

Appendix 3 - Asbestos management and associated policy

This report sets out in brief, the management awareness of asbestos potentially located in dwellings. The full details of properties, where asbestos is located, is recorded on the Project Specific Asset Management database. Rydon directly employ operatives and operational staff that are trained in asbestos awareness. Rydon procurement protocol of employing sub-contractors requires evidence to be provided by sub-contractors that their own operatives are fully trained in asbestos awareness, and bespoke risk assessments produced identifying how specific and general works will be carried out.

Where asbestos is identified in tenanted occupied properties, the tenant is made fully aware that the necessary precautions are made to protect the asbestos until the appropriate sample testing is completed, and if appropriate the asbestos fibre removed. Tenants are fully protected from any exposure to potential asbestos. Tenants are also made aware not to disturb any potential asbestos panelling, boarding or artex ceiling contents; this being the most common materialise used.

The concern of potential asbestos contents is normally brought to Rydon attention through many forms, commonly this is through our own workforce or sub-contractors who a fully trained to identify potential hazards. This would be addressed in accord with the Health and Safety Executive statutory guidelines.

Most properties would have had asbestos removed by Higgins during the refurbishment works. When unforeseen potential asbestos is identified the above process is instituted.

Risk Assessment and Method Statements (RAMS)

Before any work is undertaken, a competent person within Rydon must ensure that they have reviewed the risk assessment and method statement prepared by the subcontractor carrying out the work, and that any problems identified within the RAMS are rectified ahead of the safe system of work being accepted. Tasks with significant risk involved such as demolition, asbestos removal and work at heights will require detailed task specific risk assessments and SHE method statements to be specified and planned in advance, to ensure adequate provision has been allowed. Where it is deemed necessary, additional resource may be built into the programme of works to allow for control of unforeseen risks. Prior to commencing work, subcontractors approved under Rydon's approval and compliance check are required to submit risk assessments and method statements and these are reviewed for their suitability by experienced managers before work commences. When subcontractors are completing their method statements they should highlight how they will reduce their impact on the environment by reducing waste and their consumption of finite resources including protecting the flora, fauna and protected species.

Asbestos

Rydon recognises the significant potential hazards associated with asbestos and has in place robust procedures to minimise asbestos risks. Asbestos is a risk to health when airborne fibres are inhaled; the higher the exposure, the greater the risk of asbestos-related diseases developing. These include cancers in the lung and chest lining.

In all cases work to remove or encapsulate existing Asbestos Containing Materials (ACM's) will be conducted by a licensed subcontractor company. However asbestos that is in good condition, which is not damaged and is not likely to be worked on or disturbed, does not pose any immediate problem, and HSE advice is that it is usually better to leave it in place than remove it, and then to manage the presence on an ongoing basis.

Where we occupy or are planning to undertake works on existing buildings, management must ensure a current asbestos register is available (this must be part of the information received from the Client). This register is used to assist us to assess and manage any asbestos risk to those that are/will be working in the building(s).

Where no current asbestos register exists, management are to arrange for a suitable asbestos survey to be carried out by a UKAS accredited contractor. The type and extent of the survey will depend on what works are to be undertaken and full details are covered under GE700 B09. No work should be started which could disturb the fabric of a building until all relevant checks have been undertaken. If in any doubt, always assume that a material uncovered is asbestos or ACM until you can prove that it is not. It is better to overprotect than to expose employees and others to asbestos.

Despite strict adherence to all relevant guidelines, there could be an unplanned release of asbestos fibres. Therefore, it is important that all those working or likely to be exposed to asbestos are aware of what to do in such circumstances. There is an absolute requirement for anyone who undertakes work with asbestos to have received practical training within the preceding 12 months. Therefore, staff that are likely to encounter asbestos or ACM's through their normal work activities are required to attend asbestos awareness training as detailed in the training matrix.

Any Licensed asbestos work will be carried out by a suitable licensed, qualified and competent subcontractor. Where non-licensed work is required then a suitable trained and experienced operative will be tasked with carrying it out. When under the regulation this work becomes notifiable then all work must cease until the notification process can be completed.