

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
Tenant Assessment	Little diligence that tenant can sustain tenancy	Threat	Loss of staffing or organisational change reduces capacity to deliver enhance offer	Loss of rent and higher bond settlements	1 June 16	David Rundle	1	2	1	2	1	2	Monitoring role for manager and escalate if necessary	Quarterly monitoring of budgets and sample testing of assessments	Quarterly	Open	0	David Rundle/Tracey Cheng
Landlord and Tenant responses to market behaviour	Higher tenant expectations of help	Threat and Opportunity	Enhanced offer has little impact in letting outcomes in Local Housing Allowance market	Would be tenant frustration or housing improvement	1 June 16	David Rundle	1	3	1	3	1	3	Feedback from Tenants and Landlord on market intelligence	coaching tenants on realistic options and relationship building with small number of landlords	Quarterly	Open	0	David Rundle
Universal Credit Service	Roll out of new benefit	Threat	Historically elsewhere in UK Universal Credit implementation has been challenging in the first year	Landlords exit the benefit market through actual or perceived fear of direct payment to the tenant	1 June 16	David Rundle	1	4	1	4	1	3	Building relationships with stakeholders	Continue to raise awareness of UC requirements with good practice for tenants and landlords	Open	Open	0	David Rundle
Repayment of loan	Default of loan agreements for rent in advance	Threat	Tenant hardship or poor budgetary management	decrease of reserves to below prudent levels in proportion to potential liabilities	14 June 16	David Rundle	2	3	1	3	2	3	Future tenant behaviour is difficult to predict	Engagement with welfare reform , early intervention along with systematic repayment methods e.g standing orders, last resort would be to cap acceptances after £15k is spent	Open	Open	0	David Rundle
Property hazards	Tenant unaware or overlook hazards	Threat	Tenants self find poor standard homes in a unbalanced PRS market	potential unsafe homes	1 June 16	David Rundle	2	3	2	3	2	3	Promoting safe lettings	Continue to promote and understand the fit and proper person checks and Housing Health and Safety Rating System to stakeholders as minimum	Open	Open	0	David Rundle

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