

MIAG



GM
21/9/25

Asbestos Management Plan

The law places specific responsibilities on employers and controllers of premises to manage asbestos. Below is some information on asbestos, this is not a comprehensive guide, please refer to the MIAG (Meeting Individual Aspirations & Goals) policy on asbestos for full information. Before starting any work in a MIAG premises please check the MIAG asbestos management plan and the risk assessments relating to asbestos.

What is Asbestos?

There are three main types of asbestos commonly known as white, brown and blue asbestos. They cannot be identified just by their colour but by laboratory analysis.

Historically asbestos has been used extensively in buildings, including Council Housing, due to its thermal insulation, fireproofing, physical strength and low cost.

The most severe health effects, including Mesothelioma, Lung Cancer and Asbestosis, were not evident until years after the first exposures allowing the asbestos industry to grow and establish itself.

Asbestos containing materials (ACM's) can include:

- ✚ Insulation boards
- ✚ Some cement products including roofing materials, wall cladding and bath panels
- ✚ Acoustic and thermal insulation products
- ✚ Fire retardant materials
- ✚ Textured coatings

The Control of Asbestos at Work Regulations 2006 has been introduced to better control the risk from Asbestos and ACM's in Commercial properties. Commercial properties specifically include the common parts of flat blocks, offices

The Health and Safety at Work etc. Act 1974 places a specific duty on employers to ensure, so far as is reasonably practicable, the health, safety and welfare of its employees. This responsibility includes ensuring staff, that are required to work in MIAG premises, are not exposed to asbestos and ACM's.

If left undisturbed and intact asbestos containing materials will not pose a danger to health. If you think you have asbestos in your workplace or have any concerns relating to asbestos please contact a member of the Strategic Leadership Team.

Construction Site accidental discovery of Asbestos Waste

Before construction work starts on either a building or a designated MIAG construction site (External to the buildings / within our grounds). It will be needed to request and review any asbestos registers, surveys relevant to the designated work area. If Neither of these are available, then work should not commence until relevant surveys have been completed and findings have been implemented into creating safe systems of work.

The process if unidentified material is located on site is:-

- + Principal Contractor locates Unidentified material on site
- + Principal Contractor will stop work immediately
- + Principal Contractor will secure the area and stop any entry
- + Principal Contractor will inform MIAG management and MIAG lead
- + To be agreed as to whether MIAG or principal contractor to get a suitably competent company to inspect the material and if it is identified as asbestos, get the licenced carrier to remove the waste to an appropriate waste disposal site
- + Only restart work once the waste has been completely removed
- + Keep documentation and record on asbestos registers / site documentation.
Brief site staff and any other staff coming to site

Associated Documents:

- + MIAG Asbestos policy

Contractors:

- + A contractor is anyone who is brought in to carry out work for the MIAG who is not an employee or an agency worker
- + There are specific health and safety responsibilities for both the MIAG, and any Contractors being used. They are there to protect the contractor, MIAG, MIAG employees and anyone else such as visitors or members of the public
- + All parties must co-operate to ensure that health and safety is correctly managed in line with legislation this will avoid things going wrong in the first place
- + Work undertaken by a contractor for the MIAG is usually covered by a civil contract. It is good practice to write health and safety requirements into the contract. Health and safety responsibilities are defined by criminal law and cannot be transferred from one party to another by contract
- + In any client/contractor relationship both parties will have health and safety responsibilities. Similarly, if a contractor subcontract all or some of the work to other contractors then all parties will have health and safety responsibilities

- ✚ Before starting any work, MIAG will need to decide what work they want included in the contract and what work falls into preparation and completion phases of the contract
- ✚ The level of risk will depend on the type of work being done. Whatever the risks, the MIAG needs to decide what health and safety implications there are of the job required
- ✚ Before selecting a contractor, MIAG will need to satisfy itself that the contractor has the skills and competence to carry out and complete the required work without risk to health and safety and follow the MIAG procurement process. Equally the contractor must also have the skills and competence to appraise the competence of any subcontractors used
- ✚ A risk assessment of the work to be done must be carried out. This task is best done by the MIAG and contractor together. They must then agree what preventative and protective steps need to be taken to allow the work to be done safely
- ✚ All parties must decide what information should be passed to each other about their work activities and any risks involved, including any safety rules
- ✚ During the period of work the contractors must be properly supervised and work managed by the MIAG. The greater the impact on health and safety of the work undertaken the greater the supervision and management responsibilities of the MIAG
- ✚ Larger contracts for work such as building maintenance will normally require managing in accordance with the Construction Design and Management Regulations (CDM)