



## ASBESTOS MANAGEMENT POLICY STATEMENT

<b>Reference</b>	CS-HS-03
<b>Information Classification</b>	Public
<b>Review Frequency</b>	3 years
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<b>Next Review Due Date</b>	October 2022
<b>Applicable Committee(s)</b>	Management Committee
<b>Owner - role</b>	Property Services Manager

<b>Record of Updates/Changes</b>			
<b>Current Version</b>	<b>Date Approved</b>	<b>Approved By</b>	<b>Changes</b>

## Purpose

To effectively manage all asbestos containing materials and to reduce the asbestos related risks to as low a level as is reasonably practicable.

To ensure asbestos works are properly scoped, serviced and managed in accordance with legal requirements and best practice.

## Background

The presence of an asbestos containing material in itself does not constitute a danger. However, there is a potential risk to health if such material is disturbed and damaged. An isolated accidental exposure to asbestos fibres for a short duration is extremely unlikely to result in the development of asbestos related diseases. However, regular exposure – even at relatively low levels – can present a risk.

As well as people employed in the building trades, inadvertent exposure (and consequent risk) can occur in other groups of people e.g. installers of burglar alarms, smoke detectors, etc. Maintenance and repair contracts will also take place in the future and it is important, therefore, to have in place a management system which minimises the potential for exposure to asbestos.

Working with and managing asbestos materials is now very tightly regulated via a number of different legislative provisions. The purpose of this Policy is to ensure that Castlehill Housing Association (CHA) complies with all current Legislation, Codes of Practice and Health and Safety Executive Guidance Notes.

## Policy Statement

This Asbestos Management Policy conforms with the Health and Safety at Work etc. Act 1974 and the Control of Asbestos Regulations 2012. The Policy will apply to all buildings and all individuals employed by CHA, to contractors/subcontractors engaged by CHA and to CHA's tenants.

It is the policy of CHA to ensure that, as far as is reasonably practicable, no persons are exposed to risks to their health due to exposure to any asbestos containing materials that may be present in any of the properties it owns or occupies.

## Asbestos Management Policy

No CHA staff will be permitted to handle, remove or work on asbestos containing materials.

CHA's Policy on asbestos is to:

- ensure a commitment to comply with all relevant asbestos legislation, Approved Codes of Practice, Health and Safety Executive Guidance Notes and to commit to the safe disposal of any asbestos waste in accordance with the appropriate legislation.
- ensure that any asbestos containing materials that may be present in any of its buildings are maintained in a condition so as to prevent the possibility of any harm to health occurring.
- promote awareness of the risks from asbestos containing materials and the Management Procedures through training and induction of relevant staff.
- ensure that an appropriate asbestos surveying process remains in place, taking account of the need for Asbestos Management, Refurbishment and Demolition Surveys in accordance with

current legislation and maintain an Asbestos Register.

- implement an effective asbestos management strategy in order that appropriate measures such as encapsulation, labelling, inspection, working with, or removal of, the material can be undertaken.
- require tenants to seek advance permission from CHA before starting work which will interfere with the fabric and/or services of a property. Before issuing permission, the Asbestos Register will be consulted and, where asbestos containing materials are identified within the proposed work zone, the Maintenance Team will liaise with the tenant to ensure all appropriate actions are taken.
- ensure that all Contractors and Sub Contractors engaged to carry out work on any of the Organisation's buildings are provided with adequate information on asbestos which may be disturbed by their works.
- ensure that information regarding the presence of asbestos is contained in tender documentation as may be appropriate.
- ensure Licensed Contractors and/or Sub Contractors carry out ALL Asbestos Major Works and Competent Contractors carry out all Asbestos Minor Works.
- ensure all Non – Licensed Contractors carrying out Asbestos Minor Works are trained in safe working procedures and have appropriate insurance cover for the work being carried out.
- regularly review the Asbestos Management Policy and detailed Procedures.