



Asbestos Safety Policy	
Internal consultation	Strategic Compliance Group (SCG)
External consultation	To be arranged
Equality Assessment	Yes
Responsible officer	Head of Building Safety and Compliance
Approved by	Property Investment Committee (PIC)
Date approved	15 May 2025
Date due for review	15 May 2027
Version number	2025.1

1. Our policy is...

- 1.1 To manage the risks posed by asbestos containing materials (ACMs) so far as is reasonably practicable, for the assets we own and manage (dwellings and non-domestic assets). This includes:
- the identification of its specific responsibilities for each of our assets.
 - maintaining an **Asbestos Safety Management Plan (ASMP)** and associated colleague training to provide guidance on the implementation of the commitments contained in this policy.
 - the key activities that we undertake to manage risk including:
 - taking reasonable steps to assess if asbestos is present.
 - recording the location, type, and condition of the asbestos.
 - assessing the risk of anyone being exposed to the asbestos.
 - preparing and implementing a plan on how to manage the risks; and
 - providing information to anyone likely to work on or disturb ACMs.
 - maintaining competent colleagues and contractors.
 - communication internally and with customers, colleagues, and other stakeholders; and
 - how our Board, as duty holder, will delegate responsibility for the implementation of this policy, monitor its effectiveness and receive assurance of compliance.
- 1.2 The scope of this policy includes all properties built before the year 2000 and only dwellings constructed in 2000 or later will be considered asbestos free and not subject to it.

This is a controlled document. Please refer to the Colleague Hub for the latest version.

1.3 Our primary objective is to ensure that customers, contractors, colleagues, and visitors remain safe in our premises (both domestic and non-domestic). Failure to properly discharge our legal responsibilities may also result in:

- prosecution under the Health and Safety at Work etc. Act 1974, or Corporate Manslaughter and Corporate Homicide Act 2007.
- regulatory intervention by the RSH; and
- reputational damage and loss of stakeholder confidence.

1.4 This policy statement establishes the broad framework for compliance with the key statutory and regulatory obligations.

2. We'll...

2.1 Maintain a [ASMP and associated Operational Guidance](#) which contain the following:

- Legislation
- Roles and responsibilities
- Data Control
- Delivery
- Competency
- Asbestos Contract management
- Performance and assurance
- Communications and Resident Engagement
- Asbestos Safety Operational Guidance
- Operational Responsibilities
- Surveys
- Re-inspections
- Remedial Actions and Control of Work
- Access
- Asbestos emergency protocol guidance

2.2 All colleagues who have roles identified in the ASMP will receive associated training appropriate to their role.

3. Our assurance...

3.1. We'll ensure this policy is effective through the following monitoring and reporting mechanisms:

Monitoring and Reporting Mechanism	Frequency
Operational Compliance Team (OCT)	Monthly
Performance, Scrutiny and Challenge (PSC)	Monthly
Strategic Compliance Group (SCG)	Quarterly
Property Investment Committee (PIC)	Quarterly

This is a controlled document. Please refer to the Colleague Hub for the latest version.

All reporting related to asbestos safety is challenged and evidenced to provide assurance of compliance, with any issues arising escalated through the appropriate channels. Further details on assurance can be found within the ASMP.

- 3.2. We'll use information from satisfaction surveys to drive service improvement.
- 3.3. We'll review our performance and service delivery in comparison with other organisations to achieve the highest standards of service delivery.

Legislation and regulations

- 3.4 We'll ensure this policy complies with all relevant legislation and regulation, including, but not limited to:
 - Health and Safety at Work etc. Act (HSWA) 1974.
 - Landlord and Tenant Act 1985.
 - The Housing Act 2004; and
 - Control of Asbestos Regulations (CAR) 2012.
- 3.5 In addition, we must meet the requirements of the Regulator for Social Housing's (RSH) Consumer Standards.

Review

- 3.6 We'll review this policy at least **every two years** or when changes in legislation, regulations or best practice prompt an early review.

Version Control			
Version number	Reason	Approved by	Approved date
2025.1	Full review	PIC	15 May 2025