



RCH Policy: Asbestos Management

Policy Owner
Policy Manager

Property Services Director
Senior Investment & Compliance Manager

Approval Body

RCH Group Board

Approval Date

August 22nd 2023

Contents

1. Scope	Page 3
2. Introduction	Page 3
3. Definitions	Page 4
4. Policy Statement and Responsibilities	Error! Bookmark not defined. Page 5
5. Equality, Diversity and Inclusion	Page 6
6. Review	Error! Bookmark not defined. Page 6

This policy is available, on request, in different languages and in other formats such as large print, audio format and braille as required.

1. Scope

This is a River Clyde Homes policy and therefore applies to Staff, Board and Committee members of River Clyde Homes.

The Policy is also relevant to all River Clyde Homes stakeholders and all service delivery partners including our subsidiary company Home Fix Scotland (HFS).

2. Introduction

This policy documents outlines how River Clyde Homes (RCH) fully complies with current Asbestos Legislation i.e. The Control of Asbestos Regulations (CAR) 2012.

The Policy is also supported by relevant key documents available to staff and / or the public to view:

RCH Asbestos Management Plan:

<https://riverclydehomes.sharepoint.com/:b:/s/energycompteam/EcBqX-XAI0tEnl5nHohkmNgB6iaPIRQXeHwHeDNqjMLF2g?e=tnNT8O>

[RCH Your Guide To Asbestos Jan 2022](#)

https://riverclydehomes.sharepoint.com/:b:/s/energycompteam/EeHDMmC9YwRKghJCMG7dPg0BriSSwv4BpCnhy_Nli6liWA?e=Z4K2fo

River Clyde Homes recognises its responsibility to ensure that an effective Asbestos Management Plan is in place to promote the safety and security of tenants, owners, staff and users of its homes and buildings and to protect the asset value of those buildings it owns and manages. Operation of the policy ensures RCH meets its legal requirements under Asbestos. The principal legislation and Health & Safety guidance in this area is as follows:

- The Control of Asbestos Regulations 2012
- The Health & Safety at Work Act 1974
- The Management of Health & Safety at Work Regulations 1999
- Construction Design and Management Regulations 2015
- Approved Code of Practice (ACOP) L143 “Managing and working with Asbestos”.
- Asbestos “The Survey Guide” – HSG 264
- Asbestos “The Analyst Guide for Sampling, analysis and clearance procedures” – HSG 248 2nd edition published May 2021.

3. Definitions

Asbestos is a term which refers to six unique substances that belong to the serpentine and amphibole mineral families. These terms do not refer to mineral descriptions but to a broad term that refers to unique fibres.

Serpentine Asbestos

Chrysotile (White)

Amphibole Asbestos

Grunerite (Amosite) (Brown)

Crocidolite (Blue)

Fibrous Actinolite

Fibrous Tremolite

Fibrous Anthophyllite

It is important to note that the different types of asbestos cannot be identified just by their colour. To identify the different types of asbestos containing materials then samples need to be analysed by a United Kingdom Accredited Service (UKAS).

Asbestos containing materials were widely imported and extensively used in the 1950's, 1960's and 1970's. They continued to be used as building materials until it was banned in 1999. As a result of its extensive use there are many properties in the UK which contain asbestos in various states of repair.

It can be found in properties including houses, schools, offices, factories, and many other industrial, commercial, and domestic premises.

Asbestos is a hazardous material however if it is kept in good condition and left undisturbed, fibres will not be released into the air where they can be breathed in. In this situation they can be left in place and their condition monitored and managed.

However, if the materials are disturbed or damaged then they can release fibres into the air which when breathed in can cause serious lung disease. It can take 20 – 40 years for any symptoms of certain diseases to present themselves.

Asbestos still kills around 5000 workers each year. Around 20 tradesmen (plumbers, electricians, joiners, roofers) die each week as a result of past exposure. Asbestos is not just a problem of the past. It can be present today in any building built or refurbished before the year 2000.

River Clyde Homes as an organisation recognises its responsibilities in protecting its employees, tenants, and contractors from the potential exposure to ACM's (Asbestos Containing Material), where they exist within properties owned by RCH. The organisation will protect those people who could possibly disturb ACMs where reasonably practicable.

River Clyde Homes employees, tenants or contractors are not permitted to knowingly work on ACM's or presumed ACM.

The only exception to this is where work is carried out by a licensed asbestos removal contractor.

4. Policy Statement and Responsibilities

River Clyde Homes will ensure that all locations with asbestos containing materials are identified and recorded and this information is available to all who need it. Properties where there is no asbestos information available, it will be presumed the materials within the property contain asbestos until proven otherwise.

The Chief Executive, Directors and Heads of Service are responsible, so far as reasonably practicable, for ensuring the health and safety and welfare at work of all employees in their respective departments.

Where they are responsible for staff who may be required to manage asbestos containing materials they will:

Ensure the adequate resources are made available to enable and ensure suitable arrangements for the management of asbestos are implemented. Arrangements will include requirements for asbestos surveys, River Clyde Homes Policy is to conduct Refurbishment surveys to all its domestic void properties. Other arrangements may be to arrange suitable analytical testing or where necessary controlled asbestos removal works.

Ensure that where specialist technical expertise, in relation to asbestos, is not directly available within their department, suitable arrangements are in place to obtain any required information. This can be obtained from River Clyde Homes Compliance Co-ordinator (Asbestos) located within the Property Services Directorate.

Ensure that River Clyde Homes staff have been provided with the appropriate information and training on work being undertaken in areas containing asbestos. All new permanent members of staff dependant on their job role will be provided with Asbestos Awareness training and will attend regular refreshing training.

5. Equality, Diversity and Inclusion

RCH will apply this policy fairly and consistently. In implementing this policy, we will not directly or indirectly discriminate against any persons or group of people because of their race, religion or belief, gender, disability, age, sexual orientation, or any other grounds. Our commitment to equality and fairness will apply irrespective of factors such as age, disability, gender reassignment, marital or civil partnership status, pregnancy or maternity, race, religion or belief, sex, sexual orientation, or other personal attributes.

6. Review

This policy will be reviewed in its entirety every 3 years, unless an earlier review is required due to changes in legal, regulatory, or best practice requirements, or because monitoring and reporting reveals that a change in policy is required sooner.