



EDEN HOUSING ASSOCIATION LIMITED

ASBESTOS PROCEDURE, POLICY AND MANAGEMENT PLAN

aka ASBESTOS MANAGEMENT PLAN

Document Reference Number:	PROP 09
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Policy Implementation Date:	15 July 2026
Revision Cycle:	1 year or legislative change.

This policy applies to Eden Housing Association and all its wholly owned subsidiaries, including Mitre Housing Association

Review/Amendments Record

Date	Change by	Summary of Change
June 2020	Diane Hill	-Created review/amendments record – Page 2 -Covid-19 – checked against plan – no change -Surveys storage now FTP– file sharing changed from Asprey on Pages 5, 6, 7, 8,10, 15 -Organisational Role name changes – Page 11
September 2021	Diane Hill	Organisational Role name changes – Page 11
April 2023	Diane Hill	Organisational Role name changes – Page 11
June 2024	Joanne Crone	Organisational Role name change – page 11 Took out references to H&S team.
June 2024	Joanne Crone	Amended wording referring to archetype cloning – page 5/6. Added wording into non-domestic section – Page 5
June 2024	Joanne Crone	Changed Risk Matrix to match contractors use – Page 14
June 2024	Joanne Crone	Renewed Risk Register insert.
June 2025	Joanne Crone	Additional information inserted to include MRI asset system (asbestos Module)
June 2025	Joanne Crone	Scheduled asbestos surveys included.
June 2025	Joanne Crone	Updated training to include MRI asset
June 2026	Joanne Crone	Full legal compliance review completed; policy wording updated for current asbestos legislation and HSE guidance; training and asbestos portal wording clarified.

1. POLICY STATEMENT

This document sets out Eden Housing Association's arrangements for identifying, assessing and managing asbestos-containing materials (ACMs) across the properties and premises for which it has maintenance or management responsibilities. It explains the legal framework, the Association's governance arrangements, survey and record keeping requirements, contractor controls, incident response arrangements, training provisions and review process.

Legal basis: The policy is aligned to the Control of Asbestos Regulations 2012 and relevant HSE guidance, including L143, HSG264, HSG248 and current guidance on asbestos training, non-licensed work and notifiable non-licensed work (NNLW).

Scope: It applies to all relevant properties and buildings owned, occupied or managed by EHA. For legal clarity, the duty to manage under Regulation 4 applies to non-domestic premises and common parts of domestic premises, while domestic stock is managed through wider asset, repairs, voids and project controls.

Governance and accountability: The Director of Operations is designated for those premises where EHA holds the duty to manage under Regulation 4 of the Control of Asbestos Regulations 2012, namely non-domestic premises and the common parts of domestic premises. The Property Compliance and Facilities Manager acts as Responsible Person, supported by Deputy Responsible Persons and operational teams.

Key controls: The policy requires asbestos surveys, accurate records, access to asbestos information for those who need it, suitable risk assessments, contractor competence checks, correct categorisation of asbestos work, safe waste management and arrangements for emergency response.

Assurance: The policy supports risk-based decision-making, regular reinspection of relevant non-domestic areas, planned survey activity for domestic stock, and clear arrangements for project works, remediation and incident management.

Eden Housing Association (EHA) acknowledges its duties under the Control of Asbestos Regulations 2012 (CAR 2012) to identify, assess and manage the risk from asbestos-containing materials (ACMs) so far as is reasonably practicable, and to protect employees, contractors, residents, visitors and other building users from exposure to asbestos fibres.

This Policy and Procedure will form the Association's "Asbestos Management Plan". An asbestos management structure for the Association has been established (See Appendix 2).

The Association will protect 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 is reasonably practicable.

Residents will be provided with asbestos information where appropriate and where works are planned that may affect identified ACM's.

This policy, procedure & management plan supports EHA's compliance with the Regulator of Social Housing Safety and Quality Standard by ensuring that asbestos

risks are identified, assessed and managed effectively and that accurate information is maintained to support the safety of tenants, staff, contractors and others.

2. REFERENCES

Internal

- EHA Strategy
- Environmental Sustainability Strategy
- Planned Works Policy
- Planned Works Procedure
- Repairs & Maintenance Policy
- Void Management Policy
- Void Management Procedure

External

- Control of Asbestos Regulations 2012 (CAR 2012)
- HSE Approved Code of Practice and guidance L143 – Managing and working with asbestos
- HSG264 – Asbestos: The survey guide
- HSG248 – Asbestos: The analysts' guide
- HSE guidance on asbestos training, non-licensed work and notifiable non-licensed work (NNLW)
- Hazardous Waste (England and Wales) Regulations 2005
- Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations 2009

3. POLICY CONTENT

3.1 MANAGEMENT OF ASBESTOS RISKS

The Association has adopted a management system and safe systems of work to prevent exposure to asbestos fibres from ACM's.

To achieve this, all premises constructed prior to 2000 are on a survey programme to identify so far as is reasonably practicable the condition and location of ACM's. Risk assessment and management decisions will be informed by relevant HSE guidance, including HSG264, HSG227, asbestos essentials and L143. Control measures will then be identified and implemented to prevent exposure.

The roles responsible for delivery of the policy and management plan are detailed in Section 4.

3.2 DOMESTIC AND NON-DOMESTIC PREMISES – ALL STOCK AND PREMISES

This document covers all properties and buildings owned, occupied or managed by EHA where EHA has maintenance or management responsibilities. For legal clarity, the duty to manage asbestos under Regulation 4 applies to non-domestic premises and to common parts of domestic premises. Domestic stock is managed through EHA's wider asset management, repairs, voids, planned maintenance and project control arrangements.

To ensure the effectiveness and accuracy of the records, all requests for asbestos surveys and remedial works must be made through the Responsible Person (Property Compliance & Facilities Manager), or an appropriate Deputy Responsible Person, (Property Compliance and Facilities Officers).

The Director of Operations, as Duty Holder for non-domestic premises and common parts, oversees the survey and management process, which is managed by the Property Compliance and Facilities Manager as Responsible Person, with certain responsibilities delegated to the Property Compliance and Facilities Officers.

Survey records are retained within EHA's approved records systems, including Orchard/Wisdom where applicable. ACM sampling points will be uploaded to MRI Asset by EHA for all identified ACMs and for subsequent encapsulation or removal works.

All asbestos sampling point data will be uploaded to MRI Asset monthly. All associated works, including encapsulation and removal, will also be recorded within MRI Asset to maintain an up-to-date asbestos register showing the status of asbestos within each building.

Relevant employees and contractors have access to asbestos information through the MRI portal, subject to role-based permissions and operational need.

A separate non-domestic register is maintained to record reinspection's and photographic records. The register and inspection regime are managed by the Property Compliance Team.

EHA will undertake periodic validation and quality assurance checks of asbestos records to ensure information remains accurate, complete, current and accessible. Asbestos management is considered and tested as part of our internal audit function every three years.

3.3 THE SURVEY PROGRAMME

Where required, surveys will be undertaken to comply fully with survey methods described in HSG264.

Buildings constructed after 2000 are unlikely to contain ACMs; however, where there is reason to suspect asbestos may still be present, or where building history is uncertain, EHA will take a precautionary approach and seek suitable information before work proceeds.

Non-housing - Non-domestic (Garages and Communal Areas in general needs and assisted living blocks)

- All non-domestic garages and communal areas will be surveyed and be re-inspected at intervals determined by risk assessment, with annual inspection adopted as minimum standard.
- Assess materials and commence remediation works arising from new initial surveys.

- Re-inspect ACM's (as determined by risk assessment, but annually as a minimum standard) and commence remediation works arising from management surveys
- Update databases

Housing Domestic (Habitable Properties let or managed by EHA)

- EHA requires all domestic properties constructed before 2000 to be supported by an asbestos management survey. Archetype cloning will be used only in exceptional circumstances, such as certain garage blocks, and any resulting information will be provided solely to contractors undertaking non-intrusive works. Any pre-2000 property not yet covered by an asbestos survey will be identified, risk-managed, and prioritised within the planned survey programme, or surveyed promptly when the property becomes void.
- Where a survey cannot be completed due to access issues or operational constraints, the property shall be recorded as requiring survey, be presumed to contain asbestos and appropriate interim risk controls implemented until survey information is obtained.
- EHA will ensure that a Refurbishment and Demolition asbestos survey is completed before any refurbishment, planned maintenance, void works or other intrusive activities commence where the scope of works could disturb the fabric of the building.
- EHA will assess identified materials and implement appropriate remediation arising from new initial surveys and priority risk assessments.
- EHA will ensure databases are updated.

3.4 DAY TO DAY MANAGEMENT

Non-Housing (non-domestic – including communal areas in general needs blocks and assisted living schemes)

The Responsible Person must maintain awareness of ACM locations within communal areas and, where any damage, deterioration or disturbance is identified or suspected, must notify the Deputy Responsible Person without delay so that an assessment can be undertaken and, where required, a reinspection, further survey or remedial works to be undertaken.

Garages and communal areas will continue to be reinspected at least annually by a competent person instructed by the Property Compliance and Facilities Officers.

Asbestos register & MRI Asset to be updated with the regular re-inspection date.

Housing (domestic)

EHA designates the Director of Operations as Duty Holder for relevant non-domestic premises and the common parts of domestic premises. For domestic premises, the Responsible Person will manage asbestos information, access controls and operational arrangements to prevent unauthorised or unsafe work on ACMs within EHA premises.

Where any deterioration is suspected of ACM's the Responsible Person reports this to the Property Team for assessment and or remedial work by

EHA's asbestos management contractor or other competent specialist.

Data on ACM locations is held within MRI Asset (asbestos module), and full surveys are stored within Orchard and associated record storage. Job information issued to contractors for individual domestic properties includes access to relevant asbestos information and sample records for that location. For properties built before 2000 without a survey, a UDC will state "No Data Recorded" until suitable survey information is obtained.

3.5 SURVEY PHILOSOPHY

All non-housing (non-domestic) buildings, constructed before 2000, will be surveyed and then inspected based on risk assessment, but at least annually; the priorities for each building will be assessed on the basis of building use, age and previous asbestos information held by EHA.

All housing (domestic) buildings, constructed before 2000, will be surveyed either as they become void or as they fall due under the survey programme or when planned maintenance activities take place or when tenant-approved alterations take place.

All survey and remedial information will be recorded within MRI Asset and supporting records systems, including Orchard/ Wisdom. The position of ACMs will be accurately referenced and made available to those who need the information for management and works purposes.

The database will record positive and negative asbestos sample results. Where sampling has not yet taken place, a "No Data Recorded" status will be applied to properties built before 2000 as an interim control. For positive samples, a material assessment and priority assessment, as set out in HSG227, will be completed so that appropriate management and control measures can be established.

UDCs on the Property are as follows:

ASBEST	1	Risks Identified
ASBEST	2	No Data Recorded
ASBEST	3	Built 2000+ No Risk
ASBEST	4	Surveyed, No Risk

3.6 MATERIAL AND PRIORITY RISK ASSESSMENTS

Material and priority risk assessments are to be completed by a competent asbestos surveyor or consultant at the time of the asbestos survey.

The risk assessment includes a material assessment and priority assessment. The material assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed. The priority assessment looks at the likelihood of someone disturbing the ACM.

When combined, these variables will assist in determining the potential of the material to release asbestos fibres and are used to produce a risk assessment summary (see appendix 3) from which a statement of risk is obtained ie High, Medium and Low risk. From this a summary management action will be

instigated:

- HIGH RISK – Risk Priority Code 1 or A – Urgent - Consider initial action such as isolation/segregation of area and re-assurance air tests. Carry out removal/remedial action to eliminate/reduce the risk in accordance with the paragraph below.
- MEDIUM RISK – Risk Priority Code 2 or B – Programme removal/remedial action to eliminate/reduce the risk in accordance with the paragraph below.
- LOW RISK – Risk Priority Code 3 or C,D – Manage and monitor - removal/remedial action to eliminate/reduce the risk in accordance with the paragraph below.

Upon receipt of the Asbestos Survey reports the Deputy Responsible Person(s) will assess the recommendations and prioritise removal work. It should be noted that parameters such as occupant activity, location, vulnerability, likelihood of disturbance and likelihood/frequency of access will be considered, which may result in not all asbestos recommended for removal being removed straight away.

Proposed projects and future work will similarly have a bearing on such assessments.

Management options available are detailed above and also reference is made to HSG227 Appendix 5 in making those decisions (See Appendix E).

3.7 INTRUSIVE WORKS

Intrusive works are works that would typically be carried out by, but not exclusively restricted to, caretakers, electricians, plumbers, carpenters, builders, IT contractors, heating engineers.

All contractors and in-house staff shall be provided with relevant asbestos information before starting work. Where appropriate to the work scope, the full survey or relevant extracts will be made available.

Our in-house workforce will continue to receive appropriate warnings and asbestos information through the MRI Asset Portal.

Where works are proposed and where the work area could contain concealed ACMs, the Responsible Person or Property Officer must request a suitable Refurbishment and Demolition survey before work proceeds. Where this survey involves intrusive access, allowance should be made for making good within project budgets.

If Asbestos removal is required, see Appendix E for guidance on the appropriate procedure.

3.8 MAJOR WORKS

A Refurbishment and Demolition survey as defined in HSG264 shall be undertaken before any refurbishment, demolition or other intrusive major works start where the works could disturb the fabric of the building.

The cost of the survey and any associated asbestos remediation, removal and

monitoring works will be included within the overall project budget. The Responsible Person will instruct the Property Officer to arrange project management of all works to ACMs, including surveys, repair or removal, and to ensure records sent to the Property Assistant.

Before asbestos work starts, the work category shall be determined by competent assessment as licensable work, notifiable non-licensed work (NNLW) or non-licensed work. Legal notification and licensing requirements must always be confirmed against the correct work category before work starts.

All asbestos waste must be correctly classified, packaged, labelled, consigned, removed by appropriately authorised carriers and disposed of at appropriately authorised facilities in accordance with hazardous waste and transport requirements. Disposal and consignment records must be obtained from the contractor.

All associated documentation must be forwarded to the Property Officer or Property Assistant for entry into the relevant asbestos information systems and supporting records.

3.9 USE OF CONTRACTORS

For asbestos-related work, EHA will appoint competent and appropriately insured specialist contractors from approved arrangements. Licensable work shall only be carried out by HSE-licensed asbestos contractors. Non-licensed work and NNLW shall only be carried out by persons with the appropriate competence, training, controls and notification arrangements for that work category.

All other contractors must demonstrate that asbestos awareness training is provided where their staff could foreseeably encounter asbestos in the course of their work. Where contractors undertake non-licensed work or NNLW, they must also demonstrate role-specific training, competence, supervision and safe systems of work appropriate to that activity.

All job tickets issued to a contractor have information on the UDC and have login details for the MRI asset portal.

3.10 EMERGENCIES AND EXPOSURE

In the event of an incident involving suspected asbestos release or disturbance, the area must be isolated, access prohibited and the incident referred for competent assessment without delay. Further actions shall include exposure assessment, incident investigation, record keeping, decontamination or cleaning where required, and consideration of occupational health or medical advice where indicated by the nature of the work or the assessment. Reportable incidents will be considered against applicable RIDDOR requirements. See Appendix 4

3.11 TRAINING PROVISIONS

All EHA operational staff whose work could foreseeably bring them into contact with ACMs, including Property Compliance, Asset, Housing Teams and relevant assisted living staff, will receive asbestos awareness training as

part of induction and refresher training in accordance with EHA's training arrangements. Refresher training is provided periodically and whenever work activities, legislation, procedures or identified risks indicate additional training is required.

All Asset, Housing and Repairs Team staff will receive training on the use of MRI Asset asbestos information within 4 weeks of employment start date.

EHA in-house staff and EHA's principal repairs and maintenance contractor will receive refresher instruction on access to and use of asbestos information systems and relevant asbestos procedures in line with their role and work activities.

4. RESPONSIBILITIES

The Duty Holder (Director of Operations) shall:

- Ensure that adequate resources are available for the formulation, monitoring and recording of appropriate procedures which comply with HSG264, HSG227 and L143
- Ensure that adequate resources are available to provide appropriate information, instruction, training and supervision to employees identified as having a role to undertake in the implementation of asbestos management procedures
- Direct the Responsible Person

The Responsible Person (Property Compliance and Facilities Manager) shall:

- Accept management responsibility for all aspects of asbestos management and control
- Ensure suitable arrangements are in place to identify all properties managed by the Association and assess them for the potential risk from asbestos
- Establish suitable arrangements to manage identified risk areas, including identification of management responsibilities, training and competence
- Ensure that adequate resources are available to address any needs identified in the risk assessments and that the risk assessments are acted upon
- Review the risk assessments and management plan at least annually and without delay where there is reason to suspect the assessment is no longer valid or where there has been a significant change in the premises
- Ensure that the established procedures are brought to the attention of all persons affected by them

The Deputy Responsible Person shall:

- Arrange for surveys to be carried out on each property within their remit (non-domestic)
- Keep permanent saved records of all surveys within EHA's approved records systems
- Ensure all samples are uploaded to MRI Asset on a monthly basis. Arrange for remedial work to be carried out as highlighted by the surveys
- Ensure remedial actions are uploaded to MRI Asset.
- Keep permanent records of all remedial work relating to surveys in the asbestos information systems and approved supporting records so they are readily available for inspection.

The Repairs & Maintenance Manager, Asset Investment Manager, Property Support Officers and Property Assistant shall:

- Arrange for surveys to be carried out on each property within their remit (domestic)
- Keep permanent saved records of all surveys within EHA's approved records systems.
- Arrange for remedial work to be carried out as highlighted by the surveys
- Keep permanent records of all remedial work relating to surveys in the asbestos information systems and approved supporting records so they are readily available for inspection.

All EHA employees shall:

- In undertaking their work activities, comply with this Policy and perform their duties in accordance with any information, instruction and training received.

5. EQUALITY IMPACT ASSESSMENT (EIA)

An EIA has been completed to establish whether any protected groups under the Equality Act 2010 are at risk of discrimination or disadvantage as a result of this policy. The EIA form is located in Appendix 1.

6. TENANT ENGAGEMENT IMPACT ASSESSMENT (TEIA)

The TEIA will establish the impact on tenants and influence they could have on policy development and implementation. The TEIA form is located in Appendix 1

7. MONITORING & REVIEW

The Asbestos Management Policy and Procedures will be reviewed at least annually, or following changes to asbestos legislation, HSE guidance or approved codes of practice, or a major failure of the management system.

Performance and compliance with this policy will be reported quarterly to Board within our regular Health & Safety and Property Compliance reporting.

Appendix 1

Equality Impact Assessment (2.7.25)

Question	Response
1. Summary of aims and objectives of the policy/practice/activity	To identify how EHA will discharge its statutory duties for managing Asbestos Containing Materials within its premises.
2. What involvement, consultation, engagement has taken place for the policy/practice/activity (e.g relevant groups/stakeholders)	<i>Refer to Tenant Engagement Assessment</i>
3. Who is affected by the policy/practice/activity (consider Armed Forces/Veterans)	Staff, residents and external specialists/contractors
4. What are the arrangements for monitoring and reviewing the impact of the policy/practice/activity	<i>Refer to Revision Cycle on Front Page of document</i>

Protected Group	Is there a potential for a positive or negative impact	Action to address the impact
Disability: includes physical, sensory, neurodiversity, learning disabilities, mental health conditions / communication methods / range of support needed to participate / hearing loops or interpreters / accessibility – venue, location, transport	No	
Gender reassignment: (transgender) people should be about to disclose their gender identity without fear or prejudice	No	
Marriage or civil partnership: all couples or partners, regardless of gender, should be able to access services	No	
Pregnancy or maternity: consider flexible hours of service or project / is there access to private are for breastfeeding, milk storage etc. / returning to work considerations	No	
Race: includes ethnicity, nationality and GRT communities. Consider the size of the BME communities that your service or project affects / languages spoken and understood / culture such as hygiene, clothing physical activities, mixed gender activities	No	
Religion or belief: consider dates and times of events in relation to religious practices and festivals / the diversity within the communities that your service or project affects / prayer times, meal times, food cultural habit or belief, religious holidays such as Ramadan	No	
Sexual orientation: consider LGB+ people should feel safe to disclose their sexual orientation without fear of prejudice	No	

Sex (gender): consider the impact on different genders / childcare and dependents care / mixed or single gender groups or activities / timing of services	No	
Age: consider the way younger and older people access services differently / use of technology / childcare or dependents care / transport arrangements / venue location	No	
Rurality: consider if there is a disproportionate impact on tenants living in rural localities	No	

Question	Explanation	
Is it possible the proposed policy/practice/activity could discriminate or unfairly disadvantage people	No – the policy is EHA's delivery of statutory requirements detailed in the Control of Asbestos Regulations 2012	
Decision	Tick the relevant box	Include any justification required
1. No barriers identified and no change required – proceed	X	
2. Barriers identified towards one (or more) protected groups – adapt or change the policy/practice/activity to remove any barriers. This will better advance equality and/or foster good relations		
3. Barriers identified towards one (or more) protected groups – stop . There are adverse effects which cannot be prevented / mitigated		
4. Barriers identified towards one (or more) protected groups – no proportionate way to amend the policy/practice/activity so proceed with caution .		

Action (To be completed as required)

If the evaluation has resulted in Decision 4, complete a risk assessment and record on Operational Risk Register	Date Completed: 12/06/2026
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Tenant Engagement Assessment – is engagement with tenants necessary? (1.7.25)

Impact	Tick relevant box	Note any details / justification
No Impact on current tenants – you can proceed without engagement, explaining why.	X	
Direct or indirect impact on current tenants. Stop! Identify who will be affected i.e. all tenants or a specific group.		

Influence	Tick relevant box	Note any details / justification
No influence for tenants – i.e. wholly legislative – you can proceed without engagement, explaining why.	X	
Possible influence on areas of policy/ practice/ activity impacting on tenants – stop. Arrange engagement with EIO		
Best place for influence is the practical delivery of the policy – through procedure. Please summarise approach for procedure review		

Summary of engagement (To be completed as required)

Tenant group impacted and engaged (i.e. all/ sheltered)	
Consultation method	
Summary of engagement	
Key themes/ implications	

If you would like some assistance to work through this engagement assessment, please contact Jenny Webb – EIO.

Health & Safety Policy Review Assessment

Question	Additional information	
Does this policy/practice/activity address any Health & Safety practices?	Yes	
What is the key legislation related to this policy?	Control of Asbestos Regulations 2012 (CAR 2012)	
Is the policy a control of a corporate or operational risk register? (if yes name risk)	CRR- 6 ORR - 45 Asbestos - (Non Domestic) ORR - 46 Asbestos - (Domestic - habitable properties let or managed by EHA)	
Tick groups/ departments who require knowledge of this policy		
	All staff	
	ICT	
	Finance	
	Housing Options	
	Housing	X
	Customer Services	X
	Property	X
	HR	
	Governance	
	Assisted Living	
	Contractors	X
	Tenants	X
Risk to tenants	Tick the relevant box	Additional Information
1. Are there additional measures required to reduce risk level to tenants.	No	
2. Has that risk been assessed?	Yes	
3. No Health & Safety implications	No	
4. Does it require tenant visibility?	No	If yes – upload to website

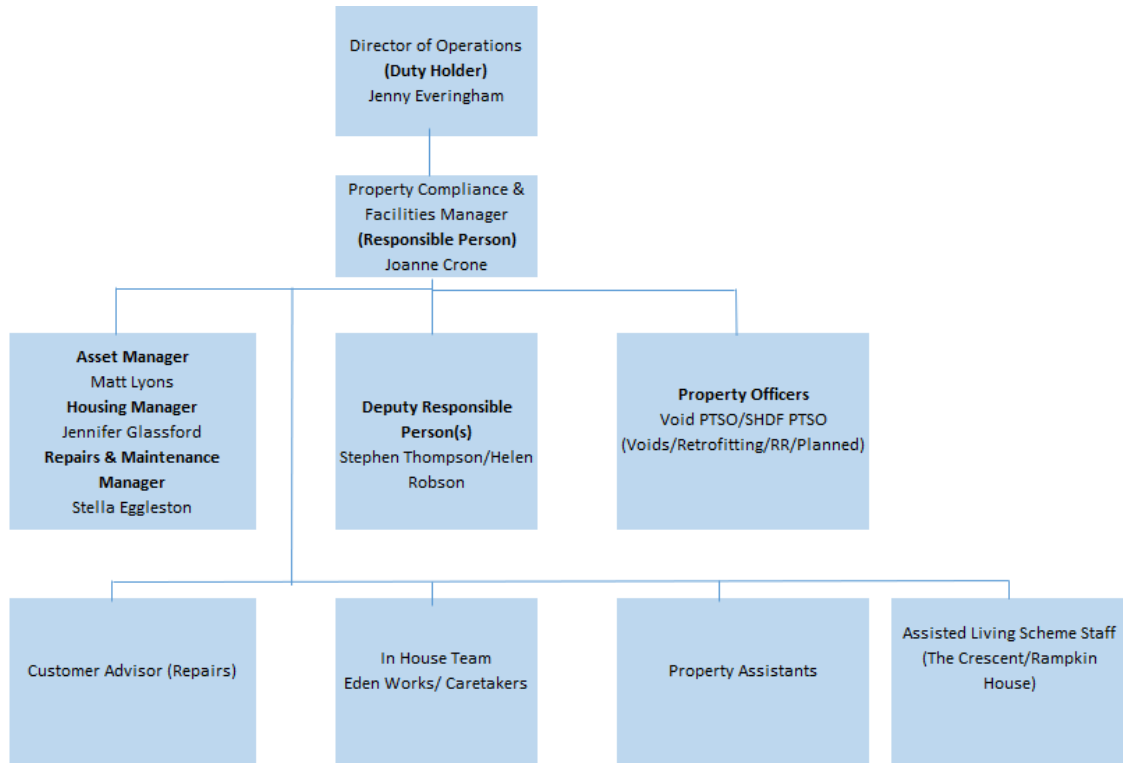
All assessments completed by:	Author: Joanne Crone Date: 12/06/2026
All assessments reviewed by:	Reviewer(s): Executive Team Date: 9 July 2026
Will these assessments be published?	Completed assessments are appended to each policy. Any appropriate public related policies are uploaded to the EHA website

Appendix 2 - DEFINITIONS & ROLES OVERVIEW

Definitions used throughout

Duty Holder	Director of Operations
Responsible Person	Property Compliance and Facilities Manager
Deputy Responsible Person	Facilities & Property Compliance Officer(s)
Non-Domestic	Garages and communal areas in general needs and assisted living blocks
Asset Management Team	Property Compliance Repairs & Maintenance and Asset Teams
Domestic	Habitable individual dwellings
R&D Survey	Refurbishment & Demolition Survey
‘Notifiable’	‘Notifiable’ work refers to asbestos work that requires notification under the applicable regulations, including licensed work and notifiable non-licensed work (NNLW), depending on the nature, duration and condition of the material and the work activity. The correct category must be confirmed by competent assessment before work starts.
‘Non-notifiable’	‘Non-notifiable’ work refers to lower-risk non-licensed asbestos work that can only be carried out where the legal conditions for non-licensed work are met and suitable information, instruction, training, controls and disposal arrangements are in place.

Organisational Roles



Appendix 3

Risk Assessment

Assessment defined in HSG227(A comprehensive guide to managing asbestos in buildings).

Risk Category Selection

HIGH RISK (A) - 19 points or more with the Priority Assessment and Material Assessment combined, 10 points or more with only the Material Assessment.

This is the highest risk category level and ACMs in this category require urgent action to reduce the risks. Items in this category are either damaged and/or friable and may be in a position likely to cause an exposure to occupants. In most cases it would be necessary to prevent access to the area and plan for remediation. Typically, this will mean removal of the material, however in certain circumstances encapsulation or repair may be possible.

MEDIUM RISK (B) - 13-18 points with the Priority Assessment and Material Assessment combined, 7-9 points with only the Material Assessment.

This category indicates that there is a potential for asbestos fibre release to occupiers. Remediation of the ACM will normally be necessary, such as encapsulation or repair. In some cases it may be necessary to prevent access or occupation. Following remediation measures, normal management procedures should be followed (e.g. annual inspection for damage).

LOW RISK (C) - 9-12 points with the Priority Assessment and Material Assessment combined, 5-6 points with only the Material Assessment.

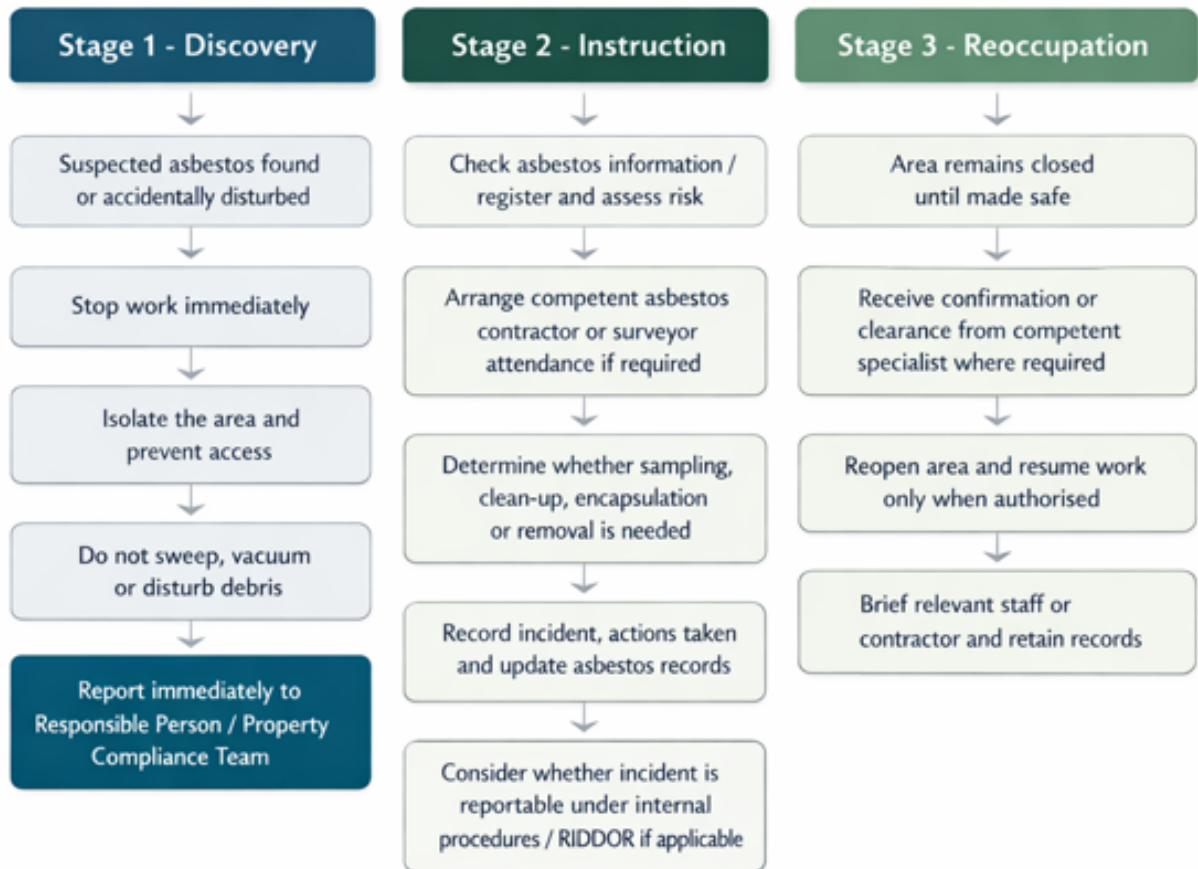
This category indicates that there is a low risk overall from the material due to its characteristics and/or there is a low possibility of accessing the material. Normal management procedures should be followed (e.g. annual inspection for damage).

VERY LOW RISK (D) - 1-8 points with the Priority Assessment and Material Assessment combined, 1-4 points with only the Material Assessment.

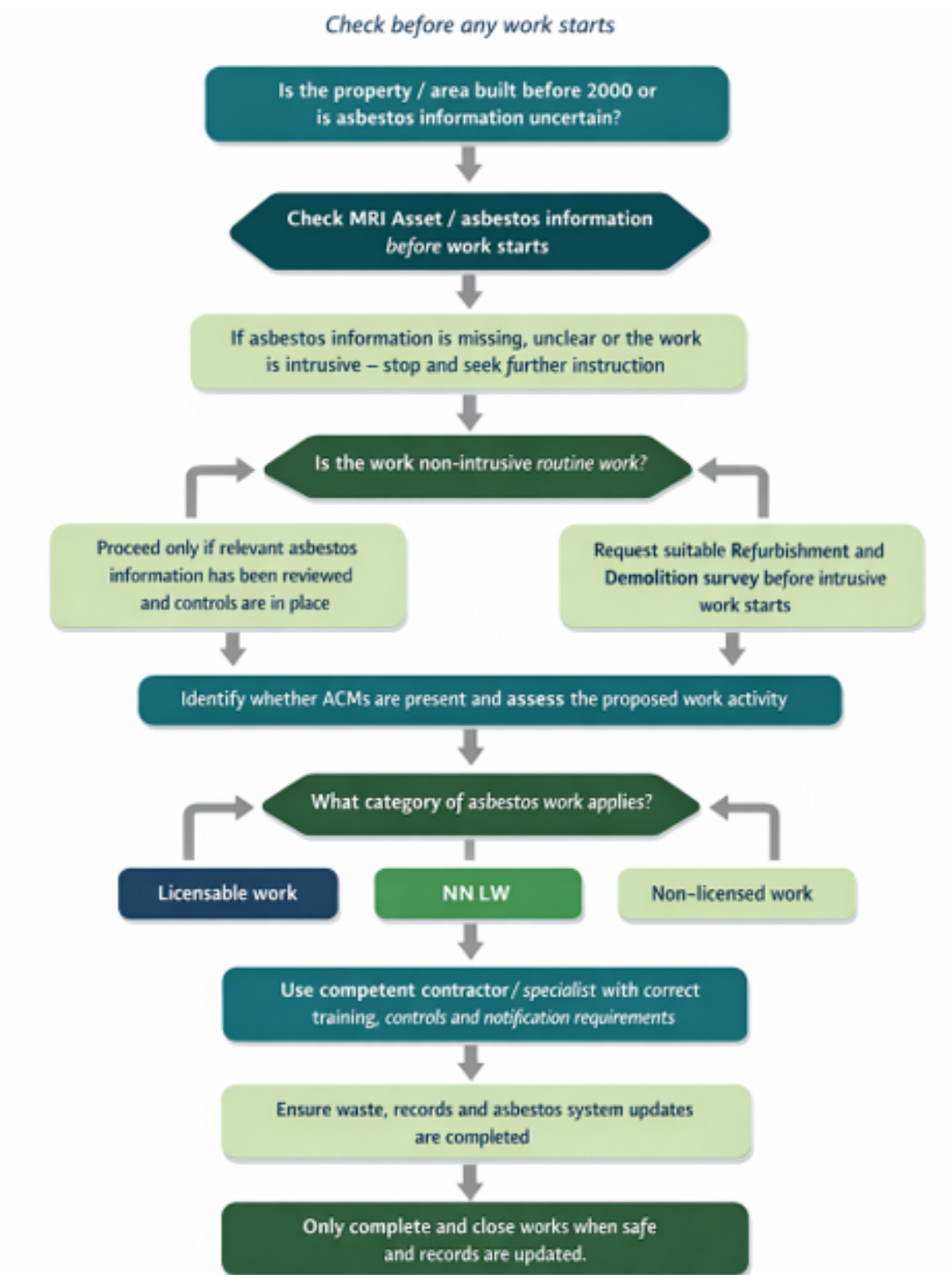
This category indicates that there is very low risk of the ACM releasing fibre into the air, or that it is so remote from the occupants that any airborne asbestos would not be present in the breathing zone. Normal management procedures should be followed (e.g. annual inspection for damage).

Appendix 4

Incidents found or accidentally disturbed



Appendix 5 – General Guidance for Works



Appendix 6 – Removal/Remediation Works & Procedures

