Risk No.	Risk Description	Cause	Consequence	Date Risk Identified / Changed	Risk Owner	Risk Status	Likelihood (5 = high and 1 = low)	Impact (5 = high and 1 = low)	Current Evaluation	Risk Proximity (Immediate = 5, Medium Term = 3 and Long Term =1)	Controls recommended	Further Planned or ongoing action	Remobilisation Planning actions	Action Owner	Risk Highlighter
1	STATUTORY & CO	MPLIANCE													
1.1	HOMELESSNESS Increase in homeless			24.03.2020/							Maintain a staff rota to ensure resilience of staff	Identification of staff with	Staff returned to the Forum on a		
1.1.1	presentations from breakdown of family units or need for self isolation during period of lockdown	COVID 19 restrictions and self- isolation	Street homeless increase and failure of statutory duty	24.03.2020/ 25/08/2020/ 8/10/2020	NB	Open	3	4	12	3	Maintain a star rota to ensure resulence of start team. Monitor updates from MHCLG and options for centralised accommodation provision	transferable skills and potential for training being considered	rota basis to comply with social distancing and COVID secure workplace measures	NB	36
1.1.2	No TA available in DBC stock	Increased demand from homeless presentations	Street homeless increase and failure of statutory duty	24.03.2020/ 25/08/2020/ 8/10/2021	NB	Open	4	3	12	5	Use of hotels and B&B if necessary	to assess if they are available to take residents. NB co-chairing the Herts wide accommodation cell so directly involved in assessing any Crunts wide provision Other staff who can be redeployed	Ongoing liaison with B&B accommodation and applied for grant funding through NSAP	NB	60
1.1.3	Insufficient staff available to work with homeless applicants due to self isolation or localised lockdown	COVID 19 restrictions and self- isolation	Increased pressure on limited staff numbers	24.03.2020/ 25/08/2020/ 8/10/2022	NB	Open	3	4	12	3	Use of rota, maintenance of details about staff and self isolation. Identification of home location for staff.	who have worked in the homeless or advice teams to be redeployed if possible. Ongoing redeployment where feasible and assessment of	Working with HCC and IMT to identify the proximity and outcome of any local outbreak	NB	36
1.1.4	Ending of temporary suspension of possession proceedings or mortgage repossessions SUPPORTED HOUSING	Coronavirus temporary legislative changes, economic shock from impact of COVID 19	Increase in evictions from private rented sector and homelessness from mortgage rennssessions	25/08/2020 08/10/2020	NB	Open	3	4	12	5	Monitoring of the legislative changes, proactive engagement with the PRS landlords	Applied for Next Steps Accommodation program Grant funding to secure additional temporary accommodation		NB	60
1.2.1	Inability to provide necessary support to the sheltered housing tenants due to staff self	COVID 19 restrictions and self- isolation	Social isolation or deterioration in health resulting from long periods alone or without basic	24.03.2020/ 25.08.2020	OJ	Open	2	5	10	5	Daily review of staffing levels and options to redeploy. Telephone calls replacing face-to face contact to reduce the risk of spread	Ongoing review of the situation to make sure that there is sufficient resource to cover the service and	SHO's returned to face to face visits for those tenants who have requested support on 10.08.2020	a	50
1.2.2	isolations Tenants in self isolation becoming withdrawn or depressed	COVID 19 restrictions and self- isolation	Deteriorating physical and mental health	24.03.2020/ 25.08.2020/ 08/10/2020	OJ	Open	3	4	12	3	Regular contact with tenants and set up befriending service with volunteers to keep in regular contact	consider redeniorment of other staff Ongoing review of volunteering offers and the use of the food hub - investigating options for voluntary sector run managed events	SHO's returned to face to face visits for those tenants who have requested support on 10.08.2021	a	36
1.2.3	Clusters of COVID cases in single schemes	COVID 19 restrictions and self- isolation	Potential for increased spread from use of communal facilities	24.03.2020/ 25.08.2020	OJ	Open	3	4	12	5	Closure of communal lounges, increased frequency of cleaning in communal corridors and laundry. SHO's making telephone rather than face to face contact.	Ongoing monitoring of the status in each scheme on a daily basis and removal of cushions and other soft furnishing in break out areas in communal corridors to discourage munus of tenants meeting	Continue to monitor government guidance and assess risks associated with the management of communal areas within schemes		60
1.3	PRIVATE RENTED SECTOR Increase in complaints from tenants in HMO's or other premises with shared facilities, concerns over infection risk or HHSRS hazards within the property	COVID 19 restrictions and self- isolation	Concerns over the condition of properties and the Health and safety of residents in HMO's or other private sector properties	24.03.2020/ 25.08.2020	LH	Open	3	5	15	3	Telephone contact with tenants and use of photographs or video clips to assess the condition of properties whilst enforcement visits remain a high risk within HMO's	Identification of properties which will require inspection as soon as restrictions are relaxed to enable identification of properties requiring works or enforcement activity.	Recommence site visits and enforcement action with appropriate PPE and COVID risk assessments		45
1.3.2	Inability to make verification visits to confirm if works have been completed or licence conditions have been satisfied, resulting in some properties being unlicensed	COVID 19 restrictions and self- isolation	A number of properties will remain unlicensed during the lockdown and may require works to make them compliant.	24.03.2020/ 25.08.2020	Ш	Open	2	4	8	3	Identification and management of licencing cases to ensure that inspections are carried out at the earliest opportunity.	review of staffing levels to make sure that these are appropriate for an increased demand after the lockdown period.	Recommence site visits and enforcement action with appropriate PPE and COVID risk assessments		24
1.4 1.4.1	REPAIRS Inability to access properties due to self isolation of symptomatic tenants	COVID 19 restrictions and self- isolation	Increased damage to property, potential H&S implications	24.03.2020/ 25.08.2020/ 08/10/2020	JG	Open	3	4	12	5	Triage all works before any undertaken and check on the health of operatives	Ongoing daily review of issues or change in circumstances	Task and finish group set up to address the backlog of repairs in the system		60
1.4.2	Large backlog of work will need to have a priority system once works resume and agreed delivery timescales	COVID 19 restrictions and self- isolation	Long delays in getting works completed and managing tenant expectations	24.03.2020/ 25.08.2020/ 08/10/2020	JG/OPSL	Open	2	4	8	3	OPSL and DBC to agree how this will be managed and draft communications to send to residents when restrictions lifted.	Working task and finish approach adopted and reduced backlog with targeted approach to the management of historic and new demand	Backlog reduced and triage of new repairs requests undertaken		24
1.5 1.5.1	LEGIONELLA Inability to carry out periodic flushing of sentinel outlets, external hoses or descale shower heads	COVID 19 restrictions and self- isolation	Increased risk of legionella	24.03.2020/ 25.08.2020/ 08/10/2020	RL	Open	3	4	12	5	Communication with residents to keep using their showers - continued flushing of sentinel outlets and check any external hoses are disconnected where possible	Replacement shower heads to be sourced for switchover if necessary	Any outlets which have not been accessed for flushing, to be undertaken under controlled conditions and with use of face maske		60
1.6.1	FIRE SAFETY Clear Landings patrols suspended to all but high risk high rise blocks during lockdown	COVID 19 restrictions and self- isolation	Potential for build up of items on the landings and increased risk of fires or compromising the means of escape	24.03.2020/ 25.08.2020	АМ	Open	3	4	12	3	Additional signage and phone calling to residents to advise them to observe the clear landing policy	Patrols suspended but under constant review on government advice	masks Recommencement of clear landings patrols and enforcement activity		36
1.7.1	ASBESTOS MANAGEMENT Full repairs service has been reinstated, all follow survey procedure to establish if ACM's present.	COVID 19 restrictions and self- isolation	Potential for asbestos exposure incident, or prosecution from non- compliance - repairs work has been fully reinstated	24.03.2020/ 25.08.2020/ 08/10/2020	RL	Open	2	5	10	1	All requests to come through the in-house asbestos team	Asbestos information being migrated onto a single database to enable access to be provided to all contractors	⁸ Backlog of repairs in the system, completed and now working to prioritise day to day repairs including any asbestos removals		10
1.8	GAS SERVICING Inability to access properties due to self-isolation and gas services going overdue	COVID 19 restrictions and self- isolation	Increased risks of CO release or other failure associated with gas appliances	24.03.2020/ 25.08.2020/ 08/10/2020	RL	Open	2	4	8	3	Following gas safety controlled breaking and proactive recording of self isolation cases and rebooking Measures in place with engineers working in separate room to tenants and additional cleaning and hand santisting after each service.	Continue to proactively manage those tenants in 14 day self quarantine and arrange new appointments . Self referral to Regulator for social housing if compliance percentage continues	Access rates improving with litting of restrictions, but plans in place to address and issues arising from a localised lockdown.		24
2	FINANCIAL											nnt in ha anhiavan			
2.1 2.1.2	GRANTS Expenditure higher than any reserves available and cash flow pressures	COVID 19 restrictions and self- isolation	Risk of s114 notice	24.03.2020/ 25.08.2020/ 08/10/2020	FW	Open	2	5	10	1	Determine procedure for reimbursement of costs from HCC's rough sleeper and homeless fund	Ongoing engagement with other Herts HoH and MHCLG	Reductions in expenditure have been identified to offset any reduced income or budget pressures resulting from COVID measures or reduced moductivity.		10
2.3 2.3.1	RENTS/INCOME Increase in tenants requiring benefits and processing times for UC	COVID 19 restrictions and self- isolation	Decrease in the rental income received in year and possible cash flow issues.	24.03.2020/ 25.08.2020/ 08/10/2020	LW/SM	Open	3	5	15	3	Monitoring rental income on a weekly basis. Support being provided to tenants from the income team to provide advice for claimants and how best to ensure they pay their rent as a priority and the inmact of not so doino.	Continue to liaise with DWLP and housing benefit and the tenants to get them to set up a fixed monthly direct payment for rent	Ongoing support and advice being provided to tenants to assist with budgeting and payment of rent		45
2.3.2	Rental income for the new build will now be achieved later in the year and have an impact on the projected income levels throughout the year	COVID 19 restrictions and self- isolation	Reduction in forecast income against budget	24.03.2020/ 25.08.2020/ 08/10/2020	DB/LW/FW	Open	3	3	9	3	Induct of hor so doind. Monitoring the financial impact and profile of rental income across the year, to adjust outturn position accordingly	Consideration of any measures to accelerate site delivery within COVID secure guidance	All sites now operating at capacity within the guidelines and materials supply chain being monitored		27
2.4 2.4.1	DEVELOPMENT Impact of localised outbreak or lockdown on workforce	COVID 19 restrictions and self- isolation	Reduced or no productivity on site	24.03.2020/ 25.08.2020/ 08/10/2020	DB	Open	3	5	15	3	Ongoing monitoring of the status of Dacorum within the new 3 tiered restrictions and all sites operating within social distancing and COVID secure guidance to reduce impact of any localised	Ongoing review of any changes to measures required to maintain development sites operational	All sites now operating at capacity within the guidelines and materials supply chain being monitored		45
2.4.2	Shortage of materials due to suspension in production during initial lockdown	COVID 19 restrictions and self- isolation	Impact on program and delay in completion and generation of rental income	24.03.2020/ 25.08.2020/ 08/10/2020	DB	Open	2	4	8	3	Early ordering to accommodate increased lead times for materials	Horizon scanning to assess which materials may be in short supply	Consideration of alternative materials if required underway.		24
2.4.3	Market sales properties at Martindale - risk not all sell	Economic pressure and market confidence reducing	Most properties sold or under offer, but interest slowing	08-Oct-20	DB	Open	3	2	6	3	Continue to proactively market and assess levels of interest and completions	Continue to monitor any factors that could influence market conditions or the availability of other new build	NA		18
3	LEGAL	·									·	200 ²			
3.1 3.1.1	CONTRACTUAL DISPUTES Claims from contractors for frustration	COVID 19 restrictions and self- isolation	Costs and resource to defend cases	24.03.2020/ 25.08.2020/	FW	Open	2	4	8	3	Review of contractual provisions with legal advisors and establish any conditions that could give rise to	Ongoing updates and regular meetings with contractors to enable issues to be identified prior to any	Remobilise works to levels that can be sustained within budget and work with service providers to determine		24
3.1.2	Disrepair claims or failure to comply with timescales for	COVID 19 restrictions and self- isolation	Costs and resource to defend cases	08/10/2020 24.03.2020/ 25.08.2020/ 08/10/2020	JG	Open	3	3	9	3	a claim Communications to tenants on-line and by social media so that expectations are managed in respect of what is being delivered during and after	formal escalation Agree a RAG rating for those backlogged repairs so that the contractors are aware of the	any delivery issues Backlog of repairs and need to remobilise supply chain - possible		27
3.1.3	repairs Performance Bonds not covering pandemic in insurable	Market unable to support influx of	Contractor insolvency, reprocurement costs will need	08/10/2020 24.03.2020/ 25.08.2020/	FW	Open	3	5	15	3	restrictions lifted Check with contractors that Bond providers are covering COVID as an event - Ongoing monitoring	approach and can schedule accordingly Ensure risk exposure minimised and identify options in case of contractor	Liaison with framework providers		45
4	risks	Claims ENT & HEALTH & SAFE	to be covered by the authority	08/10/2020							of Contractors Dunn and Bradstreet rating to flag any potential problems	insolvency	and local suppliers		
4.1	STAFF												Forum capacity 30% of staff, which		
4.1.1	Staff levels drop below levels to be able to deliver the statutory service functions due to self isolation or childcare responsibilities	COVID 19 restrictions and self- isolation	Inability to deliver statutory functions and provide the necessary levels of support to vulnerable individuals	24.03.2020/ 25.08.2020/ 08/10/2020	FW	Open	2	5	10	3	Staff skills and experience in other areas of the service has been reviewed for potential redeployment into other areas of the service if required.	Ongoing monitoring of staff levels at daily update meeting and use of agency staff to provide support for front line officers where appropriate	Provides some resilience in terms of risks associated with localised outbreaks and need to self-isolate. Re-opening of schools will reduce pressure on daily childcare reservorsibilities		30
4.2	H&S - SAFEGUARDING Limited PPE available for front line services.	Lock down restrictions or insufficient supply available	Increased risk of infection for staff working in areas where there could be a risk of cross contamination	24.03.2020/ 25.08.2020/ 08/10/2020	FW	Open	2	4	8	3	Provide details for centralised supply and distribution. Make sure staff aware of when PPE appropriate, so as not to stockpile reserves unnecessanity	Ongoing monitoring of appropriate use of PPE	Monitor use of PPE to ensure supplies available. Respond to any changes in government guidance in respect of face coverings or other		24
4.2.2	Staff unable to distance due to working patterns or space restrictions	COVID 19 restrictions and distancing	Failure to comply with government restrictions	24.03.2020/ 25.08.2020/ 08/10/2020	FW	Open	2	5	10	3	All cleaning staff and surveying staff to travel to site individually and maintain social distancing whilst on site. Forum layout enables adequate	Ongoing monitoring of appropriate use of PPE and staff to continue to risk assess and complete the pre-	measures Ongoing monitoring of appropriate use of PPE and staff to continue to risk assess and complete the pre-		30
4.2.3	restrictions Vulnerable tenants not receiving appropriate food and medical supplies	COVID 19 restrictions and self- isolation due to high risk pre-existing medical conditions	Tenants requiring urgent medical supplies or food	08/10/2020 24.03.2020/ 25.08.2020/ 08/10/2020	LW/MP	Open	2	5	10	3	social distancing Identification of those tenants who have no support network and are self-isolating or shielded. Cross reference these with the HCC list	inspection COVID questionnaire Identify improved ways of recording and collating information so that food parcels can be distributed to	inspection COVID questionnaire Face to face visits recommenced, so any welfare issues are being identified and interventions put in		30
												those most in need	0904		
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