



# Asbestos Policy

January 2025

MONITORING, APPROVAL AND REVIEW	
Lead Officer / Author	Shabaz Siddique, Asbestos Manager
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Policy Review	The Policy will be reviewed every 2 years by the Board, annually by the Property Safety team or in line with legislative or regulatory changes. Due January 2027.
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## Asbestos Policy

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# 1 Policy Purpose

- 1.1 The purpose of this policy is to ensure FCHO fulfils its responsibilities, legal obligations and adopts robust procedures to guarantee all Asbestos work is compliant with the relevant legislation, guidance and best practice and meets the expectation of our customers, the Regulator and the First Choice Homes' Board.
- 1.2 The implementation of the policy is supported by a detailed Asbestos management plan that works towards removal to eliminate the risk over time. However, where asbestos is left in situ, this will be managed accordingly with the asbestos regulations.

# 2 Policy Details

## 2.1 Elements covered by this Policy.

- 2.1.1 FCHO Asbestos Compliance is divided into 3 specific work areas:

- i. Asbestos Surveys
- ii. Asbestos Re-inspections
- iii. Asbestos Remediation

## 2.2 Management and Hierarchy of Control

- 2.2.1 The Board has overall responsibility for all activities undertaken by First Choice Homes, the organisation's employees, and appointed contractors. This includes compliance with legal obligations, relevant legislation, guidance and best practice.
- 2.2.2 The Chief Executive is responsible to the Board for ensuring that FCHO operate safely and achieve the Board's objectives.
- 2.2.3 The Chief Executive has delegated the specific responsibilities relating to asbestos to the Head of Health, Safety and Building Compliance supported by the Asbestos Manager.
- 2.2.4 The Head of Health, Safety and Building Compliance will be nominated to act as a 'Responsible Person' and ~~to~~ along with their operational staff will be responsible for the day-to-day delivery of asbestos management.

## 2.3 Asbestos Surveys

- 2.3.1 The duties as set out in Regulation 4 of The CAR 2012 Regulation ensure all 'common areas' (includes offices, community centres, shops and garage blocks) will have a suitable management survey.
- 2.3.2 When commissioning work within a tenanted property, FCHO recognise that the duty to manage ACMs is extended to the relevant domestic and non-domestic areas of dwellings by virtue of the Health and Safety at Work Act regulations. Therefore, a survey will be carried out prior to work taking place (to a suitable level based on proposed work).

- 2.3.3 The results from these surveys are currently held in FCHO's web based asbestos database which is accessible 24/7. Logins will be provided, and access will be given to all internal and external maintenance staff and contractors. Northgate housing management system contains more condensed information on asbestos in properties which is provided to the internal maintenance team Property Care and is also available on the operatives' handheld devices. Access to the full survey is also available as required.

## **2.4 Asbestos Re-Inspections**

FCHO will ensure all 'common areas' will have an annual re-inspection of any identified ACMs and any remedial works undertaken.

## **2.5 Asbestos Remediation**

FCHO will effectively manage the risks from ACMs identified within properties through surveys and will act upon any recommendations regarding management of ACMs as well as proactively undertaking removal, programmed where appropriate. Our approach will be to eliminate the risk over time through a removal programme, however where asbestos is left in situ this will be managed in line with the asbestos regulations.

## **2.6 Asbestos Information**

- 2.6.1 The asbestos surveys are held on the 'RiskBase' Database system (access via internet access and secure password at: <https://app.riskbase.co.uk>).
- 2.6.2 The web based FCHO asbestos database shall be updated by the Property Safety Team following any asbestos survey, removal or remediation works and following completion of re-inspections.

## **2.7 Policy Monitoring and Review**

This Policy document will be reviewed annually or amended as and when Legislation is revised.

## **2.8 Performance Management and Assurance**

Performance is measured and monitored as part of the corporate compliance assurance process reported to Board quarterly and Leadership Team monthly.

# **3 Legislative or other Guidelines**

## **3.1 Legislation**

- The Health and Safety at Work Act 1974
- Control of Asbestos Regulations (CAR) 2012
- The Management of Health & Safety at Work Regulations 1999
- Workplace (Health, Safety and Welfare) Regulations 1992
- Hazardous Waste Regulations 2005
- The Construction (Design & Management) Regulations (CDM 2015)

### 3.2 Approved Codes of Practice ACOP

- ACoP L143 - 'Managing and Working with Asbestos' (December 2013)
- HSG 264 – 'Asbestos: The survey guide', holds ACoP status.

### 3.3 Guidance Documents (Health and Safety Executive)

- HSG247 – 'Asbestos: The licensed contractors' guide
- HSG248 – 'Asbestos: The analysts' guide' (updated Nov 2016)
- HSG189/2 – 'Working with asbestos cement.'
- HSG213 – 'Introduction to asbestos essentials'
- HSG210 – 'Asbestos essentials task manual'
- HSG33 – 'Health and safety in roof work'. (Covers asbestos cement roof demolition)
- HSG227 – 'Comprehensive guide to managing asbestos in buildings.'

## 4 Links to the Corporate Plan and Strategic Risk Register

**Great Homes** – Ensure that our homes meet all the statutory, legal and regulatory property safety requirements.

**SR 7 – Health and Safety Compliance** – Failure to meet our compliance responsibilities as a landlord or an employer that results in harm to people.