

Asbestos Management

1. Purpose

The purpose of this policy is to establish the responsibilities of the Housing Trust and tenants in relation to asbestos

2. Policy

Asbestos is a product which was used extensively in building materials, which has now been banned, however it is contained in a number of properties constructed prior to 1992.

Asbestos is a danger when repairs or renovations occur which involve removing, breaking, cleaning, drilling, filing, grinding, sanding or smashing materials which contain asbestos; this is because fibres are released into the air which can be inhaled and have been linked to life threatening disorders.

The Housing Trust aims to protect the health and safety of tenants, household members, visitors, staff, contractors, neighbours and others by minimising the risk of exposure to hazard to asbestos. . To assist with maintaining health and safety a record is kept of all properties which contain asbestos. This record, maintained in our tenancy and property database will be accessed when contractors are required to attend to the property to ensure the health and safety of all. The information contained will be advised to contractors so the appropriate protections can be put into place regarding asbestos removal. The Housing Trust will continue to maintain records of properties, with regard to asbestos, with updates and reviews to ensure an accurate record is maintained.

3. Safe removal of asbestos

The Housing Trust will inform tenants prior to carrying out maintenance work if it has been presumed or confirmed that the property contains asbestos. The Housing Trust will only use licenced contractors who have the appropriate licence to remove asbestos. The safety of our tenants and household members is paramount.

4. Asbestos Register

The Housing Trust maintains a record of all properties which we know to contain asbestos and staff are aware of this and it is taken into account when repairs are requested; once again in order to ensure safety.