



## **REDEVELOPMENT OF LAND & BUILDINGS (LSM) 2018**

### **1.0 Purpose**

- 1.1 The aim of this policy is to ensure that risk management issues are properly considered at the planning stages of all land and property redevelopment projects.

### **2.0 References**

- Health & Safety at Work etc. Act 1974
- Environmental Protection Act 1990

### **3.0 Land Redevelopment**

- 3.1 An unfortunate legacy of Britain's industrial past is the significant presence of contaminants on most brownfield sites. (Clackmannanshire and West Fife also has a particular legacy due to it being an area of former coal mining activity).

These contaminants can include chemicals, asbestos and even unexploded ordnances (UXO's).

Contaminated land risk management is a particular specialism and the Association will ensure competent external support is available at the planning stage of all proposed land redevelopment work.

This will include the undertaking of a contaminated land investigation by a competent consultancy.

- 3.2 In the proposed redevelopment of land, the Association will ensure arrangements and procedures are in place for

- safe site working practises;
- proper authorisations and registration of land; and
- legally accurate classification of waste materials – incorrect classification can result in hugely inflated and unnecessary waste costs.

- 3.3 For situations of asbestos contaminated land, compliance with, and understanding of, a range of Health & Safety, Asbestos, Environmental and Waste regulations, codes of practice and guidance is required as different 'levels' of asbestos within the ground are deemed acceptable under the different regulatory regimes.

Specialist advice will be taken in such circumstances.

#### **4.0 Buildings Redevelopment**

4.1 The Association recognises the range of topic-specific legislation in place which may apply to redevelopment projects. Reference should be made, in particular, to the following policies:

- Asbestos in Tenancies
- Construction, Design & Management
- Contractors Selection & Control
- Premises Fitness and Repair
- Ventilation & Fresh Air

4.2 The Association will appoint external specialists to advise on Health & Safety, Environmental and design requirements where required.

#### **5.0 Review**

5.1 This policy will be subject to review at least every 3 years.

George Tainsh  
Director

**13<sup>th</sup> December 2017**

#### **Policy Consultation and Review Process:**

Reviewed by Management Team & Assistant Technical Services Manager	6 <sup>th</sup> December 2017
Reviewed by the HSEHR Committee	13 <sup>th</sup> December 2017
<b>APPROVED BY THE MANAGEMENT COMMITTEE</b>	<b>25<sup>th</sup> January 2018</b>
<b>Date of Next Review</b>	December 2020