

APPENDIX B - Housing Risk Register

Ref:	Category	Risk cause and event	Risk consequences	Risk Owner	L	I	RAG	Mitigating actions and responsibility	Status update	On corporate risk register?
H1	Financial	Overspend on housing repairs	* Impact on the Housing Revenue Account (HRA).	Head of Operational Services, Executive Head of Communities	2	4	8	* Financial monitoring and savings trackers in place. * Senior managers reviewing the implementation of the new budget arrangements. * Implementing new depot IT system within 12 months (in-line with IT priorities) to provide accurate cost data on time, labour, materials, fuel, vehicle usage, etc. * Heavily restricting the use of third party contractors by the depot for reactive repairs. * Reviewing the reactive repairs schedule of rates for the depot.	* Officers are meeting with Orchard to discuss replacing a software module for the depot and contractors, as the original module is no longer supported. Costings have been submitted to the Executive Lead for Communities. A meeting has also been arranged with IT and other Housing parties to assess future needs. Procurement of new tender for VOIDS has been delayed due to the Vacant Lead Community Surveyor position.	NO
H2	Programme	Council fails to deliver the target number of properties in the Council House Building Programme, due to poor performance of the contractor, planning delays, unplanned costs, Covid 19 requirements, the availability of materials and utility providers	* Increase in number of households living in unsatisfactory housing conditions. * Increase in homelessness. * Failure to meet statutory homelessness duties. * Negative impact on resident wellbeing. * Negative publicity and reputational damage. * Inability to meet local housing need. * Increasing numbers of applicants registered on the Housing Needs Register, and impact on KPI HO5. * Increased cost of homeless service and of meeting requirements of the Homeless Reduction Act.	Lead Housing Development Specialist	2	4	8	* Active management of contracts via monthly contractor meetings and day to day contact with the project team; and appointment of an Employers Agent to manage the contractor on behalf of the Council. * Programme includes work to minimise inevitable delays resulting from manufacturing delays, material shortages, sub-contract labour being temporarily shutdown and the need to comply with Covid 19 advice and guidelines. * Consider use of alternative materials to overcome supply shortages, different designs and different finishes; and use of materials that are readily obtainable. * Use of JCT Design Build contract minimises additional costs. * Early liaison of utility providers by the contractor and the use of mature approved drainage plans within contract documentation. * New homes development programme to increase supply of permanent rented family housing. * Deliver actions within the Housing Strategy which include: Improve the councils sheltered housing to encourage downsizing / move on from family accommodation; Supporting Registered Providers to reduce rents; Development and implementation of an Empty Homes strategy. * Maximising the limited opportunities to release land for development. * Increase use of private sector Housing to meet temporary accommodation demand and prevent homelessness. * Target staffing resources at increasing development of New affordable homes where possible through the Council and Registered Providers. * Monthly monitoring of supply and demand for affordable housing. * Performance reporting to Executive Lead, Communities Directorate and Housing Committee; also regular monitoring of homelessness trends. * Ongoing review of national / Local issues affecting the service.	* Contractors have been consulted on any Covid impact and shortage of materials. The impact to both Contractors and materials has not been substantive to date. Officers will continue to monitor the situation and report any substantive risks.	NO
H3	Strategic	Inability to deliver Housing Strategy	* Fail to deliver on the strategic objectives of the strategy, and associated improvements to residents and the Council.	Executive Head of Communities	1	2	2	* Regular updates brought to Committee. * Member briefing papers prepared for relevant strategy actions. * Officer working group in place. * Communications in place with key partner agencies.	* Regular annual updates being provided to Housing Committee with actions being worked by officers.	NO
H4	Strategic	Inability to deliver the Homelessness Strategy	* Fail to deliver on the strategic objectives of the strategy, and associated improvements to residents and the Council.	Specialist Services Manager	1	2	2	* Regular updates brought to Committee. * Member briefing papers prepared for relevant strategy actions. * Officer working group in place. * Communications in place with key partner agencies.	* Regular annual updates being provided to Housing Committee with actions being worked by officers.	NO