



# ASBESTOS MANAGEMENT POLICY

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## **ASBESTOS MANAGEMENT POLICY.**

- 1 It is the policy of Charing Cross Housing Association to ensure that any asbestos containing materials (ACM's) are, so far as is reasonably practical, effectively managed in accordance with the requirements of the Control of Asbestos at Work Regulations (CAWR) 2002.

The revised CAWR 2002 place a duty to manage on the Association in respect of ACM's in non-domestic premises. This includes the common areas of its housing stock.

**The Association will also manage ACM's within its properties.**

- 2 The risks posed by asbestos containing materials are considered to be small provided the materials are in good condition, not disturbed and are effectively managed to ensure they remain so.
- 3 The Association have engaged competent Asbestos Surveyors to undertake representative surveys of the key areas where it has a duty to manage under the CAWR Regulations 2002. The findings of these surveys are held on record by the Maintenance Department in the form of an Asbestos Register **for Closes. A register of surveys carried out within Association properties is also held by Maintenance Department.**
- 4 If asbestos is found, a detailed risk assessment will be carried out. This includes the potential for fibre release, the nature of the material, the probability of disturbance, the frequency of access to the area by staff, tenants, visitors and maintenance contractors.
- 5 A suitable management plan will be developed based on the information obtained from the risk assessment process, and appropriate action will be implemented.

This may include options such as removal of the asbestos materials, encapsulation of the materials, or effective management and control of materials where left in-situ.

It is important to note that although asbestos is a hazardous material, it will only pose a risk to health if the asbestos fibres become airborne and are then inhaled. ACM's will only release fibres into the air when they are disturbed. If all ACM's are maintained in good condition, they cannot release fibres and will therefore not present a risk to staff, tenants, visitors and maintenance contractors.

- 6 The Association will ensure that contractors, staff and tenants are informed of any known or suspect asbestos materials prior to any work being undertaken that may result in damage or disturbance that could give rise to fibre release.
  
- 7 Where there is any doubt as to the composition of materials uncovered during the course of maintenance work, or improvement/refurbishment projects, where these materials are not included in the Asbestos Register. The Association will arrange for a sample to be taken by an approved consultant and tested by an accredited laboratory prior to the work being undertaken.
  
- 8 The removal of any asbestos containing materials from premises controlled by the Association will only be undertaken by a Licensed Asbestos Contractor as defined by the Asbestos (Licensing)(Amendment) Regulations 1998.