

Annex 1

KENT LAMS - RISK MATRIX

Perceived Risk	Impact	Likelihood	Mitigation
Failure to address the housing needs of the local community- in particular the aspiration of potential first time buyers to access the local housing market – placing increased pressure on the social rented stock within the district and the Council's Housing Options Service	High	Medium	Introduce a LAMS Scheme for Thanet
Losses sustained as a result of Mortgage defaults. Prudently, a default rate of 4% equates to £20,000 on the Council's deposit of £500,000	High	Low	All interest received by the Council in respect of the deposit for this initiative will be specifically earmarked to cover any potential losses resulting from mortgage defaults. Any potential losses will be shared with KCC
The lender is unable to repay the deposit to the Council	High	Low	Lender is seen as currently viewed as high quality. The UK Government appears committed to supporting the part-nationalised banks to ensure their financial recovery and to protect the taxpayer's investment in them