

## Proposal to introduce an additional licensing scheme (of HMOs) to 12 wards in central Bristol Risk Register

### Negative Risks that offer a threat to the proposed scheme and its Aims (Aim - Reduce Level of Risk)

Ref	Risk Description	Key Causes	Key Consequence	Status Open / Closed	Strategic Theme	Risk Category	Risk Owner	Key Mitigations	Direction of travel	Current Risk Level			Monetary Impact of Risk  £k	Risk Tolerance			
										Likelihood	Impact	Risk Rating		Likelihood	Impact	Risk Rating	Date
1	Under estimation of numbers of properties needing to be licensed	More applications submitted than expected from pre scheme analysis	There will be delays in processing and inspecting properties	Open		Service Provision	Housing	We will recruit extra officers to handle expected increase and review procedures and ICT to make the process more efficient.	Stable	2	2	4				0	
2	Lack of staffing resources	Difficulty in recruiting enough officers	Insufficient resources to carry out inspections and licensing processes	Open		Service Provision	Housing	We have recognised the difficulties with recruiting technical officers and have introduced changes (a market supplement) to attract officers to the service. We will continue to review different options to deliver the scheme using available resources and changing ICT applications to make the process quicker.	Stable	1	2	2				0	
3	Legal challenge	Landlords unhappy with proposal	The start of the scheme will be delayed or even stopped while we respond to the challenge.	Open		Reputation	Finance, Governance and performance	The evidence obtained to make the proposal satisfied the criteria for designation. Evidence was supplied by the BRE - an expert in this field. The fee structure has been reviewed in line with a recent high court ruling and we are satisfied that the new fee structure and level of fee is reasonable. The results of two consultations has proved positive and endorsed officers recommendations to proceed with the sheme (subject to cabinet approval)	Stable	1	3	3				0	
4	Scheme not implemented	Cabinet do not authorise designation	poor housing conditions will remain / deteriorate and badly managed HMOs will continue	Open		Communities	Housing	The proposed scheme meets all the relevant legal requirements. This type of targeted action is in line with a BCC corporate priority, "Fair and Inclusive". There is support for the scheme from councillors in the wards affected. The results from the public consultation agrees with the proposal.	Stable	1	3	3	£-4.9m	1	1	1	
5	Fewer applications made than predicted thus reducing income	More properties meet the exemption criterion than expected	Less income from scheme than predicted	Open		Financial Loss / Gain	Finance, Governance and performance	The current predicted numbers of staff to deliver the scheme is not at full establishment level. The scheme will operate with fewer staffing resources than predicted and recruitment halted. New legislation that came into place in October 2018 brought additional private rented properties into licensing and therefore these will increase the overall licence fee income.	Stable	2	2	4	£-1.5m	2	2	4	
6	Risk to tenants	Landlords may withdraw their properties due to fees or increase rent to cover	Landlords can choose whether to rent to families only or sale the property thus removing the numbers of affordable units to tenants in these wards.	Open		Communities	Housing	A landlord can choose how he rents his properties but the rents are based on market conditions and demand for housing in the city is high. Landlords of HMOs are receiving a high income from these properties so would be giving up a lucrative income source if they pulled out of the market for the sake of paying a one-off licence fee. Incentives are being put in place for those landlords who rent their properties to vulnerable tenants. Landlords who own licensable properties and rent their properties to nominated tenants in receipt of Local Housing Allowance will be offered financial incentives (re-imbursment of the licence fee). Experience from previous schemes indicates no overall loss in private rented properties.	Stable	1	1	1				0	