



Annual Risk Assurance Report

Reporting Period: 1 January 2024 – 31 December 2024

Approved by: Board of Trustees

1. Executive Summary

This report provides assurance to the Board that Aves Housing has maintained effective risk management arrangements throughout the reporting period. It outlines key risks, mitigation strategies, assurance activities, and areas for improvement, in line with the organisation's Risk Management Policy and the Regulator of Social Housing's Governance and Financial Viability Standard.

2. Risk Governance

- The Board retains ultimate responsibility for risk oversight.
- The Audit & Risk Committee met quarterly to review the Risk Register, internal controls, and assurance mechanisms.
- Aves Housing's Risk Management Framework was reviewed and updated in Q2 to reflect changes in exempt accommodation regulation and insurance requirements.
- Risk appetite was reaffirmed across strategic, operational, financial, and reputational domains.

3. Key Risk Areas and Mitigation

Risk Category	Description	Mitigation Measures
Regulatory Compliance	Risk of non-compliance with exempt accommodation rules and HB eligibility	Internal audit of referral pathways; staff training; policy updates
Safeguarding	Risk of harm to vulnerable tenants due to inadequate oversight	Revised safeguarding protocols; staff induction; external safeguarding audit

Risk Category	Description	Mitigation Measures
Financial Viability	Risk of income disruption due to HB clawbacks or rent misclassification	Rent setting policy reviewed; service charges restructured; HB compliance checks
Reputational Risk	Risk of negative media or commissioner feedback	Strengthened tenant engagement; transparent allocation and support planning
Insurance Coverage	Risk of underinsurance or policy gaps	Insurance strategy revised; coverage benchmarked against sector standards
Data Protection	ICO registration ends 2March26. Risk of breach of tenant confidentiality or GDPR non-compliance	Auto-renew set for ICO registration. Updated data handling procedures; staff training; incident response plan.

4. Assurance Activities

- Internal Audit: Conducted on rent setting, HB compliance, and safeguarding.
- Policy Reviews: Allocations, support planning, and risk management policies updated.
- Board Training: Governance and exempt accommodation compliance sessions delivered.
- External Review: Safeguarding protocols reviewed by independent consultants.
- Tenant Feedback: Satisfaction tracking introduced; feedback loop embedded in support services.

5. Risk Register Summary

- Total risks monitored: 22
- High-risk items: 4 (Regulatory compliance, safeguarding, HB clawback, insurance coverage)
- Residual risk levels reduced in 3 categories following mitigation actions
- No material breaches or regulatory downgrades reported during the period

6. Areas for Improvement

- Develop a live compliance dashboard for board oversight
- Formalise tenant involvement in risk identification and mitigation
- Expand scenario planning for HB reform and exempt accommodation scrutiny
- Strengthen data governance and cyber risk protocols

7. Conclusion

The Audit & Risk Committee confirms that Aves Housing has maintained appropriate risk management arrangements and that key risks have been actively monitored and mitigated. The Board is assured that the organisation remains compliant, resilient, and responsive to sector challenges.

Signed:

Naz Nahar
Chair of the Board
15 August 2025