

Appendix V. Example Risk Assessment.

Possible effects of Designation	Likelihood	Impact	Total	Controls
Landlords do not licence their properties	Unlikely	Major	Medium	<ul style="list-style-type: none"> • Full consultation to be undertaken • Active campaign promoting landlord licensing • Reduced fee for early applications • Appropriate and effective use of enforcement where necessary
Displacement of unprofessional landlords to other areas	Unlikely	Major	Medium	<ul style="list-style-type: none"> • No evidence of this in previous designation (in Salford) • PRS actually increased in size in area during previous designation (In Salford) • No evidence of landlords selling and moving out of area as a result of designation (In Salford) • Work with/support/tra in landlords to promote/encourage satisfactory management arrangements
Increased cost to landlords	Almost certain	Minor	Medium	<ul style="list-style-type: none"> • Proposals for reduced fee for early applications • Ability to pay a fee over proposed 2 year period • Interest free

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				instalment option proposed
Licence fee passed to tenants rent	Moderate	Minor	Low	<ul style="list-style-type: none"> No evidence this has occurred in previous scheme (In Salford) Reduction in turnover
Reputable landlords ceased operating to avoid licensing regime	Unlikely	Moderate	Medium	<ul style="list-style-type: none"> No evidence this has occurred in previous scheme (In Salford)
Restricting the growth of the private rented sector	Unlikely	Major	Medium	<ul style="list-style-type: none"> No evidence this has occurred in previous scheme (In Salford) PRS actually increased in size in area during previous designation (In Salford)

Risk matrix used

Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost certain	Medium	Medium	High	High	High
Likely	Low	Medium	Medium	High	High
Moderate	Low	Low	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Medium	Medium