risk</p>	<p>2</p>	<p>5</p>	<p>4</p>	<p>Agreed and published complaints policy and procedure.</p>
<p>Smoking causing damage to environment for neighbours or blockage in Chequer Lane and risk to patrons on the pavement.</p>	<p>Neighbours/Operational Risk</p>	<p>2</p>	<p>2</p>	<p>3</p>	<p>The committee must ensure the tenant implements a smoking policy.  Smoking should be discouraged at the front of the pub for obvious safety reasons.</p>
<p>Risk of potential increase on both off and on road parking causing a nuisance to community as a whole, especially if the car park is filled. This would affect shoppers at the Co-op and residents in The Street and Chequer Lane.</p>	<p>Neighbours/Operational Risk</p>	<p>1</p>	<p>3</p>	<p>3</p>	<p>Parking in the pub car park should be clearly indicated to encourage users to use the car park rather than public spaces with priority given to disabled drivers.  Consider expanding the carpark</p>
<p>Risk of increased litter outside the pub, broken glass etc, causing reputational damage and health and safety issues.</p>	<p>Neighbours/Operational Risk</p>	<p>2</p>	<p>2</p>	<p>3</p>	<p>The tenant must have a policy for cleaning up at the end of the night.  Ensure bins are provided in garden and there are regular clean-ups.</p>
<p>Risk of light pollution in garden from late dining or bat and trap causing complaints either fracturing relationship with neighbours or ultimate loss of licence.</p>	<p>Neighbours/Operational Risk</p>	<p>2</p>	<p>2</p>	<p>3</p>	<p>No glassware to be brought outside at the front of the pub.  Lighting used for bat and trap need to be carefully designed and tested to minimise light pollution. The game must end at the agreed time according to League rules.</p>



<p><b>There is a risk that drug users/sellers will attempt to use the pub as a base for sales.</b></p>	<p>Neighbours/Operational Risk Environmental</p>	<p>1</p>	<p>3</p>	<p>It is the duty of all licensed premises to create a safe and secure environment for their customers and to take steps to promote all four of the licensing objectives:</p> <ul style="list-style-type: none"> <li>• Prevention of crime and disorder</li> <li>• Public safety</li> <li>• Prevention of public nuisance</li> <li>• Protection of children from harm</li> </ul> <p>It is therefore vital that all licensed premises remain vigilant when it comes to illegal drugs.</p> <p>The Committee requires the tenant and staff are trained on the subject of illicit drugs so that they are able to anticipate, identify and address any problems.</p>
<p><b>Risk that the tenant does not want to work with the neighbours and relationship sours leading to either fracturing relationship with neighbours or ultimate loss of licence.</b></p>	<p>Neighbours/Operational Risk</p>	<p>1</p>	<p>3</p>	<p>The interview should allow the assessment of the ability of the tenant to be able to deal reasonably with complaints from neighbours and their willingness to work with the neighbours and committee members.</p> <p>Some aspects of managing issues will be included in the lease and these have been highlighted within this risk assessment.</p> <p>The selected tenant will engage with the Committee to put processes, procedures and actions in place to work with the concerns of the community, both in the</p>

<p><b>Risk that HSO (Health and Safety Officer fails assessment leading to tenancy failure or pub closure in either pub safety or food hygiene.</b></p>	<p>Environmental/Operational Risk</p>	<p>1</p>	<p>3</p>	<p>3</p>	<p>immediate vicinity and within the Village community as a whole. Environmental health will make assessments in the first year of the pub trading. Additional funding must be made available by the committee/ tenant to ensure compliance if there are shortcomings. Any tenant considered for selection should be able to demonstrate knowledge in this area.</p>
<p><b>Risk that there is danger of an unforeseen public liability claim in the garden</b></p>	<p>Environmental/Operational risk</p>	<p>1</p>	<p>2</p>	<p>3</p>	<p>Outside space must be assessed to identify hazards and consider and record how those hazards are going to be controlled. The committee will ensure that the risk assessment is reviewed regularly and a record kept of each review and ensure that adequate public liability insurance is held.</p>
<p><b>Risk that cellar as it currently is will be a safety risk for patrons of the pub.</b></p>	<p>Environmental/Operational Risk</p>	<p>3</p>	<p>3</p>	<p>5</p>	<p>An appropriate safety barrier will be installed prior to opening. The Committee will ensure that adequate public liability insurance is held by the tenant.</p>
<p><b>Risk that pub fails fire safety risk assessment (esp. in relation to works not yet completed.)</b></p>	<p>Environmental/Operational Risk</p>	<p>3</p>	<p>3</p>	<p>5</p>	<p>A risk assessment should be carried out prior to the pub starting trading which will ensure that all works are completed and a snagging list compiled.</p>



<p>Risk that agreements previously made with neighbours regarding noise, the hedge and maintenance are not honoured causing a breakdown in relationship.</p>	<p>Neighbours/Operational Risk</p>	<p>2</p>	<p>2</p>	<p>3</p>	<p>Additional funding must be made available by the committee/ tenant to ensure compliance if there are shortcomings.</p> <p>Fire and other risk assessors can be invited to come early to give advice and assurance that all bases are covered.</p> <p>A southern (and any other) boundary hedge needs to be protected by a covenant in the lease which establishes responsibility for maintenance, height and purpose.</p>
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Approved by:



J. Scatchard, Chair, CIAS

Date:

31st May 2019

