

Risk	Description of Risk	Mitigating Actions
High Rise/Fire Risk Assessments	Fire Enforcement Notice issued on Highcross, following Lakenhall fire. Fire Risks assessments on all 21 high rise blocks identified significant fires risks particularly in terms of breaches of compartmentation.	<ul style="list-style-type: none"> • Regular meetings with Nottinghamshire Fire Brigade. • Programme of works ongoing inline with schedules produced for each block. Works carried out to date on Highcross, Highhurst and Clifford •
Fire Alarm Systems	To maintain the Electricity at Work Act for public safety for occupancy and structures.	<ul style="list-style-type: none"> • Programme of replacement based upon age of current system • Recent system install of Victoria Centre flats. Works complete and commissioned.
Legionella	<p>Transmitted by inhalation of contaminated water droplets where clouds of fine droplets and particles are created. Water temperatures in the range of 20 degrees C to 45 C degrees C will favour growth. Legionella may colonize storage tanks, calorifiers, pipe work and filters such as showers, spread head equipment</p> <p>N.B Particular risk of legionella appears to exist in NCH properties</p>	<ul style="list-style-type: none"> • NCH have commissioned a specialist company to scope a strategic approach to potential areas of risk. • NCH are required to nominate an Authorised person and responsible person under section 37 of the HSAWA 1976. • Ongoing partnership working with NCC regarding extensive and thorough testing to establish extent of risk and solutions

	on the district heating system.	<ul style="list-style-type: none"> • Airing cupboard pipework insulation programme commenced. • No reported incidents of legionella since last report.
Asbestos	<p>Potential of disturbance and inhalation of asbestos fibres including transportation of fibres.</p> <p>Repeated exposure may result in lung related disease in later life</p>	<ul style="list-style-type: none"> • Carry out asbestos surveys to all asbestos stock (Approx 70% complete, all surveys complete by late summer 2010). • Manage all asbestos materials found including removal where necessary by specialist contractors. • Management of all existing asbestos materials through the Asset Management database inline with all current asbestos regulations.
Lifts	<p>NCH have an SLA (Service Level Agreement) with NCC to manage and maintain commercial passenger lifts.</p> <p>Lifts are a high risk asset in terms of mechanical failure and maintenance</p>	<p>Internationally recognised specialist lift company contracted through NCC to service and maintain lifts. This contract includes monthly maintenance inspections.</p> <p>Six month insurance company checks of lifts</p>

	issues.	NCH employ dedicated Lift Technical Officer. At the end of the existing NCC contract in 2011 NCH will re procure this contract on price and quality to ensure best value.
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