Housing Risk Register
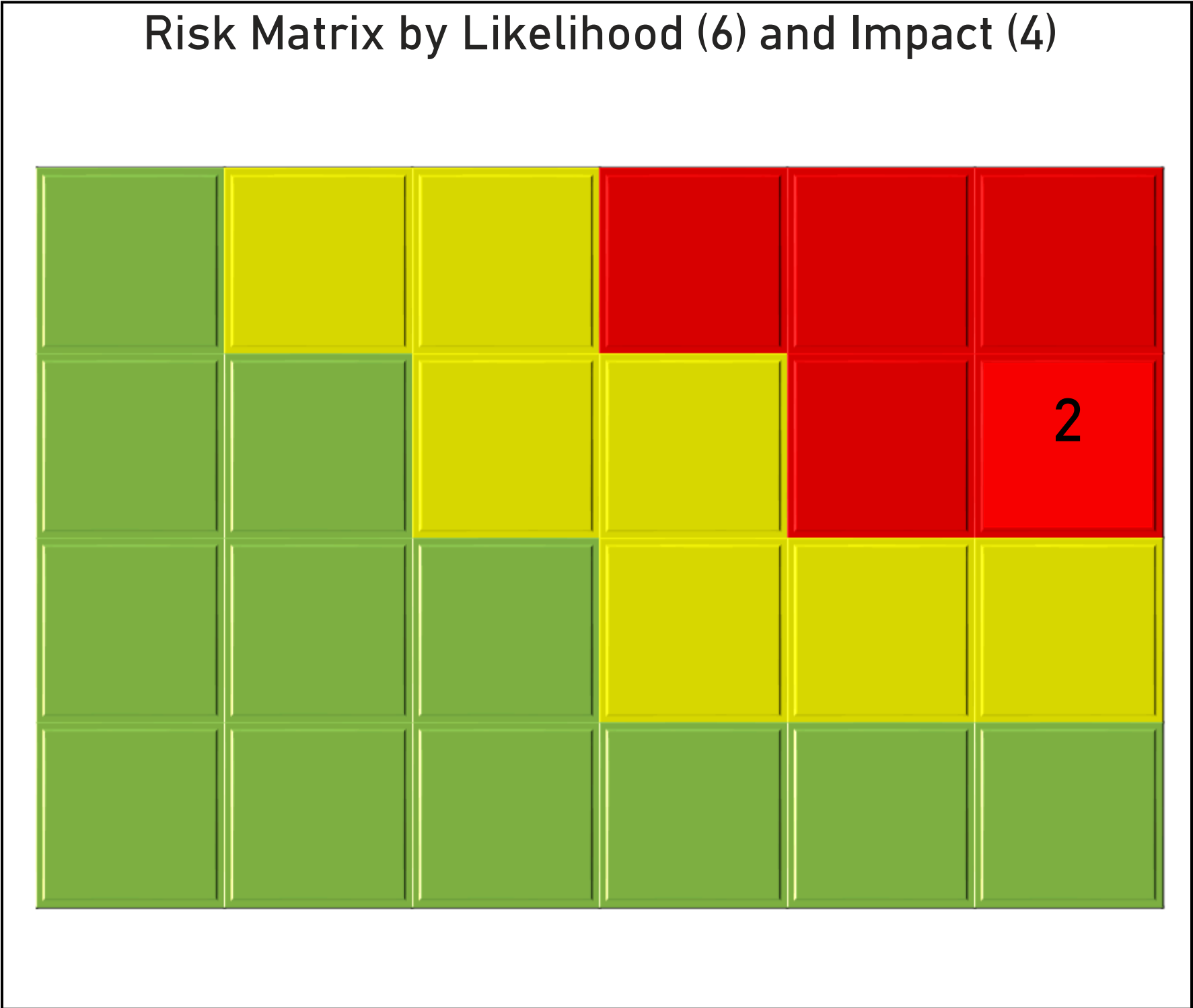
CURRENT CLUSTER RISKS	CURRENT RISK SCORE
Continued Inability to meet the Unsuitable Accommodation Order	18
Void Property Management	18

Number of Cluster Risks

2

Risk Matrix by Likelihood (6) and Impact (4)

FUNCTION	CLUSTER	RISK OWNER	RISK LEAD
Families and Communities	Housing	Jacqui McKenzie	Rachel Harrison

RISK TITLE	RISK DESCRIPTION	CONTROL ACTIONS	TARGET RISK SCORE	CURRENT RISK SCORE ▼	CURRENT LIKELIHOOD	CURRENT IMPACT	TARGET COMPLETION DATE
Continued Inability to meet the Unsuitable Accommodation Order	There has been a continued period of the Council being in breach of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014 due to being unable to provide suitable accommodation within 7 days / 6 nights to households who present as homeless and require temporary accommodation. Hotel accommodation is not considered to be suitable.	1- Renewed focus on preventative activity through development and implementation of project charters through CPA and Homewards. 2 - Clear monitoring around the supply of temporary stock, including increasing the supply of temporary accommodation, and ensure use is maximised through increase of shared tenancies & monitoring of void turnaround. 3 - Clearer governance arrangements in place around longer term stays in temporary accommodation, including those with NRPF status. 4 - Clearer governance in place around managing our dual tenancies and supporting people to move on from temporary accommodation. 5 - The continued implementation of an agile "reducing hotel action plan" which focuses on internal processes and actions to reduce the use of hotel accommodation. It is important to note that external factors will continue to impact our ability to reduce the frequency of the breach.	6	18	6	3	30 March 2026

FUNCTION	CLUSTER	RISK OWNER	RISK LEAD
Families and Communities	Housing	Jacqui McKenzie / Stephen Booth	Martin Smith

RISK TITLE	RISK DESCRIPTION	CONTROL ACTIONS	TARGET RISK SCORE	CURRENT RISK SCORE	CURRENT LIKELIHOOD	CURRENT IMPACT	TARGET COMPLETION DATE
Void Property Management	There is a risk that the level of void properties leaves ACC unable to house applicants appropriately or timeously, affecting quality of life, increasing spend on hotels and reducing rental income.	1. Establishment of a Housing Board to oversee progress in housing outcomes – complete/on-going 2. A new organisational structure for Corporate Landlord will soon be consulted upon. A new organisational structure for Housing has been consulted upon and will be recruited to. This will improve oversight of voids by defining responsibilities and ensuring effective accountability. 3. Maximise use of digital technology to improve existing processes this will include the addition of the repairs module to the existing NEC Housing Programme. 4. Review of existing void pathways and processes mapping to create efficiency and improvements within overall process. 5. Engage with external contractors to create additional capacity for our work in progress properties.	9	18	6	3	30 March 2026