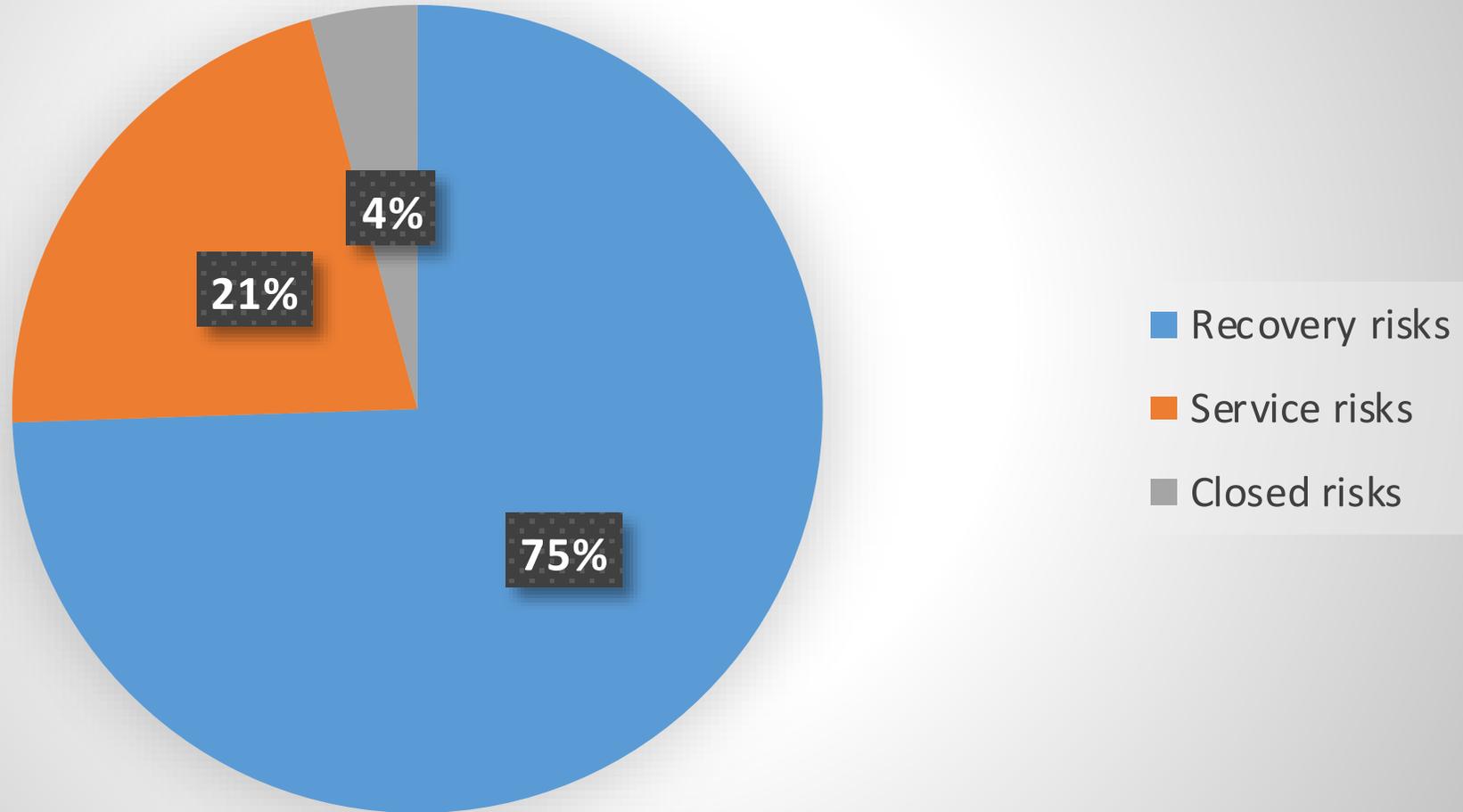


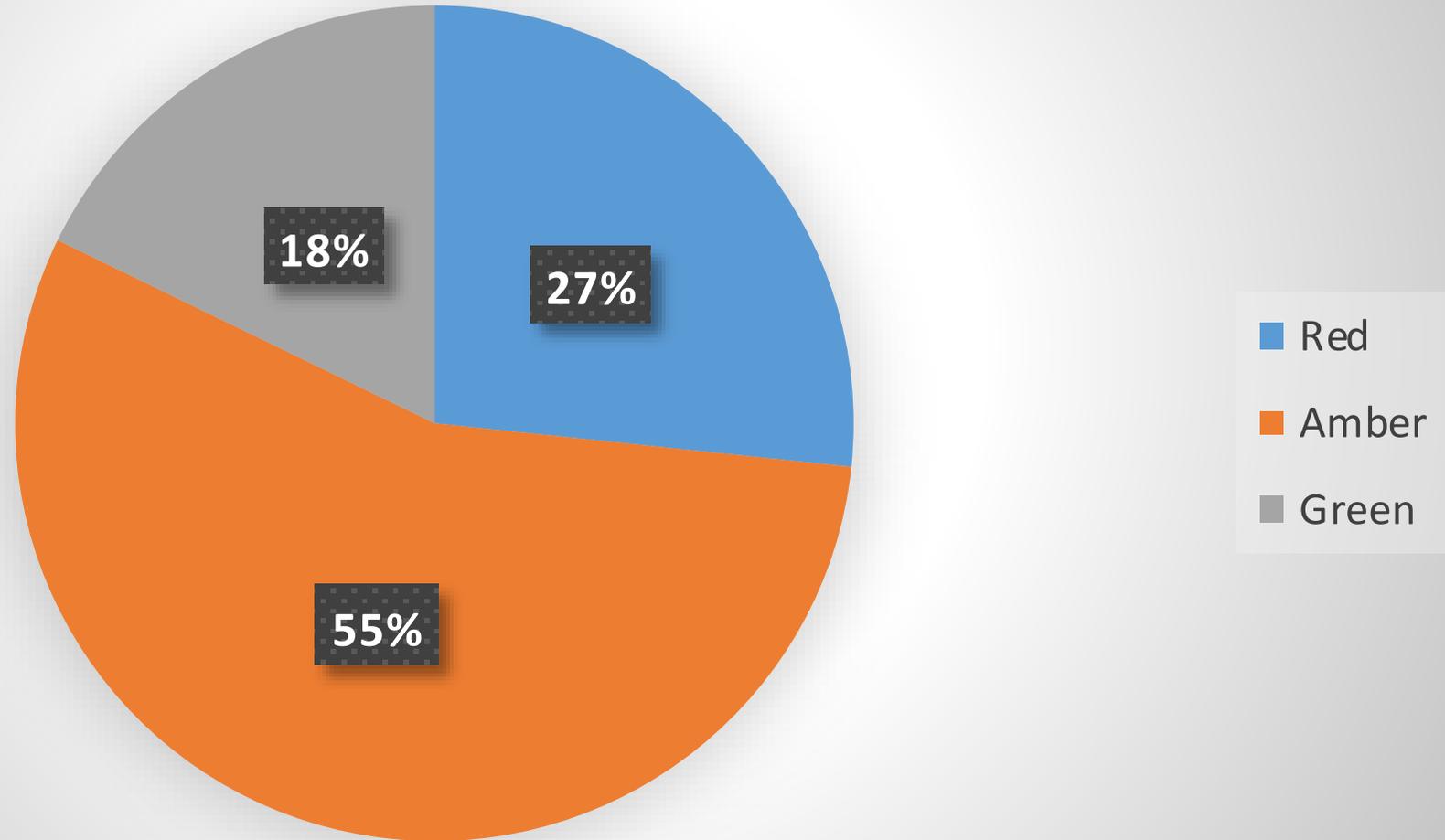
Housing and Assets Risks

- A total of 47 risks (35 Recovery risks, 10 service/operational risks, 2 closed)
- Risks grouped under Financial, Workforce, Property and Assets, Governance and Legal, External Regulation, ICT & Systems; Housing Programmes, Housing and Asset Management, Homeless Prevention Services, Closed Risks
- Specific Recovery risks identified with *
- Number of red risks (see risk trend) **12** (27% of recovery risks)
- Risks trend movement noted below from July

Risk allocation



Risk Trend



Financial

Risk	Current Status	Trend Status	Explanation
*CF14 Increasing rent arrears and Impact on the Housing Revenue Account (HRA) Business Plan.	R	R ↑	Notification period to end tenancies increased from three to six months
*HA03 – Rent loss and backlog of voids caused by delayed house moves	G	G ↓	We are now able to relet properties and are currently working through a backlog to clear. Risk reducing.

Financial

Risk	Current Status	Trend Status	Explanation
*HA09 Increases in Homelessness, impacts on workforce capacity increased risk of legal challenge and budgets (Discretionary Housing Payments, and Spend to Save Prevention Funds)	A	R ↑	Risk trend increase based on consideration of current local economic position and impending redundancies placing further pressure on housing service and Housing stock
*HA23 - Increase costs and reputational damage due to inability to complete Welsh Housing Quality Standards (WHQS) by 2020	R	G ↓	Risk trend is reducing as constructive discussions are in progress with Welsh Government regarding potential extension of time to complete

Workforce

Risk	Current Status	Trend Status	Explanation
*HA24 Unable to enforce tenancy conditions due to current legal protections and court legal system backlog	A	A ↔	New evictions in England and Wales of tenants in both social and privately rented accommodation are suspended until 23 rd August, 2020 which applies to all cases not just limited to those tenants just involving rent arrears

Property and Assets

Risk	Current Status	Trend Status	Explanation
*CP09 Services remain out of use for longer period supplier's' failure and availability of equipment/materials	A	R ↑	Areas of particular concern are lift companies, heating installation suppliers, some specialist electronic companies and some raw materials ie plaster. Brexit is now starting to feed through into contractor concerns and contract costs are likely to be negatively impacted..
*CP10 Increased cost and insurance claims due to Increased levels of vandalism or break-ins	G	G ↓	There is a reducing risk trend on the basis that there has been little need to implement any of the control measured envisaged on this basis this risk is to be CLOSED .

Governance and Legal

Risk	Current Status	Trend Status	Explanation
*HA36 Breach of compliance, potential health and safety issue around statutory inspections of declined access due to social distancing and shielding customers	A	A ↔	Managed and monitored access where safe to do so, rescheduled to a later date following the lifting of shielding

Homeless Prevention Services

Risk	Current Status	Trend Status	Explanation
*HA43 Increased demand for Housing Support Grant services and capacity issues create delays and lengthy waits for services	A	R ↑	We are liaising with support providers commissioned through our Housing Support Grant. Additional Phase 2 revenue funding enables more support service capacity to offset risks of delays for people at risk of homelessness
*HA44 SARTH register demand increases creating unmet need due to shortages of existing social housing (Flintshire County Council and Partners)	A	R ↑	Demand for Housing Register and social housing is increasing and likely to increase further due to increased hardship, housing need and potential homelessness, we are closely monitoring the levels of demand for this service.
*HA45 Private landlords face increasing financial pressures leading to instability within the Private Rented Sector, less affordable properties and increased demand and costs for social housing providers and homelessness services	A	R ↑	We continue to receive requests for support and presentations to the Homeless Team from tenants within the Private Rented Sector. We are closely monitoring levels of service demand and continue to deliver support and refer to other agencies through the Support Gateway.