

YOUR GUIDE TO Asbestos Safety



Our Assets

Warrington Housing Association

Your Guide to: Asbestos Safety

This leaflet is designed to provide information and address any concerns you may have in regard to the possibility of Asbestos being present in your home.

It is important to remember that when left intact / undisturbed Asbestos in itself does not pose any risk to people living or working in close proximity to it. Asbestos is only considered to be potentially dangerous when damaged and as a result of the damage asbestos particles become airborne.

What is Asbestos

Asbestos is a naturally occurring fibrous material which was frequently used in the construction of buildings until its use and was completely banned in the late 1990s

Asbestos was widely used as an insulation and fire proofing material. In particular, it found its way into products such as pipe and boiler insulations, soffit board, some spray coatings and garage roof coverings (see the details on the reverse side of this leaflet).

Types of Asbestos

Chrysotile – known as white asbestos. Chrysotile was banned in the UK in 1999.

Amosite – known as brown asbestos. Used mainly between the 1920s and the late 60s. Amosite was banned in the UK in 1986.

Crocidolite – known as blue asbestos. Was finally banned by the Asbestos (Prohibitions) Regulations in 1985.

Asbestos and the Law

The control of Asbestos Regulations 2012 came into force on 6 April 2012. These Regulations bring together the three previous sets of Regulations covering

the prohibition of asbestos, the control of asbestos at work and asbestos licensing.

Legal Advice to Landlords

The Control of Asbestos Regulations 2012 imposes responsibilities on the landlord, as Dutyholder, but only with respect to the external and communal areas of dwellings.

The Regulations require WHA to:

- Identify where Asbestos Containing Materials are located in these areas and what condition it is in;
- Identify what, if any, risk there is from these materials;
- Agree a plan to manage the risk that this material poses, if any, this may be do nothing other than regularly monitor the material to ensure it hasn't been damaged, alternatively, we may choose to remove the material; and
- Provide this information to other bodies such as the Contractors who work on behalf of the Association and who may in the execution of any works, disturb the asbestos. With this knowledge of what and where the asbestos is they can put appropriate
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controls in place whilst the work is being done.

In addition to what we must legally do WHA has implemented an Asbestos Management Plan, this plan includes a programme of surveys to the domestic properties that we own; these surveys will always be undertaken in advance of any kitchen or bathroom replacement works, electrical rewires or boiler / heating replacement works. We may also contact you to ask permission to arrange for a bespoke survey, this would not mean that we think asbestos is present in your home, the purpose of the survey is to improve our knowledge of where asbestos is and how we will manage it.

How do I identify products or materials containing Asbestos

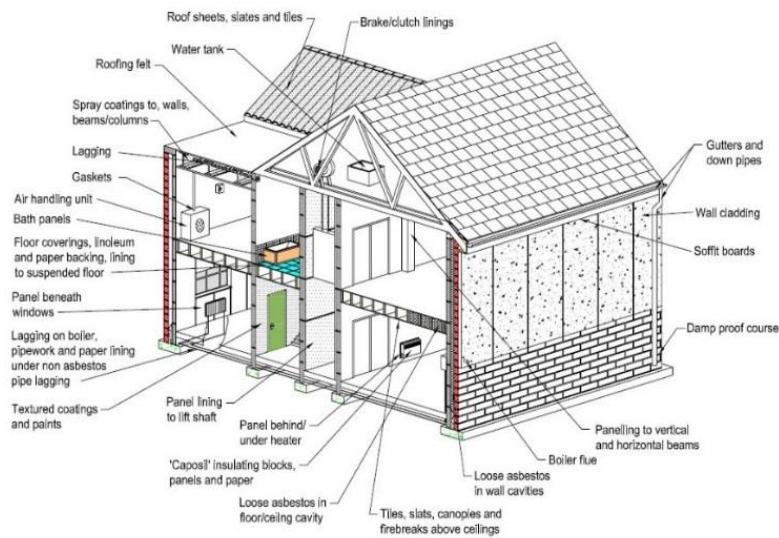
You cannot tell whether a product contains asbestos simply by looking at it, it has to be analysed by a laboratory. Asbestos containing material can look very similar to those not containing asbestos. If in doubt contact Warrington Housing Association 01925 246810.

Where Asbestos may be found

- Service ducts
- In fire break materials
- Roof verge undercloak
- Some ceiling tiles and vinyl floor tiles
- Asbestos cement sheets used as roofing, wall cladding and gutters
- Bath panel
- Panelling around steel work
- Textured finishes
- Insulation boards and riser panels in ducting
- Insulation around pipes

Please Remember

Under your Tenancy Agreement, if you wish to carry out any improvements you must obtain written permission from us before starting any work. Please tell us if you think the work may disturb asbestos containing materials. We will arrange for samples to be taken and analysed for your safety.



Produced by
Warrington Housing Association
the Gateway, 89 Sankey Street,
Warrington, Cheshire, WA1 1SR

Tel: 01925 246810
www.wha.org.uk

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