

Agenda Item 3

Committee(s): Housing Committee	Date: 12 December 2022
Subject: Asbestos Management Policy	Wards Affected: All
Report of: Julian Higson, Interim Director of Housing	Public
Report Author: Name: Johanna Batchelor-Lamey, Compliance Manager Telephone: 01277 312 500 E-mail: johanna.batchelor-lamey@brentwood.gov.uk	For Decision

Summary

This report summarises progress since the last report to Committee on the 8th December 2020.

The updated Asbestos Policy, includes four new appendices which determines the urgency of remedial work actions following an Asbestos Management survey, or an Asbestos Refurbishment & Demolition survey and will be prioritised based on the material assessment score. This scoring matrix determines a priority order which summaries how the Council manages the risk and clarifies if an air monitoring test is required after remedial works are completed.

Recommendation(s)

Members are asked to:

R1. To approve the Asbestos Policy

Main Report

Introduction and Background

1. The current policy was approved at the Environment, Enforcement & Housing Committee on 8th December 2020 (minute no: 614).
2. The policy outlines how Brentwood Council where reasonably practicable can prevent the exposure to asbestos fibres of any employee, tenant, or contractor through the use of effective control measures and work methods supported by training of employees, control and manage risks due to asbestos. We will control and reduce exposure to fibres by undertaking assessments of our housing stock and will either monitor if undisturbed, remove or encapsulate asbestos where the assessment indicates this is necessary via our licensed and unlicensed asbestos contractor's.
3. The policy also covers the Control of Asbestos Regulations 2012 in which we appoint Duty Holders and set out their roles and responsibilities under this duty to ensure reasonable steps are taken by nominated persons to determine by survey, the location and condition of materials likely to contain asbestos, develop and keep up to date records of the location and condition of asbestos containing materials (ACMs), assess the risk of anyone being exposed and monitor and review the condition of ACMs.
4. There have been no legislative changes since this policy was approved but following a review of the policy it was identified that some changes were required.
5. The main changes to the policy are;
 - The policy has been made clearer in respect of third-party contractor responsibilities (3.15)
 - Additional appendices have been added to the policy (appendices 8 –11)
6. Appendices 8 – 10 defines when works are to be undertaken considering what type of asbestos material it is and priority, how quickly the matter should be dealt with. The current regime is based solely on the type of asbestos material.
7. Appendix 11 is an updated re-inspection schedule that will assist in identifying when the re-inspections should take place.

Issue, Options and Analysis of Options

8. In order to effectively manage Asbestos Management the policy ensures the Council complies with the requirements of the Control of Asbestos Regulations 2012.

9. It can be underpinned with procedures which can be changed and is a published approved document which can be made available to the public.

Reasons for Recommendation

10. To ensure that the Housing Department has documentation to support the delivery of their Asbestos Management responsibilities, processes, and procedures and to comply with Control of Asbestos Regulations 2012.

Consultation

11. Consultation has taken place with the Tenant Liaison Group (Tenant Talkback). All feedback from the consultation has been incorporated into the draft policies.

References to Corporate Plan

12. Drive continuous improvement of our housing services
13. Continue a service improvement programme to ensure our services are delivered efficiently.

Implications

Financial Implications

Name/Title: Phoebe Barnes, Director of Assets and Investments
Tel/Email: 01277 312500 / phoebe.barnes@brentwood.gov.uk

There are no direct financial implications arising from this report. The Housing Revenue Account allocates budgets for its asbestos works, the prioritisation of remedial works is supported by the current budgets within the HRA Business Plan.

Legal Implications

Name & Title: Steve Summers, Strategic Director and Monitoring Officer
Tel & Email: 01277 312500 / steve.summers@brentwood.gov.uk

The Council acknowledges it has a statutory duty under the Control of Asbestos at Work 2012 (CAR 2012) to manage Asbestos Containing Material's (ACM's) within its premises. The policy attached details how the Council will discharge its duties.

The Council will prevent its employees, building users and any person to whom it owes a duty of care from respiratory exposure to asbestos fibres from ACM's) within its premises so far as reasonably practicable.

By adopting the policy the Council also mitigates its risk of challenge.

Economic Implications

Name/Title: Phil Drane, Director of Place

Tel/Email: 01277 312610/philip.drane@brentwood.gov.uk

There are no direct economic implications.