

# RAPID RISK MANAGEMENT REPORT

## VACANT PROPERTIES

|                                  |   |
|----------------------------------|---|
| <b>Report Prepared for:</b>      | RSG Property Ltd                              |
| <b>Property Address:</b>         | 20 Main Street, Dorchester, Dorset            |
| <b>Postcode:</b>                 | DT1 4VQ                                       |
| <b>Contact Name &amp; Title:</b> | Katy Johnson                                  |
| <b>Email Address:</b>            | katy.johnson@rsgproperty.co.uk                |
| <b>Date of Assessment:</b>       | 01/07/2027                                    |
| <b>Rapid Reference Number:</b>   | RAP-987658-C2C24-001                          |
| <b>Policy Number:</b>            | RSG225599                                     |
| <b>Business Description:</b>     | Property Owners/Residential – Vacant Property |
| <b>Insurer:</b>                  | Insurers UK                                   |
| <b>Underwriter:</b>              | Mr Pearce                                     |
| <b>Broker Company:</b>           | Brokers UK                                    |
| <b>Broker Name:</b>              | Mr Bloggs                                     |
| <b>Broker Email Address:</b>     | bloggs@brokersuk.com                          |

Assessing the risks of a vacant property will help you identify any hazards and weak spots and reduce loss or damage occurring.

We take a different approach to risk management, providing it as an added value service to our business insurance customers. This is founded on our belief that, when it comes to losses, prevention is infinitely better than a cure.

Some of the risks identified you may have already mitigated, and in some cases some of these may not be applicable to your business.

## SUMMARY OF BUSINESS ACTIVITIES

**Comments:** This property was a former public house which has been unoccupied for several months. The property has been purchased by RSG Property Ltd and major restoration works will be starting in the next two months. Planning permission has been granted for a restaurant on the ground floor (inclusive of cellar), with the top 2 floors to be converted into 4 residential apartments.

## BUILDING & CONSTRUCTION STATS

|   |   |
|---|---|
| Main Wall Construction Material (if known)  | Flemish Bond Brickwork  |
| Roof Type and Material<br>(e.g pitched slate on timber with extensive felt on timber section of rear extension) | Pitched slate on timber, with extensive felt on timber section of rear extension. |
| Number of Floors (excluding basement)   | 3   |
| Basement Yes / No   | YES   |
| Year of Build   | 1922  |
| Multi-tenure  | NO  |

**Additional Comments** Grade 2 Listed Building. The property will be multi-tenure upon completion of the restoration works.

## TOP RISKS RAISED FOR VACANT PROPERTIES

### Vacant Property Security

Vacant properties are vulnerable targets for criminal activities and pose significant security risks, particularly in relation to arson and vandalism. It is essential to prioritise the securing of properties that are unoccupied or temporarily vacant, to avoid potential dangers and ensure the asset complies with vacant property conditions, where applicable.

Whilst the premises remain unoccupied, regular external and internal inspections of the vacant building must be completed to check for damage or breaches of security.

#### Key points for discussion:

#### PROPERTY

|   |                  |
|---|------------------|
| 1. How long has the building been vacant?               | 9 months         |
| 2. Is the building fully or partly unoccupied?          | Fully Unoccupied |
| 3. If partly unoccupied, what percentage is unoccupied? | N/A              |

**Additional Comments** None

#### INSPECTION

|   |  |
|---|--|
| 4. Are the premises inspected both externally and internally by an authorised person at maximum intervals of 7 days?            | YES  |
| 5. Who undertakes the inspections?  | Secure Properties UK   |
| 6. What is the extent of the inspection?  | Visual inspection both interior and exterior, walk round and documentation |
| 7. Are details and observations from the inspections recorded in a log.   | YES  |
| 8. Are any defects in security or the condition of the premises identified by the inspection, remedied as a matter of priority? | YES  |

**Additional Comments** An employee is also a key holder and lives locally.

### UTILITIES

|  |             |
|--|-------------|
| 9. Are water, gas and non-essential electricity supplies (e.g., as required for heating, refrigeration, or intruder alarms, etc.) disconnected and the water supply further drained down | YES         |
| 10. If parts of the electrical system remain live, when was the fixed wiring last tested and inspected?  | 3 years ago |
| 11. If the certification showed the system was in an unsatisfactory condition, have the observations (C1, C2 and FI's) been remedied?  | YES         |

**Additional Comments** The electrical testing raised 2 C2 observations, which have since been rectified. RSG Property Ltd, have provided the report showing the works have been completed.

### SECURITY

|  |     |
|--|-----|
| 12. Does the building have any form of electronic security, i.e., intruder alarm protection or CCTV?<br><i>(Consider: if electricity has been fully disconnected, how is the electronic security powered?)</i> | YES |
| 13. If intruder alarm protection is in place, is the system remotely monitored?  | YES |
| 14. Are keys removed from site and secured away from the premises?   | YES |
| 15. Are all keys to the building accounted for?<br><i>(if not consider whether locks need to be changed)</i>   | YES |
| 16. Are ground floor and accessible upper floor windows securely boarded up?   | NO  |
| 17. Have there been any intrusions or attempted intrusions, graffiti, damage, arson attempts, etc. since the property was vacated?   | NO  |

**Additional Comments** The building has CCTV and a wireless intruder alarm, which are remotely monitored by Vacant Security UK. We recommend that the accessible windows are boarded up until construction works begin – see risk improvement report.

### FIRE

|   |     |
|---|-----|
| 18. Is there an active fire detection system installed? | YES |
| 19. If yes, is it remotely monitored?                   | YES |

|  |     |
|--|-----|
| 20. Are all letter box flaps and any similar openings sealed?                      | YES |
| 21. Is the building cleared internally of all combustible items?                   | YES |
| 22. Is the building clear externally of combustible waste and combustible storage? | YES |

**Additional Comments** The building has a wireless fire alarm system, which is remotely monitored by Fire Alarms UK.

## EMERGING & CHALLENGING RISKS *Horizon-scanning of current macro and micro-environments highlight these risks as becoming increasingly prominent.*

### 1. Cyber Incidents (Cyber Crime, IT Failure), Data Breaches

According to the UK Cyber Security Breaches Survey 2024, 50% of businesses were subjected to some form of cyber-attack in the past 12 months. The report highlights only 'known' incidents, and the percentage is widely regarded as being understated.

These are not one-off incidents. Of the organisations reporting attacks, almost one-third said they occurred at least once a week. The most common incident was 'phishing', experienced by 84% of those surveyed; 35% reported being impersonated online or by email, and 17% of businesses were affected by malware or other viruses.

The average cost of a cyber-attack is estimated to be £1,205. For medium and large businesses only, this rises to £10,830. However, less than half of businesses (41%) have taken action in the past 12 months to identify cyber security risks.

### 2. Business Interruption

The PwC's Global Crisis and Resilience Survey 2023 shows that as many as 96% of organisations have experienced disruption in the past two years.

The business continuity threat landscape is widening every year. As well as the pandemic, supply chain, cyberattacks, political conflict, economic issues, and natural disasters are disrupting businesses throughout the world. Climate change is already causing more frequent extreme weather events, leading to severe storms and floods.

According to the RISC Authority, every year, around 20% of UK businesses face an event that is unplanned, unwanted and has the potential to threaten the very existence of their organisation. Regretfully, many, particularly those without a business continuity plan, fail to survive.

### 3. Underinsurance

Underinsurance is a failure to arrange the correct level of insurance cover. In the event of a claim, a business will not recover the amount required to replace its buildings, stock, machinery, plant and so on, making it impossible in some cases to return to normal operations.

As many as 81% of buildings in the UK are underinsured, and on average, they are covered for just 63% of the amount they should be. When you consider the likely cost to rebuild your business property from scratch, this means it is highly likely you would need to find around one-third of the rebuild cost yourself in the event of a major fire or total loss.

Even smaller claims are affected by underinsurance because of something called the Average Clause in insurance policies. Many businesses are unaware of the risks they face.

Avoid property underinsurance today with [RebuildCostASSESSMENT.com](https://www.rebuildcostassessment.com).

## 4. Solar Photovoltaic (Panels)

Solar photovoltaic (PV) system adoption is growing fast in the UK. Not just in the domestic market but also in the commercial, industrial, and public sectors. Installations range from small-scale in primary schools and office buildings to large-scale at Kings Cross Station in London and the Olympic Park. MCS reported that almost 190,000 were installed in 2023.

A common myth is that PV systems require little to no maintenance. But, like any electrical system, PV systems require regular maintenance to remain safe and efficient.

While the risks associated with solar PV panels are high, they can be mitigated with proper planning, installation, and maintenance. The rapid advancements in PV technology and adherence to changing standards are reducing those risks, making solar a viable and safer option for all sectors.

Using our own data and expertise, we can now assess solar panel risks without the need for a site visit. Find out more about Rapid Risk Management (RRM) here: <https://www.riskstop.co.uk/rapid-risk-management>

## 5. Lithium Batteries

Lithium batteries are used in many applications, such as consumer electronics, electric vehicles, and energy storage systems, and they have several associated risks.

According to a recent BBC report, the London Fire Brigade has stated that the fastest growing risk in the capital is [lithium battery powered] e-bikes and e-scooters. There was a 78% increase in e-bike fires in 2023 compared to the previous year, with 155 e-bike fires and 28 e-scooter fires.

Multiple lithium battery fires are reported every year, raising concerns around their use, storage and disposal. By understanding and addressing the risks, we can ensure the safe use and management of lithium batteries and maximise the benefits while minimising the hazards.

### ACTION FOR UNDERWRITERS

#### Additional Comments

A requirement has been raised for the accessible windows to be boarded up until the construction works on the property begin.

### RISK IMPROVEMENT REPORT RAISED

YES

### ADDITIONAL INFORMATION *if required*

#### Additional Comments

None

#### Rapid Report completed by:

**Lisa Beaton**

#### Date of Report:

**02/07/2024**

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