

ASBESTOS MANAGEMENT PLAN

SEPTEMBER 2024



LANARKSHIRE
HOUSING ASSOCIATION LTD



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ASBESTOS MANAGEMENT PLAN

(*Note Lanarkshire Housing Association hereinafter referred to as LHA)

1.0 PURPOSE

1.1 As an organisation with responsibility for buildings' maintenance or repair LHA has a duty to manage asbestos; including specifically in the common areas of multi-occupancy buildings such as blocks of flats. Duties include the protection of people who work in buildings or use them in other ways. They are subject to the *Control of Asbestos Regulations 2012*, requiring the duty holder to:

- assess if there are asbestos-containing materials (ACMs) present, the amount, where they are and their condition
- presume materials contain asbestos unless there is strong evidence that they do not
- make, and keep up to date, a record or register of the location and condition of the ACMs or presumed ACMs (an Asbestos Register)
- assess the risk of anyone being exposed to airborne fibres from the ACMs
- write an Asbestos Management Plan to manage the risk, put the plan into action, monitor it and review it every 12 months or sooner if necessary
- monitor the condition of any ACMs or suspected ACMs
- provide information on the location and condition of the ACMs to anyone who may work on or disturb them

The purpose of this policy is to set out management of ACMs across LHA's stock, reducing related risks to as low a level as reasonably practicable.

1.2 LHA has assessed where there are ACMs present, and maintains an Asbestos Register.

1.3 To make sure that ACMs are properly managed, LHA must identify those within the organisation with responsibilities for that management.

2.0 ASBESTOS POLICY

- 2.1 The presence of an ACM in itself does not constitute a danger, however, there is a potential risk to health if such material is disturbed and damaged. An isolated accidental exposure to asbestos fibres for a short time is unlikely to result in the development of asbestos related diseases but regular exposure, even at relatively low levels, can present risk. As well as people employed in building trades, exposure (and consequent risk) can occur in other groups, e.g., installers of alarms, smoke detectors, etc. Ongoing maintenance and repair work will also be undertaken in future, and it is therefore important to have in place a management system which minimises the potential for exposure to ACMs.
- 2.2 LHA will ensure that any ACMs present in its buildings are maintained in a condition to prevent the possibility of harm to health.
- 2.3 Working with and managing asbestos is regulated through various provisions. The purpose of this Policy is to ensure that LHA complies with all current legislation, Codes of Practice, and Health and Safety Executive Guidance Notes (in particular L143 (second edition) *Managing and working with asbestos*).
- 2.4 This Policy sets out the responsibilities and procedures to be implemented to ensure risk assessment, management, and regulatory compliance.

3.0 RESPONSIBILITIES FOR MANAGEMENT

- 3.1 Responsibility for management lies with the Property Services Director, including:
 - consultation
 - obtaining advice on whether work is licensable under the *Control of Asbestos Regulations 2012*
 - obtaining advice on the employment of competent persons to carry out non-licensable work
 - arranging instruction/employment of competent persons (i.e. with adequate and up to date understanding of the work, required control measures and appropriate law, and also enough experience to apply this knowledge effectively)
 - arranging for written plans to be prepared and reviewed, showing where ACM is located and how it will be managed to prevent exposure to asbestos, including by contractors and other workers who may carry out work that could disturb ACM
 - ensuring that the Asbestos Register is maintained and kept up to date

- annual review of the Asbestos Management Plan
 - arranging the carrying out and review of required risk assessments by competent persons
- 3.2 Other Property Services staff have responsibilities for assisting the Property Services Director, including:
- co-operating under the *Control of Asbestos Regulations 2012*
 - advising contractors of information held by LHA about ACMs that may be disturbed by their work (including checking the Asbestos Register before ordering work that would be likely to affect ACMs if they were present)
 - commissioning intrusive asbestos surveys prior to the refurbishment, demolition or repair of any buildings not known to be asbestos free
 - maintaining records of information received and issued, and of instructions issued
 - where work involves ACMs, ensuring that it is ordered only from appropriately accredited consultants and contractors
 - reporting if they suspect that disturbed or damaged ACMs may be present in a building owned or occupied by LHA (including in cases where they suspect such material may become disturbed)

LHA staff are not permitted to handle or work on any ACMs.

4.0 IMPLEMENTATION

- 4.1 LHA is required to first decide whether exposure to asbestos can be prevented so far as is reasonably practicable. If this is not possible then exposure must be reduced to as low as reasonably practicable.
- 4.2 Work which disturbs or is liable to disturb ACMs should only be carried out when it is unavoidable.
- 4.3 Where it is not reasonably practicable to prevent exposure to asbestos, it must first be reduced to the lowest level reasonably practicable, by means other than the use of respiratory protective equipment.
- 4.4 Where it is not reasonably practicable to prevent exposure to asbestos, LHA is required to choose the most effective method or combination of methods to minimise fibre release and reduce exposure to the lowest levels reasonably practicable. This must be documented in a written risk assessment and/or plan of work. Such work methods are as set out in *Managing and working with asbestos*.

- 4.5 The number of both employees and others who might be exposed to asbestos at any one time should be as low as reasonably practicable.
- 4.6 Applicable quantitative exposure limits are as set out in *Managing and working with asbestos*.
- 4.7 Any uncontrolled releases of asbestos must be addressed quickly and appropriately, by a licensed contractor when required. The steps required to clean up such releases must be appropriate for the scale of the release and the potential for further release and spread of fibres.
- 4.8 Applicable quantitative exposure limits are as set out in *Managing and working with asbestos*.
- 4.9 LHA will require the safe disposal of any asbestos waste in accordance with applicable regulations.

5.0 TENANTS

- 5.1 Tenants will be advised in instances where ACMs are identified in their homes, and of the implications for them undertaking work.
- 5.2 When Tenants make application for alteration or improvement, the Asbestos Register will be checked. After review LHA may refuse permission, or apply appropriate conditions.

Lanarkshire Housing Association Equality Impact Assessment



Name of the policy / proposal to be assessed	Asbestos Management Plan	Is this a new policy / proposal or a revision?	New policy
Person(s) responsible for the assessment			
1. Briefly describe the aims, objectives, and purpose of the policy / proposal	Compliance with the <i>Control of Asbestos Regulations 2012</i> .		
2. Who is intended to benefit from the policy / proposal? (e.g. <i>applicants, tenants, staff, contractors</i>)	People who work in buildings or use them in other ways.		
3. What outcomes are wanted from this policy / proposal? (e.g. <i>the benefits to customers</i>)	Discharge of the Association's responsibilities for buildings' maintenance and repair: specifically the duty to manage asbestos.		

4. Which **protected characteristics** could be **affected** by the proposal? (*tick all that apply*)

- Age Disability Marriage & Civil Partnership Pregnancy/Maternity Race
 Religion or Belief Sex Gender Reassignment Sexual Orientation

5. If the policy / proposal is not relevant to any of the **protected characteristics** listed in part 4, state why and end the process here.
There is no significant prospect of the policy, which is to be applied universally, affecting people with specific protected characteristics.

6. Describe the **likely positive or negative impact(s)** the policy / proposal could have on the groups identified in part 4.

Positive impact(s)

Negative impact(s)

7. What **actions** are **required** to address the impacts arising from this assessment? (*This might include*

*collecting additional data, putting monitoring in place,
specific actions to mitigate negative impacts).*

Signed: _____ Job title: Property Services Director

Date the Equality Impact Assessment was completed: 24 July 2024

Please attach the completed document as an appendix to your policy / proposal report