

Description Of Risk	Level Of Risk	Countermeasures Required	Service Responsibility
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Key Assumptions			
Risk that Vale will not be allowed Brought forward balance of 2.8m on MRA and allocation of £2.7 for 2007/08.	4 - MEDIUM	All information required by WAG is submitted by December 2007.	Housing
Risk that Assumed MRA in future years will not materialise	8 – MEDIUM/HIGH	This is dependent on future WAG policy, however the Council must ensure that the full MRA allocation is spent year on year	Housing
Risk that supervision and management costs rise by more than RPI.	1 – LOW	Budgets to be closely monitored	Housing
Risk that Rent Rebates – currently 68.30% of gross rents to be rebated, decreases	2 – LOW	The difference between average rents and notional guideline rents to be taken into account when setting rents	Housing
Voids and Bad Debts currently 2.48% per annum. Risk that this could increase	2 – LOW	Maintain adequate recovery procedures and ensure Housing Benefit take up	Housing
That Subsidy variables, which determine the amount repayable to WAG will change considerably	4 – MEDIUM	Little control	Housing
That revenue repairs won't decrease by 50% after 2012/13	8 – MEDIUM/HIGH	Achieving WHQS by 2012/13 to reduce the need for revenue repairs.	Housing

RISK APPRAISAL – HOUSING INVESTMENT STOCK RETENTION

Appendix G

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That RTB will vary from 30 per annum and/or 45 per annum following WHQS	4 – MEDIUM	Greater sales improves the financial position however there is little control over this.	Housing
That variables surrounding RTB sales such as level of discount and proportion of useable receipts retained are changed	2 – LOW	Little Control	Housing
That the receipts from the sale of Penarth Heights are at a lower level.	2 - LOW	Little Control	Housing
ACTIONS 1-5			
That service charges of £127,000 per annum from 2008/2009 do not occur due to Council/Tenant objection	4 – MEDIUM	High quality of consultation and information provided to tenants	Housing
That stepped management costs of 1.30% every 5 years is not achieved	2 – LOW	A plan will be required to ensure that cost reductions are achieved	Housing
That the Building Maintenance Recharge will not reduce by £200,000 pa	2 – LOW	A plan will be required to ensure that cost reductions are achieved	Building Maintenance
That efficiency savings of 1% per annum for 15 years is not achieved	6 – MEDIUM/LOW	A plan will be required to ensure that cost reductions are achieved	Housing

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That Land Asset Sales of £3million are not realised	4 – MEDIUM	A plan will be required and a concerted effort made to ensure that this is achieved	Housing