

# STROUD DISTRICT COUNCIL

## HOUSING COMMITTEE

TUESDAY, 19 SEPTEMBER 2023

<b>Report Title</b>	<b>Asbestos Policy</b>			
<b>Purpose of Report</b>	To update members on the amendments to the Asbestos Policy.			
<b>Decision(s)</b>	<b>The Committee RESOLVES to note the amendments to the Asbestos Policy.</b>			
<b>Consultation and Feedback</b>	Consultation with Housing Operational Management, Strategic Management and Tenant Representatives			
<b>Report Author</b>	Jon Priest, Compliance and Assurance Manager Email: <a href="mailto:jon.priest@stroud.gov.uk">jon.priest@stroud.gov.uk</a>			
<b>Options</b>	None			
<b>Background Papers</b>	None			
<b>Appendices</b>	Appendix A – Asbestos Policy Appendix B – Asbestos Management Plan Appendix C – Asbestos Flow Charts			
<b>Implications (further details at the end of the report)</b>	Financial	Legal	Equality	Environmental
	Yes	No	No	No

### 1. INTRODUCTION / BACKGROUND

- 1.1 Stroud District Council has a duty to manage asbestos effectively in the communal areas and has a duty of care towards its tenants to provide information on asbestos location within rented premises. This duty of care falls under several pieces of legislation including the Control of Asbestos Regulations 2012, Housing Act 2004, and the Health and Safety at Work etc. Act 1974.
- 1.2 This policy, management plan and emergency planning flow charts set out the responsibilities, guidelines and control measures for the identification, management and removal of asbestos containing materials (ACM's) for Stroud District Council's (SDC) housing stock. It also sets out how SDC will manage asbestos where it is discovered within our properties.
- 1.3 Asbestos is a well documented risk to health, however, as long as asbestos is in good condition and is not disturbed or damaged there is negligible risk. However, if it is disturbed or damaged, it can become a danger to health, because asbestos fibres are released into the air and people may breathe them in.
- 1.4 Although it is now illegal to use asbestos in the construction or refurbishment of any premises, many thousands of tonnes of it were used in the past in such things as:
  - In the roofing of properties
  - In insulation
  - Water tanks
  - Artex Decorative Coatings e.g. ceilings

## **2. MAIN POINTS**

- 2.1 Stroud District Council has maintained an Asbestos Policy and Management Plan historically.
- 2.2 Stroud District Council maintains an asbestos register covering its communal areas and individual properties.
- 2.3 Updates to the attached policy are limited to some minor amendments surrounding job titles and updates to the asbestos surveying methodology and terminology.
- 2.4 Within the attached policy additions have been highlighted in red and removal of content has been highlighted using strike through.

## **3. CONCLUSION**

- 3.1 The existing Asbestos Policy, Management Plan and Flow Charts need to be reviewed in order to ensure that they remain up to date with legislative changes and industry best practice.

## **4. IMPLICATIONS**

### **4.1 Financial Implications**

The cost of surveys to identify asbestos within buildings and tenancies, will be closely monitored and met through established budgets.

Any financial implications arising will be identified and reported to Housing committee throughout the year.

Jon Coldridge, Principal Accountant

Tel: 01453 754030 Email: [jon.coldridge@stroud.gov.uk](mailto:jon.coldridge@stroud.gov.uk)

### **4.2 Legal Implications**

There are no significant implications within this category.

Vikki Fennell, Senior Lawyer

Tel: 01684 272015 Email: [legalservices@onelegal.org.uk](mailto:legalservices@onelegal.org.uk)

### **4.3 Equality Implications**

There are not any specific changes to service delivery proposed within this decision.

### **4.4 Environmental Implications**

There are no significant implications within this category.