POL026

ASBESTOS MANAGEMENT POLICY

1. Purpose

1.1 The purpose of this policy is to confirm Red Kite Group's commitment to, and arrangements for ensuring that the presence of asbestos within its' stock is managed effectively and safely to prevent exposure as far as is reasonably practicable. It recognises the statutory requirements which must be met. The health & safety of tenants, visitors, staff and contractors is paramount and as such every reasonably practicable precaution shall be taken to protect such persons both collectively and individually.

1.2 The policy covers all Red Kite residential properties including general needs, sheltered housing, offices and any other locations and/or parts of buildings for which Red Kite has a responsibility for the management of asbestos containing materials (ACM's).

1.3 It is the policy of this organisation to prevent the exposure of our employees, contractors and any other persons to asbestos fibres. Where this is not possible, for example, during removal of asbestos containing materials, then it is our policy to reduce that exposure to the lowest level that is reasonably practicable. It is the responsibility of all relevant personnel to be familiar with the procedures contained within the Asbestos Management Plan to comply with the relevant procedures, current legislation, official guidance and good practice. In this way, we will ensure that the health and safety of all our staff and other persons is not put at risk from exposure to asbestos fibres.

1.4 This Asbestos Policy should be read in conjunction with the Red Kite Asbestos Management Plan and associated documentation.

2. Definitions

2.1 The following terms and abbreviations are used within this document:

ACMs	Asbestos Containing Materials
ACoP	Approved Code of Practice
AMP	Asbestos Management Plan
CAR 2012	Control of Asbestos Regulations 2012
HSE	Health & Safety Executive
UKAS	United Kingdom Accreditation Service

3. Policy Statement

3.1 To satisfy the requirements of Regulation 4: The Duty to Manage Asbestos in Non-Domestic Premises of CAR 2012, Red Kite will:

- Take reasonable steps to find materials in premises likely to contain asbestos and check their condition.
- Presume materials contain asbestos unless there is strong evidence that they do not.
- Maintain a contemporaneous written record of the location and condition of

asbestos across their assets.
- Conduct risk assessments to ascertain the risk of anyone being exposed to the asbestos containing materials identified.
- Prepare and implement a written Asbestos Management Plan to describe how we will manage the risk from asbestos across our property portfolio.

3.2 Red Kite recognises that even where the duty to manage under regulation 4 does not apply, Section 3 of the Health and Safety at Work Act (1974) does apply to anyone conducting a business, such as landlords of domestic premises, Section 3 stipulates that an employer or self-employed person must ensure as far as is reasonably practicable that the conduct of their undertaking does not present a risk to the health and safety of people who are not their employees. Regulation 5 Identification of the presence of asbestos and Regulation 6 Assessment of work which exposes employees to asbestos of CAR 2012, also still apply in instances where the Duty to Manage potentially does not. Hence, Red Kite recognise the need to manage asbestos in all of its premises domestic or non-domestic in order to protect its tenants, staff, contractors, suppliers and visitors.

3.3 The Asbestos Management Plan will ensure that:

- Any material known or presumed to contain asbestos is kept in a good state of repair.
- Any material evaluated as high risk, and/or that is vulnerable to damage that cannot be repaired or protected, is removed.
- Information on the location and condition of ACMs is given to anyone who is liable to disturb it or is otherwise potentially at risk.

3.4 To achieve this, RKCH's Asbestos Management Plan includes the following details:

- **Roles and Responsibilities:** Identifies the Duty Holder and other key personnel within RKCH responsible for managing the asbestos risks, including the contingency for when key asbestos individuals are not around. This section also addresses the competency requirements of external contractors regarding asbestos.
- **Asbestos Identification:** Describes how asbestos will be identified through asbestos management surveys, management surveys with partial refurbishment surveys, refurbishment surveys, demolition surveys and reinspections conducted by competent organisations.
- **ACM Monitoring Schedule:** Describes how the condition of ACMs will be monitored and thus managed over time.
- **Asbestos Risk Assessment:** Explains the use of Material Risk Assessment and surveyor judgement to identify the requirement for remediation to remove or make ACMs safe for ongoing management.
- **Remediation Strategy:** explores Red Kites' approach to asbestos remediation based on recommendations and planned works etc. and how this will be delivered by competent contractors and monitored by impartial asbestos consultants.
- **Asbestos Data Management, Access and Communication:** Explains how asbestos data is stored, accessed and communicated to everyone that requires it prior to ANY works.
- **Controlling Works:** Describes how work is controlled by consideration of

asbestos prior to ANY work on site reactive or planned project work and in particular, prior to **any** work involving intrusive disturbance on the fabric of the building. This will include instruction that works cannot commence until the register has been checked and understood and that an assessment has been made as to the adequacy of the existing asbestos information to facilitate the works.

- **Emergency Procedures:** Describes what to do in response to an asbestos incident where material may have been disturbed and individuals potentially put at risk of an exposure.
- **Training and Competency:** Describes how internal staff will be trained to understand the Red Kite AMP and their responsibilities in relation to asbestos management. Defines competency requirements for external asbestos specialists such as Licensed contractors and asbestos consultancies accredited to ISO 17020 & 17025. Also defines asbestos training requirements for other contractors working on RKCH sites.
- **Quality Assurance and Compliance Monitoring:** Details the periodic checks and audits in place to monitor and provide quality assurance around ongoing asbestos compliance within RKCH. This will incorporate some resilience testing of the AMP and the emergency procedure.
- **Asbestos Management Plan Review:** Describes the approach to the annual review of the AMP and the factors used to establish the effectiveness of the plan. Also explains what would trigger a review before the standard annual requirement.

3.5 This Red Kite Asbestos Policy therefore provides the overarching strategy for WHAT Red Kite Community Housing intend to do to manage asbestos across their property portfolio. The RKCH Asbestos Management Plan thus provides the detail on HOW the RKCH Duty Holder and other key personnel will deliver the strategy.

3.6 **This Asbestos Policy should be read in conjunction with the Red Kite Asbestos Management Plan and associated documentation.**

4. Legal Framework

The following legislation and regulations relate to this Policy:

- Health and Safety at Work Act 1974
- Management of Health & Safety at Work Regulations 1999
- Control of Asbestos Regulations (CAR) 2012
- The Construction (Design and Management) Regulations 2015

Document Controls			
Version	8	**Effective date**	September 2025
Subject matter expert drafter	Home Safety Specialist (Hazards)	**Policy owner**	Head of Property
Related pod	Property	**Related policy**	Health & Safety Policy
Review period	2 Years	**Next review due by**	September 2027

	YES
Red Kite Group policy, including Twenty11	☒
Equality Impact Assessment completed	☒

Delegated approvals			
Approved by ELT	Nick Burston, Director of Property and Development	**Approved Date**	8th April 2025
Approved by OPATS	Yes	**Approved Date**	3rd September 2025
Approved by Board	Yes	**Approved Date**	10th September 2025