

**Appendix B – Housing Risk Register**

Ref:	Category	Risk cause and event	Risk consequences	Risk Owner	L	I	RAG	Mitigating actions and responsibility	Status update
H1	Financial	Overspend on housing repairs	* Impact on the Housing Revenue Account (HRA).	Head of Operational Services, Executive Head of Communities	4	4	16	<ul style="list-style-type: none"> <li>* Financial monitoring and savings trackers in place.</li> <li>* Senior managers reviewing the implementation of the new budget arrangements.</li> <li>* 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.</li> <li>* Heavily restricting the use of third party contractors by the depot for reactive repairs.</li> <li>* Reviewing the reactive repairs schedule of rates for the depot.</li> </ul>	<ul style="list-style-type: none"> <li>* 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 and specifications are being determined .</li> <li>* Procurement of new tender for VOIDS has been delayed due to the Vacant Lead Community Surveyor position.</li> </ul>

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H3	Financial	Unable to monitor and control revenue and capital budgets due to Orchard / Agresso interface not working	<ul style="list-style-type: none"> <li>* Considerable financial overspend</li> <li>* Expenditure being held in suspense account</li> </ul>	Executive Head of Communities	4	4	16	* Orchard have come back to provide both the job reference for the process that creates the output as well as some feedback on our parameters. The solution is being worked on and it is hoped that this will be verbally reported at Committee.	* IT reviewing feedback and advice w/c 07/03/2022
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H2	Programme	<p>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</p>	<ul style="list-style-type: none"> <li>* Increase in number of households living in unsatisfactory housing conditions.</li> <li>* Increase in homelessness.</li> <li>* Failure to meet statutory homelessness duties.</li> <li>* Negative impact on resident wellbeing.</li> <li>* Negative publicity and reputational damage.</li> <li>* Inability to meet local housing need.</li> <li>* Increasing numbers of applicants registered on the Housing Needs Register</li> <li>* Increased cost of homeless service</li> </ul>	Lead Housing Development Specialist	2	4	8	<ul style="list-style-type: none"> <li>* Active management of contracts and appointment of an Employers Agent to manage the contractor on behalf of the Council.</li> <li>* Programme includes work to minimise inevitable delays</li> <li>* Consider use of alternative materials</li> <li>* Use of JCT Design Build contract</li> <li>* Early liaison of utility providers by the contractor and the use of mature approved drainage plans</li> <li>* New homes development programme to increase supply of permanent rented family housing.</li> <li>* Deliver actions within the Housing Strategy</li> <li>* Maximising the limited opportunities to release land for development.</li> <li>* Increase use of private sector Housing to meet temporary demand</li> <li>* Monthly monitoring of supply and demand</li> <li>* Performance reporting to Executive Lead and Housing Committee</li> <li>* Ongoing review of national / Local issues affecting the service.</li> </ul>	<ul style="list-style-type: none"> <li>* 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.</li> </ul>
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H4	Financial	Current energy contract with Gazprom is terminated due to ongoing situation in Russia / Ukraine.	* Continuing with Gazprom as a supplier is necessary due to contractual obligations and default costs of breaking the contract * If Government rules change there would be a need to procure a new contract at a higher cost	Executive Head of Communities	2	4	8	* Monitor situation * Liaise with, and take advice from, energy broker	Statement from Inspired Energy on 28/02/2022 "At present there are no sanctions impacting Gazprom Marketing Ltd and we are doubtful that the UK government will impose these due to the amount of UK clients being supplied by Gazprom and the current amount of supplier disruption due to the market price crisis"
H5	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.
H6	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.

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