

Supported Move-on RSAP Funding Bid (July 21) Risk Register

Negative Risks that offer a threat BCC relating to RSAP Funding Bid (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
General (all bids)																	
1	Cabinet approval for match funding for Resonance and HRA acquisitions bids is not obtained	*it may be felt that these proposals are not a good use of BCC commuted sums or HRA capital.	* We will not be able to submit bids for either the Resonance Bid or the HRA acquisitions bid as both required match funding from BCC. Bristol will only be able to put in a very limited bid for the funding that is available resulting in only handful of Supported Move on units being delivered in 2021, far less than is needed to help meet demand.	Open	Empowering & Caring	Service Delivery	Head of Housing Options	* There is little we can do to control the final decision of the cabinet bar ensuring the cabinet paper and appendices are sufficiently informative and work is undertaken by all stakeholders to ensure we instill confidence in the cabinet members that this is a good opportunity for Bristol in terms of meeting affordable housing need and further addressing rough sleeping.	<>	2	3	6	N/A	1	∞	3	May-21
2	We do not deliver the number of properties we say we will	* BCC/partner organisations do not receive the level of funding from RSAP that we hope to for each proposal * Challenges in identifying properties that meet requirements and price range available * It takes longer to source and purchase /refurbish properties than anticipated. Unforeseen delays such as conveyancing days, survey issues, planning issues or works/refurbishment issues.	* BCC are not able to increase affordable housing supply as much as we intended to, possible negative impact on rough sleeping reduction * we/partner organisations may not receive full capital grant for anything not delivered within the target timescale (by end March 2022) and will not receive any support revenue grant for anything not delivered (delivered means ready to occupy) * reputation with MHCLG and Homes England affected * possible financial loss to BCC/ Resonance for any last minute withdrawals of properties from the programme due to there not being enough time to deliver.	Open	Empowering & Caring	Financial, service delivery and reputational risk	Head of Housing Options	* Named officer in council to monitor delivery with regular reporting to head of service * Ensure a good level of delivery planning prior to funding awards being announced 'assume it will happen and prepare as such' * where we know planning consent will be required, early liaison with planning team and draw on knowledge and information from recent planning application success for similar accommodation * Early conversation with Homes England and MHCLG regarding any delivery issues, it may be possible to negotiate delivery extensions to first quarter 2022. * BCC Funding is tied to outcomes in terms of Resonance grant and will be awarded pro-rata on delivery.	<>	2	3	6	Not known, nominal.	1	∞	3	May-21
3	Providers drive up purchase prices by bidding for same properties	* No clear strategy in place regarding acquisitions * Agents encourage closed bids in order to get best price for the property	* Purchase price by property increases * Impacts successful delivery of the target number of units within the target timescale. See consequences in Risk Line 1 . .	Open	Empowering & Caring	Financial, service delivery and reputational risk	Head of Housing Options	* Named officer in place to ensure there is a clear strategy regarding acquisitions with a view to different providers targeting different areas of the city and different types of property, * Encourage a collaborative approach to acquisitions whereby provider assist one another rather than be in competition * As this risk links to Risk Line 1, follow all mitigations in for that risk also.	<>	2	3	6	Not known, nominal.	1	∞	3	May-21
4	Market values for properties for sale increase	External market forces that are beyond our control	* Purchase price by property increases * Impacts successful delivery of the target number of units within the target timescale. See consequences in Risk Line 1.	Open	Empowering & Caring	Financial, service delivery and reputational risk	Head of Housing Options	There is little that can be done to mitigate as an external factor beyond our control. * ensure close monitoring of market prices * seek regular feedback and evidence from providers regarding properties being offered on and a what prices to track any trending increase in offer prices. * As this risk links to Risk Line 1, follow all mitigations in for that risk also.	<>	3	3	9	Not known, nominal.	1	∞	3	May-21
5	Properties procured do not meet the full needs of the client group that need to access it and those with protected characteristics are excluded	* Purchase prices available limit areas in which properties can be purchased * Much of older existing housing stock in Bristol has limitations in terms of being fully accessible accommodation * Inadequate procurement strategy and direction that ensure the needs of all clients who will be accessing the services are taking into account.	* There are barriers to some people, potentially from protected groups accessing this accommodation and any legal implications of this * The accommodation does not achieve the intended impact on reducing rough sleeping as some people are still not able to end their rough sleeping via this provision	Open	Empowering & Caring	Service Delivery and Equalities Risk	Head of Housing Options	* Ensure EqIA assessment actions are completed and that the EqIA is regularly reviewed.	<>	2	3	6	N/A	1	∞	3	May-21
6	BCC/partners cannot provide a support service for this accommodation past March 2024	*RSAP support revenue funding is not extended past March 2024 * There is no other source of funding or resource for the service	* people living in the accommodation will lose the wrap around support element and this may result in them not maintaining the accommodation or tenancy, potential increase in ASB, evictions, abandonment * potential knock on effect on rough sleeping numbers in Bristol	Open	Empowering & Caring	Service Delivery and Reputational	Head of Housing Options	* BCC and partners to engage in early conversation with MHCLG regarding the need for extended revenue funding for this accommodation * Ensure early contingency planning for the scenario where RSAP do not extend revenue funding to include other potential sources, merging provision with other support services that are funded by alternative funding streams, possible consideration of moving out occupants of the accommodation and re-letting as general needs or low-support accommodation.	<>	3	3	9	N/A	1	∞	3	May-21
HRA Acquisition specific																	
6	BCC are not able to spend Right to Buy receipts that would usually be used for acquisitions in alternative ways.	* BCC do not identify other ways in which to spend available Right to Buy receipts.	Impacts delivery of other affordable housing	Open	Empowering & Caring	Financial, service delivery and reputational risk	G&R Director	* BCC to maintain a robust affordable homes delivery plan and re-house in place to identify and progress opportunities for alternative use of Right to Buy receipts * If Right to Buy receipts are lost, which is unlikely, BCC can bid for Homes England funding to deliver on our general needs provision	<>	2	3	6	N/A	1	∞	3	May-21
7	HRA acquisitions do not start immediately after any funding award	BCC are not "nimble" enough to get resource and processes in place for these acquisitions	* Impacts successful delivery of the target number of units within the target timescale. See consequences in Risk Line 2.	Open	Empowering & Caring	Financial, service delivery and reputational risk	Head of Housing Options	* BCC to start planning regarding identifying resource and planning processes for these acquisitions now even though we are not yet sure we have approval or will be awarded the funding. Plan as if we will get approval and be funded. * As risk links to Risk Line two, follow all relevant mitigations in the that risk line.	<>	3	3	9	Not known, nominal.	1	∞	3	May-21