

SLOUGH BOROUGH COUNCIL

REPORT TO: Neighbourhoods and Community Scrutiny Panel

DATE: Thursday, 28th November 2019

CONTACT OFFICER: John Griffiths, Service Lead, Housing Development & Contracts

(For all Enquiries) (01753) 875463

WARD(S): All

FOR INFORMATION

ASBESTOS IN HRA HOUSING STOCK

1. **Purpose of Report**

To provide the panel with information on the current status of Asbestos within the HRA Housing Stock and the number of properties where asbestos had been removed.

2. **Recommendation(s)/Proposed Action**

The Panel is requested to note the report for information.

3. **The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**

The Council's Five Year Plan 2019-2024 sets out the aims and priorities of the Council for the five year period and addresses the challenges that the Borough faces.

By effectively managing materials that contain asbestos within the HRA Housing stock 'Outcome 4 – Our residents will live in good quality homes'.

4. **Other Implications**

(a) **Financial**

The management of Asbestos by its very nature is expensive and resource hungry. During 2018 and 2019, inspection and testing of materials, both internally within dwellings and to external and communal areas, have been carried out identifying where materials either need encapsulation or removal. Works are ongoing to manage these materials. Works are generally undertaken as part of other workflows, voids, fire risk assessment works, capital investment etc. Costs of works for 2019/20 are being contained within budgets for these

works. New IT software and management thereof has also been kept within HRA revenue budgets.

A 5-year programme of Asbestos Surveys of all dwellings is planned at an estimated cost of £190k per annum based upon circa 6100 homes = approx. £950k HRA, this investment will be funded from HRA revenue budgets.

Annual budgets for the management of the asbestos identified will be considered but as far as is possible will also be contained within current HRA revenue budgets

(b) Risk Management

The management of Asbestos by its very nature is a matter of risk management, each element of material containing asbestos needs to be assessed against the Council's Asbestos management plan. Decisions on whether to leave alone, encapsulate or remove are made based upon a number of factors set out in the management plan including, type and percentage of asbestos fibres, condition of material, how accessible material is, likelihood of damage due to proposed works

(c) Human Rights Act and Other Legal Implications

None

(d) Equalities Impact Assessment

None

(e) Workforce

All work contained within current structures

5. **Supporting Information**

- 5.1 SBC's Asbestos Policy has been reviewed, amended and approved.
- 5.2 SBC's Asbestos Management Plan has been updated and approved
- 5.3 SBC have a new Asbestos Database/Register 'Alpha Tracker'. This demonstrates our robust commitment to asbestos management through out the RMI delivery to HRA assets.
- 5.4 Alpha Tracker is operational and all data from March 2018 has been input, the tracker produces tasks if required to each building based upon this data.

5.5 Asbestos Management Surveys (non intrusive) completed in 2018 all de-designated schemes:

- Allington House
- Apsley House
- Garrick House
- Calstock House
- Redwood House
- Brook House
- Armstrong House
- Kennedy House
- Seymour House

5.6 Asbestos Management Surveys completed in 2018/19 to all flatted blocks.

5.7 Asbestos Surveys are undertaken to void properties, to properties where extensive works are to be undertaken, particularly Capital Investment programmes.

5.8 Information from all Asbestos Surveys downloaded into Alpha Tracker

5.9 For the current financial year (April to October 2019), there have been 211 occupied and 112 void individual dwellings where asbestos has been removed internally. Costs have yet to be calculated, but where works have been completed the average cost per property is £1,335.

5.10 Works are being undertaken to all 491 blocks of flats for works identified from Fire Risk Assessments (FRA's) undertaken in 2018/19. The removal/encapsulation of asbestos is undertaken as part of these works. So far, works to the communal areas of 64 three-storey and 56 two-storey blocks have been completed with the remainder due to be completed by April 2020. Typically the works include removal of Asbestos Insulation Board (AIB) within loft areas, discarded asbestos flues and redundant asbestos cement tanks.

5.11 A 5-year programme of R&D surveys to all HRA assets is now planned starting with all properties built between 1960 and 2000.

6. **Comments of Other Committees**

None

7. **Conclusion**

The Panel is asked to note this report.

8. **Background Papers**

None