

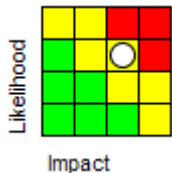
Appendix A – Red Risk and Withdrawn Risk

Generated on: 17 January 2019



Risk Code	SO01	Risk Title	Supply of Affordable Social Housing & Homelessness
Risk Description	<p>The housing service is demand led.</p> <p>As a result of</p> <ul style="list-style-type: none"> - benefit threshold - high rent and high housing values in Hertsmere - social sector size criteria (bedroom tax) - Council Tax reduction Scheme - introduction of Universal Credit - migration from London boroughs - requirement to house refugees - Significant increase in homelessness figures - Lack of temporary bed spaces - demand exceeding the supply of access to affordable homes - introduction of Homelessness Reduction Act <p>There is a risk that the Council is unable to provide sufficient housing and/or temporary accommodation leading to an increase in homelessness in the Borough.</p>		
Potential Effect	<p>The consequences of this risk include:</p> <ul style="list-style-type: none"> - failure to meet statutory requirements such as the new requirements under the Homelessness Reduction Act - increased footfall through reception - changing demographic and needs of population that the Council may not be equipped to meet. - increased costs (B & B etc) - significant overspend & financial resourcing - impact on achieving corporate objectives 		
Service Area	Housing	Assigned To	Hilary Shade
Review Date	13-Mar-2018	Next Review Date	13 March 2019
Current Risk	<p style="text-align: center;">Likelihood</p> <p style="text-align: center;">Impact</p>		
Categories	Strategic Risks; Financial; Social; Customer/Citizen		
Internal Controls	<p>Temporary family accommodation opportunities being explored.</p> <p>Social landlord turnover being expediated</p> <p>Allocation policy in place and use of Choice Based Letting</p> <p>Prevention of homelessness in conjunction with key parties such as Herts Young Homeless and CAB agencies</p> <p>Out of Borough homes (nightly paid but cheaper)</p> <p>Council site development for affordable housing such as garage sites.</p> <p>The Place Scheme (returning empty properties on a lease agreement with Hertsmere).</p> <p>PSL has 56 properties managed by Genesis as landlords with agreement for use of 2-5 years as temporary accommodation.</p> <p>Proactive management of potential homelessness to manage expectations and signpost to other agencies .</p> <p>Monthly monitoring of trends in terms of numbers of homelessness.</p> <p>Triage system in place to help customers enquiring at reception.</p>		

	<p>Can use 2-3 bedroom properties to house the homeless at times of high demand Asset management are looking for sites to develop social housing and temporary accommodation. Hertsmere Development Company who will develop social housing for the Council's own use Encouraging home visits where parental eviction is threatened to try and avoid evictions and homelessness Temporarily suspended band c-d from bidding to enable those in temporary accommodation to bid on more properties Affinity Sutton to place single parents with babies or pregnant in 1 bed room rather than 2 bedroom properties to reduce temporary accommodation costs</p> <p>Planned work To review Homeless Strategy/Allocations Policy in 2018 to comply with the Homelessness Reduction Act Working with Planning to bring forward affordable housing in line with the SPD</p>
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Risk Code	SO31	Risk Title	Illegal encampments
Risk Description	As a result of traveller incursion, there is a risk that - unbudgeted costs for clear up - drain on resources to deal with the incursion - damage to parks & open spaces - public health issues		
Potential Effect	As a result of the risk arising - the public are unable to enjoy parks and open spaces - failure to manage public and member expectations - damage to reputation - staff respond to the incursion resulting in them diverting from day to day/planned work - drain on public purse		
Service Area	Street Scene Services	Assigned To	Steve Burton; Chris Gascoine; Harvey Patterson; Hilary Shade
Review Date	12-Nov-2018	Next Review Date	15 March 2019
Current Risk			
Categories	Political; Financial; Legal; Partnership/Contractual; Physical; Legislative/Regulatory; Customer/Citizen		
Internal Controls	<ul style="list-style-type: none"> - Council responds to illegal encampments as and when they are notified and commences the eviction process - Multi-agency response to the problem - target hardening implemented where feasible - Borough wide injunction granted for 3 months for consultation - where appropriate Baliffs will be used for the eviction - communications in place to let public/members know the action the Council is taking - scrutiny review to be undertaken - Borough wide injunction now in place for 3 years – RISK NO LONGER CONSIDERED STRATEGIC 		