

Appendix 2 – Housing Management & Almshouses Sub-Committee Risk Register - Almshouses



Risk No. & Title	Risk Description (Cause, Event, Impact)	Risk Owner	Current Risk Rating & Score	Risk Update	Target Risk Rating & Score	Target Date	Risk Trend
003 Financial/Operational Almshouses become unstable/unusable due to lack of maintenance	Cause: historic lack of planned maintenance Event: system/serious building component failure; Effect: significant unplanned increase in maintenance revenue costs.	Director of Community and Children's services	 8	Planned maintenance and asset management plan now in place; includes works to communal areas and internal upgrades to homes; inspection regime in place to trigger responsive maintenance and targeting of financial resources if risk of system or component failure is identified. Two-year refurbishment programme agreed with Trustees and now being planned.	 4	31-Mar-2017	↔
004 Health & Safety/Legal Accident/injury & litigation	Cause: inadequate assessment, management and mitigation of on-site fire, health and safety risk; trip hazard; falls; Event : accident, injury; illness Effect: personal loss, injury to employees, residents or visitors on-site; reputational risk; risk of litigation.	Director of Community and Children's services	 8	Regular on-site risk assessments and inspections are carried out by City of London staff; Survey of all homes and surrounding site has been carried out and improvements to the road area have been made.	 4	31-Mar-2017	↔