

Appendix 1 - Risk Register - Rent Setting for Externally Leased HRA Property (CEB Feb 16)

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
Rents are not increased	That CEB approval for a rent setting approach is not agreed	T	There is no framework for rent setting or increases	That the Council risks loosing potential rental income to continue to support the maintenance of HRA property. The new leases with partners cannot be entered into as rents are not set, and rent cannot be received from occupiers beyond rental terms in cases where security of tenure under the Landlord and Tenant Act could be given	Feb 16	Dave Scholes	2	2	2	2	1	1	This report mitigates this risk	CEB Report to agree rent setting and rent increase framework for these properties	Feb 16			
Rents increase beyond the ability of partners to fund	That an alternative option for rent setting is pursued that charges market rent	T	Alternative approach adopted to maximise rental income returns	That partners may not be able to continue to provide affordable accommodation for these clients	Feb 16	Dave Scholes	2	2	1	1	1	1	This report mitigates this risk	CEB Report to agree rent setting and rent increase framework for these properties	Feb 16			

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