



## **ASBESTOS MANAGEMENT POLICY**

<b>APPROVED</b>	<b>26/01/2022</b>
NEXT REVIEW DATE	28/01/2025

## 1. INTRODUCTION

The purpose of the policy is to ensure that the Association complies with legislation related to management of asbestos within our housing stock in order to reduce health and safety risks to tenants, employees, contractors, consultants and visitors.

## 2. ASBESTOS

It has been illegal to use asbestos in the construction or refurbishment of buildings since 1999 and construction dates for construction or refurbishment of our properties are outlined in the table below. The use of brown and blue asbestos was banned in 1985.

<b>Phase</b>	<b>Addresses</b>	<b>Number of properties</b>	<b>Year of construction</b>	<b>Asbestos potential</b>
Inchfad phase 1	87 – 133 Inchfad Drive	23	1993 New Build	Yes (low)
Inchfad Phase 2	90 – 124 Inchfad Drive 7 – 18 Fettercairn Avenue 1 – 8 Inchfad Place	32	1997 New Build	Yes (low)
Inchfad Phase 3	68 – 88 Inchfad Drive 1 – 5 Fettercairn Avenue 9 – 15 Inchfad Place	20	1999 New Build	Yes (low)
Inchfad Phase 4	1 – 61 Inchfad Crescent 77 – 85 Inchfad Drive	42	2001 New Build	No
Ladyloan Phase 1	8 – 28 Ladyloan Avenue 1 – 17 Ladyloan Court 5 – 26 Ladyloan Gardens	31	1997 New Build	Yes (low)
Ladyloan Phase 2	2 – 24 Ladyloan Grove 9A – 53 Lochgoin Avenue	38	2005 New Build	No
Achamore/Lochgoin	80 – 96 Achamore Road 1A – 7B Ladyloan Ave 1 – 7 Lochgoin Avenue 1 – 15 Lochgoin Gardens	34	2004 New Build	No
Cleddans Court	2 – 52 Fasque Place 2 – 38 Ladyloan Place	45	1996 New Build	No
Lochgoin Avenue Rehab	37 – 45 Lochgoin Avenue	27	1993	Yes (low)

### **3. ASBESTOS LEGISLATION AND REGULATION**

Legislation relating to the management of asbestos includes:

- The Health & Safety at Work Act 1974
- The Asbestos Licensing Regulations 1983
- The Control of Asbestos at work Regulations 1987
- The Management of Health & Safety at Work Regulations 1992
- The Construction Design and Management Regulations 1994
- The Control of Asbestos at Work Regulations 2002
- The Construction Design and Management Regulations 2007
- The Control of Asbestos Regulations 2012
- The Construction Design and Management Regulations 2015

The most recent legislation relating specifically to asbestos is The Control of Asbestos Regulations 2012 which places a duty on the Association to manage buildings which may contain asbestos.

The majority of our properties (179) (61.3%) were constructed between 1999 – 2006 and these have a very low risk of asbestos being present as they were constructed after asbestos was banned from the Building Industry in 1999.

The properties constructed or refurbished between 1993 – 1997 (113) (38.7%) are the properties most at risk of containing asbestos.

### **4. Asbestos Management Plan**

To ensure compliance with legislation, the Association will implement an asbestos management plan to increase our knowledge of the housing stock and allow adequate risk assessments to take place. The plan objectives are as follows:

- To increase the level of information on asbestos in our properties by undertaking survey work.
- To manage and update our asbestos register.
- To appoint suitably experienced contractors/consultants to undertake survey work.
- To appoint suitably experienced contractors for removal of asbestos from properties if required.
- To review the asbestos management plan on a regular basis.

### **5. Management of Asbestos**

The Association's Director will be the responsible person for instructing asbestos surveys, maintaining and updating the register and informing contractors about the presence of asbestos where found. The Director will also ensure that asbestos contractors are qualified and registered for carrying out this type of work.

## 6. Asbestos Surveys

The purpose of an asbestos survey is to:

- Locate and record the location and extent of any presumed or known ACM's.
- Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACM's.
- Determine and record the asbestos type, either by collecting samples of suspect materials for laboratory identification or by making an assumption based upon product type and appearance.

The Association will carry out management surveys in different house types in stock which was constructed prior to 1999. Contractors may also request copies of management surveys prior to undertaking planned works such as boiler replacements or kitchen renewals.

## 7. Asbestos Register

The Association will have an asbestos register for all pre 1999 properties where management surveys have been carried out. Access to the register will be available to contractors on request.

The register will be held electronically with a manual file being available in the Directors office.

The Register contains information on different property types in the undernoted pre 1999 construction phases.

<b>Phase</b>	<b>Number of surveys carried out</b>
Inchfad Phase 1 1993	2 (8.7%)
Inchfad Phase 2 1997	2 (6%)
Inchfad Phase 3 1999	1 (5%)
Ladyloan Phase 1 1997	4 (12.9%)
Lochgoin Avenue Rehab 1993	4 (14.8%)

## **8. Asbestos Management Plan Review**

All of our properties were constructed or refurbished between 1993 – 2006 and the use of brown and blue asbestos was banned in 1985. 5 phases were constructed between 1993 – 1999 and the use of white asbestos was banned in 1999. As the incidence of asbestos within our housing stock is considered to be low, the plan will be reviewed every 3years or sooner, if a discovery of asbestos was made which would affect our plan assumptions.