

Appendix 4 LLA Risks & Mitigations

Risk	Likelihood of Risk	Mitigation
Not enough landlords willing to lease	Low	Keep payment to landlords as close to LHA as possible Previous work via Private Landlord Team and Empty Homes survey has identified many landlords will be willing to lease.
Higher than anticipated level of voids	Low	Ensure re-let times are kept to a minimum by: 1) identifying tenants in advance 2) timely repairs and void turnaround 3) close housing management to ensure timely rent payments, minimal evictions and minimal absconding 4) Support will be provided wherever possible via other Housing Solution teams
Higher than anticipated level of repairs	High	Ensure enough support and housing maintenance is in place to minimise the risk of damage. Ensure lease is worded to ensure the repairs are only related to tenant damage and hand back costs
Lower than anticipated income from Housing Benefit/Universal Credit	Low	Ensure enough officer resource is part of the team to concentrate on income maximisation.

Income reduces as a result of the implementation of further benefit reforms or changes in statutory guidance.	Medium	In the event that scheme financing was at risk, break clauses after 2 years in the lease agreements would allow for the Council to renegotiate or terminate existing agreements in a planned away.
Rent Loss	Medium	Close monitoring of income from dedicated officer with direct links to HB/DWP Tenants will be encouraged to open Rent Accounts via local Credit Union
Reputation Risk to Council	Medium	Ensure development and delivery of effective project plan and communication plan prior to launch. Operational activity and performance closely monitored in first year to identify potential issues early
Unmanageable demand on legal services with evictions or legal disputes	Medium	Leases and tenancy agreements will be drafted to allow LLA staff to manage the majority of work Relevant notices, witness statements would be prepared by LLA staff with the Housing Manager and Team Leader experienced at court representation