

Asset Management Strategy - Risk register

Title	Risk description	Opp/ threat	Cause	Consequence	Date Raised	Owner	Gross		Current		Residual		Comments	Controls				
							I	P	I	P	I	P		Control description	Due date	Status	Progress %	Action Owner
Asset Management Strategy	Failure to meet the decent homes standard	Threat	Lack of investment in current housing stock	Failure to comply with regulatory requirements	11.11.14	Stephen Clarke			3	3	2	2	Recent stock condition survey indicates that current levels of investment sufficient to continue to meet decent homes	Ensure through the stock condition survey that programmed works are targeted to maintain compliance	Annual	Open	0	Stephen Clarke
Asset Management Strategy	Tenant dissatisfaction in standard and quality of their homes	Threat	Failure to manage tenant expectations	Increased number of complaints	11.11.14	Stephen Clarke			3	3	2	2		Investment programme prioritised to reflect need. Replacement programmes published and updated annually	Annual	Open	0	Stephen Clarke
Asset Management Strategy	Tenants increasingly unable to heat homes to required levels	Threat	Low energy performance of older stock and increasing fuel costs	Tenants in fuel poverty	11.11.14	Stephen Clarke			3	4	2	2		Additional investment in energy efficiency measures with defined targets for minimum standards of energy efficiency,	Annual	Open	0	Stephen Clarke
Asset Management Strategy	Disproportionate expenditure on responsive maintenance	Threat	Failure to invest in existing stock	Increased long term cost of maintaining the housing stock	11.11.14	Stephen Clarke			3	2	2	1	Current renewal programmes are not totally aligned with the outputs from the stock condition survey	Renewal programmes adjusted to align with stock condition survey outputs	1.4.15	Open	0	Stephen Clarke

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