

Maintenance Priority Matrix

Property with Contractual Obligation (Lease)	Priority	Void (empty lease premises)	Priority	Operational Property (occupied and void)	Priority	Other (Historic Monuments / Ruins)	Priority	How to Prioritise within the Priority
H&S Hazard (unmanaged or unmanageable)	1	H&S Hazard (unmanaged or unmanageable gas/electrical/asbestos/L8 checks or other hazard requiring mitigation or reduction)	1	H&S Hazard (unmanaged or unmanageable)	1	H&S Hazard (unmanaged or unmanageable)	1	on severity of hazard and risk presented (H&S Compliance Officer or Corporate Property Assets Manager to determine)
Preventing Unauthorised Access	2	Preventing Unauthorised Access	2	Preventing Unauthorised Access	2	Preventing Unauthorised Access	2	on greatest potential loss / damage / cost
Occupier Business Impact (unmanageable) to prevent claim	3							on greatest potential loss / damage / cost
Enabling Other Income Generation (e.g. PV) Or Protecting Other Existing Income Generation (e.g. PV)	4	Enabling New Letting (income generation) e.g. repairs. Or Enabling Other Income Generation (e.g. PV) Or Protecting Other Existing Income Generation (e.g. PV)	4	Enabling Other Income Generation (e.g. PV) Or Protecting Other Existing Income Generation (e.g. PV)	4			on greatest potential income/time limits/loss
				Service Delivery Impact (unmanageable)	5			on greatest potential loss / damage / cost
H&S Risk (manageable and being managed)	6	H&S Risk (manageable and being managed)	6	H&S Risk (manageable and being managed)	6			on severity of remaining hazard and risk presented (H&S Compliance Officer or Corporate Property Assets Manager to determine)
						H&S Risk (manageable and being managed)	7	on severity of remaining hazard and risk presented (H&S Compliance Officer or Corporate Property Assets Manager to determine)
Occupier Business Impact (manageable and being managed)	8							on greatest impact
				Service Delivery Impact (manageable and being managed)	9			on greatest impact
General Disrepair	10			General Disrepair	10			on greatest impact
						General Disrepair	11	on greatest impact