

# DCCS Corporate and departmental risks - detailed report EXCLUDING COMPLETED ACTIONS

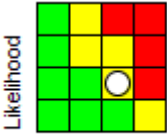
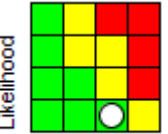



Rows are sorted by Risk Score

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
DCCS HS 003 <b>Lone Working</b>  14-Jan-2016 Liane Coopey; Paul Murtagh	<p><b>Cause:</b> Not implementing appropriate risk assessment and lone working device to mitigate the risk, not providing training nor effective management supervision to support lone workers.</p> <p><b>Event:</b> Fail to enforce corporate policy and guidance followed by legislation. Lone working staff not taking adequate control measures if an event was to occur.</p> <p><b>Effect:</b> Physical or mental harmed to staff can result to investigation and legal action, damaging the reputation of the City of London.</p>	<p>Likelihood</p> <p>Impact</p>	12	<p>Audit of users has been undertaken and front line teams have been supplied with new devices for staff on request. Monitoring is continuing on a monthly basis Reports are being sent to team managers to encourage them to take ownership of device usage.</p> <p><b>24 Nov 2021</b></p>	<p>Likelihood</p> <p>Impact</p>	12		Constant
							Reduce	

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
DCCS HS 003c	Reviewing and implementing the Personal Safety Visiting Tool (PSVT);	Details now being entered for out of city estates onto Orchard and PSVT for the City Estates, as it is City services like Noise, etc., that would be going out to properties (& they don't have access to Orchard). PSVT list reviewed in March 2020 and several households were removed and a few added	Paul Murtagh	28-Sep-2021	31-Mar-2022

		Next action will be to integrate the PSVT information into the new housing management system. Go live date has been delayed to the 4th quarter 21/22			
DCCS HS 003d	Monthly monitoring of Skyguard usage	Usage of the PeopleSafe (formerly known as Skyguard) continues to be monitored with approximately 50% of all users activating their devices at least once in October 21. An anticipated increase with the gradual return to site visits has not been seen. Reports of non usage are being sent to managers who are following up where staff are not using devices	Liane Coopey; Paul Murtagh	24-Nov-2021	31-Dec-2021

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
<b>DCCS HS 002</b> <b>Failure to carry out and review effective Fire Risk Assessments for more than 5000 units of residential accommodation and a number of commercial units</b>  14-Jan-2016 Liane Coopey; Paul Murtagh	<b>Cause</b> Fire Risk Assessments for managed properties not carried out effectively <b>Event</b> Fires do occur from time to time. Effective Assessments reduce the risk and identify if any changes to procedures or maintenance regimes that need to be reviewed or introduced <b>Effect</b> Fires can lead to significant property damage and potential loss of life	 Likelihood Impact	<b>8</b>  A new programme of Fire Risk Assessments is currently being undertaken by Turner Townsend. All high rise assessments should be completed by end 2021. A fire risk assessment action plan for all Barbican and housing estates is in place and is being regularly monitored. by new Fire Task Group. Works have been identified and are being carried out over a period of 18 months to 2 years. Works include the retrofitting of sprinkler systems in 5 high rise blocks, works to improve compartmentalisation and the replacement of entrance doors to meet current fire safety standards.  <b>28 Sep 2021</b>	 Likelihood Impact	<b>4</b>	31-Mar-2022	  Constant	
						Reduce		
Action no	Action description	Latest Note			Action owner	Latest Note Date	Due Date	
DCCS HS 002c	Community and Children's Services Committee has approved the retrofitting of sprinklers in the 5 high rise tower blocks within the City's social housing portfolio.	<ul style="list-style-type: none"> <li>We have a confirmed programme with the works commencing at Avondale, followed by Petticoat Tower and then Great Arthur House</li> <li>The contractor (United Living) is in the process of contacting residents at Avondale to</li> </ul>			Paul Murtagh	25-Nov-2021	31-Mar-2022	

		<p>survey properties and complete pre-condition assessments ahead of the works starting in January 2022.</p> <ul style="list-style-type: none"> <li>• Petticoat Tower will commence in April 2022 and Great Arthur House July 2022. United Living will have two teams delivering the works as Avondale will take approximately 1 year to complete as there are 3 blocks.</li> <li>• A void flat on all three estates has been identified. We are carrying out installations to then be able to show existing residents and members what the sprinklers will actually look like ahead of the proper installations.</li> <li>• The Listed Building Consent application for Great Arthur House has been delayed due to negotiations with planning and difficulty getting a slot in the Planning &amp; Transportation Committee agenda. It is due to go to P&amp;T committee in February 2022</li> </ul>			
DCCS HS 002d	Community and Children's Services Committee has approved a programme to replace all main entrance doors in the City's social housing blocks of flats. The new fire doors will provide a minimum of 30 minutes and up to 60 minutes of fire resistance.	All surveys are complete for LOT 1. Design issues raised by Building Control have been resolved. The contractors final pricing schedule is expected imminently, and subject to formal approval, the works contract is anticipated to start early 2022. Lot 1 is awaiting award via procurement, subsequent lots will need a decision on further direct award from Community and Children's Service Committee following a change of decision from procurement colleagues. This will create a delay to surveys and award of further lots, and the installation of the fire doors.	Paul Murtagh	25-Nov-2021	31-Mar-2022

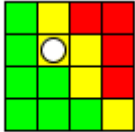
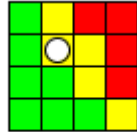
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<b>DCCS HS 006</b> <b>Failure to deliver new homes programme</b>	<p><b>Cause:</b> Funding and planning constraints, market volatility and development cost inflation</p> <p><b>Event:</b> Failure on commitment to deliver 700 new homes by 2025</p> <p><b>Effect:</b> Delivery of a reduced number of new homes resulting in diminished HRA income and reputational damage</p>	<p>Likelihood</p> <p>Impact</p>	<b>8</b>	<p>Priority is being given to progress the new developments for COLPAI, Sydenham Hill, Isleden House, Great Arthur House, and York Way Estate.</p> <p>These schemes could deliver 272 new social housing units by 2025.</p> <p>COLPAI is on target to be complete by summer 2022 and will provide 66 new social housing units and 3 commercial units.</p> <p>Sydenham Hill: planning consent was granted by London Borough of Lewisham on 27/08/20 but was</p>	<p>Likelihood</p> <p>Impact</p>	<b>6</b>	31-Mar-2025	

07-Jan-2020 Paul Murtagh			<p>subject to a Judicial Review which quashed the consent granted.</p> <p>Planning Consent was granted for a second time on 29th June 2021.</p> <p>Tenders have been received and a successful contractor has been identified to take the scheme forward</p> <p>Isleden House &amp; Great Arthur House developments are on site with Isleden due for completion by March 2022 and Great Arthur House residential conversions by September 2021.</p> <p><b>18 Oct 2021</b></p>			Reduce	Constant
Action no	Action description	Latest Note			Action owner	Latest Note Date	Due Date
DCCS HS 006a	Review of remaining projects for new development programme to finalise costs and dates	Nothing further since the annual review report in March – next annual review will be March 2022			Paul Murtagh	28-Sep-2021	31-Mar-2022
DCCS HS 006b	Identify alternative models of delivering new homes such as working with private developers/housing associations or other local authorities	<p>Work is still in progress to consider new models of housing delivery</p> <p>This will be captured in the next report for Avondale Square Estate Housing Development</p> <p>Our application to the GLA for the AHP has been successful and will form part of the new strategy</p>			Paul Murtagh	29-Sep-2021	31-Mar-2022
DCCS HS 006c	Establish costs and delivery dates for what can be delivered within existing funding streams	Overview Report submitted to DCCS Committee in March. Next report will probably be early next year. .			Paul Murtagh	28-Sep-2021	31-Mar-2022

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DCCS HS 001 <b>Health and Safety procedures</b>  13-Nov-2014 Paul Murtagh	<b>Cause:</b> Failure to meet Health and Safety regulations and City of London procedures within the department and on the properties and estates managed by the Housing Division <b>Event:</b> Accident or fire in property or estates managed DCCS leading to harm / injury to staff member, resident or visitor <b>Effect:</b> Injury to person/s on property or estates managed by DCCS, possible adverse media coverage, external investigation into incident and potential claims for compensation.	 Likelihood	6	Estate standard project completed - pandemic has forced the new structure put in place regarding management responsibility. Restructure part of TOM process. Anticipated to be complete by December 2021  <b>28 Sep 2021</b>	 Likelihood	4	31-Mar-2022	Constant
							Reduce	
Action no	Action description	Latest Note			Action owner	Latest Note Date	Due Date	
DCCS HS 001h	Failure to recruit new health & safety advisor - either on a temporary or permanent basis.	Temporary post holder in place. Will complete once permanent post holder appointed. Currently recruitment moratorium			Paul Murtagh	28-Sep-2021	31-Dec-2021	

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DCCS HS 004 <b>Housing Finance Changes</b>  15-Aug-2016 Paul Murtagh	<b>Cause</b> Changes to housing financing <b>Event</b> Possible shortfall in Housing Revenue Account funding <b>Effect</b> – Inability to fund the estimated 30 year expenditure plans regarding the City of London’s Social Housing	 Likelihood	6	A review and remodel the Housing Revenue Account 30 year Business Plan is being undertaken. This is a complex task looking at assets and finances across this period.  <b>24 Nov 2021</b>	 Likelihood	4	31-Mar-2022	Constant
							Reduce	

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
DCCS HS 004d	A further review and remodelling of the 30 year Business Plan is to be undertaken.	A comprehensive review of the Housing Revenue Account and the 30-year Business Plan was completed three years ago and, a detailed report was presented to, and agreed by the Community & Children's Services Committee. Following this review, the Major Works Improvement Programme was reprofiled and response maintenance and housing management costs reassessed. Whilst this has gone some way to mitigating the potential risk, the COVID-19 situation has had a significant impact on the delivery of the Major Works Programme and, our response repairs and maintenance and housing management income and expenditure. As such, it has been agreed that a further review of the Housing Revenue Account and the 30-year Business Plan is required to help manage this risk. The review is scheduled for completion by 31 December 2021.	Paul Murtagh	24-Nov-2021	31-Dec-2021

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DCCS HS 005 Major works programme  07-Jan-2020 Paul Murtagh	<b>Cause:</b> Shortfall in funding/increase in costs of major works programme <b>Event:</b> Inability of the City of London to fund major works improvements and fire safety works <b>Effect:</b> Detrimental to property conditions and living standards	Likelihood  Impact	6	Review of Major Works Programme completed and awaiting Committee approval (date to be confirmed)  Delivery of Major Works are not anticipated before 2022  <b>18 Oct 2021</b>	Likelihood  Impact	6		Constant

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
DCCS HS 005a	Review of major works programme alongside other works including fire safety improvements and planned maintenance	Major Works programme compiled and delayed to accommodate H&S works subject to financial validation for capital funding.	Paul Murtagh	28-Sep-2021	31-Mar-2022