

DCCS Corporate and departmental risks - detailed report

EXCLUDING COMPLETED ACTIONS

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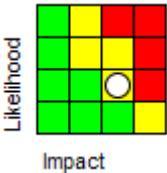
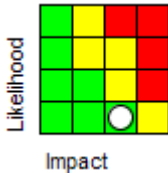



Rows are sorted by Risk Score

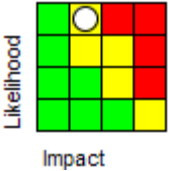
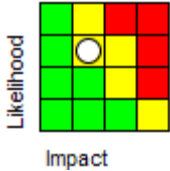
Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
DCCS HS 003 Lone Working 14-Jan-2016 Liane Coopey; Paul Murtagh	<p>Cause: 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>Event: 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>Effect: Physical or mental harmed to staff can result to investigation and legal action, damaging the reputation of the City of London.</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>04 Apr 2022</p>		12	Reduce	Constant

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 are being entered for out of city estates onto Orchard and PSVT for the City Estates - it is City services that would be going out to properties (& they don't have access to Orchard). PSVT is constantly being updated and is reviewed every 6 months	Paul Murtagh	05-Apr-2022	30-Jun-2022

		Next action will be to integrate the PSVT information into the new housing management system. Go live date set for May 2022			
DCCS HS 003d	Monthly monitoring of Skyguard usage	Usage of the PeopleSafe (formerly known as Skyguard) continues to be monitored - with approximately 54% of all users activating their devices at least once in Feb-Mar 22. Reports of non usage are being sent to managers who are following up where staff are not using devices	Liane Coopey; Paul Murtagh	04-Apr-2022	30-Sep-2022

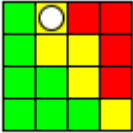
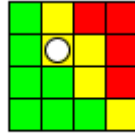

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DCCS HS 002 Failure to carry out and review effective Fire Risk Assessments for more than 5000 units of residential accommodation and a number of commercial units 14-Jan-2016 Liane Coopey; Paul Murtagh	Cause Fire Risk Assessments for managed properties not carried out effectively Event 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 Effect Fires can lead to significant property damage and potential loss of life		8	A new programme of Fire Risk Assessments is currently being undertaken by Turner Townsend. All HRA assessments have on site inspections completed by March 2022.. Reports are due by end April 2022.. 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. These 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 05 Apr 2022		4	31-Mar-2023	 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	From mid-March 2022, priority is being given to implement the retrofit sprinkler installations at the Avondale Point Blocks. Petticoat Tower and Great Arthur House will commence later	Paul Murtagh	08-Apr-2022	31-Jul-2023

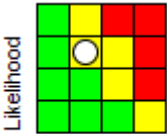
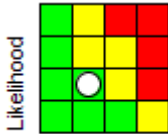
	tower blocks within the City's social housing portfolio.	<p>in 2022.</p> <p>The original start date for Avondale works was March 2022, but due to delays this is now reprogrammed to start on site late May/early June. The revised date is required to allow adequate time to verify key design decisions and receive and review updated costings from United Living.</p> <p>Some of the key design decisions include:</p> <ul style="list-style-type: none"> All sprinkler head positions to comply with BS 5306-0 2020 Sprinklers required to balconies (at Avondale estate only) UPS drawings and plant room designs Final communal pipe layouts Alarm specifications & specialised equipment for known vulnerable households. <p>Delays have also been incurred due to further fire safety consultations with the District Surveyor/Building Control; ongoing resident survey bookings; and decisions relating to communal pipe routing.</p>					
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.	<p><i>Members approved the recommendation to direct award the further fire door lots, via the Framework recommended by colleagues in procurement. Tender documents have been released for LOT 2 and surveys will begin shortly. LOT 3 documents are being prepared and should be released by end of April. Work on LOT 1 is progressing well and will be finished by July</i></p>			Paul Murtagh	06-Apr-2022	31-Jan-2023
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DCCS HS 005 Major works programme 07-Jan-2020 Paul Murtagh	<p>Cause: Shortfall in funding/increase in costs of major works programme</p> <p>Event: Inability of the City of London to fund major works improvements and fire safety works</p> <p>Effect: Detrimental to property conditions and living standards</p>	 <p>8</p>	<p>The Major Works Programme is at serious risk due to finance and external factors such as labour and materials shortage, huge increase in materials and labour costs. We are seeing the cost of many projects increase by more than 30%.</p> <p>26 Apr 2022</p>	 <p>6</p>		<p>↑</p> <p>Increasing</p>	

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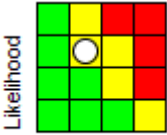
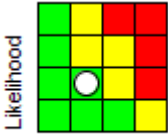

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
DCCS HS 005a	Review of major works programme alongside other works including fire safety improvements and planned maintenance	Major Works programme compiled and delayed to accommodate H&S works subject to financial validation for capital funding.	Paul Murtagh	26-Apr-2022	30-Sep-2022

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 006 Failure to deliver new homes programme 07-Jan-2020 Paul Murtagh	Cause: Funding and planning constraints, market volatility and development cost inflation Event: Failure on commitment to deliver 700 new homes by 2025 Effect: Delivery of a reduced number of new homes resulting in diminished HRA income and reputational damage		8	Priority is being given to progress the new developments for COLPAI, Sydenham Hill, Isleden House, Great Arthur House, and York Way Estate. These schemes could deliver 272 new social housing units by 2025. COLPAI is on target to be complete by September 2022 and will provide 66 new social housing units and 3 commercial units. Sydenham Hill: planning consent was granted by London Borough of Lewisham on 27/08/20 but was subject to a Judicial Review which quashed the consent granted. Planning Consent was granted for a second time on 29th June 2021. Tenders have been received and a successful contractor has been identified to take the scheme forward. However a second Judicial Review has been raised and this remains unresolved and in process. Isleden House Development is currently on site with completion anticipated by September 2022.		6	31-Mar-2025	
		Likelihood Impact			Likelihood Impact		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	An initial report for Sumner Buildings and Avondale Square Estate was presented to C&CS committee in February 2022. A further committee report will be required in September 2022, subject to informal discussions with members in June/July 22	Paul Murtagh	04-Apr-2022	30-Sep-2022
DCCS HS 006b	Identify alternative models of delivering new homes such as working with private developers/housing associations or other local authorities	Work is still in progress to consider new models of housing delivery This will be captured in the next report for Avondale Square Estate Housing Development Our application to the GLA for the AHP has been successful and will form part of the new strategy	Paul Murtagh	04-Apr-2022	30-Sep-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	04-Apr-2022	30-Sep-2022

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DCCS HS 001 Health and Safety procedures 13-Nov-2014 Paul Murtagh	Cause: 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 Event: Accident or fire in property or estates managed DCCS leading to harm / injury to staff member, resident or visitor Effect: 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 Impact	6	Estate standard services project now complete - restructure has been completed and staff have been appointed to new roles. A review of H&S training programme for frontline staff is being undertaken in light of new structure. 05 Apr 2022	 Likelihood Impact	4	31-Mar-2023	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. Recruitment will commence once Fire Risk Assessment project is up to date (anticipated July 22)	Paul Murtagh	04-Apr-2022	30-Sep-2022

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DCCS HS 004 Housing Finance Changes 15-Aug-2016 Paul Murtagh	Cause Changes to housing financing Event Possible shortfall in Housing Revenue Account funding Effect – Inability to fund the estimated 30 year expenditure plans regarding the City of London’s Social Housing	 Likelihood Impact	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 05 Apr 2022	 Likelihood Impact	4	31-Mar-2023	 Constant
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.				Paul Murtagh	04-Apr-2022	30-Jun-2022