

Housing Top Ten Risks

<u>Risk</u>	<u>Identified Mitigation</u>	<u>Current Position</u>
Drop in standards and performance during transition	Officers group monitor performance or irregularities	Performance Indicators being monitored and how each authority interprets them being investigated
Resources/capacity – unable to give the time necessary to support transition	Share the issues within the group and potential to cover work for each other	Appointment of Service Director should help provided back filling sorted out. Officer group will continue to manage transition.
Staff leaving/retention	Bring forward any structural proposals to provide stability to staff	Structure to be put forward by 15/9/08. Appoint permanent replacements to front line vacancies
Inability to agree new policies	Adopt a procedure to identify best practices within the 4 District Councils	Being undertaken through work streams e.g. standard homeless letters
Loss of geographical knowledge of housing service	Consider a flexible structure for delivering housing services and a sharing of knowledge across teams	To be incorporated in structure by 15/9 as far as practicable.
Staff health, motivation and morale	Share difficulties within officer group and provide support for each other in different areas	Identified need to step up level of communication with staff
Communication	Ensure that there is regular dialogue with key stakeholders	Regular meetings with members and RSL's . GOSW meet with housing officers group. Staff informed of progress via team meetings
Failure to obtain delegated powers	Develop a scheme of delegation	Being dealt with by County legal dept
Other work streams that housing depend on fall behind agreed timetable	Highlight issues through front line service board	Issues being highlighted through FLS board
Lack of priority given to capital funding schemes	Housing capital programme to be developed	Capital bidding process just commenced