

NOTTINGHAM CITY HOMES

PROPERTY SERVICES
COMMITTEE
19 JULY 2010

REPORT OF DIRECTOR OF PROPERTY SERVICES

ASSET MANAGEMENT RISKS

1 SUMMARY

- 1.1 NCH manages 29,000 properties on behalf of Nottingham City Council and is responsible for the Health and Safety implications which arise from that responsibility. This document sets out for members of the Property Services Committee some of the Asset Risks and shows the processes of mitigation which the company currently uses help to minimise this risk.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Property Services Committee note the contents of the attached document; and
- 2.2 agrees that this report should form the basis of a new approach to be formulated into the NCH Asset Management Strategy.

3 REPORT

- 3.1 The purpose of this report is to stimulate understanding of the asset risks for members of the Property Services Committee and to enable challenge and debate on the issues highlighted.
- 3.2 It is envisaged that all areas of asset risk are dealt with by the members of the Property Services Committee during each calendar year.

OTHER OPTIONS

- 4.1 No other options were considered as part of this report.

5 FINANCIAL AND RISK IMPLICATIONS

- 5.1 The impact of a successful claim against NCH would be significant and so it is imperative that this area is managed effectively

6 IMPLICATIONS FOR NOTTINGHAM CITY HOMES OBJECTIVES

- 6.1 The Health and Safety of our residents and staff is a key driver for the organisation

7 VALUE FOR MONEY AND EFFICIENCY ISSUES

- 7.1 NCH and Nottingham City Council spend several million pounds per annum on ensuring the safety of its tenants. This must be done efficiently

to maximise the impact of the funds available.

8 EQUALITY AND DIVERSITY IMPLICATIONS

- 8.1 Many of the high level risks are in high rise blocks where there are many of our most vulnerable residents. The correct implementation of these policies and their communication to these vulnerable residents is a vital component of these programmes

9 BACKGROUND MATERIAL AND PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 9.1 Appendix 1 – Asset Risk Matrix

Contact officers: Steve Hale
Assistant Director of Asset Management
Beechdale Court
Beechdale Road
Bilborough
Nottingham
Tel: 01159 8762080
E-mail: steve.hale@nottinghamcityhomes.org.uk

Date: 12 July 2010