

## Detailed Risk Report (incl Control Measure Target Date)

Risk Ref	Risks	Triggers	Consequences	Existing Control Measures	Current Risk			Required Control Measures	Target Risk			Responsibility	CPT
					L	I	Total		L	I	Total		
PMP0008	There is a risk that 229 Bethnal Green Road (The Professional Development Centre) will not achieve its full development potential.	Difficulties / delays arising from current service arrangements on-site  Difficulties / delays arising from the current use of the Gym and Disabled Adaptations demo unit  Incomplete Architects Brief  Misinterpreted Client Brief	Inefficient use of Council Assets  On-going costs not meeting budget setting targets  Respirational risk to the Council	Commission a concept site feasibility To appoint an Architect to provide a range of best use site options with the best possible capital and revenue yield Issue comprehensive brief To ensure that the architects brief clearly sets out objectives and expectations Monitor Architects output To ensure the a stepped approvals process whilst the brief is in progress Monitor Feasibility outputs Outputs to be monitored through a number of agreed check points	4	4	16	Issue report and recommendations  To issue a detailed report and business case to the Asset maximisation board followed by capital bid ad PID through governance reporting as required. <b>John Mitchell</b> <b><u>Required Control Measure</u></b> <b><u>Target Date:</u></b> <b>31/08/2020</b>	2	2	4	John Mitchell	A Borough That Our Residents Are Proud Of And Love To Live In.
PLC0021	No buildings insurance for Chater House	Failure to manage the building Failure to inspect and maintain Shop tenants unidentified	Financial Loss over £12M Reputational loss	Tenant Audit Programme to be implemented Programme to include regular review of tenants fire and safety management - Fire risks, electrical safety, property owners liability guidance, housekeeping, maintenance Protection of unoccupied units Inspection to take place, utilities disconnected, combustible materials removed Cooking extractions cleaned Tenants to be made aware of the risk and their obligations to have cooking extractions cleaned to minimise fire risk. Gas Cylinders removed Tenants to be advised. Use of gas cylinders to cease as this is a fire	3	5	15	Buildings Valuation  Reinstatement value to be carried out by WHE. Needed to obtain correct level of cover and identify true cost of risk. <b>Vicky Clark</b> <b><u>Required Control Measure</u></b> <b><u>Target Date:</u></b> <b>29/01/2021</b>  Process to be implemented with Legal  Action to be taken against shop tenants who fail to adhere to their lease, fail to insure and carry out maintenance relating to health and safety <b>Vicky Clark</b> <b><u>Required Control Measure</u></b> <b><u>Target Date:</u></b> <b>01/03/2021</b>	1	5	5	Vicky Clark	Risk Corporate Plans

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				hazard.								
PMP0007	There is a risk that uncoordinated processes within Capital Programme delivery and Client Teams will lead to delays in achieving outputs as set by the Strategic Plan and Mayors priorities covering housing and mixed site developments.	<p>Incomplete business plans and briefs RIBA stage 1</p> <p>Duplication of resourcing through RIBA stages 2 - 4.</p> <p>Direct approaches to procurement with no Business Case, Client Brief or PID in place / delays in design sign off.</p> <p>Communications plans not in place</p> <p>The use of non-standard project and programme documentation</p>	<p>Delays in the delivery of the Council's Housing and mixed site Non Housing development programme.</p> <p>Negative effect on resource allocation leading to high burn programming</p> <p>Failure to deliver Capital Projects on time</p> <p>Reputational risk to the council</p>	<p>MAP Medium Priority Recommendation</p> <p>Collect process data and examine for future use</p> <p>MAP Medium Priority Recommendation</p> <p>Design toolbox</p> <p>Write Handbook with Hyperlinks</p> <p>Scope and launch Intranet Channel</p> <p>Build revised file sharing</p> <p>Complete and sign off governance</p> <p>Sign off</p> <p>Publish</p> <p>MAP Medium Priority Recommendation</p> <p>Build project plan for published material and action following client group consultation and revisions to current monitoring and reporting protocols.</p>	4	3	12	2	2	4	John Mitchell	A Borough That Our Residents Are Proud Of And Love To Live In.

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DRDH0001	The Council is unable to secure sufficient affordable self-contained accommodation for households in immediate need	<p>1. Growth in wider demand for private rented housing reduces supply available for temporary accommodation or lifts prices to unaffordable, unsustainable levels.</p> <p>2. Pressures from welfare reform and private rented sector rent increases result in increased homelessness demand.</p> <p>3. Government introduces restrictions on borrowing, use of RTB receipts or Council investment powers that prevent or undermine the acquisitions programme for use as temporary accommodation.</p>	<p>1. Rise in homelessness and the temporary accommodation population</p> <p>2. Eviction of private sector tenants reliant on Housing Benefit</p> <p>3. Turmoil in the rental market</p> <p>4. Greater use of B&amp;B (at extra financial cost) and out of borough homeless temporary accommodation</p> <p>5. Negative impact on initiatives to tackle overcrowding (offering private sector tenancies to overcrowded public sector tenants)</p> <p>6. Subsidy shortfall of £3 million per annum</p>		2	5	10	<p>buy back acquisition programme to date we have acquired 400 ex RTB or ex social homes for TA. The acquisitions programme continues, <b>Abul Kalam</b></p> <p><b><u>Required Control Measure</u></b> <b>Target Date:</b> <b>08/04/2021</b> Creative use of FHSG</p> <p>Using grant to convert buildings for residential use in the borough. July 2020 delayed due to Covidbut still progressing, main contractor procured. 401 Mile End Road - capital funding and FHSG Some FHSG being used for the PLACE modular homes <b>Abul Kalam</b></p> <p><b><u>Required Control Measure</u></b> <b>Target Date:</b> <b>08/04/2021</b> Joining the London wide procurment called Capital Letters</p> <p>1 negotiator already assigned, another not required at present but this could change in 2021 as we will require more properties from CL</p> <p>Housing options will be recruiting an additional 2 officers to work in-house from April 21 as part of the Medium Term Financial Strategy <b>Abul Kalam</b></p> <p><b><u>Required Control Measure</u></b> <b>Target Date:</b> <b>08/04/2021</b></p>	2	4	8	Rupert Brandon	People Are Aspirational, Independent And Have Equal Access To Opportunities.		

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PLC0020	Risk to public safety caused by dangerous or unsafe structures.	There are only three staff available to respond to dangerous call outs and service level will be adversely affected if one or more of these staff are absent due to Covid-19.	Unsafe structures may not be secured as quickly creating a risk to safety.	<p>PPE Supplied</p> <p>Team have dealt effectively with a number of Dangerous structure call outs during the year – including the Bow Crane incident.</p> <p>While the team are well – one of the three staff who undertake dangerous structures call outs is currently self- isolating, so we continue to rely on an agency member of staff for this service.</p>	2	4	8	<p>Building Greater Resilience</p> <p>We are looking to build greater resilience in the team, including recruiting to the permanent vacant team leader (west) post – however, ensuring that we have the right recruitment and retention package will be key to this and this is what we are working on at the moment</p> <p><b>Nicole Layton</b></p> <p><b><u>Required Control Measure</u></b></p> <p><b><u>Target Date:</u></b></p> <p><b>21/06/2021</b></p>	1	4	4	Ann Sutcliffe			