

RAILWAY HOUSING ASSOCIATION

POLICY STATEMENT

ASBESTOS MANAGEMENT

1. Statement of Intent

The Association is committed to meeting our legal obligation to manage and control any risks from asbestos within our offices and the communal areas of our dwellings in order to prevent harm to residents, employees, contractors and visitors to the buildings.

2. Background Information

Asbestos is the generic term applied to a group of naturally occurring fibrous minerals. These have remarkable insulating and heat resistant properties and were used extensively from the 1950's to the mid 1980's in a range of building materials.

As long as it remains in good condition asbestos does not cause any harm. Asbestos is only a risk if it is disturbed and fibres are released into the air. These can be inhaled and lead to lung diseases particularly if someone is repeatedly exposed to fibres over a number of years.

Work with asbestos was formally governed by the Control of Asbestos at Work Regulation 2002, the Asbestos (Licensing) Regulations 1983 and the Asbestos Prohibitions Regulations 1992. However, these regulations have been now been brought together under the Control of Asbestos at Work Regulations 2006.

3. Implementation

To comply with the Control of Asbestos at Work Regulations 2006 the Association will:-

- Appoint the Maintenance Manager as 'Acting Duty Holder' to take the lead on Asbestos issues.
- Implement an 'Asbestos Management Plan' for the effective management of any asbestos identified in our properties. This will include identification and assessment of the condition of the asbestos; assessment of the risk; deciding on appropriate action (leave and manage it, repair, seal, encapsulate or remove) and recording the findings.
- Provide information on the location and condition of any identified asbestos to a contractor who is liable to work on or disturb the asbestos.
- Engage specialist contractors when it is deemed necessary to remove any asbestos

4. Responsibility

The Director of Asset Management is responsible for the effective implementation of this policy.

5. Review

This policy will be reviewed biennially or sooner if there are changes in legislation or recommended good practice.

This policy applies to the beneficiaries of Joseph Hornby Stockdale Almshouses.

February 2008

This policy can be made available on request in other languages, large type, Braille or in audio format