

KINGSRIDGE CLEDDANS HOUSING ASSOCIATION

THE CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

POLICY STATEMENT

The above regulation consolidates the duties imposed generally by existing law and relates them specifically to the hazards of asbestos in buildings. The Association as owner and duty holder are required by law to establish a register of asbestos and a management plan of asbestos.

The development of a management plan requires the duty holder to make an assessment of whether asbestos is present and take any required further steps depending on what is found at the initial assessment. However all steps that are required by the regulations are those that are 'reasonable'.

The Associations stock base is predominantly newbuild with the exception of 27 refurbished flats at 37 – 45 Lochgoin Avenue. The newbuild properties were constructed between 1993 – 2005, which is after the ban on the importing of asbestos was imposed and with the evidence from contract files/health and safety files are clean of ACM's.

The stock at 37 – 45 Lochgoin Avenue was comprehensively refurbished in 1993 and at that time asbestos was removed from fascias and soffits. Our files show that the properties are clear of ACM's.

Although there is no evidence of ACM's in any of current stock we must have a register in place to record any findings.