

<i>Description of Risk</i>	<i>Risk Manager Controls</i>	Current Score	<i>Latest Comment and comment date</i>
Planning - Tree failure Description: The risk of failure of a tree with resultant risk to property or life Consequences: H&S - Injuries and ill health, Legal - Litigation, Additional costs	Ann Macdonald Planning - Trees Planning - Volunteers	50 Indicator	Comment: The tree management function has recently been audited and given a "satisfactory performance" rating. The appointment of a third tree officer has added resilience to the function.
			Comment Last Updated: 19/07/2018 18:42:00

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Planning - Mature Lombardy Poplars Description: Risk of failure of mature Lombardy Poplar trees Consequences: Unsafe assets, H&S - Injuries and ill health, Legal - Litigation, Reputational damage	Ann Macdonald Planning - Trees Planning - Volunteers	100 Indicator	Comment: Contractors continue to fell and grind out the stumps of mature Lombardy Poplars. A sufficient number of these have signs of rot and failure to justify the decision to carry out the comprehensive felling project.
			Comment Last Updated: 19/07/2018 18:43:14

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Hsg Needs - Implementation of the Homeless Reduction Act Description: The Act places a greater emphasis on intervention and acting quickly to provide advice and prevent homelessness, rather than only intervening when it has become crisis point. It also extends the duties placed on the council in terms of help for people. Consequences: Legal - challenge, Additional costs, Increased homelessness, Customer dissatisfaction	Sian Chambers	Housing and Homelessness Strategy Staff	64 Indicator	Comment: The lead in time for implementation of this Act, which presents the most significant change in homeless legislation since 1977 was very quick. A project team are currently finalising the Housing Pathways for vulnerable groups and re-engineering the operational processes, to bring them in line with the new legislation. In order to deliver the most effective front line service, the staffing structures are under review. The IT system is being upgraded with the current provider, to ensure it can meet the new legislative requirements, with a view to considering a change of provider later in the year, when the current contract expires.
				Comment Last Updated: 13/02/2018 12:05:00

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<p>Housing Development - Availability of sites / land / assets Description: Lack of suitable sites for affordable homes for development . either for direct provision by the council or disposal and grant funding to Registered Providers at the scale that is required . Sites need to be deliverable , suitable to attract interest Consequences: Increased homelessness, Financial - financial penalties, Reputational damage, Additional costs, Poor partnership working</p>	<p>Jeremy Morton Executive Board</p>	<p>64</p> <p>Indicator</p>	<p>Comment: A new post has recently been recruited to the Housing Development Team. The postholder will have a focus on identifying new opportunities and forming partnerships/relationships with local land owners/agents</p> <p>Comment Last Updated: 13/02/2018 12:05:56</p>
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<p>Housing Development - delivery of affordable homes on S106 sites Description: Housing development - securing RP interest in sites and developers include affordable homes Consequences: Increased homelessness, Service delivery - can't met demand, Additional costs, Reputational damage, Financial Implications</p>	<p>Jeremy Morton</p>	<p>Housing and Homelessness Strategy</p> <p>Registered Provider Frame work Group</p> <p>Staff</p> <p>Use of consultants</p>	<p>64</p> <p>Indicator</p>	<p>Comment: We have been awarded an LGA grant to commission work by a specialist consultant, to help us identify ways to support the highest level of affordable housing development. The report will be available in draft at the end of February.</p> <p>Comment Last Updated: 13/02/2018 12:07:55</p>

<i>Description of Risk</i>	<i>Risk Manager</i>	<i>Controls</i>	Current Score	<i>Latest Comment and comment date</i>
<p>Housing Management - Universal Credit impact on arrears Description: The impact of legislative universal credit welfare changes on the level of tenant rent account debt. Change introduced December 2017, Consequences: Financial Implications</p>	<p>Simon Kiff</p>	<p>Management of Housing Operations</p>	<p>80</p> <p>Indicator</p>	<p>Comment: Monthly partnership meetings have been set up with DWP from Hatfield Job Centre. In addition, we have reached an agreement with the DWP for an Income Officer to be present in the Hatfield Job Centre every Wednesday afternoon (starting first Wednesday in August) and a reverse arrangement for a DWP Work Coach to be in the Hatfield Housing Office one day per week. This partnership approach will allow issues to be resolved at the point of contact to the benefit of the claimant and the council. Once the new Income and Home Ownership Manager is in post, operational procedures will be reviewed and changes implemented where necessary. Current number of tenants in receipt of UC is 327 at end of quarter 1 with arrears levels of 12% representing £221k of arrears outstanding. It should however be noted that some of the tenants receiving UC will have had arrears previously, so UC is not the only determining factor. This performance is being monitored on a weekly and monthly basis at an operational level.</p> <p>Comment Last Updated: 05/07/2018 20:39:35</p>