



The Management of Asbestos Policy			
Last Reviewed	March 2023	Next Review	July 2026
Responsible Officer	Director of Operations		

Policy Statement: Freebridge Community Housing (FCH) is fully committed to protecting the safety of all its residents, employees, contractors and third 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.

We commit to 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.

We 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 responsibility for Customer Safety lies with the Chief Executive and Leadership Team.

Authority to amend can only be undertaken by the Policy owner with the relevant Delegated approvals.

For information on interpretations and instructions staff should contact the Subject Matter expert or Policy owner and consult the management plan. Under no circumstances should any deviation be permitted without prior approval as above.

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.

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

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 instruments
(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