

STOCKTON-ON-TEES BOROUGH COUNCIL

SELECTIVE LICENSING SCHEME PROPOSAL

Appendix 7: Risk Register 2023

Consequence <i>What would occur as a result, how much of a problem would it be to whom and why?</i>	Current Controls <i>What controls are currently in place</i>	Risk Owner <i>Who takes ownership</i>	Residual Risk			Additional Control Actions <i>What additional controls are needed</i>	Target Risk			Target Date	By whom	Date Completed
			Impact Score (1 - 5)	Likelihood Score (1 - 5)	Rating (1 - 25)		Impact Score (1 - 5)	Likelihood Score (1 - 5)	Rating (1 - 25)			
Negative impact on the proposed areas.	Promote the positive messages of the Selective Licensing proposal (pre and post the Selective Licensing designation). Ensure ASB is dealt with in a quick and effective manner, joint working with other Council service teams and the Police. Ongoing publicity.	Service Manager	3	2	6	Multi-Agency working once the Selective Licensing Team is established.	2	2	4	Ongoing	Selective Licensing Team Leader	
Displacement of landlords / sale of properties / rogue landlords move to other areas.	Promote positive messages of the Selective Licensing proposal.	Service Manager	4	2	8	Regular engagement with landlords to promote the benefits and outcomes of Selective Licensing (using for example email updates / newsletters).	3	2	8	Ongoing	Selective Licensing Team Leader	
Increase in properties standing empty.	Promotion of Selective Licensing benefits. Support to be provided from the Councils Empty Homes Officer.	Service Manager	3	3	9	Engagement with other local authorities operating Selective Licensing schemes has indicated that there is little evidence to suggest displacement has occurred.	2	2	4	Ongoing	Selective Licensing Team Leader	
Increase in the number of households accessing advice from the Councils Homelessness Service.	Information and support provided to tenants (pre and during Selective Licensing). The Council will use its powers to prosecute landlords who unlawfully evict tenants.	Service Manager	5	3	15	The Council can use its powers under the Protection from Eviction Act 1977 to prosecute landlords who are found to have illegally evicted tenants.	3	2	6	Ongoing	Team Manager/s across Council services	

Lack of support / resistance from private sector landlords to Selective Licensing	<p>Landlord views will be sought on the Selective License fee and conditions.</p> <p>Benefits of scheme will be promoted.</p> <p>Comments received during the consultation period will be analysed and a consultation report produced. Outcome of the consultation findings will be reported back to Cabinet before a final decision taken is taken.</p>	Service Manager	3	5	15	Engagement with landlords and managing agents as per the consultation Plan	2	3	6	During and post consultation	Selective Licensing Team Leader	
The cost of the licence is passed onto tenant (rent increases).	<p>Conversations with other LA's operating Selective Licensing has established this is not the case.</p> <p>Landlords to benefit from a more robust private rental market.</p>	Service Manager	3	3	9	A Consultation Plan will be implemented if agreement is secured at Cabinet (October 2023).	2	2	4	Ongoing	Service Manager / Housing Team members	
Rogue or criminal landlords continue to operate without a licence.	<p>Full consultation will take place and large-scale PR exercise.</p> <p>Literature stipulates consequence of not applying for a licence.</p> <p>Comprehensive database will be produced of landlords in the designated areas.</p> <p>Early Enforcement of noncompliance.</p> <p>Council to fund robust enforcement action.</p>	Service Manager	3	4	12	Council will ensure a robust enforcement approach	2	3	6	Ongoing	Selective Licensing Team Leader	
The Council will need to allocate resources to take prosecution action against landlords who fail to apply for a licence.	<p>Council has committed additional resources to ensure a robust enforcement response. This additional resource will form part of the Selective Licensing team once the scheme is approved.</p>	Service Manager	5	3	15	High profile publicity to engage with as many landlords as possible.	3	2	6	Ongoing should SL proceed	Service Manager	

<p>Could potentially result in negative PR.</p>	<p>Implementation of a project plan to support positive messaging.</p> <p>Resourced team to coordinate scheme will be appointed if approval to proceed is given.</p> <p>Ensure scheme is enforced in robust and consistent manner. Targets set and scheme outputs monitored.</p>	<p>Service Manager</p>	<p>5</p>	<p>2</p>	<p>10</p>	<p>Ongoing engagement between SBC Selective Licensing Manager and Media & Communications.</p>	<p>2</p>	<p>2</p>	<p>4</p>	<p>Ongoing</p>	<p>Selective Licensing Project Team</p>	
<p>Selective Licensing does not achieve its statement objectives and outcomes.</p>	<p>Ensure plan / schedule of property inspections is in place and adhered to.</p> <p>Ensure lack of action by landlords is enforced in a robust and consistent manner.</p> <p>Enforcement action taken against landlord where licence conditions are breached.</p> <p>Tenants provided with advice and support.</p> <p>Steering Group in place to oversee project.</p>	<p>Service Manager</p>	<p>3</p>	<p>3</p>	<p>9</p>	<p>Publicise prosecution cases.</p> <p>Robust and regular monitoring will be implemented once SL scheme is implemented.</p>	<p>3</p>	<p>1</p>	<p>3</p>	<p>Ongoing</p>	<p>Selective Licensing Project Team</p>	
<p>Increase in enforcement action within the Selective Licensing designation area results in an increased workload for SBC Service Teams, leads to inability to address issues here and elsewhere in the borough.</p>	<p>Council has recognised the likely increase in enforcement action and the need for additional enforcement support.</p> <p>The SL project will support and compliment the work of other departments.</p> <p>Information sharing between relevant partners will support robust action.</p>	<p>Service Manager</p>	<p>5</p>	<p>3</p>	<p>15</p>	<p>The SL Team will work closely with Enforcement colleagues to co-ordinate enforcement activity.</p>	<p>3</p>	<p>2</p>	<p>6</p>	<p>Ongoing</p>	<p>Selective Licensing Project Team</p>	