

# Workshop 2B:

Asbestos guidance for the social housing sector

Speaker: John Richards (Thames Laboratories)

Chaired by: Simon Lowe (Methodist Homes)

Room: **York Room**



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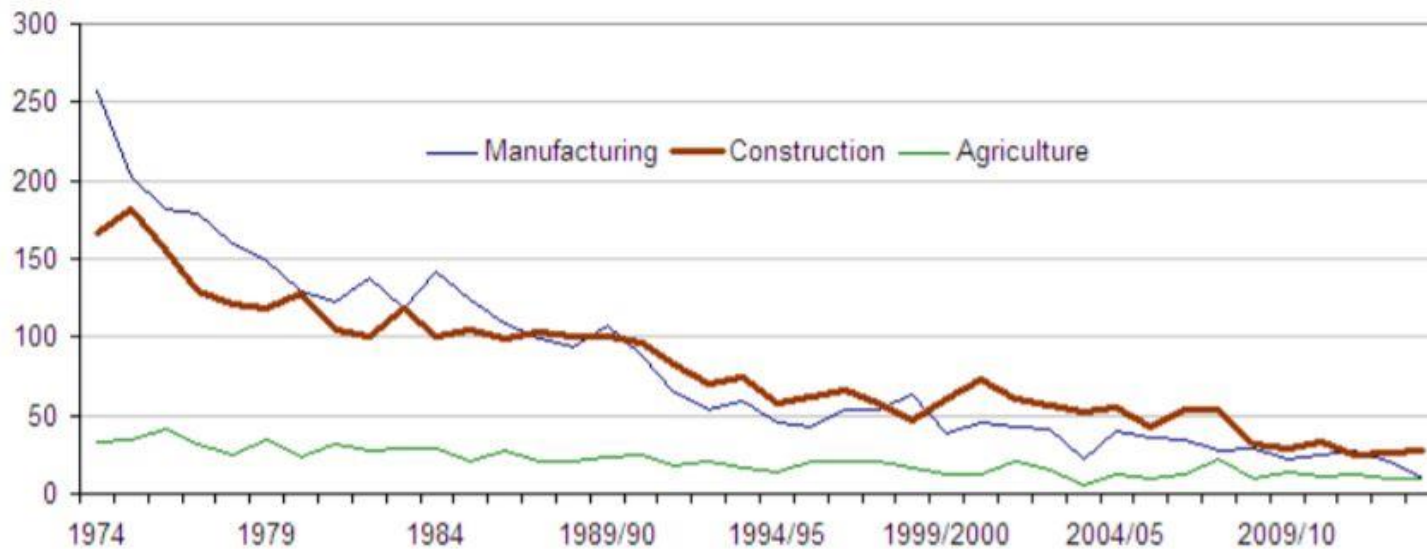
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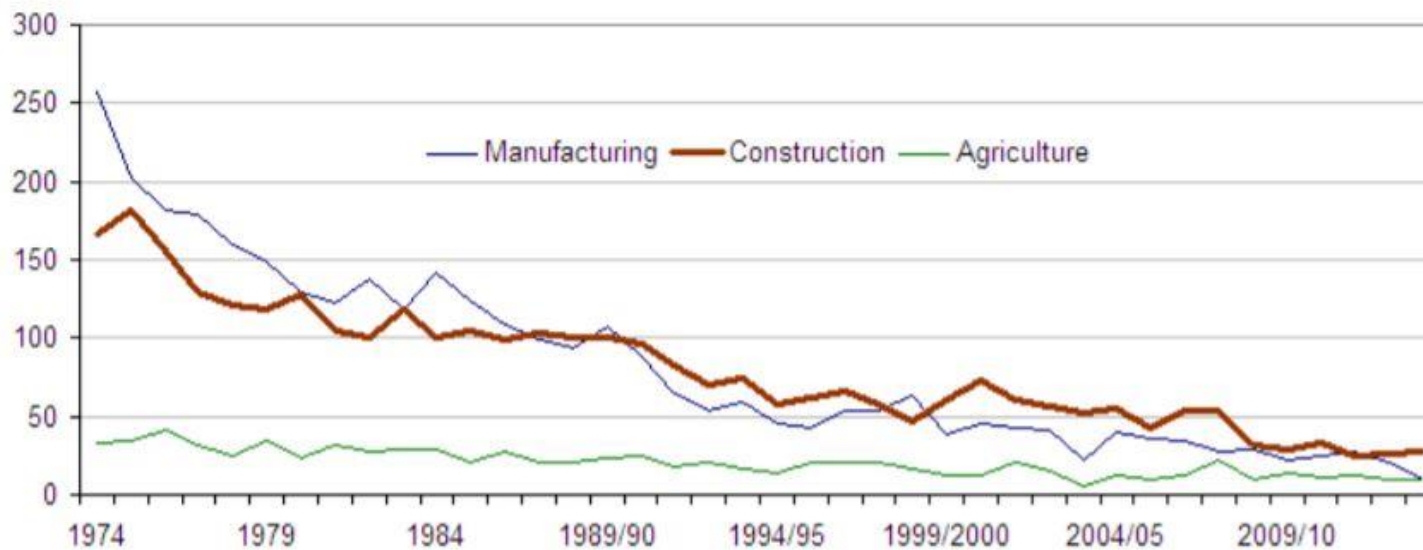
assessing & managing  
asbestos | legionella | fire | energy

# Question 1

What does this chart represent?



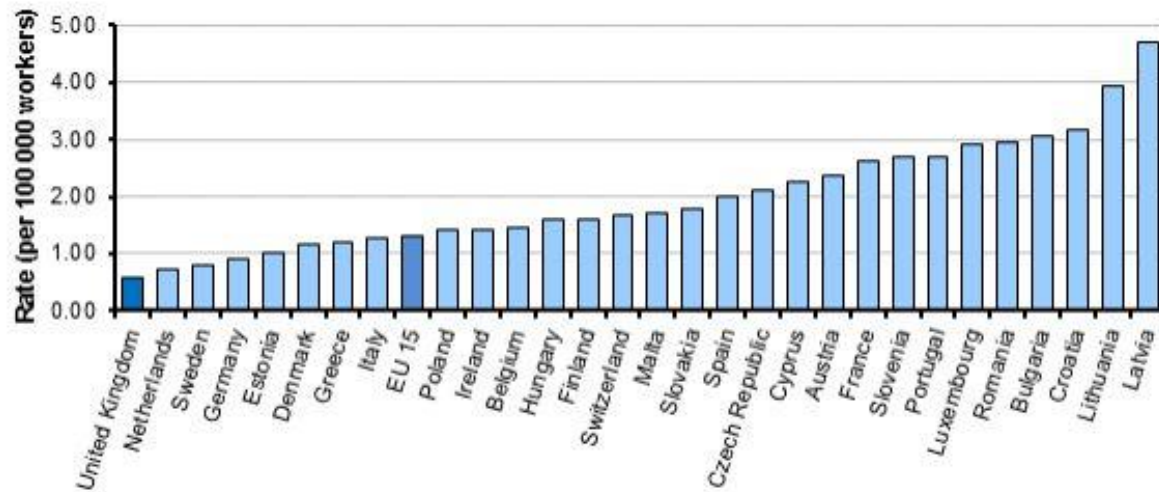
Numbers of fatal injuries to employees (RIDDOR) 1974 to 2013/14p



Source HSE

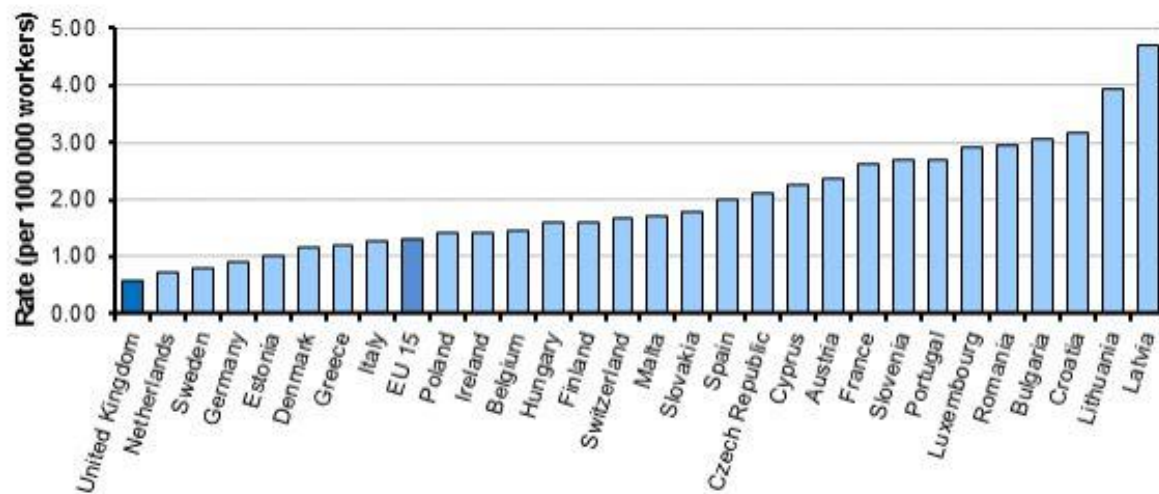
# Question 2

## What does this chart represent?



**Figure 3: Standardised incidence rates (per 100,000 workers) of fatal accidents at work for 2012 (Eurostat)**

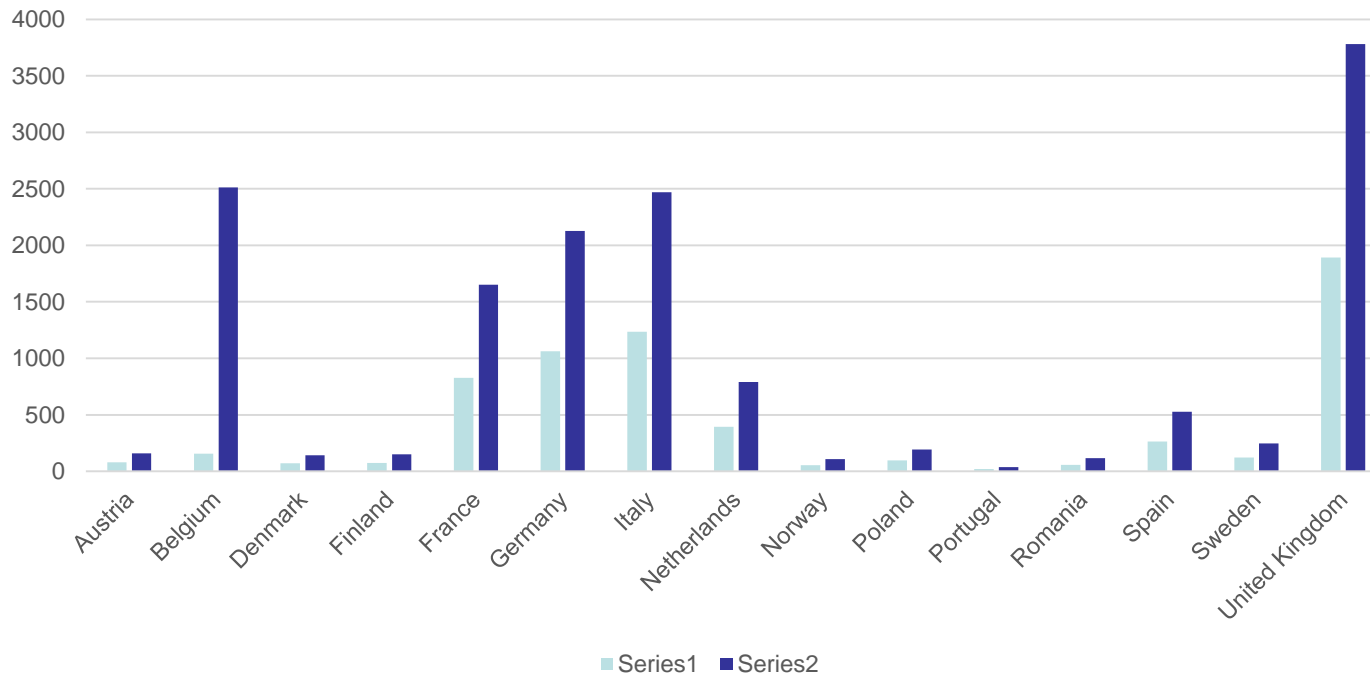
Note: Figures exclude road traffic accidents and accidents on board transport in the course of work.



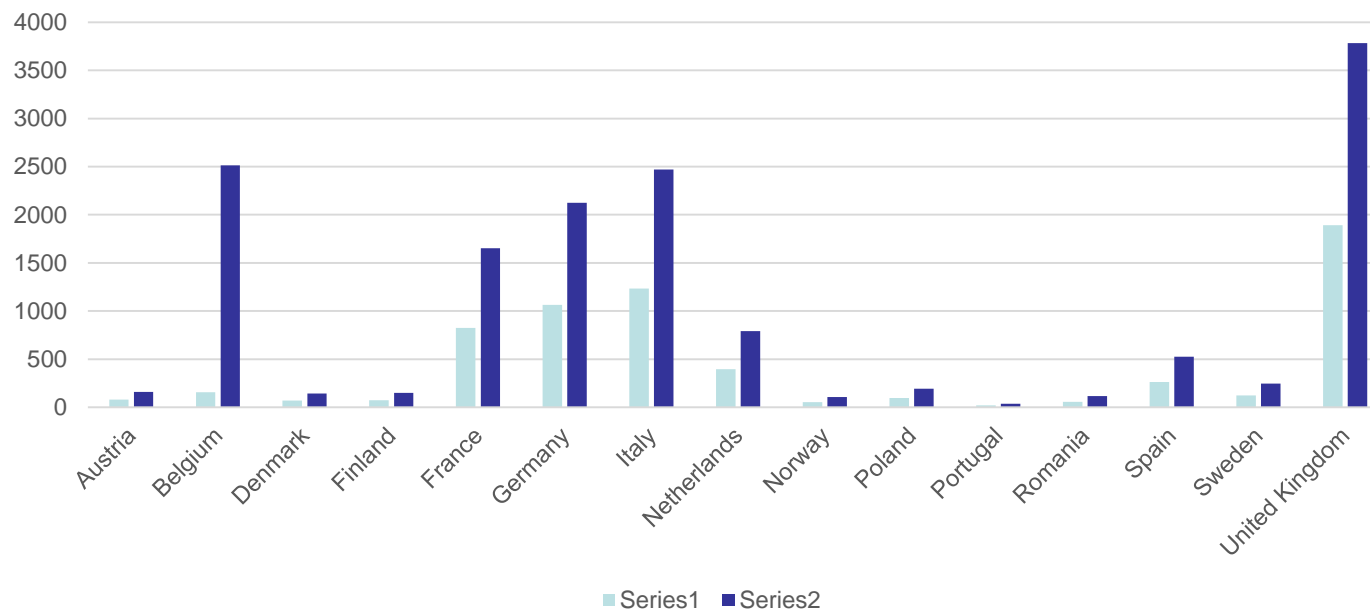
Source WHO

# Question 3

## What does this chart represent?



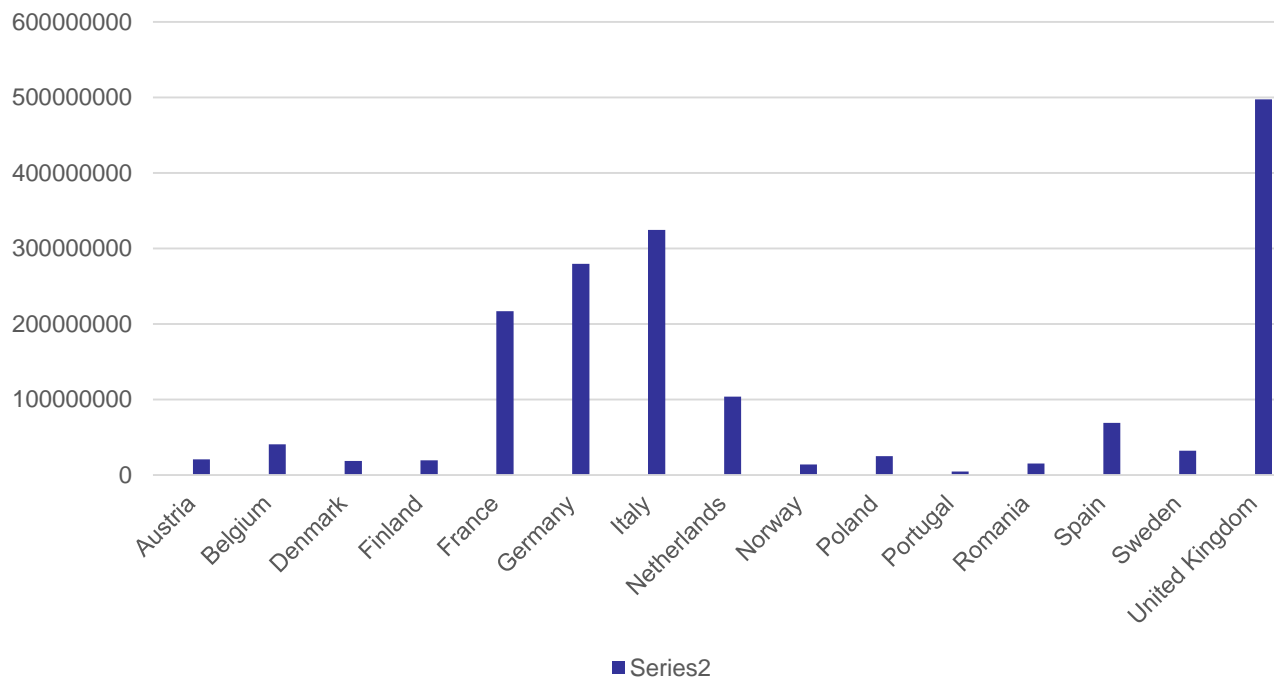
Estimated Number of Asbestos Death 2012



Source WHO



Estimated Cost of Treating Mesothelioma Cases 2012



UK Cost Estimated £500,000,000

Source WHO

# Is asbestos a compliance problem in the sector?

**R**egulatory compliance is one of the most important areas for social landlords to get right. From protecting tenants

It's a wide-ranging duty too, encompassing gas, electrical and fire safety, as well as making sure organisations make the best use of data and have the correct skills in place.

**R**egulatory compliance is one of the most important areas for social landlords to get right. From protecting tenants and driving investment, it is a major responsibility. It's a wide-ranging duty too, encompassing gas, electrical and fire safety, as well as making sure organisations make the best use of data and have the correct skills in place.

In order to take a broad overview of the subject, *Inside Housing*, in partnership with Mitie, brought together a panel of experts at the House of St Barnabas in London to discuss current thinking and provide some top tips.

Martin Hillditch, deputy editor of *Inside Housing* and chair of the session, starts off by asking the panel about what they consider to be the major challenges they face when it comes to compliance. It provides a wide range of responses.

Mark Rogers, director of assets and property services at 18,000-home Longhurst Group, says electrical safety is an area it has been focusing on in its homes and it has moved from carrying out checks on them every 10 years to every five years.

"We're conducting a huge amount of work on electrical safety," he says.

David Potts, director of asset management at 33,000-home Midland Heart, says that he thinks this is an area that will receive more attention nationally following the tragic fire at Grenfell Tower in June.

Carol Williams, operations director at 30,000-home Vivid, also has this area of compliance in her sights. She says there is no legal requirement for landlords to check electrical safety every five years, but that more landlords may move in this direction.

Might firmer legal requirements be of help in this area?

"I think where it's a legal requirement, it's nice and easy," she explains. "But when there's not a clear definition of what you have to do, then I might go in and give an expert view, but somebody else will take a differing view."

**Between a rock and a hard place**  
Adrian Cheetham, director of property services at 18,000-home EMI Group, throws another thought into the mix.

He says that during their training, electricians are instructed that social housing properties should be reassessed every five years instead of every 10.

"You're caught between a rock and a hard place, because as a landlord you don't have to do it, but if there's a fault and the operative's put five years to be reviewed and you haven't done it then you've gone against the Approved Code of Practice," he explains.

Ann Lucas, chair of 21,000-home Tower Hamlets Homes, says that landlords need to take a nuanced approach to electrical testing across their properties.

"We manage some temporary accommodation and electrical testing in



**"I think where it's a legal requirement, it's nice and easy."**

**Carol Williams,**  
operations director,  
Vivid

temporary accommodation needs to happen more quickly than it does when you have a stable household," she says.

She says a "risk-based approach" is essential to figure out whether the works are necessary or not.

"We spend a lot of time trying to identify where we've got vulnerable residents, particularly boarders, and trying to reduce their risk to themselves and to



**"How you manage recruitment, training and development is critical."**

**Mat Bishop,** managing director - property services, Mitie

everyone else in the block, be that from fire, electrical, or anything else.

With 21,000 properties it's nigh on impossible to do it on an individual basis, but the scope of checks that Tower Hamlets Homes provides are "not far off it", she says.

With landlords responsible for the management of so many properties, it's vital that they are operating with the correct data.

Mr Rogers of Longhurst Group stresses the importance of having the most basic data correct because landlords must get that right before they can move forward on compliance.

A challenge for organisations with group structures, particularly following the recent spate of mergers, is getting data collection sorted.

"One might call a block a block, while the other might call it a scheme. Every one has different interpretations of what those are. So we're coming from a place where we weren't sure whether that block was just one home or whether there were 10 properties," he says.

Mr Potts of Midland Heart says there's a good case for standardisation of data across the sector.

"When it comes to mergers, if everyone keeps data in the same format, for due diligence and lots of other reasons, it would work much better." >

## ROUND TABLE

### Participants

-  **Adrian Cheetham,** director of property services, EMI Group
-  **David Potts,** director of asset management, Midland Heart
-  **Carol Williams,** operations director, Vivid
-  **Ann Lucas,** chair, Tower Hamlets Homes
-  **Mark Rogers,** director of assets and property services, Longhurst Group
-  **Karen Yearley,** head of customer service - London and South East, Home Group
-  **Mat Bishop,** managing director, property management division, Mitie

# Asbestos Deaths 2015

- HSE Statistics Published October 2017
  - 2,542 Mesothelioma Deaths
  - 2,500 Asbestos Lung cancers (Estimated)
  - 476 Other Asbestos Deaths
  - Total 5,518 Deaths
- Since 2005
  - Deaths have been consistently forecast to decrease.
  - Analysis of data would suggest figures will remain static until at least 2020

# Male Mesothelioma deaths by Age and Date

Age group (yrs)		1969- 1971	1974- 1976	1983- 1985	2001- 2003	2013- 2015	
Deaths	0-4	0	0	0	0	0	
	5-9	0	0	0	0	0	
	10-14	0	0	0	0	0	
	15-19	0	0	0	1	0	
	20-24	0	0	1	1	0	
	25-29	2	4	1	0	0	
	30-34	0	3	1	1	1	
	35-39	6	9	16	4	2	
	40-44	12	14	31	10	5	
	45-49	20	51	80	46	26	
	50-54	36	80	118	200	39	
	55-59	70	93	234	454	153	
	60-64	104	133	283	649	460	
	65-69	74	115	223	778	1000	
	70-74	46	96	260	902	1237	
	75-79	20	37	165	901	1357	
	80-84	12	20	107	535	1187	
	85+	7	5	27	289	906	
	Total		<b>409</b>	<b>660</b>	<b>1547</b>	<b>4771</b>	<b>6373</b>

# UK Mesothelioma deaths by Age & Sex

Age group (yrs)		Male	Female
		2013-2015	2013-2015
Deaths	0-4	0	0
	5-9	0	0
	10-14	0	0
	15-19	0	0
	20-24	0	0
	25-29	0	1
	30-34	1	3
	35-39	2	2
	40-44	5	2
	45-49	26	11
	50-54	39	38
	55-59	153	45
	60-64	460	86
	65-69	1000	196
	70-74	1237	214
	75-79	1357	260
	80-84	1187	197
	85+	906	185
	Total	<b>6373</b>	<b>1240</b>

# UK Mesothelioma deaths by Age

Age group (yrs)		Male	Female	% Male - Female
		2013-2015	2013-2015	
Deaths	0-4	0	0	
	5-9	0	0	
	10-14	0	0	
	15-19	0	0	
	20-24	0	0	
	25-29	0	1	
	30-34	1	3	
	35-39	2	2	
	40-44	5	2	40%
	45-49	26	11	42%
	50-54	39	38	97%
	55-59	153	45	29%
	60-64	460	86	19%
	65-69	1000	196	20%
	70-74	1237	214	17%
	75-79	1357	260	19%
	80-84	1187	197	17%
85+	906	185	20%	
Total		<b>6373</b>	<b>1240</b>	

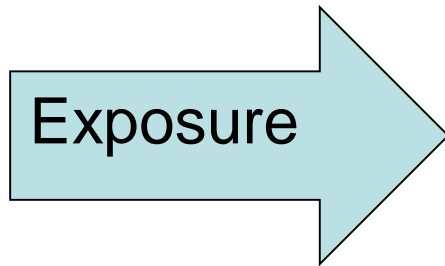
In 50-54 group. exposure occurred age 20 in 1984-1988 based on 30 year model

# UK Mesothelioma deaths by Age

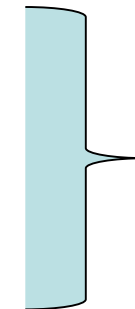
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Total		<b>6373</b>	<b>1240</b>	

Deaths at 85 using 30 year model would suggest exposure occurred age 55 in 1983. Suggests longer latency period

# 30 -50 years model



Age group (yrs)		Male	Female	% Male - Female
		2013-2015	2013-2015	
Deaths	0-4	0	0	
	5-9	0	0	
	10-14	0	0	
	15-19	0	0	
	20-24	0	0	
	25-29	0	1	
	30-34	1	3	
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	45-49	26	11	42%
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Total		<b>6373</b>	<b>1240</b>	



Death



# Social Housing Sector

- Estimated 4.1 Million Properties in the sector in England and Wales
- Estimated 17% of population live in social housing. Approximately 11,000,000 people
- Compliance impacts on all of this group.

# Compliance decisions



## 71 deaths in tragic circumstances

- Is it a result of poor design?
- Of poor regulation?
- Or poor decision making?

# Compliance decisions



## Ledbury Estate.

- Large panel design as Ronan Point
- Recommendation appear not to have been implemented

What is the significance of this figure?

£1,800,000



# Regulatory Impact Assessment

- Health & Safety Executive wishes to introduce a new requirement
- Estimated that this will save 10 lives over the period of the requirement.
- But will cost £50,000,000 over this period.
  - Calculation
    - Value of lives saved £18,000,000
      - Cost £50,000,000

# Regulatory Impact Assessment

- Health & Safety Executive wishes to introduce a new requirement
- Estimated that this will save 1000 lives over the period of the requirement.
- But will cost £50,000,000 over this period.
  - Calculation
  - Value of lives saved £1,800,000,000
    - Cost £50,000,000



- 71 deaths
- Value of lives £127,800,000
- Cost of Compliance £??????????

### **Provisions**

L&Q has 220 tower blocks over six storeys tall. Of those, there are 12 buildings across seven schemes that have the aluminium composite material (ACM) cladding which failed government safety tests following the Grenfell Tower fire. The association said last summer that it was setting aside a £50m provision, phased over the next three financial years, as part of its response to Grenfell.

- Estimated cost of dealing with ACM cladding £620,000,000
- Should this PASS or FAIL the test?



# Asbestos

## What do we know?

- Estimated that women account for 20% of Mesothelioma deaths (508 deaths 2015)
- For females 16% of mesothelioma deaths were attributed to domestic exposure (81 deaths)
- For females 62% of mesothelioma deaths were not attributed to any exposure (314 deaths)

# Asbestos

- Assuming 81 females deaths from domestic exposure each year
- Then the value of these lives is £145 million
- What is the likelihood of any HA or LA spending £50 million over 3 years to remove asbestos?
- Is this approach right?

# Joint Union Asbestos Committee



- Estimate that at with current policies and rates of asbestos removal it will take 50 years to remove asbestos from the highest risk schools.
- Is this acceptable?
- No such information available for the Housing Sector?

# What's Happening

- Winter 2017
  - HSE publish results of review of CAR 2012
  - Review indicates no need for change minor amendments suggested.
  - Analyst guide still not published
  - Further rationalisation planned within HSE
  - Starting to see impact of higher levels of fines

# What's Happening

## Company fined after employees exposed to asbestos fibres



Health and Safety  
Executive

**Date:**

17 January 2018

Beverley Magistrates' Court heard that a team of three mechanical maintenance personnel were tasked with the removal of a non-return valve from a compressed air distribution system. Some of the sealing gasket material was difficult to remove so they used a wire brush mounted on an electric drill to remove the gasket material which spread fibres from the gasket around the maintenance workshop onto floors, work benches and clothing.

SSE Hornsea Ltd of Inveralmond House, 200 Dunkeld Road, Perth pleaded guilty to breaching Sections 2 (1) and 3(1) of the Health & Safety at Work etc, Act 1974.

The company has been fined £300,000 and ordered to pay costs of £1,731.

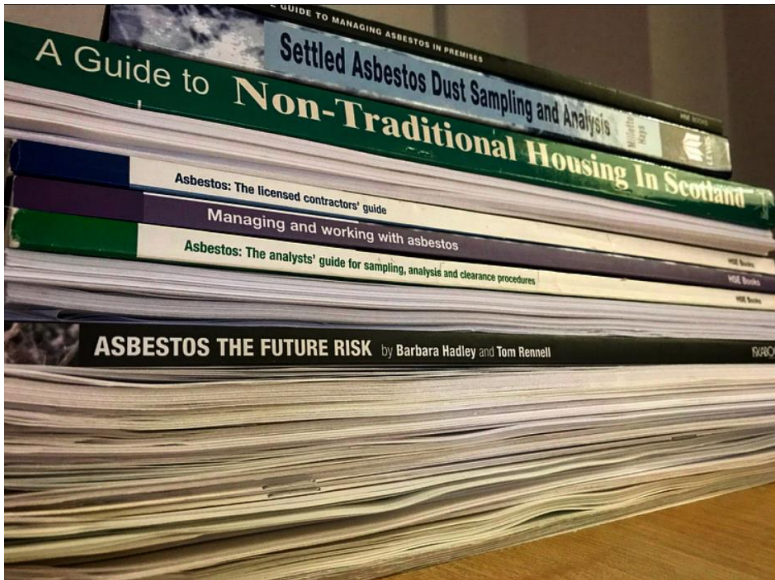
# What's Happening

- HSE Changing Approach
  - Industry to become more involved in determining industry / sector guidance
  - This will be part of the IOSH no time to lose campaign starting in April 2018
  - Target will be workforce and those managing properties and pushing Duty to Manage
  - Alongside this expect more interrogation of asbestos surveys and management processes on sites.

# What's Happening

- HSE Changing Approach
  - HSE have been attempting to get the housing sector to discuss its requirements
  - Develop and clarify the guidance that is present in the sector to make it more intelligible
  - Work has started

# Objectives





# Objectives



# Objectives



# Whose involved



# What have we done?

- We've started with a questionnaire to determine the issues within the sector.
- Can be found at
  - <https://s.surveymonkey.com/r/ryrqZZ0Vf>
- Please feel free to share this link