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## **ARCON HOUSING ASSOCIATION LTD**

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### **RISK MANAGEMENT STRATEGY**

Arcon's strategic aim and objective is to continue to provide homes for those in housing need where they may live with pride and dignity. This aim will be fulfilled by the provision of a quality housing management service which ensures that our properties are well maintained, that empty properties are re-let without delay and that rent is paid promptly thus ensuring that our tenants have a home for life and the Association sustains its investment in the future.

The board are committed to identifying any risks which might impair the Association and its subsidiary's ability to meet these aims and objectives and consequently annually reviews the risks affecting the Association and its subsidiary by requiring the senior management team to carry out an annual risk appraisal and to report all risks which are likely to happen in the next 3 years and which might seriously threaten the viability of the Association's operations. The review is set to cover all risks facing the Association and its subsidiary, assess whether these have changed over the previous 12 months and whether any new risks have been identified. For each risk there will be a designated Director responsible for managing it and the review will cover any changes to the management responsibility.

Arcon recognises that certain risks are outside its ability to deal with but will ensure that the financial strength and skills and experience of the Board and staff are such that the Association and its subsidiary are in a position to withstand, react and modify risks that may affect it. Because of the Association's strong financial position, it is in the enviable position of being able to have a capacity to accept a degree of risk. However, the Association is cognisant that it is in receipt of substantial public funds and consequently sets policies to avoid risk wherever possible. Arcon is also aware that because of its size its ability to take on new risks is limited and will evaluate all new projects on the basis of their effect on the whole organisation.

The Board is keen to ensure that risk management is embedded within the organization and encourages a controlled environment where risks are reduced wherever possible and where specific risks requiring day to day management are allocated to specific Directors. Major new risks will be reported to the Board as soon as they arise and risk appraisal techniques will be used in assessing all new projects and in developing new policies. The Board also ensures that identified risks influence and impact on Arcon's Business Plan.