



Bristol City Council Housing and Landlord Services

Asbestos Safety Policy

Version 2

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Definition of terms used

- **Abatement work(s)** – A set of procedures designed to control or eliminate hazardous materials from buildings or construction sites.
- **ACM** - Asbestos Containing Materials.
- **ACOP** - Approved Code of Practice.
- **AMP** - Asbestos Management Plan.
- **BCC** - Bristol City Council.
- **CAR 2012** – Control of Asbestos Regulations, 2012. The key UK legislation governing the management, handling, and removal of asbestos to protect workers and the public from exposure.
- **Common parts/Communal areas** – Areas outside of a resident's home that are shared with other residents, i.e. corridors, walkways, balconies, stairways, landings, lobbies, meter cupboards, bin stores, entrances to buildings and communal kitchens, lounges or gardens. In blocks of flats, the protected shafts enclosing the services that run through the building are often also considered to be communal areas.
- **EqIA** – Equalities Impact Assessment.
- **In situ** – keeping something in its original location.
- **KPI** - Key Performance Indicator.

1. Purpose

- 1.1 This policy outlines how Bristol City Council's Housing Directorate will meet its responsibilities under the Health and Safety at Work Act 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 (CAR 2012) and associated protective legislation.

2. Scope

- 2.1 This document applies to all residential buildings including dwellings and common parts outlined in [ACOP L143](#), owned or leased by the Housing Directorate built prior to the year 2000.
- 2.2 The policy covers work undertaken on these buildings carried out either directly by the Housing Directorate or by our contractor partners.
- 2.3 The policy is relevant to BCC employees, tenants, contractors and other persons or other stakeholders who may work on, occupy, visit, or use Housing Directorate premises, or who may be affected by its activities or services.
- 2.4 This document should be read alongside the Housing Directorate's Asbestos Management Plan (AMP) which covers roles and responsibilities and all aspects of asbestos management in more detail.
- 2.5 All other BCC premises (such as offices, shops, stores, etc.) managed by BCC's Corporate Property Services, Facilities Management or Building Practice teams **are not** within the scope of this policy.

3. Aims and objectives

- 3.1 Bristol City Council's Housing Directorate recognises its responsibilities to ensure effective management of asbestos to comply with CAR 2012, regulation 4. The Housing Directorate will:
- Presume a material contains asbestos unless there is strong evidence it does not.
 - Undertake surveys of all common areas and reinspect ACMs on a periodic basis using a risk-based approach.
 - Undertake suitable surveys to allow work to be undertaken either within our dwellings or common areas prior to work commencement.
 - Where surveys are commissioned to allow work to go ahead in dwellings, we will take the opportunity to survey the whole dwelling and not just the refurbishment area.
 - Keep an up-to-date record of the location and condition of ACMs.
 - Provide the survey information to anyone who may disturb ACMs during their work activities.
 - Use suitably qualified, trained and experienced contractors to undertake asbestos surveys, air monitoring, sample analysis and asbestos removal.

- To reduce the risk of ACMs to an acceptable risk through removal or abatement work and to actively monitor ACMs to remain in situ to ensure they are kept in a good state of repair.
- Provide adequate resource to support the fulfilment of AMP.
- Ensure in house staff are trained tailoring training requirements based on levels of responsibility.
- Undertake regular audits of work to ensure work complies with legislation and the AMP.
- Implement a controlled process for managing changes to property stock, ensuring asbestos programmes are promptly updated when properties are acquired or disposed of.

4. Roles and responsibilities and authority

- 4.1 The Chief Executive of Bristol City Council has overall accountability for the management of all aspects of health and safety including the management of asbestos risk but can delegate day-to-day implementation. Day to day implementation is the responsibility of the Executive Director for Housing, as the Main Duty Holder.
- 4.2 Deputy Duty Holders for BCC's Domestic properties are the Director of Housing and Landlord Services and the Director of Housing Property. The Deputy Duty Holders are primarily responsible for ensuring adequate resources are provided to meet the policy and legislative requirements for Housing services. The Deputy Duty Holders may in turn nominate competent and suitably qualified person(s) to deliver specific duties.
- 4.3 The Principal Asbestos Safety Coordinator (within the Housing Directorate's Construction Safety Team) is responsible for producing, implementing, and reviewing the AMP and ensuring that this policy is kept up to date and compliant.
- 4.4 Further information on other specific roles and responsibilities for employees, contractors and other stakeholders who have a duty to apply the principles of this policy is set out within the AMP.

5. The Policy

5.1 Legal Context and Consumer Standards

- 5.1.1 Management of asbestos in domestic dwellings is primarily governed by the Control of Asbestos Regulations 2012 (CAR 2012), which require duty holders—typically landlords, property owners, or those responsible for maintenance—to identify, assess, and safely manage asbestos-containing materials (ACMs) within properties built before 2000. These regulations require appropriate surveys, maintenance of asbestos registers, written management plans, and competent handling or removal of ACMs by licensed professionals where necessary.
- 5.1.2 Domestic properties are also influenced by broader consumer safety and housing standards, including the Regulator of Social Housing's Consumer Standards, which expect registered providers to ensure homes are safe, well-maintained, and free

from avoidable hazards. In the context of asbestos, this includes ensuring tenants are protected from exposure risks, repairs are carried out safely, and relevant information is shared with anyone who might disturb asbestos during work activities.

5.2 Equality and Diversity

5.2.1 BCC will ensure that no potential or current resident is treated less favourably on the grounds of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation in the implementation of this policy.

5.2.2 An Equality Impact Assessment (EqIA) will be carried out for this policy.

6. Quality Assurance

6.1 Publishing

6.1.1 This policy will be published on the BCC website and communicated to relevant operational teams via policy briefings and other appropriate communications.

6.2 Review

6.2.1 This policy will be reviewed annually or sooner if there is a change to legal or regulatory requirements, in accordance with our procedures.

6.3 Monitoring and Reporting Requirements

6.3.1 Robust key performance indicator (KPI) measures will be established and maintained to ensure BCC's Housing Directorate is able to report on performance in relation to asbestos safety. At a minimum, these will include the asbestos safety performance indicators (BS03) listed in the [Tenant Satisfaction Measures](#).

7. Appendices

Appendix 1 – Legal and Policy Context

- Defective Premises Act 1972
- Health and Safety at Work etc. Act (HSWA)1974
- Environmental Protection Act 1990
- The Workplace (Health Safety and Welfare) Regulations 1992
- The Management of Health and Safety Regulations 1999
- The Housing Act 2004
- Hazardous Waste Regulations 2005
- Control of Asbestos Regulations (CAR) 2012
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013
- Construction (Design and Management) Regulations 2015 (CDM Regulations)
- Homes (Fitness for Human Habitation) Act 2018
- Environment Act 2021
- Social Housing Regulation (including Tenant Satisfaction Measures) 2023