

Asbestos Management Policy

Department Policy: Health, Safety & Environment

GENERAL - EXTERNAL

Policy Reference: Asbestos

Policy Version: 1



1. Purpose

Riverside aims to proactively manage the potential risk to health arising from asbestos containing materials in buildings owned or managed by The Riverside Group (TRG) and its subsidiaries. This policy and the associated management plan sets out the steps TRG will take to identify, assess and control asbestos related risks.

This purpose of this policy is to ensure TRG meets its obligations under the following legislation and regulations (as amended):

- The Health and Safety at Work etc. Act 1974;
- The Management of Health and Safety at Work Regulations 1999;
- Control of Substances Hazardous to Health (COSHH) Regulations 2002;
- The Housing Act 2004 which introduced the Housing Health and Safety Rating System (HHSRS) and the Housing Health and Safety Rating System Regulations 2005;
- Control of Asbestos Regulations 2012
- The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR);
- Personal Protective Equipment at Work Regulations 1992
- Hazardous Waste (England & Wales) Regulations 2005
- Control of Substances Hazardous to Health (COSHH) Regulations (as amended) 2002
- Construction, Design and Management Regulations 2015
- Control of Pollution Act 1974
- Environmental Protection Act 1990

TRG will also refer to the following specific guidance and advice on how to comply with the above legislation and regulations:

- HSE Approved Code of Practice (ACOP) L143 'Managing and working with asbestos';

2. Scope

This policy applies to all non-domestic buildings owned or managed by TRG where the responsibility for maintenance and management of the building fabric is under the control of TRG. This specifically includes communal area to residential buildings, offices, shops, commercial units and community centres.

Building specific lease or management agreements may define legal responsibility. Where clear responsibility cannot be defined, the default position for any non-domestic buildings owned or managed is that TRG will actively manage that risk until a time when clearly defined legal responsibility can be evidenced.

The policy applies to domestic dwellings to the extent of asbestos identification and control measures during maintenance and refurbishment works that are undertaken by, or behalf of TRG, as well as portfolio level archetype surveys in line with the management plan.

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3. Principles

UK regulations set out an explicit duty to preventing or controlling the risk from exposure to asbestos. The risks vary with circumstances, ranging from the occupation and safe use of a building to activities associated with the repair, refurbishment and demolition of premises.

The guiding principles of what TRG intends to accomplish through implementation of this policy are as follows:

- Prepare a management plan that's sets out exactly how TRG will manage risk and deliver compliance.
- Appoint a competent person or persons to manage risk.
- Take reasonable steps to locate asbestos containing materials or presume the presence of asbestos.
- Keep a written record of where asbestos has been found (the asbestos register) and make this information available to persons who could potentially disturb the asbestos.
- Carry out risk assessment of asbestos containing materials and set priorities for management and the monitoring of material condition to reduce the potential risk.
- Implement effective controls that will prevent works being undertaken to TRG homes without the appropriate safety measures first being in place.

4. Further Information & Support

This policy is to be read in conjunction with:

- TRG Asbestos Management Plan
- TRG Building Safety Framework

5. Roles and Responsibilities

Managing Director for Riverside Scotland	<ul style="list-style-type: none">• Policy implementation.• Will ensure that adequate resources are made available to enable the objectives of the policy to be met.
Head of Service Delivery for Riverside Scotland	<ul style="list-style-type: none">• Responsible for delivery of the key policy objectives.• Responsible for designing and implementing suitable and sufficient operational procedures, including approval of the Asbestos Management Plan.
Asset and Compliance Manager for Riverside Scotland	<ul style="list-style-type: none">• Responsible for the implementation of the Asbestos Management Plan.• Will ensure all appointed individuals have the appropriate levels of skills, knowledge, education and training.

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Head of Health Safety & Environment

- Responsible for ensuring the policy is kept up to date with prevailing legislation and statutory obligations.
- Liaising with and monitoring enforcement actions from Health & Safety Executive (HSE) or any other enforcing authority responsible for regulating health and safety law.

6. Risk Thresholds

Whilst the strategic approach to Building Safety is not risk averse in terms of adopting innovation and striving to be a leader in the sector, the safety of Riverside customers and colleagues is a key priority for the organisation. Therefore, there is no appetite for risk in terms building safety and compliance with the law.

There is however a tolerance for risk in adopting a proportionate approach to building safety activities, risk assessment and the controls implemented.

Key risks are monitored through a set of monthly Key Performance Indicators (KPI's). The suite of KPI's are embedded with the executive management and governance reporting structure.

A building safety risk register is maintained and regularly reviewed to ensure a proactive approach to risk identification, reduction and control.

6. Equality, Diversity and Inclusion

Riverside is committed to Equality, Diversity & Inclusion. We strive to be fair in our dealings with all people, communities and organisations, taking into account the diverse nature of their culture and background and actively promoting inclusion. This policy aligns with Riverside's [Equality, Diversity and Inclusion Policy](#) and has been subject to an Equality Impact Assessment.

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