

# **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.

\*(Communal areas include shared entrance halls, corridors, lifts and lift shafts, staircases, boiler rooms, gardens, yards and outhouses)

## **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.

## **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.
- Provide information and advice to residents on the location of any identified asbestos in their home and the action that will be taken.
- Engage specialist contractors when it is deemed necessary to treat or 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.

**April 2010**

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