



Managing Asbestos Together

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Technical Support Manager (Asbestos)



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Aim of the Project

To set up an asbestos technical support team in the Housing Repairs service to improve efficiency and maintain the highest possible standards when working in domestic dwellings containing asbestos products.

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Background

- **Domestic dwellings 25020 (>96% built in asbestos era)**
- **78,185 repairs from 1st April – 11th December 2016**
- **29,686 (38%) classed as urgent**
- **No asbestos information held for 13,022 of these properties**

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Background

Asbestos support in Non Housing

- Asbestos Team created in 2008/ 2009 to fulfil duty to manage requirements
- Initial Findings – asbestos management actions – heavily consultant / contractor led
- Initial Actions – Review of management actions resulted in savings > £1 million in first financial year alone.
- Investment in training in 2011 - resulted in outsourcing cost reduction of £250,000 p.a.
- By 2014, savings increased to £350,000 p.a. by including re-inspection of common areas in domestic property.

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Background

Comparison between Non Housing and Housing

Operation	Non Housing Repairs	Housing Repairs
Repair Specification by	Repairs Technical Officer	Repairs Technical Officer
Asbestos assessment by	Asbestos Compliance Officer	Repairs Technical Officer
Asbestos survey specified by	Asbestos Compliance Officer	Admin Officer
Survey checked by	Asbestos Compliance Officer	None
Asbestos technical support	Asbestos Compliance Officer	None
Management and Storage of asbestos information by	Asbestos Team in central database	Admin Team in local Area folders




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Consolidating and Review Information

- **19,051 pieces of asbestos survey information for 11,998 sites**
- **No information held for 13022 properties**
- **Asbestos type model created identifying 2439 combinations of:**
 - 1. dwelling type,**
 - 2. year of construction, and**
 - 3. geographically location.**

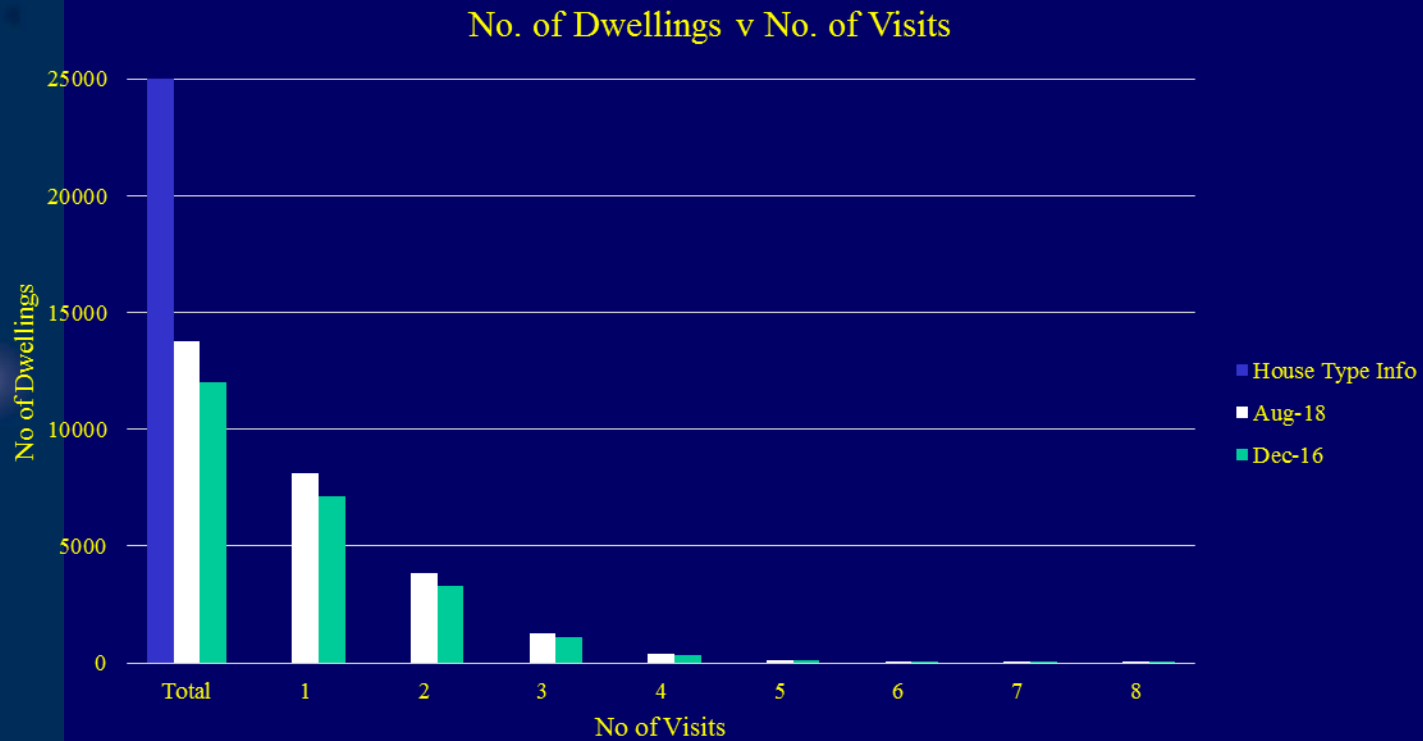
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Consolidating and Review Information

House Type e.g. HTR 003	HTR17
Geographical Area e.g. G75 0	G727
Year Built e.g. 1970	1972
Findings	<p>Of the surveys undertaken, it has been shown that Textured coatings and floor coverings (including adhesives) are present in various locations in the properties.</p> <p>Bitumen sink pad under kitchen sink has been shown to contain asbestos – these will have been removed during kitchen upgrade.</p> <p>Textile flash guards within electrics have been found to contain asbestos.</p> <p>Asbestos insulation board has been found in the partition wall in the service void within the bathroom. In this bathroom service void asbestos cement pipes and possible insulation board debris have been found.</p> <p>Asbestos insulation board has been found in hall cupboard walls and transom panel above living room cupboard.</p> <p>Asbestos cement has been found on rear of cupboard door – Most of these have been removed.</p> <p>However, there may be hidden ACMs used within the construction and as such caution and further intrusive surveying should be used where refurbishment or breaking through surfaces is required as part of any works.</p> 
Completed By	Graeme Hay
Date	12/01/15

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Consolidating and Review Information



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Realising the benefits

Operational benefits

- Asbestos team able to provide enhanced detailed interpretation of asbestos information, assess limitations of surveys, etc.
- Interface between the Housing Technical Officer and asbestos consultant
- Preparing information on asbestos house typing model to help inform asbestos risk assessment for properties with no information
- Summarising and updating information for 2439 combinations of dwelling type, year of construction, and geographical location

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Realising the benefits

Operational benefits

- **Improvements in decision making**
- **Reduction in the potential for asbestos incidents to occur eg by understanding old practices in dealing with ACMs**
- **If incidents do occur Technical Support Team in place to help manage the situation**
- **Minimise cost, reputational damage and possible enforcement action associated with an asbestos incident**
- **Ensure most effective use of resources by utilising and updating existing asbestos information**

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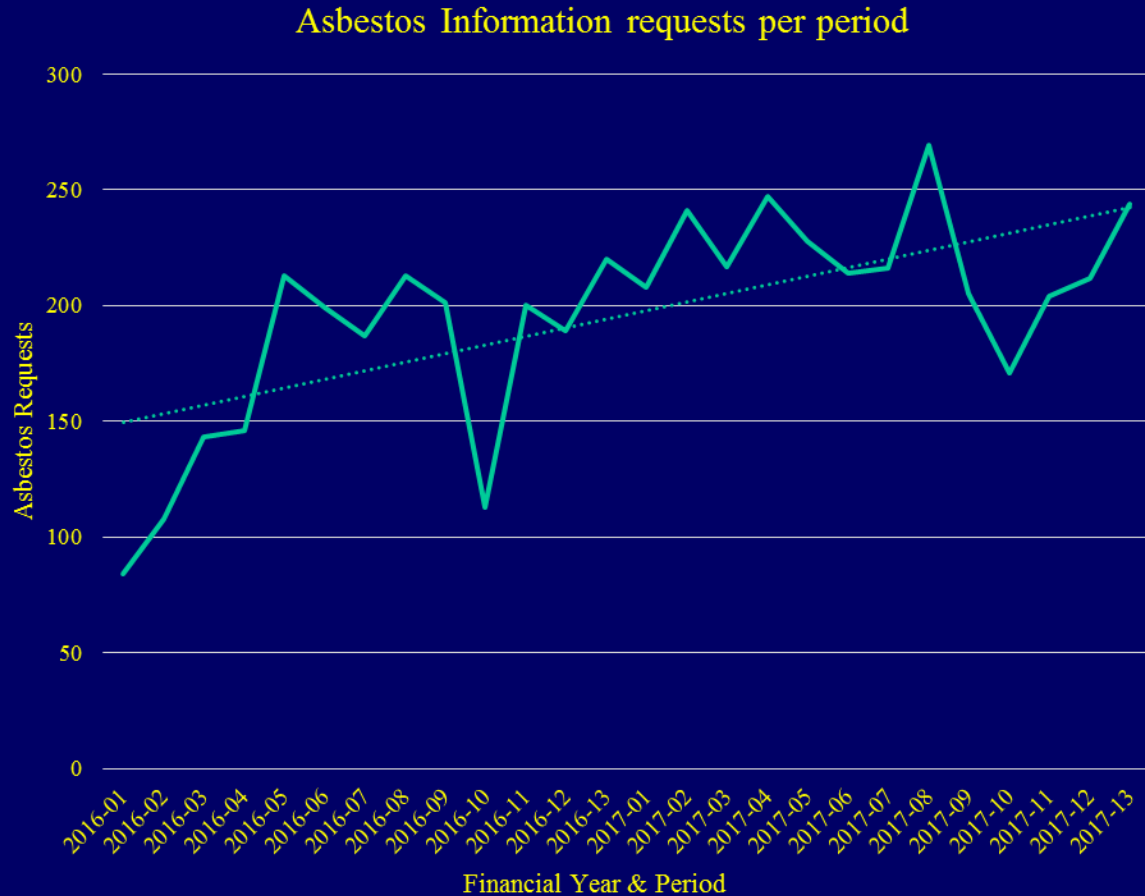
Realising the benefits

Operational benefits

- **Minimise cost, reputational damage and possible enforcement action associated with an asbestos incident**
- **Ensure most effective use of resources by utilising and updating existing asbestos information**
- **Provide on site advice to craft operatives and HTO when required.**
- **Input to training needs with regard to annual asbestos refresher training for circa 604 craft / supervisory operatives**

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Realising the benefits



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Realising the benefits

Financial Benefits

Description	Number	Asbestos Survey spend	Average cost per survey
Information reviewed – survey required	1466	£133,522	£91.08
Information reviewed – no further survey required	1413		
Total Enquiries	2879	£133,522	

Housing Repairs Financial Year 2017-18 : Asbestos Enquiries

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Realising the benefits

Financial Benefits

Description	Number	Rate	Savings
New surveys not required	1413	£91.08 per survey	£128,696
Days saved by being able to use existing information	4239	£13.03 per day	£55,234
Total			£183,930

Housing Repairs Financial Year 2017-18 : Properties no survey required



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Questions