

Paragon Housing Association Limited

POLICY:	Asbestos Policy
POLICY AREA:	Health & Safety
DATE APPROVED:	9th June 2021
DATE NEXT REVIEW:	June 2023

1.1 It is recognised that PHA Housing Association (PHA) has a duty under the Health and Safety at Work etc. Act 1974, as supported by subordinate legislation, to ensure, so far as is reasonably practicable, the health, safety and welfare of its employees, service users, contractors, the general public and others who may be affected by its undertakings.

1.2 It is also recognised that the management of asbestos related risk falls within the organisation's general responsibilities set out in point 1.1, above.

1.3 To this end, the organisation will comply with the Asbestos Management duties defined and implied in the *Control of Asbestos Regulations 2012 (CAR12)*. It is the policy of PHA to ensure that, as far as is reasonably practicable, no persons will be exposed to risks to their health due to exposure to any asbestos containing materials that may be present in any of the properties it owns, manages, or occupies.

1.4 PHA aims to:

- i. ensure the prevention of exposure to risks associated with asbestos containing materials.
- ii. ensure that any asbestos containing materials that may be present in any of its buildings are maintained in a condition to prevent the possibility of any harm to health occurring.
- iii. promote awareness of the risks from asbestos containing materials and the Association's Management Procedures through training and induction of relevant staff.
- iv. provide adequate resources to ensure the provision of appropriate information, instructions, and training.
- v. ensure a commitment to comply with all relevant asbestos legislation, Approved Codes of Practice, Health and Safety Executive Guidance Notes and to commit to the safe disposal of any asbestos waste in accordance with the appropriate legislation.
- vi. Ensure that a representative proportion of properties built pre 2000 are subject to an Asbestos Management Survey Programme and an Asbestos Register for these buildings is prepared and maintained. This

Register will undergo regular reviews and will be updated after any treatment and/or removal works have been undertaken.

- vii. ensure that an appropriate Asbestos Refurbishment or Demolition Survey strategy is in place in accordance with current legislation.
- viii. ensure only UKAS accredited asbestos consultancies are used for asbestos surveying works, asbestos air testing and asbestos analysis work.
- ix. implement an effective asbestos management strategy in order that appropriate measures such as encapsulation, labelling, inspection, working with, or removal of, asbestos containing materials can be undertaken.
- x. ensure that an appropriate system is installed, maintained, and implemented for the management of all asbestos containing materials identified in the Register. Such a system is to be capable of recording the risk, the needs, and priorities for treatment and/or removal.
- xi. ensure that all Contractors and Sub Contractors engaged to carry out work on any of the Association's buildings are provided with adequate information on asbestos which may be disturbed by their works.
- xii. ensure that information regarding the presence of asbestos is contained in tender documentation as may be appropriate.
- xiii. ensure Licensed Contractors and/or Sub Contractors carry out ALL Asbestos Licensable Works and Competent Contractors carry out ALL Asbestos Minor Works.
- xiv. ensure all Non-Licensed Contractors carrying out Asbestos Non-Licensable Works are trained in safe working procedures and have appropriate insurance cover for the work being carried out.
- xv. ensure that relevant staff of the Association and local contractors are provided with appropriate training in this Policy and these Procedures.
- xvi. Regularly review the Asbestos Management Policy and Procedures.