

ReSI Housing Limited Asbestos Safety Policy

1. Introduction

1.1 This policy applies to all operations, Property Managers, Building and Estate Managers, employees and contractors of ReSI Housing Limited (**ReSI Housing** or the **Company**).

1.2 The purpose of this policy is to ensure that ReSI Housing manages asbestos risks, so far as is reasonably practicable, within areas for which it has responsibility, in order to protect residents, employees, contractors and members of the public from exposure to asbestos-containing materials (**ACMs**).

1.3 ReSI Housing recognises that asbestos-containing materials may be present within buildings constructed or refurbished before 2000 and is committed to complying with all relevant legislation and guidance relating to the management of asbestos.

1.4 This policy should be read alongside relevant leases, management agreements and property management arrangements, which define the respective responsibilities of ReSI Housing, residents, freeholders, managing agents and third parties.

2. Responsibilities

2.1 The Board

2.1.1 The Board has overall responsibility for ensuring that appropriate arrangements are in place for the management of asbestos risks within areas under ReSI Housing's control or responsibility.

2.1.2 The Board will seek assurance that competent persons, managing agents and contractors are fulfilling their asbestos management responsibilities and that identified risks are being appropriately managed.

2.2 Responsible Person

2.2.1 ReSI Housing will appoint a suitably competent person to oversee asbestos management compliance and maintain oversight of asbestos-related risks and actions.

2.2.2 The appointed person will be responsible for:

- Maintaining asbestos information and records;
- Ensuring asbestos surveys are undertaken where required;
- Ensuring asbestos risks are appropriately assessed and managed;
- Maintaining an asbestos register where applicable;
- Ensuring contractors and other relevant parties have access to asbestos information before commencing works;

- Monitoring completion of remedial actions arising from asbestos surveys and risk assessments.

2.3 Property Managers and Managing Agents

2.3.1 Property Managers and managing agents acting on behalf of ReSI Housing must cooperate in the implementation of this policy and ensure that asbestos-related risks are appropriately managed within areas under their control.

2.3.2 Where responsibility for asbestos management rests with a superior landlord, freeholder or third-party managing agent, ReSI Housing will seek appropriate assurance that suitable asbestos management arrangements are in place.

2.4 Contractors

2.4.1 Contractors undertaking work on behalf of ReSI Housing must demonstrate appropriate competence, qualifications and training relating to asbestos awareness and asbestos-related works, where applicable.

2.4.2 Contractors must review relevant asbestos information prior to commencing works and comply with all statutory requirements relating to asbestos management and control.

2.4.3 Contractors must immediately cease works and report concerns where suspected asbestos-containing materials are identified that have not been previously identified or assessed.

3. Competence and Training

3.1 ReSI Housing will ensure that persons involved in the management of asbestos risks receive appropriate information, instruction and training relevant to their role.

3.2 Employees, Property Managers and contractors whose work may foreseeably disturb the fabric of buildings will be expected to have appropriate asbestos awareness training.

3.3 Competent asbestos surveyors and consultants engaged by ReSI Housing should, where appropriate, hold relevant accreditation or certification, including UKAS accreditation for asbestos surveying services.

4. Legal Framework and Guidance

4.1 ReSI Housing will comply with all relevant legislation and guidance relating to asbestos management, including:

- Health and Safety at Work etc. Act 1974
- Control of Asbestos Regulations 2012
- Construction (Design and Management) Regulations 2015
- The Management of Health and Safety at Work Regulations 1999
- HSE Approved Code of Practice and guidance relating to asbestos
- HSG264 – Asbestos: The Survey Guide
- HSG227 – A Comprehensive Guide to Managing Asbestos in Premises

5. Approach to Asbestos Management

5.1 ReSI Housing will adopt a risk-based approach to the management of asbestos within areas for which it has responsibility.

5.2 Asbestos surveys will be commissioned where appropriate to identify the presence and condition of asbestos-containing materials within communal areas, retained parts and other areas for which ReSI Housing has management responsibility.

5.3 ReSI Housing will maintain an asbestos register where asbestos-containing materials are identified within areas under its responsibility.

5.4 Asbestos-containing materials in good condition will generally be managed in situ where appropriate and monitored periodically.

5.5 Where asbestos-containing materials are damaged, deteriorated or likely to be disturbed, ReSI Housing will ensure that appropriate remedial actions are considered and implemented.

5.6 Prior to refurbishment, intrusive maintenance or major works affecting the fabric of a building, appropriate asbestos information and surveys will be obtained where required.

5.7 ReSI Housing will seek to ensure that asbestos information relevant to communal areas and retained parts is made available to contractors and other relevant persons prior to the commencement of works.

5.8 ReSI Housing does not generally hold responsibility for asbestos management within areas demised to leaseholders or shared owners, except where such responsibility arises through the lease, retained landlord obligations, statutory duty or specific management arrangements.

6. Resident Communication

6.1 ReSI Housing will communicate relevant asbestos information to residents where appropriate and where there is a foreseeable risk arising from asbestos-containing materials within areas under its responsibility.

6.2 Residents undertaking alterations or improvements to their property will be advised to seek appropriate professional advice before undertaking works that may disturb the fabric of the building.

7. Monitoring, Recording and Review

7.1 ReSI Housing will maintain appropriate records relating to asbestos surveys, asbestos registers, risk assessments and remedial actions where applicable.

7.2 The appointed responsible person will monitor asbestos management performance and ensure that identified actions are appropriately tracked and progressed.

7.3 The Board will receive periodic assurance regarding asbestos management compliance and outstanding asbestos-related risks where appropriate.

8. Policy Review

8.1 This policy will be reviewed as required or at least every two years to reflect changes in legislation, guidance, operational practice or organisational structure.

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