

Albyn Housing Society Strategic Risk Register 2026/27

							Year Opening		
Ref	Strategic Objective	Area of Risk	Risk Appetite	Risk Description	What could happen?	Target Residual Risk Score	Inherent Risk	Residual Risk	Control Dependency
1	Our People	Health & Safety	Risk Averse	A failure to maintain and operate an effective Health & Safety management System leading to a breach of legal obligations and significant regulatory or statutory intervention.	An incident resulting in the death or serious injury to a tenant, customer, employee, contractor or member of the public as a result of the Society's negligence.	6	15	6	9
2	Our Finances	Cyber Security	Risk Averse	Breach of IT security leading to a significant loss of data, functionality and service.	Failure to implement appropriate security protection and IT resilience resulting in a negative impact on business operations and customer service.	6	12	4	8
2a	Our Finances	IT Management	Minimal	Failure of the capability or capacity of the IT management system leading to potential service failure and/or data loss	The ICT network could be inadequately supported, structured or not adequately updated leading to security vulnerabilities.	10	16	6	10
3	Our Homes	Development Risk	Cautious	Failure of the development programme to deliver the outcomes either on time or within budget leading to financial and or reputational loss.	Project failure leading to additional unbudgeted costs, delays in the provision of new homes, inability to fund the completion of projects. Contractor failure leading to delay, quality issues and incomplete projects.	6	12	6	6
4	Our People	Recruitment & Retention of Staff	Open	Failure to recruit or retain or succession plan for suitably qualified and experienced staff leading to an erosion of the organisations ability to deliver for its customers.	We fail to attract, develop and retain the right people to deliver the needs of the business resulting in poor outcomes for our customers and employees.	8	12	6	6
5	Our Finances	External Economic Conditions	Open	Adverse changes in external economic conditions resulting in financial loss and a resulting failure to deliver our business plan objectives.	Changes to the operating environment could bring about adverse impact on viability, pursuit of the wrong priorities and lead to regulatory failure or poor customer outcomes.	8	12	8	4
6	Our Finances	Financial viability	Minimal	A failure in the financial management of the society leading to loss and breach of obligations to key stakeholders.	Insufficient financial resources could lead the Society's inability to meet its obligation to staff, suppliers and lenders.	8	15	6	9
7	Our Homes	Asset Management	Risk Averse	A failure of asset management resulting in statutory breach or failure to meet regulatory standards for the condition and quality of our housing stock.	Failure to maintain and deliver the Asset Management Strategy due to operational, performance or market issues resulting in loss of investor, stakeholder and customer confidence.	6	8	6	2
8	Our Finances	Data Protection	Minimal	A failure in the governance, protection or integrity of data leading to serious breach.	Failure to appropriately manage the security, compliance or quality of data impacting on compliance, operational outputs, and customer service obligations.	8	16	12	4
9	Our Customers	Customer Experience	Risk Averse	Poor customer service delivery leading to decline in customer satisfaction, and a failure to meet customer expectations.	The service delivery does not meet customers' needs or expectations arising from poor customer engagement and a failure to meet customer needs leading to a decrease in customer satisfaction and an increase in complaints.	6	8	6	2
10	Our Partnerships	Legal & Regulatory Compliance	Risk Averse	Failure to meet our legal and regulatory obligations leading to intervention or failure of the society.	Non-compliance with laws and regulations, resulting in significant sanctions, losses, fines or reputational loss.	6	15	12	3