

APPENDIX F: RISK REGISTER– HOUSING SERVICE WORK PLAN (MAY 2008)

HOUSING SERVICES

RISK	CURRENT RATING	CONSEQUENCES	CONTROLS IN PLACE	FURTHER ACTION REQUIRED (including timescale)	TARGET RATING
Inadequate maintenance of communal areas	C4 - low	Deterioration over time. Unlikely to be an immediate crisis but cost of reinstatement will grow over time.	Estate Management. Pilot environmental improvement project approved summer 2007 and about to go on-site	Outcome of pilot to be assessed late 2008 with a view to inclusion in future years.	
Lack of affordable housing to rent	B3 - medium	Incremental process unlikely to lead to immediate crisis but failure to deliver new affordable for rent will be felt by generations.	Affordable housing guide for developers; investment strategy from the sale of own assets to include new development; and housing needs assessments; lay out the framework for some new affordable housing	Housing needs assessment work needs formalising into S106 affordable housing targets in Committee process.	
Meeting the demand for Homelessness provision	C3 - low	Increasing proportion of new lettings go to homeless applicants	Preventative homeless team created	Need to keep homelessness BVPI's under constant review	
Contractors do not follow H&S requirements	C3 - low	Corporate liability	Ensure contractual arrangements in place	Tendering strategy for main contracts to be agreed by Committee.	
Lack of detailed IT system knowledge and support structure	This risk has reduced	If system unusable, basic operational business cannot be transacted	New post of System Administrator created. Knowledge of other staff members is developing.	Continue to develop knowledge of other team members.	
Implementing in full the Asbestos	B2 - medium	Risk to health and corporate liability	Policy in place Page 1 of 2	Policy review underway to ensure it is workable	

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Policy					
HRA becomes non-viable as operating account		Service levels and staffing levels will be significantly affected	Need to review financial position and options for stock management at regular intervals	A full review of the HRA cost base is scheduled for 2008/9	