

Housing Risks

Outcome Ref No	Risk and consequences of it happening	Gross Risk Score	Control measures in Place	Residual Risk Score	Actions Planned	Timescale	Risk Owner	Target Score	Progress/Comments
Outcome 1	<p>Failure to deliver the affordable housing target</p> <ul style="list-style-type: none"> - Inability to meet affordable housing needs of the District - Increased homelessness - Potential loss of HCA funding 	20	Schemes currently on site	9	Quarterly monitoring	Q1,2,3,4	Head of Housing	4	Progress as per PDP Information
Outcome 2	<p>Failure to facilitate the adaptation of homes of disabled households</p> <ul style="list-style-type: none"> - Failure to meet legislative requirements - Increased need for residential care - Loss of dignity with regard to personal requirements of households awaiting adaptations 	20	<ul style="list-style-type: none"> - Continuation of 40% level of funding for private sector activity - £100,000 increase in disabled facilities works budget for Council dwellings 	12	Formulation of a five year strategy and action plan with Staffordshire County Council and South Staffs PCT	Q2	Head of Environmental Health/ Head of Housing	6	Draft Strategy formulated
Outcome 2	Failure to implement the Strategic Housing	12	Quarterly monitoring of	9	Refined monitoring arrangements and	Q1	Head of Housing	6	Actions in PDP in progress

Outcome Ref No	Risk and consequences of it happening	Gross Risk Score	Control measures in Place	Residual Risk Score	Actions Planned	Timescale	Risk Owner	Target Score	Progress/Comments
	Improvement Plan - Adverse inspection reports - Damage to Council's reputation - Failure to meet housing needs of the District		action plans Employee training Joint Working		target setting				
Outcome 3	Failure to implement the Housing Landlord Improvement Plan - Failure to improve service - Tenant dissatisfaction - Adverse inspection reports - Damage to Council's reputation	25	Quarterly monitoring of action plans Employee training Procurement of specialist advice	12	Refined monitoring arrangements and target setting	Q1	Head of Housing	6	Actions in PDP in progress
Outcome 3	Failure to implement the Elizabeth Road Redevelopment Scheme: - Dereliction of area - Resident dissatisfaction - Households living in unsatisfactory accommodation.	20	- Use of CPO - Project Management - HCA funding - Development	9	- Secure HCA resources for Phases II and III - Acquire private properties on-going - Implement CPO	Q4	Head of Housing	6	Progress detailed in PDP

Outcome Ref No	Risk and consequences of it happening	Gross Risk Score	Control measures in Place	Residual Risk Score	Actions Planned	Timescale	Risk Owner	Target Score	Progress/Comments
			Partner in place						
Outcome 3	<p>Failure to implement the Moss Road Estate Redevelopment Scheme:</p> <ul style="list-style-type: none"> - Defective housing within Council's housing stock - Resident dissatisfaction 	20	- Project strategy in place	15	- Refine options to secure funding from HCA	Q4	Head of Housing	9	Progress detailed in PDP
Outcome 3	<p>Inadequate management of Capital Programme</p> <ul style="list-style-type: none"> - Expenditure exceeds resources placing the Council in an ultra vires position - Expenditure and outputs targets 	20	Quarterly monitoring of the Capital Programme	4	None	-	-	-	
Outcome 3	<p>Failure to secure a long-term sustainable strategy for the Council's housing stock</p> <ul style="list-style-type: none"> - Failure to maintain the decent homes standard - Tenant dissatisfaction - Deterioration in Council's housing 	25	- Comments on the Governments Consultation paper 'Reform of Housing Finance'	20	<p>Modelling of the Governments proposals through a revised HRA Business Plan</p> <p>Further comments on Governments revised proposals</p>	Q2	Head of Housing	10	Progress detailed in PDP

