Asbestos Safety Standard

This Safety Standard should be read in conjunction with the Bromford Flagship LiveWest's Compliance Safety Policy.

1 Purpose

1.1 The safety of our customers, colleagues and contractors is at the heart of all we do.

1.2 We are fully committed to ensuring employees, customers and the general public, are not knowingly exposed to any risks that would affect their health and safety.

1.3 We are fully committed to achieving high levels of safety and quality in the services we deliver, providing homes that are safe to standards that reflect legislative requirements and best practice where appropriate.

1.4 Our risk appetite is averse for health and safety risks. We have zero tolerance for actions or omissions that could compromise the health and safety of individuals affected by our operations. We are committed to upholding the highest standards of health and safety compliance, proactively identifying and mitigating risks, and fostering a culture of safety throughout the organisation.

2 Standard

2.1 We have colleagues and contractors working on asbestos management across BFL.

2.2 We have clear Asbestos Management Plans that explain how we safely manage asbestos in our properties. These plans describe how we carry out surveys and inspections, manage repairs and maintenance, and make sure any work involving asbestos is done safely and in line with regulations.

2.3 In accordance with Control of Asbestos Regulations 2012, we review our Asbestos Management Plan annually.

2.4 We survey properties with a built date of pre-2000 because asbestos was not used in construction after that date. Asbestos Management surveys involve visual inspections of all accessible areas and any potential Asbestos Containing Materials are then sampled to determine the presence of asbestos or not.

2.5 We employ fully trained and experienced asbestos surveyors and contractors to undertake surveys of our properties.

2.6 All our colleagues and contractors receive asbestos awareness training. Those who may come into contact with asbestos as part of their work are given additional training that matches the level of risk and the tasks they carry out.

2.7 All contractors who work directly with asbestos are appropriately qualified and, where required, licensed by the Health and Safety Executive. Contractors carrying out lower-risk asbestos work are trained to follow strict safety rules. All contractors working in our homes receive asbestos awareness training where needed, and we check their training before work starts.

2.8 Before major work or repairs are carried out in homes built before 2000, we check whether asbestos could be affected by carrying out a Refurbishment and Demolition (R&D) Survey. This survey may involve safely opening parts of the home, such as walls, ceilings, or floors, to check for asbestos that cannot be seen.

2.9 All communal areas will be re-inspected annually.

2.10 We will leave asbestos in situ unless it is at risk of damage or is damaged.

2.11 Where damaged or disturbed asbestos is identified we will carry out remedial action in accordance with our asbestos management plans.

2.12 Asbestos information is maintained within our asbestos registers, which are held on our asset management systems. This information is made available to operatives and contractors to ensure they are informed of the presence and location of any asbestos-containing materials prior to undertaking work in our properties.

2.13 Asbestos information is also made available to other colleagues, including those within the Customer Service Centre. This ensures that colleagues have access to accurate asbestos data and are able to share relevant information with operatives, contractors, or other parties who require it.

2.14 Asbestos information is available to all customers, enabling them to access relevant information regarding asbestos within their homes.

2.15 We will work proactively with freeholders or their management companies to obtain evidence that re inspections have been completed in the communal areas of a building, in line with the relevant regulations and British Standards.

2.16 We manage our performance by regularly reviewing and reporting the proportion of applicable communal properties with an in date asbestos management survey within the year.

2.17 We arrange internal audits of our asbestos data and our operating procedures to ensure that we are compliant with all the necessary regulations

2.18 In conjunction with our Health and Safety team, we ensure that any asbestos exposure incident or near misses reported are investigated.

2.19 Asbestos information is available to all our customers on our websites.

2.20 We continually review legislation, best practice, and other relevant requirements, and we update this standard at least once a year or sooner if changes occur to ensure it remains current and appropriate.

Version control

Note: minor updates approved by delegated authority increase version number by 0.1; major updates and formally approved versions increase version number by 1.0.

Version	Detail	Approved by	Date
1.0	First Issue	BFL Customer Committee	6th May 2026