



PEAKS & PLAINS
Housing Trust

The Trust

Asbestos Policy

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1. INTRODUCTION

- 1.1. The Executive Management Team of the Peaks and Plains Housing Trust has approved this Asbestos Policy.
- 1.2. If uncontrolled, asbestos presents safety, occupational health and public health risks to any person(s) who come into contact with the mineral during the course of their work, during refurbishment, repair, redecorating or demolition of buildings or during their tenancy of accommodation in which a person lives or works. However, the risks of potential ill-health from asbestos can be successfully managed and accounted for with good principles and practices of modern safety management.

2. SCOPE

- 2.1. The intent and commitment of The Board and The Trust is to ensure that reasonably practicable and mandatory requirements of all relevant safety advice, guidance and legislation in relation to asbestos is followed to manage risks competently.
- 2.2. We will uphold this commitment through ensuring safe dwellings, accommodation and places of work, by working with best industry practice where relevant and undertaking assessments of risks for people and property.
- 2.3. Inspection and re-inspection will be undertaken as identified in the table below:

Inspection frequency	
Communal re-inspection	Annual re-inspection
Domestic dwellings	Based on risk and reviewed annually
Refurbishment and demolition surveys	Prior to planned investment work, or any reactive or voids works that may disturb, or be affected by the presence of a suspected asbestos containing material

- 2.4. Remedial action identified through the inspection process will be completed in line with the risk rating identified through the inspection process.

Risk Rating	
20-24	Immediate based on risk, or as a maximum within 3 months
14-19	Immediate based on risk or as a maximum within 6 months
1-13	Review within 6 months and action accordingly

3. LEGAL & REGULATORY REQUIREMENTS

- 3.1.
- Control of Asbestos Work Regulations 2012.
 - The Health and Safety at Work Etc Act, 1974
 - Management of Health and Safety at Work Regulations
 - Control of Substances Hazardous to Health Regulations 2002

3.2. The regulations which apply specifically to the Trust are:

3.2.1. Regulation 4 Duty to manage asbestos in non-domestic premises

This regulation covers the duty to manage asbestos in non-domestic premises. It requires duty holders to identify the location and condition of asbestos in non-domestic premises and to manage the risk to prevent harm to anyone who works on the building or to building occupants.

3.2.2. Regulation 5 Identification of the presence of asbestos

This regulation requires employers to identify the presence of asbestos and its type and condition before any building, maintenance, demolition or other work, liable to disturb asbestos, begins. It also sets out the requirement to arrange a survey if existing information on the presence of asbestos in the premises is incomplete or appears unreliable.

3.2.3. Regulation 6 Assessment of work which exposes employees to asbestos

This regulation requires employers to carry out a risk assessment to identify the risk of exposure to asbestos. It sets out the requirement to record any significant findings and put in place steps to prevent, or reduce, exposure to employees.

4. OUR POLICY

4.1. Hazards

4.1.1. Asbestos still kills around 5000 workers each year, this is more than the number of people killed on the road. Around 20 tradesman die each week as a result of past exposure.

4.1.2. However, asbestos is not just a problem of the past. It can be present today in any building built or refurbished before the year 2000.

4.1.3. When materials that contain asbestos are disturbed or damaged, fibres are released into the air. When these fibres are inhaled they can cause serious diseases. These diseases will not affect people immediately; they often take a long time to develop, but once diagnosed, it is often too late to do anything.

4.1.4. Asbestos can cause the following fatal and serious diseases:

4.1.5. Mesothelioma

Mesothelioma is a cancer which affects the lining of the lungs (pleura) and the lining surrounding the lower digestive tract (peritoneum). It is almost exclusively related to asbestos exposure and by the time it is diagnosed, it is almost always fatal.

4.1.6. Asbestos-related lung cancer

Asbestos-related lung cancer is the same as (looks the same as) lung cancer caused by smoking and other causes. It is estimated that there is around one lung cancer for every mesothelioma death.

4.1.7. Asbestosis

Asbestosis is a serious scarring condition of the lung that normally occurs after heavy exposure to asbestos over many years. This condition can cause progressive shortness of breath, and in severe cases can be fatal.

4.1.8. Pleural thickening

Pleural thickening is generally a problem that happens after heavy asbestos exposure. The lining of the lung (pleura) thickens and swells. If this gets worse, the lung itself can be squeezed, and can cause shortness of breath and discomfort in the chest.

4.2. **Procedures**

The Compliance Manager will ensure that:

4.2.1. The asbestos register is kept up-to-date.

4.2.2. Risk assessments of property are undertaken.

4.2.3. Control measures are actioned and implemented to eliminate or minimise risk of exposure to fugitive fibres.

4.2.4. An asbestos risk management plan is implemented for the ongoing safeguards against asbestos exposure.

4.2.5. No asbestos containing materials are to be used in any building, construction, decorating or refurbishing activity undertaken in any of the Trust's property.

4.2.6. All staff, employees and contractors engaged in any activity relating to asbestos work shall be competent to do so in terms of current knowledge, approach, training and experience (KATE).

4.2.7. Where contractors are appointed, suitable and sufficient assessments shall be undertaken of professional and trade competencies to undertake the work.

4.2.8. Any customer who is potentially at risk from exposure to asbestos will be provided with suitable data and information and hazard labelling regarding locations and risks of known asbestos containing materials (ACMs). This includes customers undertaking home improvements.

4.2.9. Performance will be monitored monthly and reported periodically to Board, Health and Safety Committee and Senior Leadership Team.

5. EQUALITY, DIVERSITY & INCLUSION

5.1. An equality impact assessment has been completed for the Asbestos Policy.

6. RESPONSIBILITIES

6.1. The Board

6.1.1. Overall responsibility for asbestos rests with the Board with operational authority delegated to the Director Responsible for Health and Safety.

6.2. Chief Executive

6.2.1. The Chief Executive retains overall responsibility for implementation of all strategic policy documents in any safety related field.

6.3. Executive Director of Operations

6.3.1. The Executive Director of Operations is responsible for ensuring that enough resources are provided and made available to implement this Asbestos Policy.

6.4. Assistant Director of Development, Asset and Compliance

6.4.1. The Assistant Director of Development, Asset and Compliance will ensure that the Asbestos management plan, procedures, guidance and forms (electronic forms, databases or paper documents and registers) are maintained, reviewed, revised and audited in a timely manner.

6.5. Compliance Manager

6.5.1. The Compliance Manager will be responsible for managing and monitoring operational performance of the management of asbestos.

6.6. Leadership and management

6.6.1. Leadership of and responsibilities for the safe stewardship and control of risks relating to asbestos rests with the Chief Executive, who is supported by the Executive Management Team (EMT) and the Senior Leadership Team (SLT). There is a fundamental responsibility for all staff, employees and contractors to work safely with asbestos and to communicate, handle, notify and report hazards which they come across diligently to their line manager/director as necessary.

6.7. Duty holder(s)

6.7.1. The Trust accepts its position as a Duty Holder as defined in safety legislation. The Duty Holder is also responsible for defining and maintaining an asbestos register and a complementary asbestos management plan.

6.8. Technical advice

6.8.1. The Assistant Director of Development, Asset and Compliance, on behalf of the SLT, will appoint a Lead Manager to oversee the topic. Technical advice on safety issues and occupational health will be given to Managers, the EMT and the Board by in-house safety and

health manager(s) and advisers, external consultant and contractors, or other independent appointees as necessary.

7. CONSULTATION

- 7.1. For future reviews of the policy, customers will be consulted if its implementation will have a significant impact on customers.
- 7.2. Customer feedback about the service will also be taken account of when the Policy is next reviewed – taking into account any complaints, suggestions or issues raised

8. REVIEW

- 8.1. The Asbestos Policy will be reviewed as follows;
 - Every 3 years
 - Where there is a change in legislation
 - Where there is a near miss, accident or RIDDOR reportable incident

9. ASSOCIATED DOCUMENTS

- Asbestos Management Plan
- Asbestos Procedures and process maps
- Health & Safety Policy

POLICY INFORMATION

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Drafted By:	Assistant Director of Development Asset & Compliance
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