



## CABINET REPORT

**Subject Heading:**

**Asbestos Control Policy (2025).**

**Cabinet Member:**

Councillor Paul McGeary, Cabinet Member for Housing & Property.

**ELT Lead:**

Paul Walker, Interim Director of Housing and Property.

**Report Author and contact details:**

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**Policy context:**

This policy sets out to clarify the Council's commitment to supporting its residents' health, safety and wellbeing, through addressing any detected presence of asbestos in its properties.

**Financial summary:**

Any Council costs arising from this Policy will be paid for from existing budgets.

**Is this a Key Decision?**

Yes.

**When should this matter be reviewed?**

Periodically.

**Reviewing OSC:**

Places Overview & Scrutiny Sub-Committee.

### The subject matter of this report deals with the following Council Objectives

People - Supporting our residents to stay safe and well	X
Place - A great place to live, work and enjoy	X
Resources - Enabling a resident-focused and resilient Council	

## **SUMMARY**

Up until the 1990s, Asbestos was a product that was widely used in construction due to its excellent heat resistance and thermal properties. It was present in a variety of forms and uses, including but not limited to; asbestos cement; artex ceilings; soffits and fascia boards, and pipe lagging.

However, asbestos was subsequently identified as a substance that can pose a significant risk to health, and is now classified as a human carcinogen.

This policy sets out to clarify the Council's commitment to supporting the health, safety and wellbeing of its residents, through undertaking the removal of any detected presence of asbestos in its properties.

In so doing, the Council will fulfil its legislative and regulatory obligations, whilst further protecting the health, safety and wellbeing of affected households.

## **RECOMMENDATIONS**

That Cabinet:

1. Approve the Property and Housing Services Asbestos Policy (2025) as set out in **Appendix A** of this report.

## **REPORT DETAIL**

- 1.1 This policy applies to all HRA properties, PSL properties and hostels owned or managed by the Council.
- 1.2 It defines that, in general, that all materials within Havering Council properties must be presumed to contain asbestos and treated accordingly unless, or until, strong evidence is provided to the contrary. However, properties built after 2001 can be reasonably expected to not contain any asbestos containing materials.
- 1.3 The policy clearly sets out the explicit duties and responsibilities of staff, management and contractors involved in the asbestos removal process.
- 1.4 No works which may disturb asbestos will be undertaken until a review of the management survey has taken place and, if necessary, a refurbishment and demolition survey has been completed.

## **REASONS AND OPTIONS**

### **2. REASONS FOR THE DECISION**

- 2.1 This is a legislative and regulatory requirement, as set out in section 1.3 of the policy. Compliance is expected by the government and will be enforced by the Regulator of Social Housing.

### **3. OTHER OPTIONS CONSIDERED**

- 3.1 There are no other feasible options.

## **IMPLICATIONS AND RISKS**

### **4. FINANCIAL IMPLICATIONS AND RISKS**

- 4.1 This policy update applies to Housing Revenue Account (HRA) and Private Sector Leasing (PSL) properties and hostels. The HRA and General Fund has budgets available for training, surveys and compliance inspections and remedial works that stem from compliance checks. Assurance has been provided that all implications within the Policy will be maintained within the relevant Council budgets.

### **5. LEGAL IMPLICATIONS AND RISKS:**

- 5.1 Landlords have a duty to address hazards in homes under the Housing Act 2004 and Environmental Protection Act 1990.
- 5.2 The policy aims to ensure the Council fulfils its statutory duty to ensure properties are safe and meet all relevant legal requirements, including those outlined in the Building Safety Act.

### **6. Human Resources implications and risks**

- 6.1 Recognising that well-trained staff are key to the successful delivery of this policy, all necessary training will be delivered during the staff induction process, with appropriate refresher courses delivered as and when required.

## **7. Equalities implications and risks**

7.1 The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:

- (i) the need to eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Equality Act 2010.
- (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are: age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

7.2 The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

7.3 An equalities impact assessment has been carried out and is attached as **Appendix 2** of this report.

## **8. Health and Wellbeing implications and risks**

8.1 Havering Council is committed to protecting and improving the health and wellbeing of its residents.

8.2 Addressing potential risk posed by exposure to asbestos in LBH properties is vital to ensure the safety of residents, employees and contractors. Adoption of the proposed Asbestos Control policy will support the effective assessment and management of these potential risks, therefore supporting efforts to protect health and wellbeing.

8.3 There are no health and wellbeing risks identified in relation to the recommendation to adopt this policy.

## **9. Environmental and climate implications and risks**

9.1 The safe removal and disposal of asbestos from our properties will help further improve the environment of the borough.

**BACKGROUND PAPERS**

**Appendix A**

Asbestos Control policy (2025)

**Appendix B**

Asbestos Control policy (2025) - EqHIA