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Management of Asbestos in Social Housing: London Councils Health & Safety Network

Presentation Outline

Introductions & Housekeeping

- 1: Asbestos: History & Where we are today**
- 2: Legacy Issues Councils Face**
- 3: Relevant Working Examples & Solutions**
- 4: Regulation v Physical Construction Works**
- 5: CDM Responsibilities**

Before we begin....I have a confession

Asbestos is NOT the most riveting subject matter;

NO glossy images

NO impressive charts

LOTS of negatives if being totally honest

Basically, we are not on too many Christmas Card lists!!

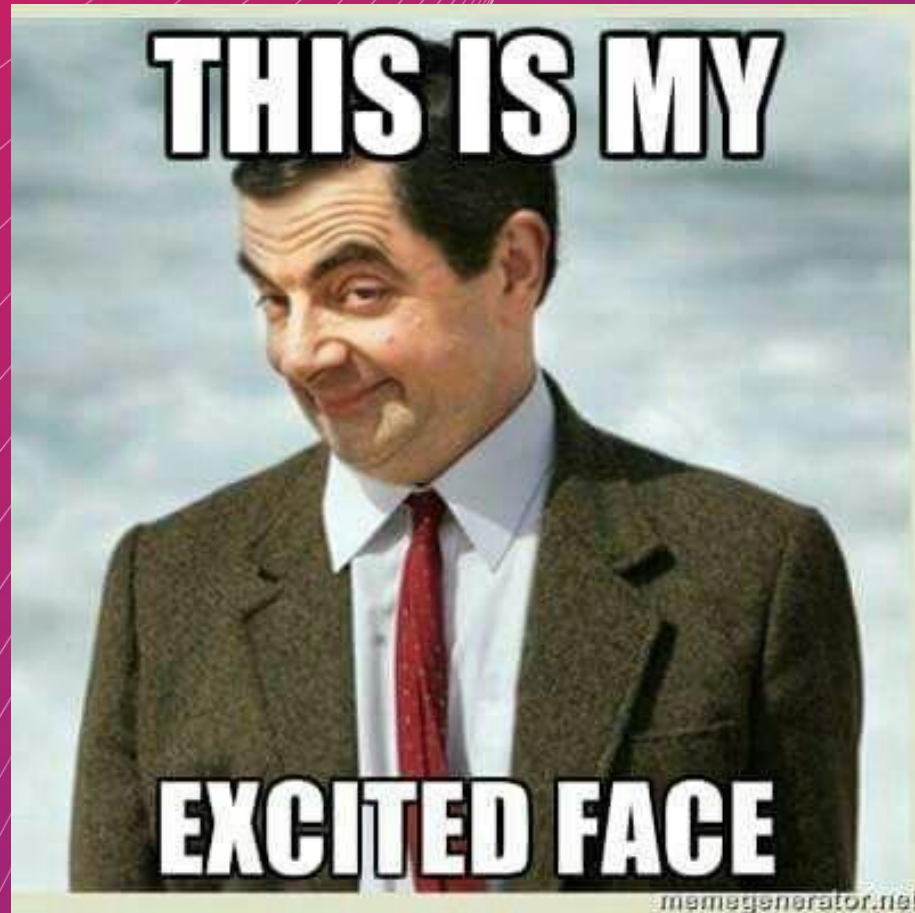
So, to keep things moving....

Better to speak up and engage, than be singled out!!

ONLY AN HOUR I HEAR YOU SAY....

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Please just humour me and look interested....



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Asbestos: History & Where we are today

A Whirlwind Tour of the Asbestos backstory

- ✓ Asbestos used widespread since 19th Century (known since Greek times);
- ✓ Asbestos has excellent natural properties....**and its cheap!**
- ✓ Mined throughout the world and still being mined today in huge quantities
- ✓ Millions of Tonnes (raw) imported into UK;
- ✓ Hundreds of Millions of tonnes of building materials in the UK;
- ✓ Used extensively Post-War in construction throughout UK;
- ✓ Asbestos banned in Phases starting 1975, total ban 1999;
- ✓ **Still a significant legacy issue for Duty Holders to manage;**
- ✓ UK Regulations updated 3 Times in 10 years (2002, 2006 & 2012);

Asbestos: History & Where we are today

Regulation Snapshot

- ✓ Duty is to *manage* asbestos in all 'commercial' buildings
- ✓ Identify and assess the risks and Manage ACMs in situ;
- ✓ Assume everything contains Asbestos until proven otherwise;
- ✓ Asbestos Management Plan (AMP) is required to manage the risk;
- ✓ Asbestos can be in buildings up to 1999 – Cut off Date!!
- ✓ Not a duty to survey although a survey likely to be needed
- ✓ Management or **Refurbishment** or Demolition Surveys (HSG 264)
- ✓ Aim is to protect workers, staff and visitors, until a buildings ultimate demolition

Asbestos: History & Where we are today

Asbestos Key Discussion Point

Asbestos Refurbishment Surveys

- ✓ *When Refurbishment Surveys are needed?*
- ✓ *Combine surveying scopes to maximise value;*
- ✓ *Give relevant detail when instructing RS;*
- ✓ *Be careful of the caveat!!*

Asbestos: History & Where we are today

Asbestos Health Fact

**‘ Asbestos is responsible for more cancer deaths
than all other known occupational hazards
combined.... ’**

*Professor Julian Peto
September 1999*

Asbestos: History & Where we are today

Health Effects

Breathing in air containing asbestos can lead to asbestos related diseases;

At best can be debilitating and at worst are fatal;

The diseases associated with Asbestos are;

- **Pleural Effusion**
- **Plural Plaques**
- **Asbestosis**
- **Lung (bronchial) cancer**
- **Mesothelioma**

Minimal exposure to asbestos can lead to Health problems!

There is no cure for asbestos related disease!

Asbestos: History & Where we are today

Health Statistics

- ✓ 4000+ People per year die from Asbestos Related Diseases
- ✓ Figure will rise to 8,000-10,000 by 2020-25
- ✓ Figure should then significantly drop thereafter (if managed)
- ✓ HSE campaign – ‘Hidden Killer’
- ✓ 20+ Trades personnel per WEEK die
- ✓ Asbestos Awareness still too low and not considered in time
- ✓ **Significant Quantity (30%) of Asbestos works are reactive**
KEY POINT – Reactive = Possible Exposure....% Still too High!!

Legacy Challenges Social Housing Face

An Anti-Social Challenge for all

- ✓ Councils Ageing Housing Stock – Old & Challenging Indeed;
- ✓ Continual Multiple Demands on Budgets;
- ✓ Varying Advice – Contract & Urgency Dependant;
- ✓ Procurement Restrictions and/or Contractual Obligations;
- ✓ Resident Reassurance, Perception & Reaction – **Asbestos Stigma!!**
- ✓ Decanting tenants for awkward remediation (Even for a day);
- ✓ Inconsistent Record Keeping & Data Management (if I had £1);
- ✓ New Regulations – Asbestos in the way again (Fire Recently);

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How are we bearing up so far?



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Relevant Working Examples & Solutions

Tower Block & Multiple Communal Staircases (All Floors)

AIB debris identified to operational cupboards requiring access.

Damaged floor tiles throughout communal stairs.

Property in full occupation and constant use.



AIB & Debris within cupboards



Floor Tiles throughout stairs

Relevant Working Examples & Solutions

Tower Block & Communal Staircases (All Floors)

Key Challenges

Sequencing Enclosures

Access & Egress

Fire Routes

Resident Reassurance

Resident Liaison & Cooperation

Main Contractor Liaison

Reinstatement

Possible Solutions

Accurate Pre-Programming

Planning Work Locations

Fire Routes

Resident Liaison Events/Door knock

Resident Meetings & Spokesperson

Communication

One Contractor

Relevant Working Examples & Solutions

Tower Block Communal Riser within Flats

- ✓ **Service Risers (5no.) only accessible via flats bathrooms;**
- ✓ **AIB & Debris confirmed within all 5no. risers over 12 floors;**
- ✓ **No one can access riser, only trained, certified and competent;**
- ✓ **Critical services within risers for maintenance and emergency;**
- ✓ **ACM debris confirmed so works are necessary;**
- ✓ **Risers not totally sealed/enclosed, apertures are present;**
- ✓ **Services fail regularly and pipework fragile;**
- ✓ **Fire Integrity compromised, not compliant and requires updating;**
- ✓ **Residents have been using riser space as storage;**

Relevant Working Examples & Solutions

Tower Block Communal Riser within Flats

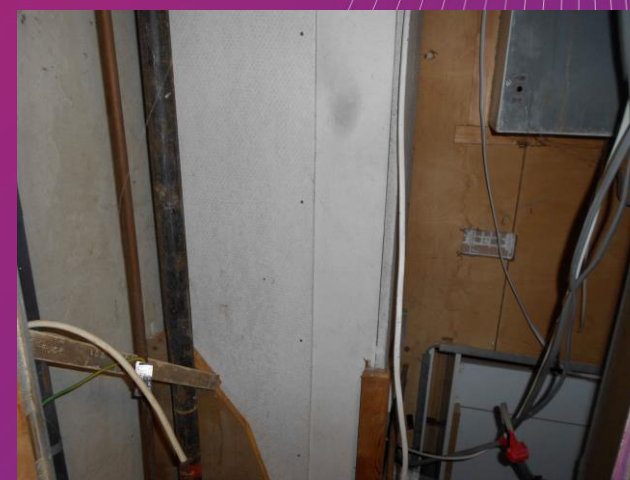


Risers Only Accessible via Flats

**Bathroom Hatch
Kitchen Wall
Hall Meter Cupboard**

Relevant Working Examples & Solutions

Tower Block Communal Riser within Flats



Relevant Working Examples & Solutions

Video showing internal riser and all issues



Relevant Working Examples & Solutions

Tower Block & Communal Staircases (All Floors)

Key Challenges

Decanting Residents

Riser Access – Walls Removed

AIB Duct connected load bearing

Resident Reassurance

Reinstatement of Services

Reinstatement of Fire Protection

Tenant Belongings

Possible Solutions

Riser Concurrently or Individual

Decant allows less reinstatement

One Riser or top to Bottom

Signed consent & consultation

Services altered during decant

Specification in advance

Written consent of disposal/cleaning

Regulation v Physical Construction Works Its ALL in the planning....

Factoring in Regulatory Compliance, isn't optional but can be **practical**;

Planning is the Key!!

Unforeseen issues cost time and money;

Survey ahead of time and plan remedial works;

Remember peoples Health is the Priority (RIDDOR);

Asbestos Legal Situation – Arduous, Time Consuming & Potentially Costly

CDM Responsibilities

Business as Usual....Its all up to you!

Headline Changes relating to Asbestos

- ✓ **Duty Holder has to play a major part in the Project or Process;**
- ✓ **Client cannot 'delegate' responsibility, even if a specialist subject;**
- ✓ **Asbestos Contractors act as Principle Designer by Default (Useful);**
- ✓ **Asbestos Plans of Work cover most CDM requirements;**
- ✓ **Some Consultancies do have asbestos specific insurance;**
- ✓ **Arranging Welfare is a practical issue in Social Housing;**

Thank you for your Time Today

**I am staying so feel free to ask
anything after.**

**I will not be offended if you have
endured enough already....**

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Even the least interesting people can surprise you....