

Asbestos Management Policy

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Owned by	Executive Director Assets & Sustainability
Regulation	Control of Asbestos Regulations 2012

Asbestos Management Policy

1. Introduction

The Association is committed to taking all reasonable steps to ensure the health, safety and welfare of all its employees and others who reside in or enter any property owned or managed by them. This includes contractors, clients, visitors, customers and members of the public who may be affected by its actions or omissions.

1. Purpose of the Policy

1.1 The purpose of this policy is to ensure that the Association complies with all appropriate legislation and establishes clear guidelines whenever asbestos is encountered in any of its premises or housing stock. Please note that where asbestos is stated throughout the document it can also refer to asbestos containing materials (ACM'S).

1.2 The overriding policy contained within this document is that asbestos will not be removed, where, following detailed assessment, it is proved not to be in hazardous condition, damaged or otherwise exposed, nor expected to affect future maintenance activities. Consideration will also be given to encapsulation at this stage.

1.3 This Asbestos policy is an integral part of the Association's Asset Management Strategy.

1.4 The content of this policy was initially approved by the board meeting as at the 20th January 2004. The content has been expanded and amended therein as a result of subsequent legislations and cognisance of working practices taking place throughout the Association's owned or managed properties.

2. Scope of Policy

2.1 This policy describes the activities and responsibilities involved while managing asbestos, in accordance with the requirements of the Control of Asbestos Regulations 2012, specifically Regulation 4. These regulations are further supported by the following documents:

3.1.1 ACOP: L143 (2nd Edition 2013)

3.1.2 HSG: 227 Managing Asbestos in Buildings

3.1.3 HSG: 248 The Analysts' Guide (July 2021)

3.1.4 HSG: 247 The Licensed Contractors' Guide

3.1.5 HSG: 264 The Survey Guide

3.2 This policy applies to all buildings, owned, leased or managed by the Association, or any other locations which may be utilised by them or its subsidiaries.

3. Objectives and Principles of the Policy

3.1 The main aim of this policy is to ensure that any asbestos within all buildings or structures owned, leased or managed by BHA is identified and managed in accordance with relevant legislation. There is also a requirement on contractors to demonstrate that all appropriate staff and operatives have sufficient knowledge, training and experience to recognise asbestos or potential asbestos, and this should be demonstrated as part of any procurement process. If any contractor encounters asbestos or potential asbestos, regardless of circumstances, while carryout any works, the work must be suspended at that point. The Association must be informed immediately on discovery of suspect materials in relation to asbestos management and will issue appropriate instructions. The Association will engage the services of a suitably qualified contractor or specialist to inspect the identified materials. In some cases work may only restart once the identity and condition of the materials has been certified as safe and/or appropriate safe methods of working have been proposed and agreed.

3.2 The specific objectives of the Asbestos Policy are:

- 3.2.1 To locate any asbestos containing materials in our housing stock and other premises and assess their condition;
- 3.2.2 To maintain records of the location and condition of asbestos containing materials and assess and manage the risk from them;
- 3.2.3 To provide information and advice on the location, type and condition of all asbestos material to all contractors or others who may be in a position to disturb it. All contractors, whether main or sub-contractors, will receive notification on contracts at tender stage and works orders for individual properties prior to entry from the Association's database;
- 3.2.4 To ensure that all residents and contractors working in tenants homes clearly understand the risks involved in disturbing asbestos containing materials; and
- 3.2.5 To take all reasonably practicable steps to prevent our employees and others from being exposed to in asbestos fibres.

3.3 The principles underpinning the Asbestos Policy are:

- 3.3.1 The Association will ensure that the Asbestos Policy complies with and reflects the legal framework and good practice or on a rolling three yearly review, unless legislative or best practice changes takes place;
- 3.3.2 The Association will work in an inclusive way to enable implementation of this policy. This will include involving customer groups and owners where appropriate;
- 3.3.3 The policy will be supported by colleague training for anyone liable to be exposed to asbestos fibres at work and to ensure all colleagues are equipped to carry out the roles expected of them;
- 3.3.4 Communication with customers and contractors to make clear who the appropriate officer is to contact in the case of enquiries. Unless otherwise specified this will be the Asset Lead, Compliance Manager, Asset Managers, Repairs Lead and Repairs Managers or Executive Director of Assets and Sustainability.

3.4 The Association will ensure that the Asbestos Policy complies with current legislation and promotes good practice. The Policy will be reviewed every three years or sooner if required due to changes in legislation or best practice guidelines.

4. Related Documents :

- BHA Asset Management Strategy
- Asbestos Management Plan (under development)
- Gas Service Contract