

Risk	Description of Risk	Mitigating Actions
<p><b>High Rise/Fire Risk Assessments</b></p>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Regular meetings with Nottinghamshire Fire Brigade.</li> <li>• Programme of works ongoing inline with schedules produced for each block. Works carried out to date on Highcross, Highhurst and Clifford</li> <li>• Works commenced on Kingston Court</li> </ul>
<p><b>Fire Alarm Systems</b></p>	<p>To maintain the Electricity at Work Act for public safety for occupancy and structures.</p>	<ul style="list-style-type: none"> <li>• Programme of replacement based upon age of current system</li> <li>• Recent system install of Victoria Centre flats. Works complete and commissioned.</li> </ul>
<p><b>Legionella</b></p>	<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 on the district heating system.</p>	<ul style="list-style-type: none"> <li>• NCH have commissioned a specialist company to scope a strategic approach to potential areas of risk.</li> <li>• NCH are required to nominate an Authorised person and responsible person under section 37 of the HSAWA 1976.</li> <li>• Ongoing partnership working with NCC regarding extensive and thorough testing to establish extent of risk and solutions</li> <li>• Airing cupboard pipe work insulation programme commenced.</li> <li>• No reported incidents of legionella since last report.</li> <li>• NCH drafting a water hygiene policy for the stock</li> </ul>

<p><b>Asbestos</b></p>	<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"> <li>• Carry out asbestos surveys to all asbestos stock (Appx 70% complete, all surveys complete by late summer 2010).</li> <li>• Manage all asbestos materials found including removal where necessary by specialist contractors.</li> <li>• Management of all existing asbestos materials through the Asset Management database inline with all current asbestos regulations.</li> </ul>
<p><b>Lifts</b></p>	<p>Terms and conditions of existing NCC lift contracts.</p> <p>Lifts are a high risk asset in terms of mechanical failure and maintenance issues.</p>	<ul style="list-style-type: none"> <li>• NCH are actively tendering a framework for the management of its passenger lifts.</li> <li>• Six month insurance company checks of lifts.</li> <li>• NCH employ dedicated Lift Technical Officer.</li> </ul>