



POLICY TITLE	ASBESTOS MANAGEMENT
AUTHOR	CHRISTINE LEITCH
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REVIEW BODY	MANAGEMENT COMMITTEE
POLICY ON WEBSITE	YES
SCOTTISH HOUSING REGULATOR STANDARDS	<p>STANDARD 1 : The governing body leads and directs the RSL to achieve good outcomes for its tenants and other service users</p> <p>STANDARD 2: The RSL is open about and accountable for what it does. It understands and takes account of the needs and priorities of its tenants, service users and stakeholders. And its primary focus is the sustainable achievement of these priorities.</p> <p>STANDARD 6: The governing body and senior officers have the skills and knowledge they need to be effective.</p> <p>CHARTER OUTCOMES: 1: Equalities; 2 Communication; 4 Quality of housing; 5 Repairs, maintenance and improvements; 13 Value for money</p>

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1 Introduction

Cathcart & District Housing Association is under a general duty to provide a safe place of work for employees to ensure that others who carry out work activities on its behalf, along with those persons who may be in the vicinity of the work process, are not exposed to hazards that may affect their health and safety. This includes a specific duty to ensure that any work with asbestos containing materials (ACM's) is carried out in accordance with the requirements of The Control of Asbestos at Work Regulations, regarding asbestos products/materials and, to prohibit the use or installation of such throughout its premises.

We are required to ensure that a management system is established and implemented to identify the type and location of ACM's within our property in order that employees and others are made aware of its presence prior to carrying out any work activity. This is to reduce the probability of accidental disturbance, which could release asbestos fibres into the atmosphere. We are also required to ensure that any exposure of asbestos fibres is reduced to the lowest level, which is reasonably practicable.

Where the existence of ACM's is suspected and confirmed, Cathcart & District Housing Association shall ensure that only a competent "Licensed Asbestos Contractor" is employed to work with or remove such material. There is also a specific requirement to notify the Health and Safety Executive 14 days prior to such work being carried out.

Asbestos-containing materials are required to be disposed of in accordance with the Special Waste Regulations.

2. Governance

Cathcart & District HA is a community controlled registered social landlord and is managed by a group of local people who are elected onto the Management Committee. Their role is to make sure that the Association is well run, meets the needs of the local area and is responsive to what is important to local people.

The Management Committee appoints senior staff, agrees all the Association's policies and takes all the key decisions. The Director and the senior team support the Committee in these responsibilities.

3. Policy Aims

To ensure that Cathcart & District Housing Association complies with the following statutory requirements, as amended, and common law duties.

- Asbestos (Licensing) Regulations;
- Asbestos (Prohibition) Regulations
- The Control of Asbestos at Work Regulations,
- Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulation Board
- The Health and Safety at Work Act.

4. Equal Opportunities Statement

We aim to ensure that all services, including the delivery of this policy, provide equality of opportunity.

We will respond to the different needs and service requirements of individuals. We will not discriminate against any individual for any reason, including age, disability, gender re-

assignment, marriage, civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation, or other status.

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8. Additional Information

The responsibility for compiling any additional Standard Documentation required to support this policy will be that of the Senior Maintenance Officer.

OBJECTIVE

1. APPLICATION

This document applies to

- Cathcart & District Housing Association properties and sites
- All properties occupied by Cathcart & District Housing Association
- All construction work, including new build, refurbishment, extensions, adaptations, services, public utilities, repair and maintenance, demolition services and public utilities.

2. POLICY

General Statement

Cathcart & District Housing Association will take all reasonable steps to ensure that the hazards associated with ACMs within our property are managed and controlled. To meet this objective we will;

- have a system for managing asbestos and take all reasonably practicable steps to ensure that everyone who lives in, works in, or visits Cathcart & District Housing Association properties will not be exposed to asbestos hazards.
- not knowingly specify or use ACM's in any of our properties or work activities.
- carry out a survey of all Cathcart & District Housing Association properties and draw up a register listing where asbestos can be found.
- inform and consult all parties before working with ACM's.
- remove any identified ACMs from any Cathcart & District Housing Association property which would create a risk due to deterioration or could be easily damaged or disturbed.
- protect by placing asbestos warning labels on all identified ACMs within Cathcart & District Housing Association property which are not removed and encapsulation of such materials where practicable.
- inform and train our employees to ensure that we meet our statutory obligations.
- comply with legal requirements and guidance and carry out enforcement procedures to protect public health.

- assist the public and emergency services with any reasonable query they may have about asbestos within Cathcart & District Housing Association, including access to Cathcart & District Housing Association's Asbestos Register.
- Review these procedures and policy on a 3 yearly basis or a change in legislation.

3. ARRANGEMENTS

Arrangements for securing the health and safety of employees and others whom, through Cathcart & District Housing Association's undertakings, may inadvertently come into contact with, or disturb ACMs.

All reasonably practicable steps will be taken to ensure that employees, contractors and other persons are not exposed to hazards associated with ACM's as a result of Cathcart & District Housing Association's undertakings. This will be achieved by application of the Asbestos Management System (AMS).

3.1 Asbestos Management System (AMS)

- a) The Senior Maintenance Officer shall co-ordinate all activity relating to asbestos management, and will act as the contact person for all planned and reactive works.
- b) The Maintenance and Housing Management Sections shall refer all suspected discoveries of asbestos to the Maintenance Officer. Any reactive works involving the discovery of asbestos shall be overseen by the Maintenance Officer.
- c) Cathcart & District Housing Association's AMS will be reviewed by the Senior Maintenance Officer and Senior Housing Officer, chaired by the Director. The group will meet on an annual basis and arrange additional meetings as required.
- d) Any significant alteration to the AMS will be reported to the Committee by the Senior Maintenance Officer
- e) Maintenance Officer shall oversee the AMS.

4. RESPONSIBILITIES

4.1 Senior Maintenance Officer

The Senior Maintenance Officer, so far as is reasonably practicable, will be responsible for ensuring that a system is implemented for the management of asbestos. This will be achieved by: -

- a) Co-ordination of the AMS.
- b) Ensuring the policy is reviewed 3 yearly or at the change of legislation.
- c) Developing maintenance procedures and guidelines for implementing the policy.
- d) Managing the risks associated with ACM's found and ensuring that the appropriate control measures are implemented.

- e) Establishing a list of approved “Specialist” contractors for undertaking works in accordance with Cathcart & District Housing Association’s procedure for “Managing Contractors Health and Safety”.
- f) Arranging meetings to review the Cathcart & District Housing Association’s AMS as appropriate.
- g) Reporting to Director /Committee any significant amendments to the AMS.
- h) Ensuring that where ACM’s are found that the Director is notified and an assessment is carried out for similar building types.
- i) Overseeing a programme of monitoring/reviewing by appointing competent persons to survey Cathcart & District Housing Association properties at appropriate intervals for asbestos materials and their condition.
- j) Arranging surveying, bulk sampling and laboratory analysis of any suspect ACMs where appropriate.
- k) Liaison with tenants/staff in the event of asbestos materials being found.
- l) Assessing the results of all sampling and deciding the appropriate action in conjunction with the CDM Co-ordinator, where appropriate.
- m) Establishing and agreeing start dates and programmes of work.
- n) Requesting, where necessary a waiver from HSE for work, which requires to proceed within 14 days.
- o) Arranging for labelling and monitoring the condition of asbestos materials that are to remain in-situ.
- p) Appointing asbestos licensed contractor and accredited laboratory to carry out the works.
- q) Reviewing the contractors assessment/method statement/proposed start date/programme and where applicable with assistance from the CDM Co-ordinator.
- r) Instructing that the works can commence.
- s) Arranging for or inspecting and monitoring asbestos operations.
- t) Co-ordinating the disposal of asbestos waste.
- u) Ensuring that an Asbestos Data Base is established for the recording of property survey details regarding the discovery or whereabouts of asbestos. The information is amended/updated accordingly.
- v) Issuing asbestos clearance indicator certificates to the Asbestos Co-ordinator and Asbestos Liaison Officer for entry in the Asbestos Register
- w) Completing the Asbestos Update Register Pro-forma 4.

4.2 Instructing Officer e.g. Maintenance Officer, Maintenance Assistant or any other employee who instructs a contractor.

The Instructing Officer will, so far as is reasonably practicable, be responsible for ensuring the asbestos procedures are implemented within their area of control.

This will be achieved by: -

- a) Issuing instructions to employees and/or contractors to make safe any discovery of ACM's. Where a material may contain asbestos it will be assumed to be asbestos, unless there is evidence to the contrary.
- b) Advising the Senior Maintenance Officer of any such eventualities.
- c) Issuing formal suspension notices to contractors (Notification of Hazardous Conditions Booklet) in the event of any accidental disturbance/discovery of ACM's that may create a risk to employees, tenants and others.

5. ASBESTOS REGISTER (Electronic Data Base)

5.1 The Senior Maintenance Officer will establish and maintain the asbestos register.

5.2 The purpose of the register will be to formally record, through systematic survey, inspection and assessment, Surveying, Sampling and Assessment of ACMs in Premises for Management Plans. Cathcart & District Housing Association will manage the process of identifying the location, type and condition of asbestos in properties / land. Surveys and sample reports will be made available via Cathcart & District Housing Association's property register. All survey information will be supplemented and amended as necessary after any subsequent survey, removal or treatment of ACMs.

5.3 The register will form a database for the purposes of identifying, assessing, recording, reporting on and deciding the priorities for programmed works. The document will be in electronic format supplemented by paper systems, including the Maintenance File.

5.4 Cathcart & District Housing Association will implement a programme for monitoring, assessment and review to ensure currency of register. The Senior Maintenance Officer will carry this out at appropriate intervals.

6. ASBESTOS PROCEDURES

6.1 All work activities involving ACMs will be carried out in accordance with this policy, statutory requirements, codes of practice and guidance notes, HS (G) 123 "Introduction to Asbestos" and "Task Manual" issued by the Health and Safety Executive and other documentation from authoritative sources.

6.2 Where asbestos is to be encapsulated an ACM's warning notice shall be displayed in a prominent position, e.g. service cupboard, next to the gas or electricity meter, fire alarm panel, office reception area, manager's office and any other surface to highlight its presence. Where practicable the hazard-warning label shall be placed on the asbestos and encapsulation material.

6.3 Notification of all work involving asbestos will be progressed in accordance with the procedures set out in Appendices. Job specific assessments and safe systems of work

will require to be produced for all work with ACMs. However, where the work is of a repetitive nature, a single assessment and safe system of work may be suitable. New risk assessments (written) will be required should changes in the work occur or air monitoring results prove deficiency(s) in the existing process.

7. SPECIFICATION / PURCHASE

- 7.1 Cathcart & District Housing Association will not knowingly specify, purchase or use ACMs in any properties or work activities.
- 7.2 Clauses to this effect will be included in all tender documents by Instructing Officer / Purchasing Officer.

8. CONTRACTORS

- 8.1 All work activities, including removal or encapsulation involving ACMs will be carried out by an approved "Licensed Asbestos Contractor", being a member of "ARCA" or "ACAD". Appendix 1 (Information for contractors)
- 8.2 Contractors will be responsible for informing the Maintenance Officer of any work with ACM's, which may be necessary to commence within a 14-day period. This will allow the Senior Maintenance Officer or nominated officer to apply for the necessary waiver from HSE (see Section 5, 5.2 g).
- 8.3 Work will not commence until the Maintenance Officer has assessed and approved the written risk assessment, method statement and plan of work submitted by Contractor, which will specify in detail the control measures for the work. It is recognised the Maintenance Officer, where appropriate, may have to seek guidance on such matters from the CDM Co-ordinator.
- 8.4 The Maintenance Officer assisted by the Senior Maintenance Officer will monitor the performance of contractors.
- 8.5 The Maintenance Officer and where appropriate the CDM Co-ordinator will oversee the implementation of the AMS and audit contractors work methods.
- 8.6 Contractors will be required to reduce the number of workers exposed to asbestos to a minimum. Confirm that all relevant training has been given and to send those employees who work with ACM's for a medical examination every two years in accordance with the Control of Asbestos at Work Regulations.
- 8.7 Contractors carrying out work will be required to confirm that immediate steps are taken to reduce exposure to asbestos where the control level or action limit is exceeded.
- 8.8 Contractors carrying out the work with the approval of the producer of the waste will ensure that minimum amounts of waste are held on site in a suitable locked container and that it is disposed of safely. All Asbestos Waste will be disposed of in a registered land fill site in accordance with the requirements of the Hazardous Waste Regulations and the disposal notice issued to Instructing Officer.
- 8.9 The Maintenance Officer will retain in the maintenance house file a copy of the Waste Consignment Note for the Disposal and Carriage of Hazardous Waste.

- 8.10 Records will be retained on site detailing that equipment and PPE has been maintained and inspected in accordance with statutory requirements.
- 8.11 Where appropriate, all asbestos removal will be done using hygiene/decontamination units, lockable waste skips, tent enclosures, signage to highlight the working area to ensure other persons are not exposed to any risk to their health and safety.
- 8.12 Works will be required to be carried out in accordance with the findings of the risk assessment and control measures.
- 8.13 All sites shall be left safe, clean, free from asbestos (unless encapsulated or sealed), including debris and any other materials used. Air clearance indicator sampling will be carried out and satisfactory results obtained prior to the removal of any tented enclosures.

9. SURVEYING SAMPLING AND AIR MONITORING

Only UKAS accredited organisations will carry out surveying, sampling and air monitoring and indicator clearance monitoring. In certain circumstances an accredited laboratory will be appointed to undertake an assessment of the contractor's methods of work. A licensed asbestos removal contractor shall not be permitted to take bulk samples of ACMs.

10. TRAINING

Cathcart & District Housing Association will ensure that the appropriate level of training is provided for all employees dealing with asbestos. Assistance and guidance on these matters will be provided by the Occupational Health & Safety provider.

11. CONSULTATION

Cathcart & District Housing Association will, as appropriate, through the Senior Maintenance Officer consult employees, and appropriate groups before any projects involving the removal of asbestos based materials is carried out.

12. SHARING INFORMATION

12.1 Tenants

Cathcart & District Housing Association will notify tenants of information available on the asbestos register relating to their home.

12.2 Property Users / Employees

Cathcart & District Housing Association shall regularly assess the requirement for employee health and safety awareness training and ensure that, where appropriate, arrangements are made for suitable training to be carried out. Employees coming into contact with asbestos should not be exposed to asbestos fibre levels in excess of those control limits specified in the HSE publication Guidance Note EH 10 Asbestos: exposure limits and measurement of airborne dust concentrations.

Information regarding our policy on asbestos related matters, where appropriate, will be made available to employees, contractors and other persons who may be affected by our undertakings.

Cathcart & District Housing Association will provide reasonable access to the Asbestos Data Base System for those persons seeking information regarding its properties.

12.3 Contractors

Cathcart & District Housing Association will notify Contractors of information, where available, on the asbestos register relating to the specific properties to be worked on as part of its instruction of works process. Contractors will also be informed to proceed with caution when carrying out work in the event there is doubt as to whether ACMs may be present within housing association property.

12.4 Emergency Services

Cathcart & District Housing Association will, as appropriate, ensure that information on the location of asbestos is made available to the emergency services.

13. THE PROCESS

A works flow chart is detailed in Appendix 2 covering the various stages in the process from 'on site' discovery, to completion of works and updating of register.

13.1 The Extent

The extent of the works carried out will be in line with Cathcart & District Housing Association's Asbestos Policy and be based on the assessment of risk with consideration given to potential fibre release / condition / occupancy / accessibility / future work / social factors / temporary works and will range from removal to encapsulation to leaving in place and labelling.

13.2 'On Site' Discovery

There is provision in the procedure for 'on site' discovery when unforeseen suspect asbestos materials are discovered. Appendix 3 details the steps to be taken when this occurs.

13.3 Fire Risk

If removal of asbestos will take more than one day and the method of stripping causes an additional fire risk (access area tented or boarded off) the local fire station will be informed of works in progress.

14. RECORD KEEPING

Records will be kept of the following:

- a) All premises which contain ACM's.
- b) The location within each premise (exact area).
- c) Where possible the type of ACM and its density

- d) A copy of the assessment relating to the decision whether to encapsulate or remove.
- e) Any work activity involving ACMs.
- f) The contractor(s) carrying out work with ACM's.
- g) The disposal of ACM's to a licensed landfill site
- h) Sampling and clearance indicator levels on completion of the work
- i) The commencement and completion date of all such works.

15. SUSPECT ASBESTOS EXPOSURE (EMPLOYEE DE-BRIEFING)

It is important that Cathcart & District Housing Association has procedures in place to assess and manage any suspect asbestos exposure reported by employees.

In the event of such an incident management shall ensure that an investigation is carried out if there has been a suspect exposure to ACM's (determined by laboratory results). The facts must be presented to those concerned as soon as possible. This is critical for employee morale and their health, safety and welfare. Therefore, as part of the Asbestos Management System a de-briefing meeting/discussion with the employee(s) must take place as soon as practicable after such an incident and the findings recorded on Asbestos Pro-forma ASB 5. Where appropriate, and after any confirmed exposure the employee(s) should be referred to their GP

The record shall contain the following information:

- topics covered
- name and position of manager carrying out the de-briefing
- signature
- date
- names of employees in attendance
- comments or points raised during discussion

APPENDIX 1 – INFORMATION FOR CONTRACTORS

Asbestos Procedures in Cathcart & District Housing Association's properties.

As some of Cathcart & District Housing Association's properties may contain asbestos, we require you to take the following measures to prevent exposure to asbestos fibres whilst working within our properties:

- You must ensure that all personnel who may work in Cathcart & District Housing Association's properties have received suitable & sufficient training on the following items: –
- the properties of asbestos and its effects on health, including the increased risk of lung cancer for asbestos workers who smoke; –
- the types, uses and likely occurrence of asbestos containing materials in buildings and plant; –
- the general procedures to be followed to deal with an emergency; and how to reduce the risk from asbestos. –
- the procedures in the event that:
 - They discover; or
 - damage asbestos.
- Before you carry out any work on behalf of Cathcart & District Housing Association, you must:
- Ask your contact if the property is entered on the asbestos register;
- Ask to see the asbestos survey if the property is entered on the register;

- If your work is likely to disturb asbestos, you must:
- Provide a suitable plan of work & method statement;
- Only allow authorised personnel to carry out work in Cathcart & District Housing Association's properties;
- Provide the site operative's with all the information relating to the property;
- Ensure that site operative's know and understand the procedures in the event that:
- They discover; or
- Damage asbestos.
- Take suitable steps to ensure that your personnel work safely and follow Cathcart & District Housing Association's procedures when on site. If there is a risk that asbestos containing materials may be disturbed, occupants must be excluded from the immediate work area and suitable precautions taken to minimise the risk of disturbing asbestos containing materials. In the event that asbestos containing materials are found, disturbed or damaged during non asbestos works; work must stop after you have taken any necessary steps to prevent a risk to health or further damage. Your contact must be informed and the relevant procedure must be followed.

Appendix 2 Flowchart

What to do if you uncover or damage asbestos



