

# **WAVERLEY BOROUGH COUNCIL**

## **HOUSING O&S**

**14 JANUARY 2020**

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**Title:**

**Asbestos Internal Audit Report - Action Items**

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**Portfolio Holder:** Cllr Anne-Marie Rosoman, Portfolio Holder for Housing and Community Safety

**Head of Service:** Hugh Wagstaff, Housing Operations

**Key decision:** No

**Access:** Public

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### **1. Purpose and summary**

An asbestos audit carried out in July 2019 by Southern Internal Audit Partnership identified nine Management actions where improvement could be made to the asbestos management system currently in use by the Council. This paper is intended to report the current status of these action items and discuss further action required.

### **2. Recommendation**

There were nine areas identified for improvement, five of these relate to asbestos database, the accuracy of asbestos information held and the programming of asbestos condition re-inspections. A review of the asbestos survey data in the 'Keystone' asbestos register and updating older (less reliable) data from pre-2015 surveys is underway and is expected to be completed by the end of 2020. More effective Keystone programming to allow automatic re-inspection for communal areas and Senior Living schemes is being explored to ensure re-inspections are carried in a timely manner.

The Council's Asbestos Surveying contractor (Gully Howard Technical) have been consulted and have agreed to improving their re-inspection reporting process and accepted a series of Key Performance Indicators that will assist in allowing the Council to monitor their performance.

The Council has carried out circa 5000 asbestos management surveys and has approximately 80 properties outstanding which are being risk assessed based on properties of similar types. If denied Legal action will be taken to gain access any high risk properties.

Of the nine recommendations made five have been completed and four are in progress and are expected to be completed by June 2020.

### **3. Reason for the recommendation**

Implementation of the actions highlighted will allow the Council to fulfil the recommendations within the Audit report and remain compliant with the Council's own Asbestos Policy and Asbestos Management Plan.

### **4. Relationship to the Corporate Strategy and Service Plan**

This report predominantly relates to the Council's priorities for People and Places. The delivery of these arrangements will support improving lives and communities.

### **5. Implications of decision**

#### **5.1 Resource (Finance, procurement, staffing, IT)**

The financial impact of conducting asbestos re-inspections has been accounted for within the on-going budgets.

#### **5.2 Risk management**

Managing asbestos compliance in accordance with the recommendations of the audit report is in line with the documented processes within the asbestos Management Plan

#### **5.3 Legal**

Control of Asbestos Regulations 2012

#### **5.4 Equality, diversity and inclusion**

"There are no direct equality, diversity or inclusion implications in this report. Equality impact assessments are carried out when necessary across the council to ensure service delivery meets the requirements of the Public Sector Equality Duty under the Equality Act 2010."

#### **5.5 Climate emergency declaration**

Not affected

### **6. Consultation and engagement**

None

### **7. Other options considered**

N/A

### **8. Governance journey**

8.1 This matter will be monitored by the Audit Committee

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## **Background Papers**

**There are / are no** background papers, as defined by Section 100D(5) of the Local Government Act 1972).

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## **CONTACT OFFICER:**

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