

Appendix 1 – gallery roof risk mitigation

**Risk Profile (based on 2 year estimate)**

Element	Risk description	Likelihood	Impact	Indicative Repair cost (Per Event)	Mitigation	Mitigation cost
Roof covering (Age – 80 years)	Failure causing leaking	Medium/High due to age and current condition	Closure of gallery for 1 week to 6 months	Accessibility issues will dictate cost £2k to ?£20k	Reactive Repairs undertaken	Reactive only
Roof rainwater (Age – 80 years)	Blockage of rainwater down pipes	High in extreme weather	Temporary closure of gallery and internal repairs/ making good 1 week to ?6 weeks	Reactive, main cost consequential damage to galleries £2k to ?£20k	Frequent inspection and clearance of debris – in place	Included in maintenance costs
Rooflights structure (Age – 80 years)	Corrosion of rooflight structure	On-going but low	As above 1 week to ?12 weeks	As above	As above	Reactive only
Rooflights glazing (Age – 80 years)	Thermal cracking of glazing	Medium	Water dripping into gallery 3 days to ?3 months	Tape cracks where accessible.	Reactive Repairs undertaken where accessible	Reactive only
Rooflights upstands (Age – 80 years)	Water getting into galleries due to pooling caused by rainwater downpipe blockage	Medium	Temporary closure of gallery and internal repairs/ making good 1 week to ?6 weeks	Reactive, main cost consequential damage to galleries £2k to ?£20k	Frequent inspection and clearance of debris from downpipes – in place	Included in maintenance costs

Appendix 1 – gallery roof risk mitigation

Air Conditioning units condition (Age – 20 years)	Units at end of economic life (15-20 years) and spares not necessarily available	Medium/High	Temporary closure of gallery 3 days to ?3 months	Reactive £1k to ?£50k	Regular maintenance regime.	Reactive on failure
Air Conditioning distribution maintenance (Age – 20 years)	Currently serviceable and should have 10-15 years life	Low	Temporary closure of gallery 3 days to ?1 month	Reactive £1k to ?£5k	Regular visual inspection (in place)	Reactive on failure
Air Conditioning distribution insulation maintenance	Safe access to some areas no difficult but birds attack insulation	Low	Minimal disruption if any	£ 1k to £10k	Regular visual inspection (in place)	Reactive on major damage
Air Conditioning system units RO unit (Age – 20 years)	Unit reaching end of economic life. Spares could be problematic	Medium	Temporary closure of gallery 3 days to ?3 months	£ 1k to ?£20k	Regular maintenance regime	Reactive on failure
Copper Roof (Age – 80 years)	Reaching end of economic life. Some minor leaks but usually repairable. Consequent damage to roof structure	Medium	Currently minimal disruption if any, but larger leaks may force closure.	Current average £3k but expected to increase in size	Regular visual inspection (in place)	Reactive on failure