



Asbestos Management Policy

<i>Name of Policy</i>	Asbestos Management Policy
<i>Responsible Officer</i>	Property Services Manager
<i>Date approved by the Management Committee</i>	29th June 2022
<i>Date of next Review</i>	June 2025
<i>Section</i>	Maintenance

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1 Policy Statement

It is the policy of Trafalgar HA to ensure that, in so far as is reasonably practical, any asbestos containing materials (ACMs) are identified, managed and monitored in accordance with the requirements set out in The Control of Asbestos Regulations 2012.

The risks posed by ACMs are considered to be small, provided that the materials are in good condition, are not disturbed and are managed in a way to ensure that they remain so.

2 Legislation

2.1 Under the terms of The Control of Asbestos Regulations 2012, Associations have a legal duty to manage ACMs in any non-domestic buildings that they own such as offices etc. The regulations also require Associations to manage common areas of domestic buildings e.g. bin stores, common closes, stairwells etc.

2.2 As employers, the Association has a duty under the Health and Safety at Work Act 1974 to ensure that their employees (and others) will not be exposed to health and safety risks.

The Association also has a duty under The Control of Asbestos Regulations 2012 to carry out a Risk Assessment of work liable to expose employees to Asbestos and to prepare a suitable written plan of work.

3 Compliance

3.1 The Association will appoint a staff member to act as the Asbestos Manager on its behalf. However, it is recognised that this role will require support from the Health and Safety Consultant from time to time. The Asbestos Manager will ensure that regular inspections of the Association's stock are undertaken and records updated as necessary,

3.2 The Association has instructed Asbestos Management Surveys to be carried out in the past in various locations to identify, where practically possible, the presence of ACMs within buildings and domestic premises within its portfolio. This information will be held in a register and the Asbestos Manager will be responsible for maintaining that register.

3.3 Where major works/refurbishment works are to be carried out and the presence of ACMs are not known, an Asbestos Refurbishment & Demolition survey will be carried out before the works start to identify whether or not any asbestos containing materials are present. If any are found then no work will be carried out until suitable Risk Assessments and method statements are completed highlighting how the work will be completed to ensure the safety of all parties concerned.

- 3.4 The Association will also seek to inform any relevant parties who may have cause to come into contact with ACMs of the location and condition of the materials.
- 3.5 All contractors will be required to confirm in writing that their employees have undertaken Asbestos Awareness Training.

4 Equality and Diversity

- 4.1 This policy has been written in recognition that we have a pro-active role in valuing, promoting and encouraging diversity, fairness and social justice and equality of opportunity