

Key Housing Association Asbestos Management

Overall Policy Statement

Key is committed to providing as safe an environment for all tenants, visitors and contractors, within the individual properties and in common areas or the immediate environs of its properties, as is practical.

This duty of care is in compliance with the Control of Asbestos Regulations 2012.

Background

Asbestos is a natural fibrous mineral which was historically used as an insulation material and as a reinforcing material in composite building components and can be present within existing buildings.

Asbestos is a carcinogenic material if it is breathed into the lungs in sufficient quantity. The effects of Asbestos are long term (typically 25 -35 years after sufficient ingestion) and the diseases are life threatening. The use of Asbestos was banned in 2000.

Asbestos Management Policy

Key's asbestos management policy includes the following measures:-

1. Assessment and selective testing of building components in and around all our properties
2. Maintenance of records of any Asbestos-Containing Material (ACM) containing materials in an easily accessed location
3. Use of these records to inform all affected persons (tenants and contractors) of the presence of ACMs, any limitations to any activity in and around the home.
4. An agreed protocol and procedure for the removal of any ACM, circumstances permitting.
5. Actively promoting this and other policies, along with additional guidance and advice where available.

Delivery methodology

Key has undertaken visual inspections of all building components in and around its properties. These have been undertaken by our Maintenance Officers (who have had suitable Asbestos Awareness Training), during their normal course of duties. Any materials

suspected of containing Asbestos are sampled and tested, with appropriate recording and action taken.

Key also carries out fully invasive asbestos surveys during any contract which may involve the presence of ACMs. These include the entirety of our remodelling programme and planned repairs programme. Again appropriate recording and actions are taken.

Key continues to inspect all properties on a regular basis and any suspected ACM discovered, particularly those items applied, fitted or imported by tenants (such as textured wall coatings) will be sampled and tested.

Key maintains a record of information on any properties with ACMs which forms our Asbestos Register.

Existing tenants have been informed of the presence of ACMs in their home where these are present (currently confined to minor quantities of Chrysotile in textured, decorative coatings to ceilings). These tenants have been informed of the need to seek advice and guidance before undertaking any works in and around ceilings that may disturb the encapsulation of fibres.

All contractors carrying out work, in and around any property with ACMs, that is likely to disturb the ACMs, will be informed of the nature of the asbestos, the make up of the material, the exact locations, the current encapsulation and the expectations of the contractor with regards to the Asbestos Regulations.

When properties become vacant which contains suitably encapsulated ACMs, Key will undertake the removal of all ACMs (including Clean Air Certification post works). Key will use contractors who are suitably licenced for this work

If any property is found to contain friable or non encapsulated asbestos fibres, then Key will immediately enter into an urgent procedure to have these materials removed and for decontamination to follow. The tenant/ occupants will be fully involved throughout this process.

Key HA will use its website, newsletters and other publications to inform and promote this policy policies and any other relevant guidance.