

|  |  |
| --- | --- |
| Asbestos Policy |  |
|  |  |

**Last updated: October 2023**

**Contents Page**

[Policy statement](#policy_statement) 3

Aims of Policy 3

Implementation 4

Training 5

Resident Involvement 5

Monitoring and Review 5

Useful Definitions:

**The Councils** – Refers to the South Oxfordshire District Council and Vale of White Horse District Council.

**Landlord** – This will be the named Landlord on the Tenancy Agreement and will be either South Oxfordshire District Council **OR** Vale of White Horse District Council

**The Service Provider –** This means the appointed sub-contractor for the Councils who will implement the terms of the Policy. As of 30 October 2023, this will be Soha Housing.

**Tenant/s –** Person/s who occupy the property which is owned or leased by the Landlord.

Asbestos Policy

**Policy Statement**

1. This policy sets out how The Councils approach to the management of risks arising from the presence of asbestos/ asbestos containing materials (ACM’s), in stock owned and managed by The Councils, to staff, residents, contractors and the public dealing with asbestos in their homes
2. The Councils and the Service Provider will take all appropriate steps to comply with the Health & Safety at Work etc. Act 1974 (HSWA), the Control of Asbestos Regulations 2012 (CAR), Approved Codes of Practice and related Guidance.
3. The Councils and the Service Provider will take all reasonable and practical measures to prevent the exposure of employees, tenants and members of the public to asbestos fibres when visiting, living and/or working within any properties owned or rented by The Councils.
4. The Councils and the Service Provider will instruct competent persons to undertake risk assessments/and or surveys to properties where suspected asbestos/ asbestos containing materials are present.
5. The Councils and the Service Provider will keep a register of all locations and condition of asbestos where it is known or suspected to exist.
6. The Councils and the Service Provider will take measures to prevent exposing staff, contractors or the public to asbestos material through the provision of information, training (where appropriate), instruction and where necessary supervision in line with HSE Document, “Managing and working with asbestos”.
7. The Service Provider’s staff will follow the defined, detailed procedures where work is carried out to remove or contain asbestos.

**Aim of the Policy**

1. The aim of this Policy is to manage our statutory obligations in relation to asbestos and ACM’s in order to comply with the Control of Asbestos Regulations 2012. In doing so The Councils are able to protect the Councils housing, its employees, contractors, tenants and the general public from accidental exposure.
2. Asbestos is potentially a significant risk for The Councils. This policy is designed to mitigate that risk which includes the threat of legal action, adverse publicity etc.
3. Asbestos in good condition and not likely to be damaged, can remain in-situ. Asbestos left in-situ within communal areas will be monitored annually by the Service Provider and appropriate remedial action taken as necessary. The Councils will, according to the risk assessment instruct The Service Provider to remove all types of asbestos from our properties where it appears to be in poor condition or is likely to be disturbed.
4. The Councils and the Service Provider will apply our Asbestos policy consistently and fairly and will not discriminate against any person on grounds of their race, colour, ethnic or national origins, religion, sexual orientation, disability, gender, age or any other matter which may cause The Councils to treat a person with injustice. The Councils and The Service Provider will promote inclusion and challenge discrimination.

**Implementation**

1. The Service Providers Surveyors and Technical Officers continue to survey The Councils properties, and this includes the requirement to collect data on the location and condition of any material suspected of being asbestos. Any building that may be acquired by the Councils, for whatever purpose, must be surveyed for the presence (or not) of asbestos material.
2. Only approved licenced contractors will deal with products or materials that have been sampled and are identified as containing asbestos that need to be removed.
3. After the testing of materials and if asbestos has been identified, the Service Provider will inform the tenant(s) of the presence and type of asbestos found in their premises (if any) and provide them with suitable advice regarding actions and/or precautions to be adopted. Where asbestos in a tenant’s home is causing considerable distress to the tenant, The Councils may consider the removal of the asbestos even if it is in a good condition and not likely to be disturbed.
4. The Service Provider will provide a list of properties suspected to contain asbestos to contractors working on the Councils properties so that due care and attention may be given to safe working practices when carrying out any works within these properties. Copies of asbestos reports will be forwarded to contractors prior to destructive maintenance works.
5. If, during any works, suspect materials are uncovered, it is the duty of the contractor to stop works immediately and report this to the Service Provider. Remedial actions will then be implemented in accordance with the Service Providers Asbestos Procedure.
6. The Service Provider and The Councils will undertake asbestos inspections to properties prior to having major refurbishment works carried out. This will ensure contractors are fully informed of any asbestos materials prior to potentially destructive works being carried out.
7. The specialist firm that collects and tests sample materials should not be the same specialist contractor engaged to remove and dispose of the material due to the potential conflict of interest this may create. Exceptions to this will only happen with the prior permission of The Councils Head of Development and Corporate Landlord.

**Training**

1. Employees who are engaged in activities that may cause them to visit buildings where asbestos may be present will receive asbestos awareness training in accordance with the Control of Asbestos Regulations 2012.

**Resident Involvement**

1. This Policy directly affects the safety of tenants in their homes. The Service Provider will raise tenants’ awareness of asbestos within publications and on the website.

**Monitoring and Responsibility**

1. The Head of Service for The Councils has overall responsibility for implementation of this policy.
2. All employees must comply with the procedures which comply with health & safety at all times
3. A register of properties suspected to contain asbestos is held on an Asbestos Register. This will be continually reviewed and updated by designated officers. Consultation with specialist third parties will be undertaken during the policy review process as required.
4. Context

This Policy is based on current legislation and best practice. The Councils will amend it in line with any changes.

Health and Safety at Work etc. Act 1974

<https://www.hse.gov.uk/legislation/hswa.htm>

The Management of Health and Safety at work Regulations 1999

<https://www.legislation.gov.uk/uksi/1999/3242/contents/made>

The Construction Design and Management Regulations 2015

<https://www.hse.gov.uk/construction/cdm/2015/index.htm>

The Control of Asbestos Regulations 2012

<https://www.hse.gov.uk/asbestos/regulations.htm>

HSE Document: Managing and working with asbestos

<https://www.hse.gov.uk/pubns/books/l143.htm>