

Description of Risk	Risk Manager	Controls	Current Score	Indicator	Latest Comment and comment date
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 - Contractors Planning - Qualifications and Training Planning - Risk Assessment Planning - Trees Planning - Volunteers	50		Comment: Constant monitoring of trees under WHBC management identifies diseased trees early. The effective management results in fewer tree failures during storm events Comment Last Updated: 12/10/2018 17:06:13

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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 - Contractors Planning - Qualifications and Training Planning - Risk Assessment Planning - Trees Planning - Volunteers	100		Comment: WHBC and HCC Highways trees will be felled by 31 December 2018, weather permitting. Felling of trees on Greenwich Leisure grounds will commence in the new year. Replanting will follow and be completed by 31 March 2019 (over and above 300 urban trees) Comment Last Updated: 12/10/2018 17:10:27

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Planning - Housing land supply Description: Failure to maintain rolling five year housing land supply, which puts Council at risk of having to approve undesirable developments Consequences: No consequence	Sue Tiley	Planning - AMR Planning - Qualifications and Training	80		Comment: Risk may increase due to the NPPF and definition of what is a deliverable site. May make it more challenging to identify sites for 5 year plan. Will review the outcome of the ENTech House public enquiry with a view to improving evidence of deliverability. Comment Last Updated: 12/10/2018 17:15:36

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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	Jeremy Morton	Executive Board	64		

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64
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Latest Comment and comment date

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 A range of initiatives are in place to secure sites / land / assets - that include- a review by consultants of the councils HRA assets (not general fund) , confirmation via resources and corporate property that a limited number of redundant garage sites might be appropriate for development.- active engagement with all our external Registered Provider partners on new opportunities- direct engagement with private developers on opportunities . There are a number of pipe line initiatives currently being considered with the expectation that some of these will be feasible / viable and progress to on site delivery . However hosingdevelopment is extremely complex with long timefrmes and the risk to the council continues to be high

Comment Last Updated: 26/09/2018 13:21:25

Description of Risk	Risk Manager	Controls
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	Jeremy Morton	Housing and Homelessness Strategy Planning - Evidence Planning - Section 106 and CIL Registered Provider Frame work Group Staff Use of consultants

Current Score
64
Indicator

Latest Comment and comment date

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. delivery of affordable homes on S106 sites is governed by planning policy / hoings needs evidence but impacted on by scheme viability and independant viabailty work The developemnt team negotiate the affordable requirement with the objective of securing a policy compliant scheme. This is not allways possibel. Inorder to assit and mitigate we are able to consider funding of affordabel homes as part of the coucls AHP and use of our allowed amounts of right to buy receipts. However we must pay regard tro VFM and costs of development It is not always possible to secure a fully compliant schemes. The borough is an attrcative place for developers to build although we are currently awaiting the outcome of the local plan and new sites being agreed . Housing delivery is also impacted on by market conditions and property values

Comment Last Updated: 26/09/2018 14:03:54

Description of Risk	Risk Manager	Controls
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	Simon Kiff	Management of Housing Operations

Current Score
80
Indicator

Latest Comment and comment date

Comment: Monthly meetings with the DWP are on going where difficult cases are discussed. The DWP have also provided training on supporting tenants to make new applications. Since August an income Officer has been placed within the Hatfield Job centre to help build relations with the DWP and provide direct support for residents at the point of contact. We have introduced a new information letter which is sent out as soon as we are aware that the resident has made a claim for UC. This letter advises of tenants responsibilities and how we can support them. Current number of tenants in receipt of UC are 562 with 465 in arrears (82.74%). Arrears levels are currently 10.3% totalling £309K, showing a positive trend compared to quarter 1 performance (11.2%). The performance continues to be monitored on a weekly and monthly basis at operational level.

Description of Risk	Risk Manager	Controls
Planning - Hackitt Review Description: Proposes tighter regulations for high rise residential buildings (10+ storeys) and other complex buildings. Proposes that LPAs should help to identify such buildings. Proposes that LPAs should consult fire/rescue bodies at pre-app and plan app stage. Consequences: No consequence	Colin Haigh	Planning - Consultation

Current Score
50
Indicator

Latest Comment and comment date
Comment: Hackitt Review proposes that LPAs should identify high rise residential buildings (10+ storeys) and other complex buildings that warrant tighter fire safety regulations. LPA considers that Queensway House and Goldings House are only residential buildings of 10+ storeys. LPA provisionally considers that Hatfield Galleria, WGC QEII hospital, One Hatfield hospital, Uni of Herts campus and RVC campus may be complex buildings, due to their size, location and/or mix of living, working and patients. There may also be some specialist housing schemes that are complex buildings.