

## **CORPORATE HEALTH AND SAFETY COMMITTEE – 12TH MAY 2010**

**SUBJECT: HEALTH AND SAFETY VISITS**

**REPORT BY: DIRECTOR OF CORPORATE SERVICES**

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### **1. PURPOSE OF REPORT**

- 1.1 This is a follow up report to inform Members, Management and Trade Union Safety Representatives of the outcome of the recent meeting with the HSE concerning H&S issues regarding Private Housing Block Repair Schemes.

### **2. SUMMARY**

- 2.1 The HSE attended a meeting with officers on 12th February 2010 to discuss client responsibilities under CDM Regulations and the provision of asbestos surveys for Block Repair Schemes, the meeting was very positive and a way forward for both issues was agreed.

### **3. BLOCK REPAIR AND CLIENT RESPONSIBILITIES UNDER CDM**

- 3.1 Under current CDM Regulations the client, in terms of Block Repair Schemes, would be regarded as the homeowner with CCBC holding duties as Designer. However due to the element of control the Authority have regarding; selection of the contractor; supervision of the contact; as well as grant funding arrangements, the view of the HSE is that the Authority automatically assume the duties of the client. Whilst not sharing this opinion Officers have agreed that in the interests of good working practice Block Repair schemes will, in future, continue to be operated in a manner whereby the Authority will assume the Client and Designer role for CDM purposes.

### **4. ASBESTOS MANAGEMENT SURVEYS – BLOCK REPAIR**

- 4.1 The HSE advised that current arrangements with regards to identification of asbestos in private dwellings needed to be more prescriptive in order to meet legal requirements. It was agreed that the Authority would undertake management of refurbishment and demolition surveys on all private dwellings that formally indicate their intention to join the Block/Group Repair scheme. Survey outcomes will be provided to the successful contractor to enable them to undertake the necessary risk assessments to develop a safe system of work. All contractors involved in Block/Group repair schemes will be required to demonstrate their competency in working with asbestos. On completion of the works the contractor will be required to evidence that they have undertaken the works in accordance with written instructions and survey outcomes. Where necessary, the services of asbestos licensed Contractors will be commissioned.
- 4.2 The proposed arrangements have been forwarded to the HSE for comment.

## **5. RECOMMENDATION**

- 5.1 That the contents of the report are noted, a further update will be provided to Committee members once the HSE have formally responded.

Author: Donna Jones, Acting Health and Safety Manager  
Consultees: Nigel Barnett, Director of Corporate Services  
Gareth Hardacre, Head of People Management and Development  
Councillor Allan Pritchard, Cabinet Member for Human Resources and Constitutional Affairs.  
Shaun Couzens, Head of Building Maintenance  
Kenyon Williams, Private Sector Housing Manager