

## Governance Information

<b>Applicable Legislation</b>	<ul style="list-style-type: none"> <li>· Health &amp; Safety at Work Act 1974;</li> <li>· Management of Health &amp; Safety at Work Regulations 1999;</li> <li>· Defective Premises Act 1972;</li> <li>· Control of Asbestos Regulations 2012;</li> <li>· The Construction (Design &amp; Management) Regulations 2015;</li> <li>· Hazardous Waste (England &amp; Wales) Regulations 2005;</li> <li>· The Housing Act 2004;</li> <li>· The Landlord &amp; Tenant Act 1985;</li> <li>· Approved Code of Practice: Managing &amp; Working with Asbestos (L143); and</li> <li>· Asbestos: The Survey Guide HSG264.</li> </ul>
<b>Policy owner</b>	Director of Operations
<b>Approved by</b>	CMT
<b>Regulatory reference</b>	Safety & Quality Standard
<b>Date approved</b>	13th August 2024
<b>Review date</b>	August 2026
<b>Stakeholders consulted</b>	Safety Boss – specialist expert service provider
<b>Version</b>	V.1 Drafted May 2024

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## 1. Policy

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- 1.1 At the Industrial Dwelling Society (herein known as IDS) we are committed to ensuring the safety and well-being of all our residents, employees and visitors. As part of this commitment, we recognise the risks associated with asbestos-containing materials (ACMs) present in some of our properties.
- 1.2 Effective asbestos management is essential for safeguarding the health and well-being of our residents, employees, and the wider community. By adhering to this policy and implementing robust asbestos management practices, we aim to create safe and healthy living environments for all our residents.

## 2. Purpose

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- 2.1 We adhere to the following principles to ensure the ongoing safety of our residents, employees and visitors:
  - **Identification and Assessment** - Identification and Assessment: We will conduct thorough asbestos surveys and assessments of our properties to identify the presence of ACM. These surveys will be carried out by competent and accredited professionals.
  - **Risk Management** - Upon identification of ACM, we will assess the risk posed and prioritise actions accordingly. We will manage asbestos risks through effective control measures, including encapsulation, removal, or management in situ, as appropriate.
  - **Communication and Training** - We will ensure that our employees and contractors are aware of the risks associated with asbestos and receive adequate training in asbestos awareness, handling, and management. Residents will also be provided with information regarding asbestos risks and precautions.
  - **Compliance with Legislation and Standards** - We are committed to complying with all relevant legislation, including the Control of Asbestos Regulations 2012, and adhering to best practice guidelines set out by the Health and Safety Executive (HSE) and other regulatory bodies.

## 3. Scope

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- 3.1 This policy applies to all to IDS employees, residents and representatives of IDS, including contractors and third parties who carry out duties on our behalf.
- 3.2 This Policy covers all buildings under our ownership and management. This includes the communal areas of blocks for flats, maisonettes, sheltered housing, and commercial buildings, such as offices.
- 3.3 The Policy should be read in conjunction with the following IDS policies: Health & Safety Policy, Gas Safety Policy, Electrical Safety Policy, Fire Safety Policy, Repairs & Maintenance Policy and Lift Safety Policy.
- 3.4 Details of our approach to the management of ACM within our properties is in our Asbestos Management Plan.

## 4. Our Commitment

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- 4.1 IDS will employ competent and fully licensed external contractors to undertake asbestos management surveys and carry out remediation works.
- 4.2 We will hold and maintain an Asbestos Register detailing the type, location and condition of the Asbestos in our properties.
- 4.3 We will protect those working and living in our properties, and provide appropriate asbestos training to relevant employees.

- 4.4 We will ensure all employees and contractors have adequate asbestos survey information to enable them to manage and/or work safely with asbestos.
- 4.5 We will provide advice to residents regarding ACM through leaflets and information held on our website.

## 5. Risk Assessments & Testing Programmes

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- 5.1 IDS will ensure that all non-domestic properties have an asbestos management survey in place. These surveys will be easily accessible to IDS staff and shared with our contractors.
- 5.2 We will review existing asbestos management survey information prior to carrying out any void repairs, day to day repairs or planned maintenance works which may involve working on or adjacent to any ACM within domestic and/or non-domestic properties. If no survey is already in place we will complete a survey before works are carried out.
- 5.3 All subsequent asbestos surveys will be carried out in accordance with the specific needs of the building, either annually or at a period dictated by the previous survey/re-inspection. Re-inspection dates may change following the re-categorisation of a property or a building.
- 5.4 IDS will not re-inspect any domestic or non-domestic properties built after the year 2000, or where the initial asbestos management survey confirms that there are no ACM present.

## 6. Maintenance & Compliance Follow Up Work

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- 6.1 IDS will ensure there is a robust process in place for the management of any follow-up works required following the completion of an asbestos management survey.
- 6.2 We will ensure that following asbestos surveys, any ACM that is found to be in a poor condition or that is likely to be regularly/easily damaged or disturbed through the normal use of a dwelling will be repaired, protected, or removed at the earliest opportunity.
- 6.3 Where there is any doubt as to the composition of the material uncovered, a sample will be taken and analysed in order to facilitate the instruction of remedial works where required.
- 6.4 Where ACM has been removed in whole or in part, it will be replaced with a material that has no asbestos content and fulfils the equivalent function of the original asbestos material, e.g. for fire protection.
- 6.5 We will have processes in place to gain access should any resident refuse access for us to carry out essential asbestos related inspection and/or remediation works.
- 6.6 We will have appropriate processes in place to gain access to properties where resident vulnerability issues are known whilst ensuring the organisation can gain timely access to any property in order to be compliant with this policy and safeguard the wellbeing of the resident.
- 6.7 In the event of an asbestos incident (such as the accidental damage of ACM) we have an emergency response process which is set out in our Asbestos Management Plan. Any such incidents will be reported to the Health & Safety Executive (HSE) in accordance with RIDDOR paragraph 27.

## 7. Roles & Responsibilities

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<b>Director of Operations</b>	Overall responsibility for the implementation of this policy.
<b>Head of Asset Management and Compliance and M&amp;E Compliance Manager</b>	Responsible for programme management of the asbestos inspection programme.
<b>Compliance Officer</b>	Raising work orders for asbestos inspections and maintenance visits.

## 8. Equality Impact Assessment

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An Equality Impact Assessment has been completed for this Policy.

## 9. Policy Review & Monitoring

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- 9.1 We will review this policy every two years, or following legislative change, to ensure the Policy remains effective and complies with current legislation and good practice.
- 9.2 All relevant KPI's aligned to the management of Asbestos are regularly monitored and reviewed as follows:
- Monthly by the Asset and Compliance team.
  - Quarterly at the Health and Safety Forum.
  - At every Operations Committee meeting.
  - At every Board meeting.

We will routinely monitor our performance in implementing this policy.