

Supported Move-on RSAP Round 5 Funding Bid (April 22) 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			Date
										Likelihood	Impact	Risk Rating		Likelihood	Impact	Risk Rating	
General (all bids)																	
1	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 2024) and will not receive any support revenue grant for anything not delivered (delivered means ready to occupy) *reputation with DLUHC and Homes England affected	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 DLUHC regarding any delivery issues, it may be possible to negotiate delivery extensions to first quarter 2022.	<>	2	2	4	Not known, nominal.	3	3	9	Mar-22
2	Properties procured do not meet the full needs of the client group that need to access it and those with protected characteristics are excluded	* Inadequate procurement strategy and direction that ensure the needs of all clients who will be accessing the services are taken into account.	* There are barriers to some people, potentially from protected groups accessing this accommodation. * 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	2	4	N/A	2	2	4	Mar-22
3	BCC/partners cannot provide a support service for this accommodation past March 2025.	*RSAP support revenue funding continues only until March 2025 (this has been extending from March 2024 however). * 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 DLUHC 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	3	Mar-22
HRA Developments																	
4	Some schemes are unable to either start on site by March 2023 or deliver by the end of March 2024.	*Unforeseen delays in the construction processes occur, this could also be caused by national or global events that impact supply chains and labour supply.	*BCC may not receive the full funding awarded if developments do not meet the milestone targets.	Open	Empowering & Caring	Financial, service delivery and reputational risk	Head of Housing Options	*BCC will only submit proposals on HRA developments which will confidently meet the given milestones given the current climate and estimations. This is being done in consultation with the BCC Housing Delivery team. *Regular review meetings with development team. *Regular contact with DLUHC and Homes England.	<>	2	2	4	N/A	3	3	9	Mar-22
5	Less RSAP funding for the new units is awarded than what could have been applied for via right to buy receipts.	* Homes England are unwilling to award the full amount of funding we requested or they wish to see BCC contribute more funding to the build.	*These new build units may not be viable with reduced funding and may need to be withdrawn from the RSAP funding. *As above in risk line 1, BCC are not able to increase affordable housing supply as much as we intended to, possible negative impact on rough sleeping reduction	Open	Empowering & Caring	Financial, service delivery and reputational risk	G&R Director	* BCC to conduct detailed scheme viability assessments and present this clearly in the bid paperwork. *BCC to seek preliminary approval from Homes England, prior to submitting the bid (during the co-production process), for the amount of funding we will request.	<>	2	3	6	N/A	3	3	9	Mar-22
Conversions																	
6	No contributory capital funding can be found for East Street Mews	*DHI are unable to recruit partners to invest capital funds for the conversion works needed.	*We will not be able to submit a bid for the conversion of East Street Mews as RSAP funding is only awarded when the provider is able to contribute some capital funding (usually at least 40 or 50%)	Open	Empowering & Caring	Service Delivery	Head of Housing Options	*Early work has already begun to support DHI to find funders who are willing to invest in this opportunity.	<>	4	2	8	N/A	4	3	12	Mar-22
7	The lease for East Street Mews (BCC property) is not able to be extended to 30 years.	*it may be felt that this proposal is not viable to BCC property services *BCC property services decide on an alternative use of East Street Mews after the current 12 year lease has ended.	*We will not be able to submit a bid for the conversion of East Street Mews as RSAP funding is only awarded when the provider has a minimum of a 30 year lease.	Open	Empowering & Caring	Service Delivery	Head of Housing Options	*Early work has already begun with BCC property services to explore the option of extending the lease to 30 years.	<>	2	2	4	N/A	4	3	12	Mar-22
St Mungo's Acquisition's Bid																	
8	Providers drive up purchase prices by bidding for same properties that providers (and BCC) are purchasing from previous RSAP round.	* 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	<>	2	2	4	N/A	1	3	3	Mar-22
9	Market values for properties for sale increase	External market forces	* 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	*ensure close monitoring of market prices * seek regular feedback and evidence from providers regarding properties being offered on and what prices to track any trending increase in offer prices. * regular reporting to DLUHC and Homes England * Seeking acquisitions off market (St Mungo's have previously had success with this).	<>	3	3	9	N/A	3	3	9	Mar-22