

# Control of Asbestos Policy

June 2026



<b>Control of Asbestos Policy</b>	<b>GEN031</b>
<b>Policy reviewed by:</b>	Ian Brooke, CEO
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### **This policy should be read in conjunction with our:**

- [Equality, Diversity & Inclusion Policy](#)
- [Complaints Policy](#)
- [Repairs & Maintenance Policy](#)
- [Health & Safety Policy](#)
- Asbestos Management Plan

## 1. What is Asbestos?

Asbestos is a naturally occurring mineral that was widely used in construction throughout the twentieth century due to its excellent fire-resistant and insulating properties. During this period, asbestos-containing materials were commonly incorporated into various building components, including fireproofing systems, insulation, decorative finishes, roofing materials, and floor coverings. The use of these materials reached its peak during the 1960s and 1970s, when asbestos was considered an ideal construction material due to its durability and protective qualities.

The installation of new asbestos materials was banned in the United Kingdom in 1999, recognising the health risks associated with exposure to asbestos fibres. However, current legislation acknowledges that existing asbestos materials in good condition, and that are unlikely to be disturbed, pose minimal risk and should be left undisturbed whilst being carefully managed.

### 1.1. Understanding the Risks

Asbestos only becomes dangerous when it is damaged or disturbed, causing microscopic fibres to be released into the air where they can be inhaled. These airborne fibres are so small that they are invisible to the naked eye, yet they can cause serious health problems if breathed in over time. The most likely scenario for accidental exposure occurs during routine maintenance and repair work, when personnel may unknowingly disturb asbestos-containing materials whilst carrying out their duties.

Exposure to airborne asbestos fibres can lead to serious respiratory diseases that may not develop until many years after the initial exposure. For this reason, it is essential that exposure is prevented or controlled as effectively as possible to protect the health and safety of all individuals who work within or visit our sites.

## 2. Policy Statement

Thame & District Housing Association (TDHA) has identified, and recorded in the asbestos register, asbestos-containing materials (ACMs) found to be present within the following properties under its ownership, management, and control:

- Anstey Court, Waddesdon, Aylesbury, HP18 0ND
- Croft Court, Croft Road, Thame, OX9 3JD
- Pearce Court, Windmill Road, Thame, OX9 2DJ
- Playford Court, Wellington Street, Thame, OX9 3BS

TDHA recognises the serious health risks associated with asbestos exposure and is committed to ensuring that known and presumed ACMs are managed so far as is reasonably practicable to prevent the exposure of residents, employees, contractors, visitors, and others who may be affected by its activities.

This commitment is implemented through systematic identification, assessment, control, and monitoring of ACMs, in accordance with statutory requirements and Health and Safety Executive (HSE) guidance.

This Policy establishes TDHA's strategic framework and governance arrangements for asbestos management and is implemented operationally through the TDHA Asbestos Management Plan (AMP) and associated procedures.

### 3. Legal and Regulatory Framework

Thame & District Housing Association is committed to full compliance with all applicable asbestos-related legislation, including but not limited to:

- Health and Safety at Work etc. Act 1974
- Control of Asbestos Regulations 2012
- Management of Health and Safety at Work Regulations 1999
- Housing Act 2004

Implementation of this policy is aligned with:

- HSE Approved Code of Practice L143 Managing and working with asbestos
- HSG264 Asbestos: The survey guide
- HSG227 A comprehensive guide to managing asbestos in premises

### 4. Scope

This policy applies to all properties and activities under the control of the association, including:

- Communal areas of residential properties e.g. corridors, stairwells, entrance halls
- Non-domestic areas e.g. offices, storage facilities
- Domestic dwellings where employees or contractors could potentially disturb asbestos, from routine maintenance through to major refurbishment projects

The policy applies to all staff, contractors, and others who may be affected by the organisation's maintenance and asset management activities.

## 5. Roles and Responsibilities

### 5.1. Duty Holder

Thame & District Housing Association is the Duty Holder, with the CEO as the delegated lead, who has overall responsibility for ensuring that asbestos risks are effectively managed and that the AMP is implemented and maintained.

### 5.2. Responsible Person

The Estates Manager acts as the Responsible Person for asbestos management and is accountable for the day-to-day implementation of the arrangements set out in the AMP.

### 5.3. Employees

All staff have a responsibility to co-operate with the duty holder in fulfilling their legal obligations, to be aware of the presence of asbestos within the site buildings where relevant to their role, and to report any damage or concerns immediately.

Staff must not attempt to repair or disturb any materials suspected of containing asbestos and should ensure that residents and visitors are kept away from any damaged areas.

## 6. Principles

The association commits to:

- Managing known and presumed ACMs using a risk-based approach informed by Asbestos Survey data and ongoing inspections
- Preventing fibre release by controlling access, preventing unauthorised disturbance, and implementing safe systems of work
- Maintaining an accurate asbestos register, ensuring it is updated following reinspection, remedial works, or changes to ACM condition
- Ensuring works are planned on the basis that asbestos is present, unless proven otherwise
- Ensuring that only competent and, where required, licensed contractors undertake work involving asbestos, and that suitable permits, risk assessments, and method statements are in place prior to works commencing
- Providing sufficient asbestos information, instruction and training to those liable to disturb ACMs, as appropriate to their role
- Enabling effective asbestos incident response through clearly defined and communicated incident management procedures
- Reviewing management decisions where ACM condition, building use, or planned works change

## 7. Implementation

This policy is implemented through the Asbestos Management Plan (AMP), which sets out:

- Risk assessment methodology and management strategy
- Survey strategy, asbestos register arrangements, and reinspection regime
- Identified risks, management actions, and labelling strategy
- Information, instruction and training requirements
- Work procedures and permits
- Emergency response and incident reporting
- Records management

## 8. Communication

This policy is communicated to all relevant employees and is made available to contractors and other interested parties as appropriate. Awareness of this policy forms part of induction and ongoing training arrangements.

## 9. Monitoring, Audit and Review

Compliance with this policy and the effectiveness of the association's asbestos management arrangements are monitored through:

- Scheduled asbestos reinspection
- Incident investigations
- Management reviews

This policy will be reviewed at least annually, or sooner where significant changes occur to legislation, organisational structure, property portfolio, or asbestos risk profile.

## 10. Equality, Diversity & Inclusion

TDHA consider equality, diversity and inclusion when making asbestos management decisions. This policy may affect residents, staff, contractors and visitors, disabled people, people with respiratory conditions, and those who need information in accessible formats. The scale of impact will be assessed using asbestos survey data, the asbestos register, reinspection records, repair records, incident reports, complaints, resident feedback and contractor reports. This evidence will inform decisions about risk controls, communication, timing of works, access arrangements and reasonable adjustments, so that asbestos risks are managed safely, fairly and with appropriate consideration of individual needs.