

Risk Management

	Risk	Mitigation
1	Inadequate funding	Reduction in investment programme, increasing rents, disposal of worst performing stock
2	Poor communications	Established communications protocol at all levels – strategic, operational and local
3	Failure to maintain standards due to under-performing contracts/contractors	Resourcing with professional support. Effective management of contracts
4	Lack of timely management information due to weakness of systems and/or system integration	Manage links between asset management database, (housing management) and financial systems
5	Unable to invest optimally because of lack of information on long-term viability of stock	Identification of performance of different groups of properties
6	Lack of validated information about stock	Stock condition survey. Improved communication of outputs
7	Failure to develop an effective collaborative relationship with contractors	Nature of NEC3 Option C contracts. Partnering advisor
8	Weakening demand for sheltered housing	Develop strategy for repositioning sheltered housing
9	Inability to recruit, retain and develop key professional staff	Retention strategy combined with training and support to 'grow our own'
10	Inability to collect S20 leaseholder recharges	Collection in line with leases. Effective procurement and S20 process
11	Uncertainty over stock investment costs	Benchmarking and procurement advice; feedback of information from results of tenders
12	Poor value for money from procurement	Procurement review. Benchmarking. Accessing appropriate skills
13	Complications of delivering	Effective resident communications.

	regeneration alongside major refurbishment	Well informed localised proposals
14	Legislative / regulatory change (e.g. Building Regulations, Carbon emissions)	Monitor changes and respond as necessary
15	Reducing tenant involvement in asset management	Continue to support tenant involvement
16	Uncontrolled expenditure on day-to-day repairs	Maintain controls
17	Failure to achieve carbon reduction targets	Carbon reduction strategy plan
18	Health and safety failures	Sound policies and priorities for investment in asbestos removal and fire prevention
19	Fraudulent activity	Maintain controls, internal audit