

Asbestos

Purpose	This Policy Sets out how we manage Asbestos in Eastlight Community Homes' Assets
Owner	Head of Contract Management and Compliance
Related documents	Health and Safety Policy
Approved by	Shadow Board
Date approved	29 th June 2020
Resident involvement	N/A
Performance Monitoring	Regular performance and by exception reporting
Review frequency	Every 3 years
Last review	May 2020
Next review	May 2023
Version	V1.1
Author	Head of Assets

Contents

- 1. POLICY STATEMENT**
- 2. SCOPE**
- 3. POLICY DETAILS**
- 4. STATUTORY AND REGULATORY REQUIREMENTS**
- 5. EQUALITY AND DIVERSITY**
- 6. REVIEW**

1. POLICY STATEMENT

- 1.1. Eastlight Community Homes Limited (hereafter 'Eastlight') is committed to meeting our obligations as a landlord and that will seek to ensure asbestos is adequately managed, ensuring in order to secure the safety of our residents and those working in our properties.
- 1.2. Asbestos is potentially hazardous and a clearly defined approach to asbestos management is essential to adhere to achieve compliance with legislative requirements and to seek to ensure asbestos-containing materials are located, identified, recorded and maintained.
- 1.3. This policy explains how Eastlight manages asbestos-containing materials that are either identified or presumed to exist within its assets.
- 1.4. This policy complies with all relevant legislative requirements.

2. Scope

- 2.1. This policy applies to all domestic dwelling properties where Eastlight has a maintenance responsibility. It also applies to any associated common areas, garages, commercial buildings and fly-tipped asbestos waste on Eastlight's land.

3. Policy Details

- 3.1. The Eastlight Asbestos Management Plan (Appendix 1) details the approach to the management of asbestos-containing material within our assets.
- 3.2. The roles with responsibility under this policy and the Control of Asbestos Regulations are:

Duty Holder: Head of Repairs and Maintenance

Responsible Person: Head of Asset

- 3.3. Eastlight will:
 - 3.3.1. Identify and categorise asbestos through our survey and re- inspection programme.
 - 3.3.2. Hold and maintain an asbestos register detailing the type of asbestos, its location, condition, quantity, re-inspection and management recommendations.
 - 3.3.3. Seek to protect those working on the fabric of the building and those working and living in our properties and will provide appropriate asbestos training to relevant employees.
 - 3.3.4. Share information about the location and condition of identified asbestos-containing materials with those who are likely to disturb them and effectively control works that are likely to affect asbestos.

3.3.5. Monitor and maintain the condition of identified asbestos-containing materials in line with the risk assessment recommendations.

4. Statutory and Regulatory Requirements

4.1. This policy has been written to take account of all statutory requirements and guidance including but not limited to:

- Health and Safety at Work Act 1974
- Management of Health and Safety at Work Regulations 1999
- Defective Premises Act 1972
- Control of Asbestos Regulations 2012
- The Construction (Design and Management) Regulations 2015
- Housing Health and Safety Rating System (HHSRS)

5. Equality and Diversity

- 5.1. An equality analysis has been carried out for this policy. No specific impacts have been identified.
- 5.2. People raising concerns will be treated in a fair manner free from discrimination on any grounds.

6. Review

6.1. The policy holder will review this policy every three years, or as legislation, current thinking or best practice change.