

Appendix 3 – Risk Assessment

Risk No	Risk description	Risk mitigation	Residual / current risk			Additional steps to be taken
			Likelihood	Impact	Prioritisation	
1.	Not able to respond to aspirations of all affected residents who want to return based on property availability	Early consultation requirements are included within the policy to capture demand issues. Policy includes the requirement for risks to be captured within individual scheme Local Letting Plans In the one to one meetings with all tenants explain fully what can be done and manage expectations.	Medium	Medium	<i>Tolerable</i>	<i>Monitoring post implementation</i>
2.	Inadequate systems in place to operationally manage a 'returners' scheme leading to future challenges to be a returner	Monitoring systems and IT updates are being put in place to ensure that the scheme operates well, based on original tenancy priority given by the length of occupation.	Medium	Medium/ Low	Tolerable	
3.	With long term programmes family make-up may change over years, which changes the needs of the family	Existing stock would allow for this as with any other allocations. Policy is clear in terms of eligibility is based on current allocations policy	Medium	Medium	Tolerable	Consideration given to this when confirming the overall new mix of properties
4.	Tenants may choose to return but settle in the first home and not wish to return	Where tenants have chosen to return but have changed their mind during the process they are able to stay in their existing property and will sign a release form to confirm this.	Medium	Low	Tolerable	LLP reviews will provide information about the numbers of tenants and if they have moved into an existing property and returned to a new build
5.	Dependency upon having an approved LLP for each clearance redevelopment	Clear process for early consultation and LLP approval. Policy formalises need for LLPs.	Low	High	Tolerable	

Measures of likelihood/ Impact:

Description	Likelihood Description	Impact Description
High	Almost certain, is expected to occur in most circumstances. Greater than 80% chance.	Critical impact on the achievement of objectives and overall performance. Critical opportunity to innovate/improve performance missed/wasted. Huge impact on costs and/or reputation. Very difficult to recover from and possibly requiring a long term recovery period.
Significant	Likely, will probably occur in most circumstances. 50% - 80% chance.	Major impact on costs and objectives. Substantial opportunity to innovate/improve performance missed/wasted. Serious impact on output and/or quality and reputation. Medium to long term effect and expensive to recover from.
Medium	Possible, might occur at some time. 20% - 50% chance.	Waste of time and resources. Good opportunity to innovate/improve performance missed/wasted. Moderate impact on operational efficiency, output and quality. Medium term effect which may be expensive to recover from.
Low	Unlikely, but could occur at some time. Less than 20% chance.	Minor loss, delay, inconvenience or interruption. Opportunity to innovate/make minor improvements to performance missed/wasted. Short to medium term effect.