

Cardiff Council

Managing Asbestos

Housing & Neighbourhood Renewal

Speakers: Lesley Ironfield and John Thomas



- Approx 13,500 council properties within Cardiff County Council's stock.
- Responsible for the planned and responsive repairs to houses in this stock
- Includes Private Sector Housing and Disabled Facility Grants



- Regulation 4
- 13 November 2006
- Duty to Manage the risks from asbestos





Awdurdod Gweithredol
Iechyd a Diogelwch

Health and Safety
Executive

Cardiff County Council
County Hall
Atlantic Wharf
Cardiff CF10 4UW

Date 7 December 2006

Reference 110260789

For the attention of The Chief Executive

Dear Sirs

HEALTH AND SAFETY AT WORK ETC ACT 1974

I refer to my previous letter dated 24/11/06 concerning the duty to manage asbestos following on my visit to the CMS depot Llanrumney on 21/11/06, to investigate an incident involving the disturbance of asbestos.

IMPROVEMENT NOTICE – Duty to manage asbestos

As a result of the above-mentioned visit I issued two Improvement Notices (serial numbers IN/SFL/1/110260789 and IN/SFL/2/110260789, dated 24/11/06. I have since realised there are some minor errors in the wording of these Notices which means I have decided to re-issue two new Improvement Notices and withdraw the above Notices.

I therefore enclose another two Improvement Notices (to replace those I have withdrawn). The enclosed Improvement Notices (serial numbers IN/SFL/3/110260789 and IN/SFL/4/110260789) dated 7/12/06 requires you to comply with the requirements of the Notices and attached Schedules by the **7 June 2007**.

Failure to comply with these Notices may result in legal proceedings.

I apologise if this has caused any confusion.

If at any time you wish to discuss the requirements of the Notices or the adequacy of the action you are taking to deal with any of these matters, please do not hesitate to contact me. I will revisit shortly after the Notices expire to check that the necessary action has been completed and to check that adequate controls are in place.

Ein gweledigaeth yw cydnabod
Iechyd a diogelwch

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HM Principal Inspector
Mr S J Scott



- The Health & Safety Executive issued Cardiff Council with two improvement notices regarding the management of asbestos in its domestic dwellings on the 24th November 2006. The notices stated:
- Cardiff Council has failed to manage the risks arising from presence of materials that may contain asbestos in domestic premises.
- Cardiff Council has failed to manage the risks from asbestos in common parts of domestic premises.



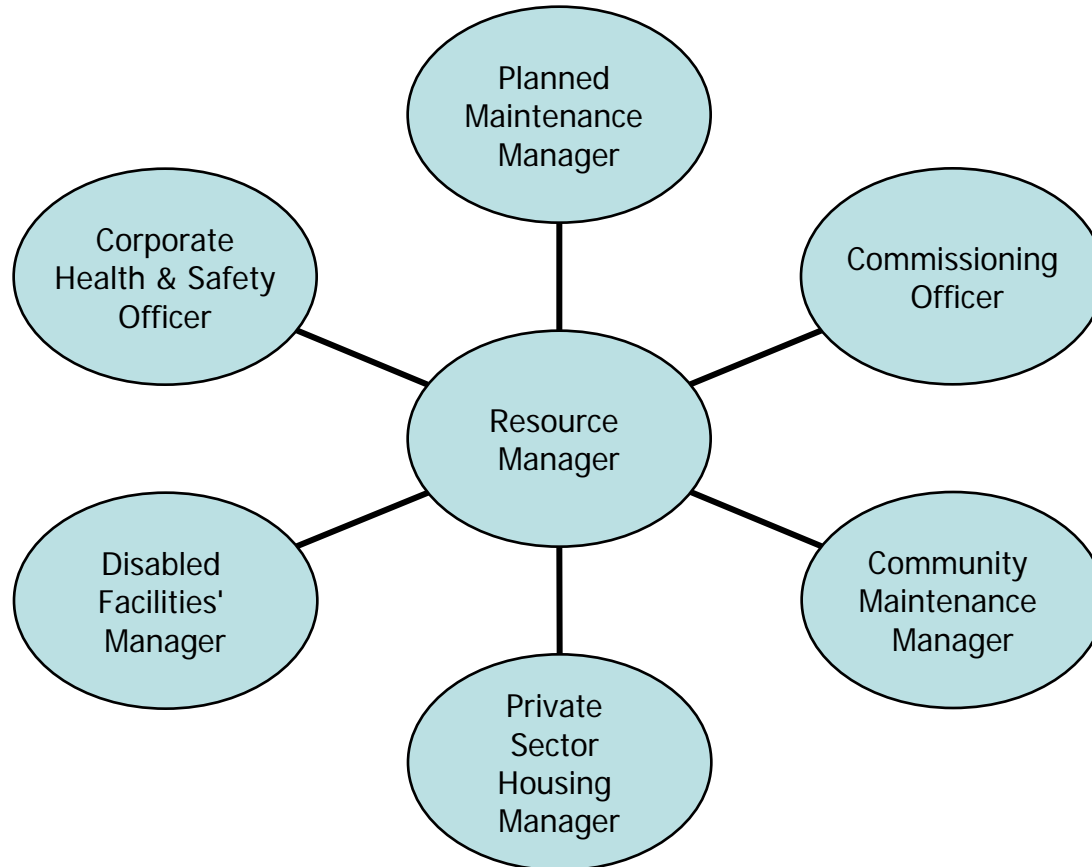
How was compliance achieved?



- An Asbestos Project Group was formed which drew up an action plan for the 6 month period given to comply with the notices.



Asbestos Project Group



Main aims of the group?



- The Development of a HANR Asbestos Management Plan.
- Establishing where asbestos is within domestic premises and communal areas and managing and reviewing the risk.
- Creation of a permit to work system which could be used by all sections of HANR.



Establishing sample to be surveyed



		A			B			C			D	
<i>Construction Method</i>	<i>Property Type</i>	<i>1900 surveyed</i>	<i>to properties</i>	<i>1910 req. survey</i>	<i>1911 surveyed</i>	<i>to properties</i>	<i>1920 req. survey</i>	<i>1921 surveyed</i>	<i>to properties</i>	<i>1930 req. survey</i>	<i>1931 surveyed</i>	<i>to properties</i>
Traditional Cavity	<i>Bedsit</i>											
	<i>Bungalow</i>										6	25
	<i>Flat</i>		4	1				3	93	16	56	264
	<i>Masonette</i>											
	<i>Non-parlour</i>		7	2		6	1	300	1023	41	113	1531
	<i>Parlour</i>	1	34	6	2	9	2	48	648	120	7	83
	<i>Communals</i>										1	1
No Fines	<i>Bedsit</i>											
	<i>Flats</i>											
	<i>Masonette</i>											
	<i>Non-parlour</i>											
	<i>Parlour</i>											
	<i>Communals</i>											
Framed	<i>Bedsit</i>											
	<i>Flats</i>											
	<i>Communals</i>											
No Fines Cavity	<i>Flats</i>											
	<i>Masonette</i>											
	<i>Communals</i>											
Traditional Solid	<i>Bedsit</i>		1	1								
	<i>Flat</i>		8	2								
	<i>Masonette</i>											
	<i>Non-parlour</i>	1	6	1	1	8	2		2	2		2
	<i>Parlour</i>	14	115	10	1	2	1		5	1		3
	<i>Communals</i>		0									



Aims of the group contd.



- Tenants have been informed of the risk from asbestos via Tenants' Times article, Tenant Handbook and leaflet handout 2.
- An Asbestos Careline number was established which was hosted by Cardiff C2C service.



Informing contractors of risk from asbestos:

- Via job cards and generic information leaflets
- Contractual agreements have been reviewed to ensure contractors are fully conversant with all relevant legislation regarding the management of asbestos containing materials.
- A letter has also been sent to all contractors to ask for evidence that asbestos awareness training has been carried out for their operatives and supervisory staff.



- Training of operatives and customer facing staff in asbestos awareness is ongoing and refresher training will be provided annually. Over 400 staff were trained.
- Staff in Community Maintenance are also being trained to carry out 'non licensable' work on artex ceilings and floor tiles that contain asbestos.



A picture of the Asbestos Project group after the HSE lifted the notices on 18th June 2007.



- The Permit to Work functionality within our electronic systems needs to be further developed.
- Resource to take the project forward is currently being reviewed by the project group. Additional resource will be required to administrate the surveys, keep information held in the surveys relevant and carry out reviews of surveys.



The ongoing Welsh Housing Quality Standard programme of works includes :-

- Renewal of kitchens and bathrooms in all our housing stock.
- As this is classed as a 'major work' and involves disturbing the fabric of the building an asbestos survey has to be carried out in each of our properties as stated in the asbestos management plan.
- This means by 2012 we will have sampled 100% of our housing stock for asbestos.



- Consideration is being given to surveying properties for asbestos in house with existing staff being trained to carry out surveys.
- Further development of monitoring of condition of identified asbestos.



Any questions ?

