

Asbestos Policy Summary



- **Our Objectives:**
 - Our key objective of this policy is to ensure that Cabinet, Senior Leadership Team, Employees, Partners and Tenants are clear on what our legal and regulatory obligations are and that our policy provides the framework on how we will meet these obligations.
 - As a landlord, we are responsible for the maintenance and repairs in our homes, communal blocks and other properties we own and manage. Some of these have been constructed using asbestos. If asbestos containing materials are disturbed or damaged it can release asbestos fibres into the air which is a danger to health. Workers who carry out repairs and maintenance are at particular risk however building occupants could also be put at risk.
- **Policy dates:** The full version of this policy (version 1.0) was signed off and approved by the Director of Housing in January 2024 and will be reviewed every two years or sooner if there is a change in legislation or regulations.
- **The policy scope and limitations:** This policy applies to any housing assets which are owned or leased by Babergh and Mid Suffolk, which are rented out and managed as social housing. This includes:
 - Houses and flats and any communal areas within these
 - Operational and Commercial buildings that are managed or owned by Babergh and Mid Suffolk District Councils such as Depots and workplaces for staff.
- **Our obligations:** Under legislation Babergh and Mid Suffolk District Councils are the 'Duty Holer' which means we are required under law to carry out the following:
 - Find out if we have any Asbestos containing materials, if we do we have to identify the location and the condition. We will then assess the risk it poses.
 - We must keep up to date and accurate records of the locations and condition. We must share this information with anyone who is carrying out work on it or is likely to disturb it.
 - Create an Asbestos Management plan which sets out how we will manage the risk, implement it, and monitor its progress.
- **Programme:**
 - For domestic properties we implement a risk-based approach to pro-actively carrying out surveys, this means the risk level will determine the frequency of re-inspections.
 - For non-domestic properties we will ensure all buildings built prior to the year 2002 will have an asbestos survey. Re-inspections of these will either be annual or in accordance with the risk level.
- **Consequences if we fail to deliver on our policy:** In serious cases of non-compliance our Senior Leadership Team and Cabinet will consider if it necessary to disclose this issue to the Regulator of Social Housing under regulatory framework and other relevant organisations such as the Health and Safety Executive.