

# Health and Safety

Group Asbestos Policy 2025

July 2025

Document History Record

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Date of review	Brief description of changes	Author	Reviewers	Approver	Issue date
Oct-22	Chief	David Tucker	Alex Hodson	Mark Allan	Jul-22
	Operating Officer signature updated to Group Chief Executive				
Apr-23	No Changes	David Tucker	Alex Hodson	Mark Allan	Apr-23
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The Company recognises that exposure to asbestos fibres presents a potential health risk to individuals and is committed to meeting or exceeding all legal requirements. The duties imposed by the Asbestos Regulations 2012 supplement the provisions of the Health and Safety at Work Act 1974 and some of the duties imposed by associated Health & Safety Legislation.

As defined by the Control of Asbestos Regulations 2012, the Company shall take every practical step to ensure that no employee, employees of service partners, contractors, clients or customers or any visitor to any facility owned by the Company is knowingly exposed to asbestos fibres.

The Control of Asbestos Regulations 2012 requires the Company to:

Determine extent of premises for which Landsec are deemed Duty Holder as defined by:

Regulation 4 of the Control of Asbestos Regulations 2012; namely parts of premises under Landsec direct control, where Landsec have responsibility for maintenance, or where Landsec control access and egress to said parts of premises. It will be assumed that all customer occupiers shall assume the responsibilities of Duty Holder within their respective demise, unless terms of lease state otherwise.

Take reasonable steps to find materials likely to contain asbestos and to check their condition in all properties constructed prior to 2000; where constructed after 2000 the Company shall presume no asbestos is present unless there is evidence to the contrary.

Presume that materials contain asbestos unless there is strong evidence to suppose they do not.

Make a written record (including layout drawings) of the location and condition of asbestos and presumed asbestos-containing materials (ACM's) and keep the record up to date.

Assess the risk of the likelihood of anyone being exposed to these materials and prepare a plan to manage that risk and put it into effect to ensure that:

- Any material known or presumed to contain asbestos is kept in a good state of repair
- Any material that contains or is presumed to contain asbestos is, because of the risks associated with its location or condition, repaired or if necessary, removed

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- Information on the location and condition of the material is given to anyone potentially at risk
- The Company shall only employ appropriately vetted UKAS accredited asbestos consultancies to undertake asbestos surveying and associated activities and will only use appropriately vetted licensed asbestos removal contractors to undertake abatement works.

To fulfil this requirement the Company Health and Safety Team monitor and co-ordinate the Landsec property portfolio with regards to asbestos and in accordance with the documented procedures. It's our expectation that all third parties who manage properties on behalf of Landsec shall align with our Asbestos Policy, Procedures and Management Plan.

Mark Allan

A handwritten signature in black ink, appearing to be 'MA', with a horizontal line extending to the left.

Group Chief Executive

July 2025

