

Risk ID	Category / Element	Risk Short Title	Description	Desired Outcome	Current Situation	Proposed Strategy
C00297 []	C6 Legal / Contract Terms	Constructive Fraud Through Leasehold Sale Strategy	The club's freehold has allegedly been offered for sale without acknowledging residual leaseholder rights, which may defraud buyers and diminish owner claims.	Immediate halt to all sales pending leaseholder verification and register of interested parties. What Could Go Wrong? Properties could be sold free of public objection, leading to long-term legal complications and erasure of owner interest.	Some planning applications and listings suggest 'clean' sale; no owner registers referenced.	Publicise leaseholder rights to estate agents and local planning bodies.

Risk (three-part) Statement			Current Risk			Response Type	Manageability	Residual Risk	Risk Owner	Due Date	Close Date	Last Review Date Notes
Cause	Risk Event [uncertainty]	Consequence	Probability	Impact	Score (Pxl)							
Seller omitting key legal encumbrances.	Listings made without mention of leaseholder rights.	Potential fraudulent misrepresentation to future buyers.	5	4 H-1 C-1 Q-1 S-1	20	Mitigate	5	16	Winter, David	08Feb26	Open	26Sep25

Mitigating Actions / Response						
ID	Actions			Action Owner	Due Date	Close Date
#1	Publicise leaseholder rights to estate agents and local planning bodies.			Winter, David	25Nov25	Open

Last 10 RM Events (Meetings/Interviews/Workshops).

Mtg.	Date	Title / Person / Department	Objective	(0 Events held.)

<u>Comments</u>	<u>History</u>
<p>Top Risk Summary</p> <p>Constructive Fraud Through Leasehold Sale Strategy</p>	<p>Top Risk Mitigation</p> <p>Publicise leaseholder rights to estate agents and local planning bodies.</p>