

# **Managing Asbestos Together**

**Steven Turner**

**Technical Support Manager  
(Asbestos)**

# Managing Asbestos Together

- **Team created in 2008/ 2009 to manage asbestos for non housing property and Housing Capital programme**
- **Initial findings – asbestos management arrangements - consultant / contractor led**
- **New range of management actions considered**
- **New approach estimated savings of £1 million in first financial year alone.**
- **Development of in house - £5k for training resulted in outsourcing cost reduction by £250,000 in 2011.**
- **Current savings circa £350,000 per annum by including common area in domestic property.**
- **What next?**

# Managing Asbestos Together

## Housing Repairs

- **Domestic dwellings 25020 (>96% built in asbestos era)**
- **21 Tower blocks**
- **c. 2150 Low rise properties with common areas**
- **78,185 repairs from 1<sup>st</sup> April – 11<sup>th</sup> December 2016**
- **29,686 classed as urgent**

# Managing Asbestos Together

## Non Housing

- **Property Officer issuing repairs with Technical Support from Asbestos Team**
- **Compliance Officer liaise with asbestos consultant, checks final report for completeness, caveats and updates the asbestos database and asbestos register for the property**

## Housing

- **Housing Technical officer issuing repairs with no asbestos support network.**
- **Housing administration email asbestos consultant with directed instructions from technical officer**
- **No technical check on report when received**
- **Reports not stored in central database**

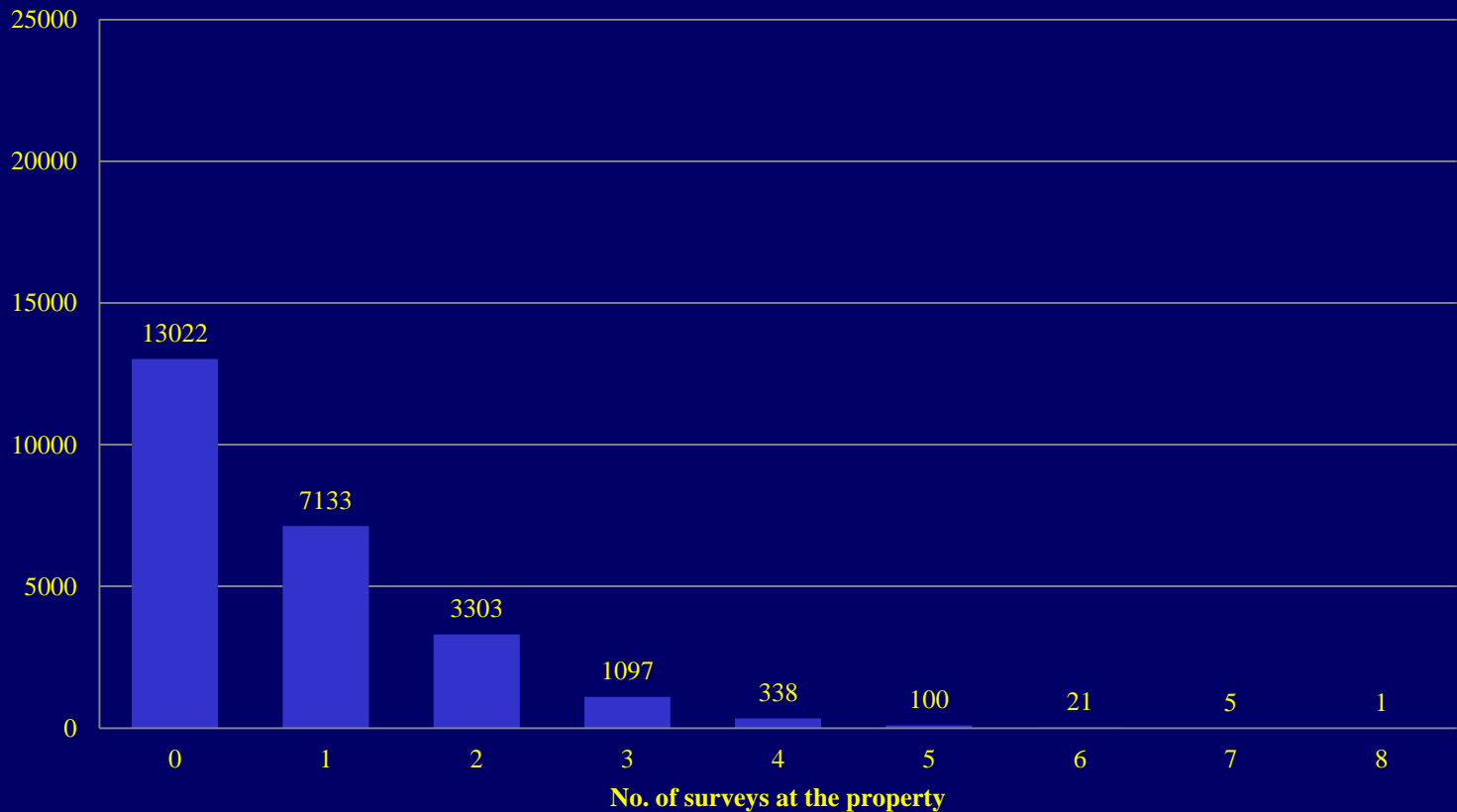
# Managing Asbestos Together

## Findings

- **19,051 pieces of asbestos information uncovered of varying quality held for 11,998 properties – at end 2016**

# Managing Asbestos Together

No. of properties v No. of surveys at property



No of Properties

# Managing Asbestos Together

- **Compliance officers have begun summarising information held into asbestos house type model using:**
  - **property type,**
  - **age, and**
  - **geographical location.**

# Managing Asbestos Together

House Type e.g. HTR 003	HTR17
Geographical Area e.g. G75 0	G727
Year Built e.g. 1970	1972
Findings	<p>Of the surveys undertaken, it has been shown that Textured coatings and floor coverings (including adhesives) are present in various locations in the properties.</p> <p>Bitumen sink pad under kitchen sink has been shown to contain asbestos – these will have been removed during kitchen upgrade.</p> <p>Textile flash guards within electrics have been found to contain asbestos.</p> <p><b>Asbestos insulation board</b> has been found in the partition wall in the service void within the bathroom. In this bathroom service void asbestos cement pipes and possible insulation board debris have been found.</p> <p>Asbestos insulation board has been found in hall cupboard walls and transom panel above living room cupboard.</p> <p>Asbestos cement has been found on rear of cupboard door – Most of these have been removed.</p> <p>However, there may be hidden ACMs used within the construction and as such caution and further intrusive surveying should be used where refurbishment or breaking through surfaces is required as part of any works.</p> 
Completed By	Graeme Hay
Date	12/01/15

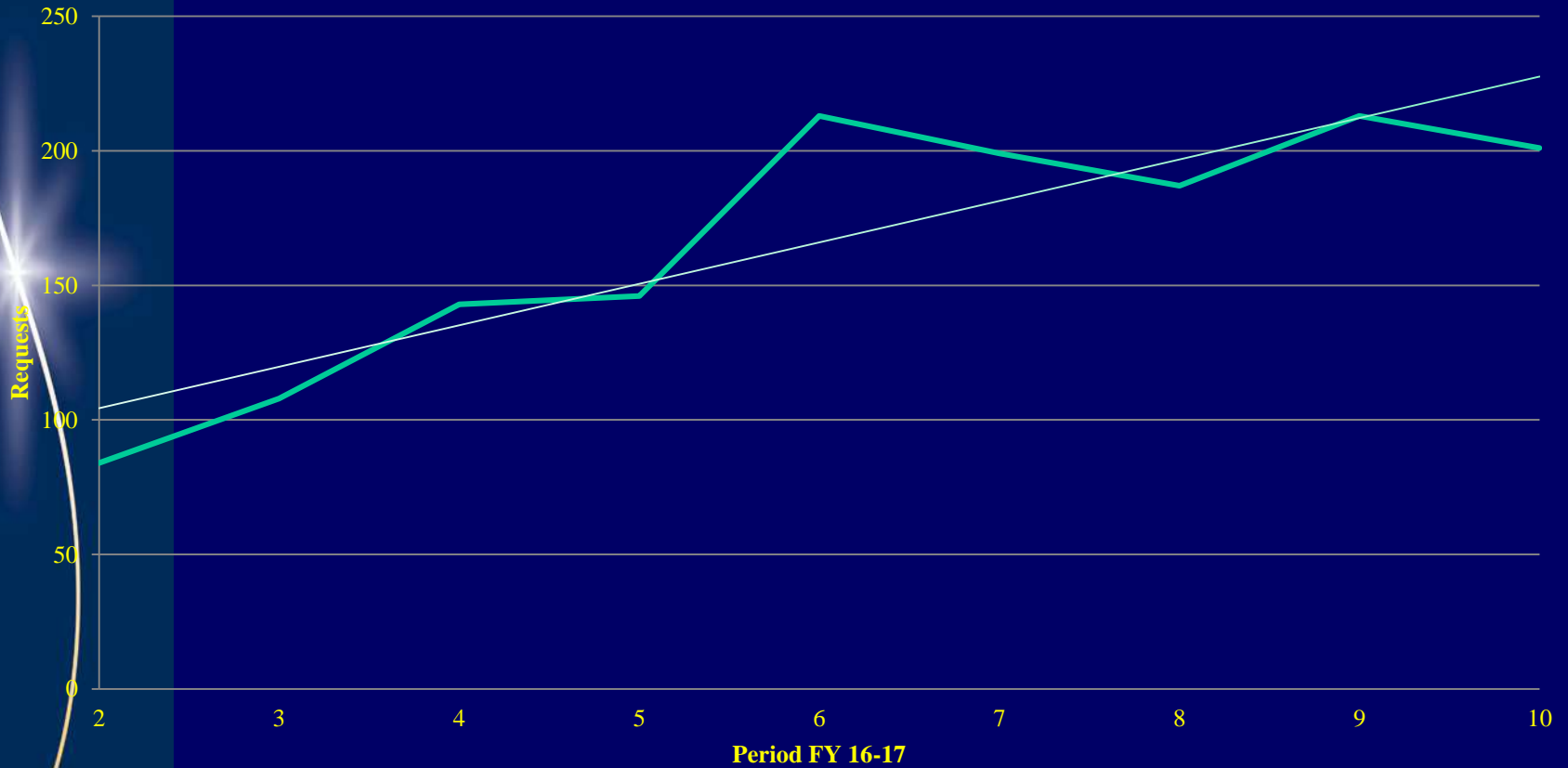


# Managing Asbestos Together

## Technical Support by Compliance officers

- Working alongside Housing Technical Officers (HTO) to interpret asbestos information, assess limitations of surveys, etc.
- Interface between the HTO and asbestos consultant
- Preparing information on asbestos house typing model to help inform asbestos risk assessment for properties with no information
- Summarising and updating information for 2439 combinations of dwelling type, year of construction, and geographical location
- Carry out DTM re-inspections in common areas within domestic property.
- Provide on site advice to craft operatives and HTO when required.
- Input to training needs with regard to annual asbestos refresher training. 604 HTR staff £12k

# Managing Asbestos Together



# **Managing Asbestos Together**

- **Greater understanding of old and new working practices**
- **Improves decision making**
- **Reduces the potential for asbestos incidents to occur**
- **If incidents do occur technical support team in place to help manage the situation**

# **Managing Asbestos Together**

- **Minimise the potential for accidental asbestos disturbance**
- **Minimise cost, reputational damage and possible enforcement action associated with an asbestos incident**
- **Ensure most effective use of resources by utilising and updating existing asbestos information**