

## Appendix 4 – Risk Assessment

<b>Risk Number:</b>	CPOOD001		
<b>Risk Level/Service:</b>	Community, Housing and Property, Compulsory Purchase Orders, 4A Beech Lane, Spofforth, North Yorkshire, HG3 1AN and 16 Greenfields Drive, Harrogate, North Yorkshire, HG2 7BL Compulsory Purchase of Property		
<b>Risk Category:</b>	Operational		
<b>Objective/Dependency /Deliverable:</b>	This is the last resort of the Empty Homes Strategy to ensure long-term empty properties are returned to use when no action is taken by the owner.		
<b>Risk Name:</b>	That the properties are renovated and occupied/sold by the owners prior to confirmation of Compulsory Purchase Order		
<b>Risk Description:</b>	Unsuccessful use of resources with possible financial consequences. Unsuccessful use of Compulsory Purchase Order if sold to another owner.		
<b>Cause:</b>	We are getting a report approved for enforcement action against the owners with the aim of getting the property occupied again. This requires time and effort from the Empty Homes Officer and legal team. At any point the properties could be sold by the owners.		
<b>Impact/Consequence:</b>	Pursuit of new owners to ensure the properties are occupied and having to follow the Empty Homes Strategy from the start with another owner.		
<b>Primary Owner:</b>	James Tuck	<b>Secondary Owner:</b>	
<b>Additional Owners:</b>			
<b>Timescale:</b>	Short Term (up to one year)		
<b>Classification:</b>	Economic		
<b>Controls</b>			
<b>Control</b>			
1-2-1 with Manager			
Regular attempts to contact the owner. Checks at the property and online to see if it is being marketed.			
Meetings with legal when there are changes to the circumstances.			
<b>Proposed Controls</b>			
<b>Proposed Control</b>	<b>Target Implementation Date</b>	<b>Owner</b>	
<b>Links:</b>			
<b>Review, Report and Escalation Procedures:</b>	Regular updates to Head of Housing and Cabinet Member for Housing and Safer Communities.		
<b>Reassessment Period:</b>	Quarterly		

### Risk Assessment

<b>Gross Score</b>			
<b>Total Impact</b>	<b>Likelihood</b>	<b>Total Assessment</b>	<b>Label</b>
2 - Moderate	2 - Possible	<b>4</b>	<b>Amber</b>

Target Score			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	1 - Unlikely	1	Green

Net Score (Current)			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	1 - Unlikely	1	Green

Appetite Score			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	2 - Possible	2	Green

<b>Risk Response</b>	Accept		
<b>Overall Risk Owner</b>	Reviewed 06/09/2022	<b>Last Assessment</b>	06/09/2022
<b>Comments</b>		<b>Date</b>	

<b>Risk Number:</b>	CPOOD002		
<b>Risk Level/Service:</b>	Community, Housing and Property, Compulsory Purchase Orders, 4A Beech Lane, Spofforth, North Yorkshire, HG3 1AN and 16 Greenfields Drive, Harrogate, North Yorkshire, HG2 7BL Compulsory Purchase of Property		
<b>Risk Category:</b>	Operational		
<b>Objective/Dependency /Deliverable:</b>	This is the last resort of the Empty Homes Strategy to ensure long-term empty properties are returned to use when no action is taken by the owner.		
<b>Risk Name:</b>	That compensation and other costs exceed anticipated costs.		
<b>Risk Description:</b>	Unsuccessful budgeting of the Empty Homes Budget. Insufficient allocation of funds.		
<b>Cause:</b>	We are getting a report approved for enforcement action against the owners with the aim of getting the properties occupied again. If enforcement action is approved and the properties are acquired through a CPO the owners are entitled to 7.5% of the sale of the property. There are also other costs associated with the CPO including ensuring the properties are fully secured. These costs have been budgeted in the report.		
<b>Impact/Consequence:</b>	Less budget available for future enforcement action on further properties.		
<b>Primary Owner:</b>	James Tuck	<b>Secondary Owner:</b>	
<b>Additional Owners:</b>			
<b>Timescale:</b>	Short Term (up to one year)		
<b>Classification:</b>	Economic		
<b>Controls</b>			
<b>Control</b>			
1-2-1 with Manager			
Meetings with legal when there are changes to the circumstances.			
Regular checks for changes of budget.			
<b>Proposed Controls</b>			
<b>Proposed Control</b>	<b>Target Implementation Date</b>	<b>Owner</b>	
<b>Links:</b>			
<b>Review, Report and Escalation Procedures:</b>			
Regular updates to Head of Housing and Cabinet Member for Housing and Safer Communities.			
<b>Reassessment Period:</b>			
Quarterly			

### Risk Assessment

Gross Score			
Total Impact	Likelihood	Total Assessment	Label
2 - Moderate	2 - Possible	4	Amber

Target Score			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	1 - Unlikely	1	Green

Net Score (Current)			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	1 - Unlikely	1	Green

Appetite Score			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	2 - Possible	2	Green

<b>Risk Response</b>	Accept		
<b>Overall Risk Owner Comments</b>	Reviewed 06/09/2022	<b>Last Assessment Date</b>	06/09/2022

<b>Risk Number:</b>	CPOOD003		
<b>Risk Level/Service:</b>	Community, Housing and Property, Compulsory Purchase Orders, 4A Beech Lane, Spofforth, North Yorkshire, HG3 1AN and 16 Greenfields Drive, Harrogate, North Yorkshire, HG2 7BL Compulsory Purchase of Property		
<b>Risk Category:</b>	Operational		
<b>Objective/Dependency /Deliverable:</b>	This is the last resort of the Empty Homes Strategy to ensure long-term empty properties are returned to use when no action is taken by the owner.		
<b>Risk Name:</b>	That the property market collapses following CPO confirmation and subsequent sale by council.		
<b>Risk Description:</b>	The Council loses value in the assets before selling them at auction.		
<b>Cause:</b>	We are getting a report approved for enforcement action against the owners with the aim of getting the properties occupied again. Between the desktop valuation in 2021, when the owners were first contacted to make a voluntary offer, and the final sale of the properties the housing market could collapse.		
<b>Impact/Consequence:</b>	Properties sell for a lower value than previously expected from the desktop valuation.		
<b>Primary Owner:</b>	James Tuck	<b>Secondary Owner:</b>	
<b>Additional Owners:</b>			
<b>Timescale:</b>	Short Term (up to one year)		
<b>Classification:</b>	Economic		
<b>Controls</b>			
<b>Control</b>			
1-2-1 with Manager			
Meetings with legal when there are changes to the circumstances.			
Regular checks for changes of budget.			
Swift sale of property to avoid significant changes.			
<b>Proposed Controls</b>			
<b>Proposed Control</b>	<b>Target Implementation Date</b>	<b>Owner</b>	
<b>Links:</b>			
<b>Review, Report and Escalation Procedures:</b>			
Regular updates to Head of Housing and Cabinet Member for Housing and Safer Communities.			
<b>Reassessment Period:</b>			
Quarterly			

### Risk Assessment

Gross Score			
Total Impact	Likelihood	Total Assessment	Label
2 - Moderate	2 - Possible	4	Amber

Target Score			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	1 - Unlikely	1	Green

Net Score (Current)			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	1 - Unlikely	1	Green

Appetite Score			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	2 - Possible	2	Green

<b>Risk Response</b>	Accept		
<b>Overall Risk Owner Comments</b>	Reviewed 06/09/2022	<b>Last Assessment Date</b>	06/09/2022

<b>Risk Number:</b>	CPOOD004		
<b>Risk Level/Service:</b>	Community, Housing and Property, Compulsory Purchase Orders, 4A Beech Lane, Spofforth, North Yorkshire, HG3 1AN and 16 Greenfields Drive, Harrogate, North Yorkshire, HG2 7BL Compulsory Purchase of Property		
<b>Risk Category:</b>	Operational		
<b>Objective/Dependency /Deliverable:</b>	This is the last resort of the Empty Homes Strategy to ensure long-term empty properties are returned to use when no action is taken by the owner.		
<b>Risk Name:</b>	That the properties attract anti-social behaviour ahead of purchase and sale.		
<b>Risk Description:</b>	Unsuccessful use of resources with possible financial consequences. Additional disruption to the local community.		
<b>Cause:</b>	We are getting a report approved for enforcement action against the owners with the aim of getting the properties occupied again. While the properties are empty they could attract anti-social behaviour.		
<b>Impact/Consequence:</b>	Additional money spent on further securing the properties. More time spent on checking the state of the properties.		
<b>Primary Owner:</b>	James Tuck	<b>Secondary Owner:</b>	
<b>Additional Owners:</b>			
<b>Timescale:</b>	Short Term (up to one year)		
<b>Classification:</b>	Economic		
<b>Controls</b>			
<b>Control</b>			
1-2-1 with Manager			
Swift sale of property to avoid significant changes.			
Checks at the property to ensure no significant problems.			
<b>Proposed Controls</b>			
<b>Proposed Control</b>	<b>Target Implementation Date</b>	<b>Owner</b>	
<b>Links:</b>			
<b>Review, Report and Escalation Procedures:</b>	Regular updates to Head of Housing and Cabinet Member for Housing and Safer Communities.		
<b>Reassessment Period:</b>	Quarterly		

### Risk Assessment

Gross Score			
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Target Score			
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Net Score (Current)			
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Appetite Score			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	2 - Possible	2	Green

<b>Risk Response</b>	Accept		
<b>Overall Risk Owner Comments</b>	Reviewed 06/09/2022	<b>Last Assessment Date</b>	06/09/2022



<b>Risk Number:</b>	CPOOD005		
<b>Risk Level/Service:</b>	Community, Housing and Property, Compulsory Purchase Orders, 4A Beech Lane, Spofforth, North Yorkshire, HG3 1AN and 16 Greenfields Drive, Harrogate, North Yorkshire, HG2 7BL Compulsory Purchase of Property		
<b>Risk Category:</b>	Operational		
<b>Objective/Dependency /Deliverable:</b>	This is the last resort of the Empty Homes Strategy to ensure long-term empty properties are returned to use when no action is taken by the owner.		
<b>Risk Name:</b>	That no buyer is found at auction once the properties are purchased and ready for sale.		
<b>Risk Description:</b>	Unsuccessful use of resources with possible financial consequences to remarket the property.		
<b>Cause:</b>	We are getting a report approved for enforcement action against the owners with the aim of getting the properties occupied again. If approval is given to take enforcement action and the properties are listed at auction they might not find a buyer.		
<b>Impact/Consequence:</b>	Properties would remain empty for longer and would be listed at a future auction or sold through an estate agents requiring additional time and budget to sell through another means.		
<b>Primary Owner:</b>	James Tuck	<b>Secondary Owner:</b>	
<b>Additional Owners:</b>			
<b>Timescale:</b>	Short Term (up to one year)		
<b>Classification:</b>	Economic		
<b>Controls</b>			
<b>Control</b>			
1-2-1 with Manager			
Swift sale of property to avoid significant changes.			
<b>Proposed Controls</b>			
<b>Proposed Control</b>	<b>Target Implementation Date</b>	<b>Owner</b>	
<b>Links:</b>			
<b>Review, Report and Escalation Procedures:</b>	Regular updates to Head of Housing and Cabinet Member for Housing and Safer Communities.		
<b>Reassessment Period:</b>	Quarterly		

### Risk Assessment

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Target Score			
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Net Score (Current)

Total Impact	Likelihood	Total Assessment	Label
1 - Small	1 - Unlikely	1	Green

Appetite Score			
Total Impact	Likelihood	Total Assessment	Label
1 - Small	2 - Possible	2	Green

<b>Risk Response</b>	Accept		
<b>Overall Risk Owner Comments</b>	Reviewed 06/09/2022	<b>Last Assessment Date</b>	06/09/2022