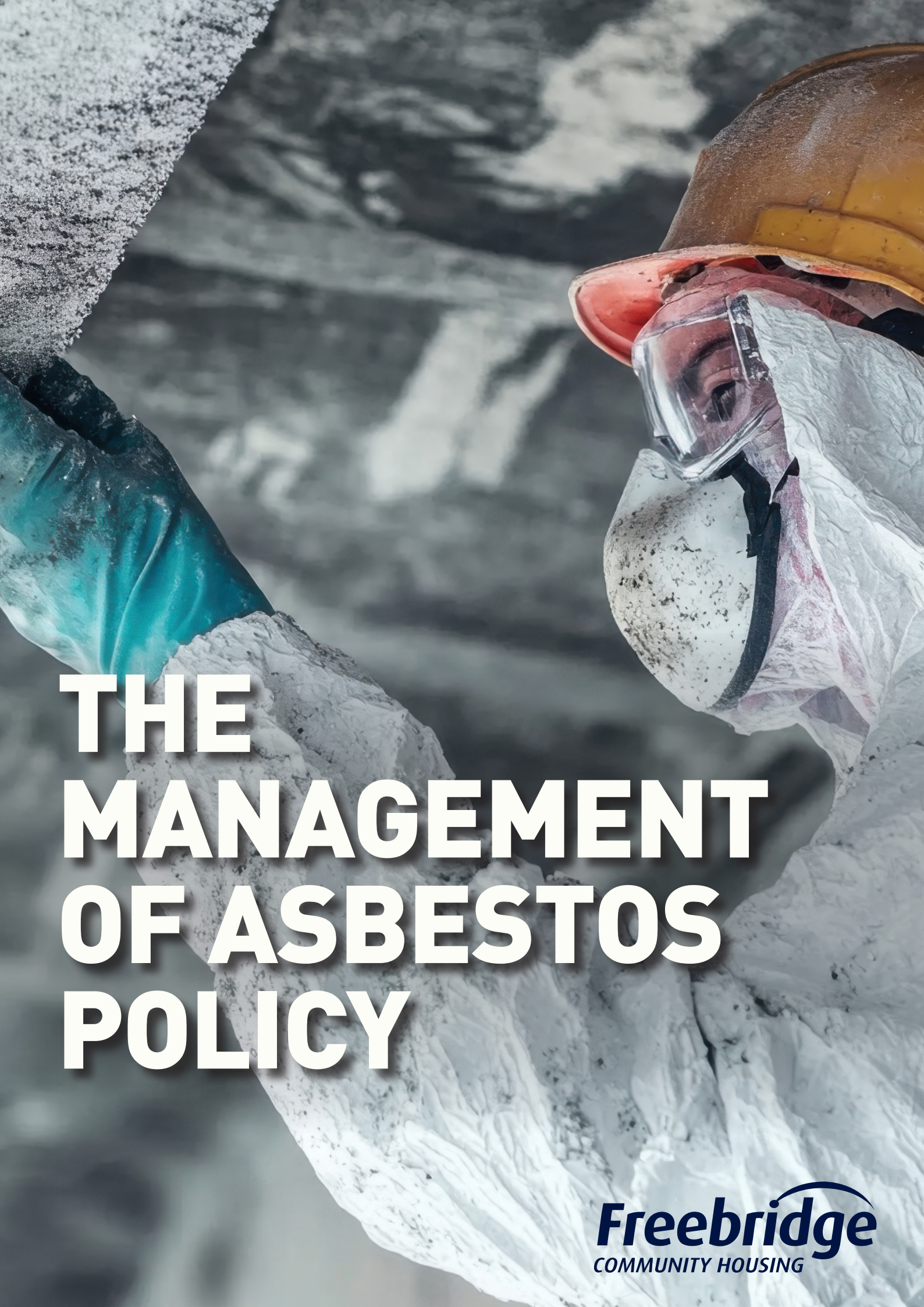


A close-up photograph of a worker wearing a yellow hard hat, clear safety goggles, and a white respirator mask. The worker is wearing a white protective suit and blue gloves. They are handling a white, fibrous material, likely asbestos, which is being poured or spread. The background is a blurred, grey, textured surface.

THE MANAGEMENT OF ASBESTOS POLICY

Freebridge
COMMUNITY HOUSING



Asbestos Safety Policy			
Last Reviewed	July 2026	Next Review	July 2029
Responsible Officer	Chief Operations Officer		

Policy Statement:

Freebridge is fully committed to protecting the safety of all its residents, contractors and 3rd parties in our buildings. We will take all reasonably practicable steps to minimise risk and ensure compliance with the law.

Detailed procedures (Management Plans) are in place for each health and safety compliance function, including the safety of Asbestos. The Management of Asbestos Procedure (Management Plan) is available separately to this policy.

Freebridge continuously review changes in legislation and will ensure we continue to provide a full and appropriate response. This policy will be amended accordingly as changes occur.

The Control of Asbestos Regulations 2012 (CAR), The Health & Safety at Work etc Act 1974, The Management of Health and Safety at Work Regulations 1999 and the Health and Safety at Work Act 1974 place a duty on Freebridge to take suitable precautions to prevent or control the risk of exposure to asbestos.

Freebridge will ensure that only suitably qualified and competent individuals and contractors are employed to manage the asbestos within its properties.

Policy Detail:

Roles and Responsibilities

Overall accountability for health and safety lies with the Chief Executive.

The Responsible people are Leadership Team; the below table describes the responsibility of each Leadership Team member regarding supporting the policy aims.

Role	Responsibility
------	----------------

Chief Operations Officer	The sponsor of this policy and to own and ensure delivery of the Customer Safety Policies and Procedures relating to the management of Freebridge properties.
Commercial Director	To ensure the delivery of Freebridge's Customer Safety policies and procedures regarding new build homes.
Chief Finance and Technology Officer	To ensure the appropriate finances are available to achieve Freebridge's Customer Safety policies and procedure outcomes.
Chief Corporate and Partnerships Officer	To provide a training framework to support staff across Freebridge to deliver the Customer Safety policies and procedures objectives.
Head of Safety	To provide second and third line of defence assurance to the business that the Customer Safety policies and procedures objectives are being met.

The Accountable person(s) are listed in the table below.

Building Type	Role
Sheltered Schemes	Head of Housing
Offices	Head of People
Community Centre	Head of Comms & Engagement
Voids	Head of Repairs
General Needs Properties	Head of Housing
Commercial Properties	Head of Repairs
Leasehold Properties (Commercial/Residential)	Leaseholder

Performance Controls and Business Risk:

Compliance with this policy is monitored by the Compliance Team.

Performance in the delivery of the service is assessed by the Head of Asset Management through a monthly review of Key Performance Indicators (KPIs). These

KPIs are provided to Leadership Team to ensure strong governance and oversight. KPI's include;

Number/percentage of properties that have had re-inspections undertaken in communal spaces where required.

Asbestos Remediation works overdue as a percentage/number of works outstanding.

This Policy will be made available to all internal stakeholders of Freebridge.

Freebridge will carry out a fundamental review of this policy will be carried out every three years, or sooner subject to legal and regulatory changes, or if internal changes require it.

Appendix 1: Related legislation and regulatory framework, HSE, Local authority and Regulator for Social housing.

(Please note that the below is not intended to be exhaustive)

- The Health & Safety at Work etc Act 1974
- Control of Asbestos Regulations 2012
- Management of Health & Safety at Work Regulations 1999
- Reporting of Injuries Diseases & Dangerous Occurrence Regulations 2013
- Construction, Design & Management Regulations 2015
- HSG247 Asbestos: The Licensed Contractors' Guide
- HSG248 Asbestos: The Analysts' Guide
- HSG210 Asbestos Essentials: A Task Manual for Building, Maintenance and Allied Trades of Non-Licensed Asbestos Work
- L143 (Second Edition) Asbestos Approved Code of Practice and Guidance
- The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR)
- The Construction (Design and Management) Regulations 2015
- Equality Act 2010
- The Health and Safety at Work Act 1974
- The Housing Act 2004
- The Landlord & Tenant Act 1985
- Housing Health and Safety Rating System (HHSRS) 2006
- Homes (fitness for Human Habitation) Act 2018
- The Management of Health and Safety at Work Regulations 1999
- Managing for Health & Safety HSG65
- Provision & Use of Work Equipment Regulations (PUWER) 1998
- The Regulatory Reform (Fire Safety) Order 2005
- Work at Height Regulations 2005
- Workplace (Health, Safety & Welfare) Regulations 1992
- RSH Consumer Standards – Homes: 1.1; 1.2; 2.2.1
- Environmental Protection Act 1990
- Hazardous Waste (England and Wales) Regulations 2005
- The Special Waste Regulations 1996

- The Defective Premises Act 1972 in England and Wales
- HSG227 A Guide to Managing Asbestos
- HSG264 Asbestos Survey Guide
- HSE INDG223 Managing Asbestos in Buildings