

Risk Report



Description of Risk	Risk Manager	Controls
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

Current Score
50

Indicator

Probability	Impact
2	5

Latest Comment and comment date

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

Description of Risk	Risk Manager	Controls
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

Current Score
100

Indicator

Probability	Impact
4	5

Latest Comment and comment date

Comment: Council has completed felling of street Lombardy Poplars and will begin replanting in Nov-March planting season. Council has begun felling Lombardy Poplars at Stanborough Park and will also investigate Panshanger golf course and other Greenwich Leisure Ltd sites. Risk remains high until all mature examples have been removed.

Comment Last Updated: 02/01/2019 13:29:22

Description of Risk	Risk Manager	Controls	Current Score		Latest Comment and comment date
Hsg Needs - Management of Temporary Accommodation Description: Statutory duty to provide accommodation to homeless households, manage and maintain councils temporary accommodation Consequences: Reputational damage, Customer dissatisfaction, Increased homelessness, Legal - Litigation, Additional costs, Community impact, Unsafe assets	David Trewick	Provision of temporary accommodation stock Staff	64		Comment: Aproject group is working on a number of options to increase the supply of temporary accommodation. This includes enhancing prevention options, using current vacant property earmarked for development, commissioning a private sector leasing model and extending the council's open market purchase scheme to include all property types. This is in addition to the continued work to increase the supply of affordable housing via the Affordable housing Programme.
			Indicator		
			Probability	Impact	
			4	4	Comment Last Updated: 08/10/2018 18:39:14

Description of Risk	Risk Manager	Controls	Current Score		Latest Comment and comment date
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: Reputational damage, Additional costs, Intervention, Environment - hostile developments, Financial - financial penalties, Speculative planning applications	Sue Tiley	Planning - AMR Planning - Qualifications and Training	80		Comment: Entec House appeal decision concludes that emerging Local Plan is not at an advanced stage and that the scale of housing land supply falls considerably well short of five years. This means there must be presumption in favour of sustainable development and greater weight must be placed on housing proposals on brownfield sites and employment land. The Council can continue to resist speculative green belt proposals for the time being, but there will be tipping-point if the Local Plan is not progressed and adopted in timely manner.
			Indicator		
			Probability	Impact	
			5	4	Comment Last Updated: 02/01/2019 13:22:14

Description of Risk	Risk Manager	Controls	Current Score		Latest Comment and comment date
<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>	Jeremy Morton	Executive Board	64		<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. A range of initiatives are in place to secure sites / land / assets - that include- a review by consultants of the council's 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 housing development is extremely complex with long timeframes and the risk to the council continues to be high. Review / report awaited in January from consultants on possible HRA assets that may be suitable for residential development. Ongoing negotiations with developers seeking to secure additional affordable homes on existing residential sites and new opportunities that may arise.</p>
			Indicator		
			Probability	Impact	
			4	4	
			Comment Last Updated: 07/01/2019 13:31:15		

Description of Risk	Risk Manager	Controls	Current Score		Latest Comment and comment date
<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>	Jeremy Morton	<p>Housing, Homelessness and Rough Sleeping Strategy</p> <p>Planning - Evidence</p> <p>Planning - Section 106 and CIL</p> <p>Registered Provider Frame work Group</p> <p>Staff</p> <p>Use of consultants</p>	64		<p>Comment: Delivery of affordable homes on S106 sites is governed by planning policy / housing needs evidence and impacted on by scheme viability. The Housing Development Team negotiate the affordable requirement with the objective of securing a policy compliant scheme. This is not always possible due to scheme viability. In order to mitigate we are able to consider funding of additional affordable homes as part of the council's Affordable Housing Programme. Housing delivery is also impacted on by market conditions and property values. Recently a major scheme has improved viability via Homes England grant funding.</p>
			Indicator		
			Probability	Impact	
			4	4	
			Comment Last Updated: 11/03/2019 14:12:39		

Description of Risk	Risk Manager	Controls	Current Score		Latest Comment and comment date
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	50		Comment: Government has introduced new Approved Document B which covers fire safety of buildings, that will now be incorporated into guidance and decisions made by Herts Building Control Ltd.
			Indicator		
			Probability	Impact	
			2	5	Comment Last Updated: 02/01/2019 13:20:42