



Asbestos Policy

Version Control

This is version 1 of the Asbestos Policy, effective from 19/05/2026

Approved by NewArch Homes Board: 19/05/2026

Next Review Date: 19/05/2028

Policy Owner: Georgia Kirby-Watt (Operations Director for NewArch Homes)

This policy applies to residents in NewArch rented homes

This policy has been written using recognised best practice and reflects our current approach at the time of publication.

Our approach to asbestos management

At NewArch Homes, your safety and wellbeing are our top priorities. We're committed to making sure every home and communal area is safe, well-maintained, and fully compliant with all legal and regulatory requirements. This policy explains how we manage asbestos in our rented homes and shared spaces, so you know exactly what we're doing to keep you safe.

What this policy means for you

This policy applies to all rented properties and communal areas managed by NewArch, including leasehold and shared ownership blocks. Our trusted Management Partners and contractors are expected to follow this policy, ensuring a consistent and caring approach for all residents.

If there's ever a difference between this policy and your tenancy agreement, your agreement will always take precedence.

Where this policy uses the term 'we or us', it refers specifically to both Management Partners, who are responsible for putting this policy into practice on a day-to-day basis, and NewArch who will be ensuring this is happening as expected by seeking regular assurance and reporting.

If you need help, have a question, or wish to report an issue, you should always contact your Management Partner in the first instance, as they are your main point of contact for managing your home.

Key Roles & Responsibilities

Role	Responsibilities
Dutyholder (NewArch)	NewArch is responsible for making sure asbestos risks are managed in our buildings. We work closely with our managing partners, who help us deliver this service and keep us updated on compliance.
Everyone	All staff, partners, and contractors must cooperate to help us meet our legal duties.

How we manage asbestos

Where we have asbestos in the portfolio, we will have a written Asbestos Management Plan (AMP) that sets out:

- Who's responsible for managing asbestos
- Where asbestos-containing materials (ACMs) are located (our asbestos register)

- How we monitor ACMs and keep records up to date
- How we share information with contractors before any work starts
- What we do to prevent ACMs being disturbed
- What happens if ACMs are accidentally disturbed

The risk register includes details about all known or presumed ACMs, their type, condition, and inspection dates. We update this register at least once a year, or sooner if anything changes.

Regular inspection and surveys

We carry out management surveys in communal areas of buildings built or refurbished before 2000, to identify and manage ACMs (asbestos-containing materials)

ACMs are reinspected at least every 12 months, depending on their type and condition.

If major works or demolition are planned, we'll complete a full survey to locate and remove ACMs safely. Before any work in homes built before 2000, we'll check for ACMs and share survey details with contractors.

What happens if asbestos is found

If ACMs are in good condition and won't be disturbed, we'll leave them in place and monitor them. If ACMs are damaged or likely to be disturbed, we'll arrange for safe removal or encapsulation by qualified professionals.

Keeping records and staying compliant

We make sure our managing partners keep accurate, up-to-date records, including:

- The asbestos management plan
- The asbestos register
- Risk assessments
- Inspection dates and outcomes
- Details of any remedial actions
- Records of any near misses

We regularly audit our partners to make sure they're following this policy if they manage any properties that contain asbestos.

Equality and diversity

We're committed to making reasonable adjustments to meet the diverse needs of our tenants, ensuring everyone has fair access and outcomes.

Appeals and complaints

If you're not happy with a decision made under this policy, you can appeal using our Complaints Policy.

Policy management and review

Our Board oversees this policy, which is reviewed every two years, or sooner if needed. We track performance using measures like:

- Copies of the AMP and asbestos register where asbestos is present in any of properties in the portfolio
- Number of required inspections completed on time
- Reports of any near misses relating to disturbance of asbestos

Related policies and documents

This policy works alongside:

- The Regulator of Social Housing's Safety & Quality Standard
- The Landlord and Tenant Act 1985
- The Housing Acts 1985 and 1988
- Health and Safety at Work Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Construction (Design and Management) Regulations 2015
- Control of Asbestos Regulations 2012

Appendix

Type	Full Definition
ACMs	Asbestos-containing materials
AMP	Asbestos Management Plan