



ASBESTOS POLICY & MANAGEMENT PLAN

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1. Introduction

The purpose of this Asbestos Policy and Management Plan is to effectively manage all asbestos containing materials (ACMs) across Ore Valley's property portfolio by reducing the asbestos related risks to as low a level as is reasonably practicable and ensuring asbestos related works are properly scoped, serviced and managed in accordance with legal requirements, codes of practice and Health & Safety Executive (HSE) guidance notes.

The presence of an asbestos containing material in itself does not constitute a danger, however, there is a potential risk to health if such material is disturbed and damaged. An isolated accidental exposure to asbestos fibres for a short duration is extremely unlikely to result in the development of asbestos related diseases. Regular exposure however even at relatively low levels can present a risk.

As well as people employed in the building trades, inadvertent exposure (and consequent risk) can occur in other groups of people e.g. installers of smoke detectors, sensors etc. Future maintenance and repair contracts will also be undertaken therefore it is important to have in place a management system which minimises the potential for exposure to asbestos. Working with and managing asbestos materials is now very tightly regulated via a number of different legislative provisions.

This document complies with the Health and Safety at Work etc. Act 1974 and the Control of Asbestos Regulations 2012 and is relevant to all Ore Valley staff, tenants, contractors and other persons who may work on, occupy, visit or use our premises or who may be affected by our activities or services. It should be referred to by all to ensure they understand the obligations placed upon us to maintain a safe environment within tenants' homes, our offices and common areas.

All new staff will be informed of this Asbestos Policy and Management Plan as part of their induction training.

2. Background

Asbestos is a term used for the fibrous forms of several naturally occurring silicate minerals. The three main types of asbestos used commercially are:

- Crocidolite (often referred to as blue asbestos)
- Amosite (often referred to as brown asbestos)
- Chrysotile (often referred to as white asbestos)

Laboratory analysis is always required to confirm both the presence of and the type of asbestos.

Breathing in air containing asbestos fibres can lead to asbestos related disease, mainly cancers of the lungs and chest lining. Asbestos is only a risk to health if asbestos fibres are released into the air and breathed in. There is usually a long delay between first exposure to asbestos and the onset of disease. Only by preventing or minimising these exposures now can asbestos related disease eventually be reduced.

It is now illegal to use asbestos in the construction or refurbishment of any buildings however any buildings built or refurbished before the year 2000 may contain asbestos. As long as the asbestos containing material (ACM) is in good condition and is not being or going to be disturbed or damaged and is effectively managed there is minimal risk. If however the ACM is disturbed or damaged it can become a danger to health.

3. Policy Statement

It is the policy of Ore Valley to ensure that as far as is reasonably practicable, no persons are exposed to risks to their health due to exposure to any asbestos containing materials (ACM) that may be present in any of the properties, buildings and common areas owned or occupied by the Association or its subsidiaries.

Our policy on asbestos is to:

- Ensure the prevention of exposure to risks associated with ACMs
- Ensure that any ACMs that may be present in any of Ore Valley's properties, buildings and common areas are maintained in a condition so as to prevent the possibility of any harm to health occurring
- Promote awareness of the risks from ACMs and the management through training and induction of relevant staff
- Provide adequate resources to ensure the provision of appropriate information, instruction and training
- Ensure a commitment to comply with all relevant asbestos legislation, approved codes of practice, Health and Safety Executive guidance notes and to commit to the safe disposal of any asbestos waste in accordance with the appropriate legislation
- Ensure that an appropriate and up to date Asbestos Register is in place
- Ensure that an appropriate system is implemented for the management of all asbestos containing materials identified in the Register. Such a system is to be capable of recording the risk, the needs and priorities for treatment and/or removal
- Ensure that all contractors and sub-contractors engaged to carry out work on any of Ore Valley's buildings and common areas are provided with adequate information on asbestos which may be disturbed by their works
- Ensure that information regarding the presence of asbestos is contained in tender documentation as may be appropriate
- Ensure licensed contractors and/or sub-contractors carry out all asbestos major works and competent contractors carry out all asbestos minor works
- Ensure all non-licensed contractors carrying out asbestos minor works are trained in safe working procedures and have appropriate insurance cover for the work being carried out
- Ensure that relevant Ore Valley staff and contractors have appropriate training in this Policy and Management Plan
- Regularly review this Asbestos Policy and Management Plan

4. Asbestos Management Plan

An Asbestos Management Plan is necessary where any amount of asbestos is known or suspected to be present in buildings and common areas.

All properties, buildings and common areas built prior to 2000 owned and managed by Ore Valley and its subsidiaries will be subject to this Asbestos Policy and Management Plan. This document is available on the Association's website.

5. Roles and Responsibilities

Whilst the Chief Executive will have overall responsibility for Health & Safety and the Asbestos Management Plan, Ore Valley will define and allocate roles and responsibilities to ensure the fulfilment of this Policy and Management Plan on a practical level.

The defined roles will include an Asbestos Co-ordinator who will be tasked with maintaining the Asbestos Register and for co-ordinating asbestos surveys and sampling as well as asbestos removal/remediation works. This role will also include liaison with non-asbestos works contractors, ensuring that all appropriate asbestos information is provided and/or obtained and properly interpreted where works are liable to disturb the fabric of buildings.

Both the Landlord Facilities and Health & Safety Control Manuals detail the Health & Safety roles and responsibilities across our organisational structure to ensure those with the most appropriate daily operational functions can manage, supervise and carry out asbestos related control measures as appropriate. Appendix 1 provides a summary of these roles and responsibilities.

6. Training

All staff involved in asbestos work will participate in asbestos awareness and will receive adequate information, training and instruction to enable them to fulfil their roles.

7. Prohibition on Staff Handling Asbestos

Unless properly trained to do so, no Ore Valley staff will be permitted to handle or work on asbestos containing materials (ACMs).

In the event that Ore Valley decide to handle ACMs (e.g. for the purpose of sampling) appropriate training will be provided, insurances obtained and these procedures updated to reflect the acceptable process.

8. Identification of Suspect Material – Damaged, Disturbed or Previously Unidentified

It is the responsibility of all staff to report to the Asbestos Co-ordinator, Senior Management and the Asset team if they suspect that disturbed or damaged asbestos containing materials may be present in any buildings or common areas owned or occupied by Ore Valley. In the case where an accessible material is suspected of containing asbestos and where this material may reasonably become disturbed this would also apply.

In such cases an external consultant having an industry standard accreditation for asbestos sampling and analysis, will be contacted to carry out identification.

If asbestos is identified within the sample, then advice will be obtained from a competent consultant on the appropriate course of action.

Where damage to any material known to contain asbestos has taken place and is likely to give rise to airborne respirable fibre release, the Asbestos Co-ordinator will arrange for isolation of the area pending an investigation. Appendix 2 provides staff with further details on what to do if Asbestos is found. Air monitoring tests will be arranged (measurement of airborne fibre concentrations) and sampling and analysis will be carried out by an independent accredited organisation to determine the level of any potential contamination or to provide reassurance that unacceptable contamination has not occurred.

Details of air test results will be made available for inspection and record purposes.

Remedial action will be required when airborne fibre levels exceed 0.01 f/cc. The nature of the remedial work must be agreed with Senior Management.

When remedial action becomes necessary after exposure, the relevant facts may have to be reported to the HSE in accordance with the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR).

9. Retained Asbestos Containing Materials (ACMs)

Retained ACMs will be reinspected on a regular basis and any necessary repairs passed to the Asbestos Co-ordinator to arrange. The reinspection results will be recorded in the Asbestos Register. The frequency of the inspections is based on the original assessments carried out at the time of the asbestos survey and the risk assessment taking into account the following factors:

- Type of asbestos containing materials (ACMs)
- Building use/frequency of use
- Vandalism risk
- Vermin damage risk
- Water ingress risk
- Impact/abrasion damage risk

The types of asbestos material identified or suspected to be present in Ore Valley's buildings include: canopies, soffits, external cement products, vinyl products and textured coatings and will be re-inspected when void or at least every 18-24 months.

Any high risk ACMs identified or ACMs likely to be damaged easily based on their individual risk assessment will be removed or remediated to reduce the risk.

10. Asbestos Surveys and Register – Normal Occupancy of Premises

The Asbestos Register will include the location and condition of all identified ACMs along with risk assessments and details of how best to manage and/or remediate the material. The register is held on Ore Valley's housing management system (HomeMaster).

The collating of asbestos information in the Asbestos Register will take into account all survey outcomes (including negative results), representative surveying across properties of the same archetype, any presence of Reinforced Autoclaved Aerated Concrete (RAAC) and construction dates. Asbestos surveys will be undertaken to all void properties built before 2000.

The Asbestos Register will be updated when:

- Surveys have been carried out
- Removal, repair or encapsulation works have been carried out
- In the event of an incident such as accidental damage to a surface containing asbestos
- There are changes in the condition of asbestos containing materials

Asbestos surveys will be undertaken by an accredited surveyor/organisation - Appendix 3 provides details of the 2 different types of asbestos surveys used by Ore Valley. Completed surveys must be shared with the Asbestos Co-ordinator and the Asset team. Tenants will be notified of any asbestos found in their home following completion of any survey work – template notification attached as Appendix 4.

Where access is not possible e.g. roof void, wall cavities etc then we will presume that these contain asbestos if the property was built before the year 2000.

The Asbestos Co-ordinator will be responsible for maintaining the Register and for organising surveys and re-inspections etc.

11. Asbestos Surveys – Prior to Work on Premises

Prior to any work being carried out on the fabric of pre-2000 properties, buildings and common areas the Asbestos Register will be interrogated to determine whether asbestos may be encountered and appropriate precautions (including the use of HSE licenced contractors where necessary) will be taken. Where the works are likely to disturb material not included in the Register (e.g. behind wall panels, within voids etc) the following will apply:

- Prior to any refurbishment, demolition or repair works on building fabric which is not known to be asbestos free a competent accredited asbestos management consultancy will be commissioned to carry out a refurbishment or demolition (i.e. intrusive) asbestos survey of the area to be worked upon. The surveyor and Ore Valley will jointly determine an appropriate strategy to cost-effectively assess relevant premises, taking account of the permissibility of representative surveying across properties of the same archetype and construction date.
- Prior to works starting the information obtained from refurbishment/demolition surveys will be discussed with the proposed works contractor to ensure that ACMs will not be disturbed by their works. In the event that works would have the potential to disturb ACMs, appropriate measures will be taken including the prior removal of ACMs, amendments to work programme etc.
- Records of all surveys and discussions with contractors will be retained in the job file to demonstrate that asbestos was properly considered, and appropriate actions taken to prevent disturbance and exposure.

12. Working with Asbestos Materials

Most work likely to disturb or remove asbestos must be carried out by an HSE licensed asbestos removal contractor and notified to the HSE 14 days prior to commencement. However, the Control of Asbestos Regulations 2012 does allow work with certain lower risk asbestos containing materials (e.g. asbestos cement and asbestos textured coatings) to be carried out by non-licensed contractors and without notification to the HSE.

Although a licence is not required for non-licensed asbestos removal we will ensure that it is carried out by a fully competent and trained contractor. The three categories of asbestos work are:

- Major works: Licensed Works; 14-day notification and licenced contractor (highest risk work)
- Minor works: Notifiable non-licensed works; notification before works start and competent (non-licensed) contractor
- Minor Works: Non-notifiable non-licensed works; no notification and competent (non-licensed) contractor

The HSE flow chart in Appendix 5 shows the decision-making process on appropriate classification works.

Where doubt exists over the correct classification or scope of asbestos works, advice will be sought from a competent accredited asbestos management consultancy prior to any works being carried out on ACMs. Ore Valley may also appoint a competent asbestos project management consultancy to scope, specify, tender and project manage asbestos contracts.

Where work does not require to be carried out by licensed contractors (i.e. Minor works) it will nevertheless be undertaken in a safe manner by appropriately trained contractors, reducing the generation of airborne dusts to as low a level as is reasonably practicable. All method statements and risk assessments for such work will be screened by a competent person prior to work commencing.

Where licensed contractors are required to carry out asbestos works the following documentation will be requested from the contractor prior to commissioning and copies kept in the job file.

- Current asbestos licence check on SEPA's website - <https://www2.sepa.org.uk/wastecarriers/>
- Insurance certificate indicating the insured is covered for asbestos work
- A representative sample of medical examination certificates (conducted by an Employment Medical Advisory Service registered doctor) for personnel who will work on the job
- A presentative sample of training records for all personnel who will work on the job (asbestos management and handling courses) usually provided by a United Kingdom Asbestos Training Association (UKATA) member
- Where applicable notification of the job to the HSE 14 days prior to commencement
- Method statement and risk assessment for the job (Plan of work)

At the conclusion of all asbestos works (unless included within an Asbestos Project Management Package), Ore Valley will directly appoint an accredited Asbestos Analyst to carry out the required level of inspection and test. For licensed works this will include a 4-stage clearance test and for minor works this will include a visual inspection and reassurance air test. Care will be taken to ensure this is excluded from the contractor's initial proposal and price.

13. Dealing with Non Compliance

Any non-compliance issue identified at an operational level will be formally reported to Senior Management in the first instance. An appropriate course of action will be agreed to address the non-compliance issue and a report presented to the Board to consider the implications and to take appropriate action where necessary.

14. Tenant Information and Work Procedures

Ore Valley will inform relevant tenants of the possibility of ACMs being present in pre-2000 housing and on the requirements for undertaking work on their homes. All tenants will have access to the Asbestos Register upon request. A copy of our Tenant's Guide to Asbestos is attached as Appendix 6.

Prior to a tenant starting work which will interfere with the fabric and/or services of a property, tenants will be required to seek advance permission from Ore Valley. Before issuing permission, the Asbestos Register will be consulted and where ACMs are identified within the proposed work zone the Asbestos Co-ordinator and Asset team will liaise with the tenant to ensure all appropriate actions are taken. Where the asbestos data is inconclusive (e.g. where a refurbishment survey has not been carried out) Ore Valley will review the request and decide whether to refuse permission or to arrange for a refurbishment survey to be carried out.

In the event that tenants' works are liable to disturb ACMs, Ore Valley will make a decision on the appropriate course of action ensuring that all asbestos works are subject to the normal asbestos work procedures of the Association.

15. Review and Monitoring

The Asbestos Policy and Management Plan applies to all properties owned and/or managed by Ore Valley and its subsidiaries and will be reviewed annually or as changes in legislation, best practice and or guidance require. Appendix 7 provides details of the review procedure.

16. References

- Health & Safety at Work etc Act 1974
- The Management of Health & Safety at Work Regulations 1999
- The Workplace (Health, Safety and Welfare) Regulations 1992
- Approved Code of Practice (ACoP) Managing and Working with Asbestos (L143) 2nd Edition 2013
- Construction (Design and Management) Regulations 2015
- Control of Asbestos Regulations 2012
- INDG 223 A Short Guide to Managing Asbestos in Premises
- HSG264 Asbestos: A Survey Guide
- Ore Valley Policies & Procedures
- EVH Landlord Facilities Health, Safety and Welfare Management System Control Manual
- EVH Health & Safety Control Manual (Employees & Non Domestic)
- Ore Valley Asset Management Strategy

The Scottish Social Housing Charter Outcomes and Standards:

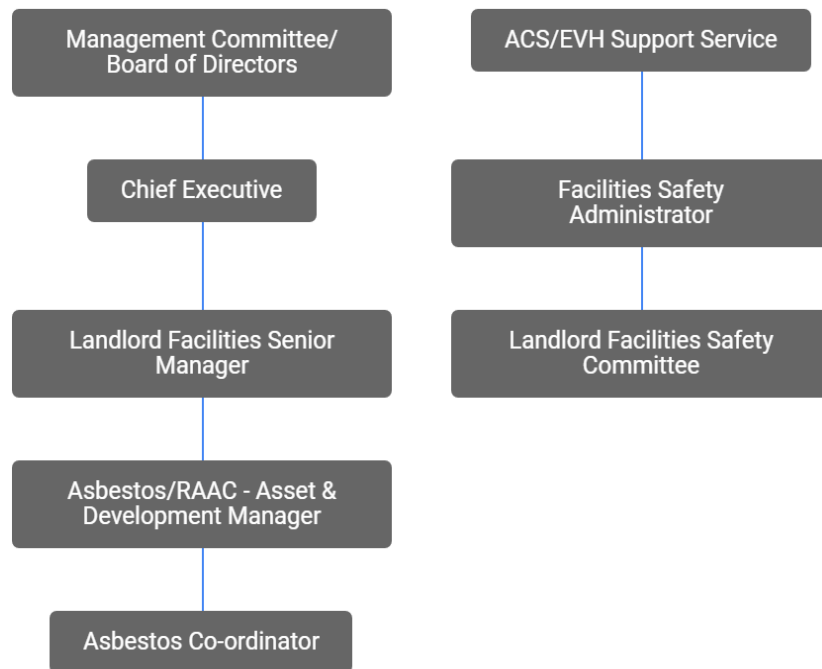
- Communication (2)
- Quality of Housing (4)
- Repairs, Maintenance & Improvements (5)

17. Organisations Providing Support:

- **Health and Safety Executive (HSE)**
Incident Contact Centre (RIDDOR – fatal and major injuries only): 0345 300 9923
Out of Hours (Major Incidents/Work Related Death only): 0151 922 9235
Health & Safety Issue Reporting: 03000031647
- **United Kingdom Accreditation Service (UKAS)**
Tel: 01784 429 000
Email: info@ukas.com
- **ACS Learning and Consultancy**
Tel: 0141 427 5171
www.acsrisk.com
- **Asbestos Removal Contractors Association (ARCA)**
Tel: 01283 566467
Email: info@arca.org.uk
- **British Occupational Hygiene Society (BOHS)**
Tel: 01332 298101
Email: admin@bohs.org
- **Robertson McGregor Property Solutions Ltd (Asbestos Consultant)**
Tel: 01337 828167
Email: Robertson.mcgregor@btconnect.com

ROLES AND RESPONSIBILITIES - APPENDIX 1

Landlord Facilities Health & Safety Organisational Chart (Extract Summary)

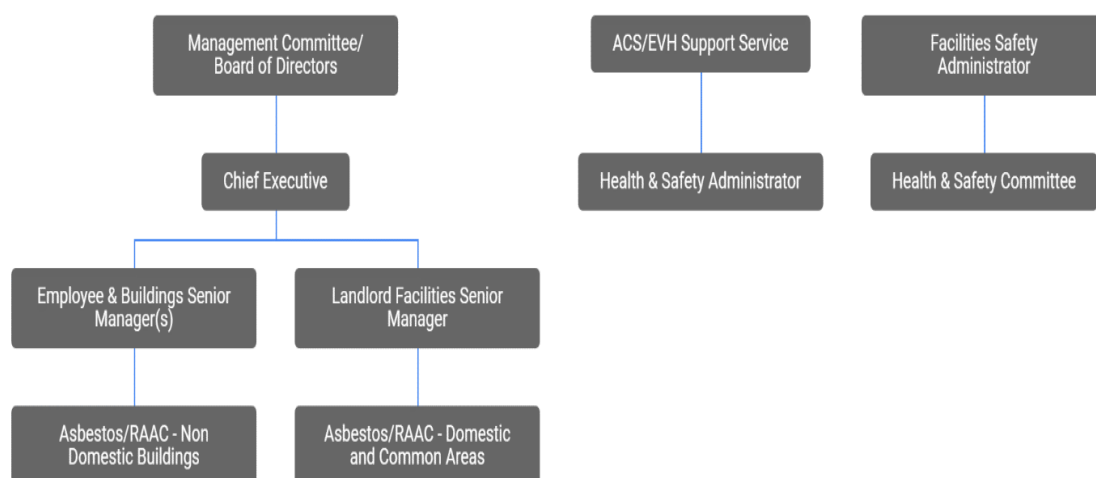


Name	Job Title	Role/Area of Responsibility
Nick Clark	Chief Executive	Overall H&S Responsibility
Colin McInnes	Depute Chief Executive /Housing Manager	Landlord Facilities Senior Manager responsible for compliance of the Landlord Facilities H&S including the Asbestos Policy and Management Plan
Megan Sneddon	Housing Services Advisor	Facilities Safety Administrator
Julie Watson	Asset & Development Manager	Responsible for overseeing the implementation of the Asbestos Policy and Management Plan
Cheryl Hall	Repairs & Maintenance Officer	Asbestos Co-ordinator, responsible for the practical delivery and implementation of the Asbestos Policy and Management Plan

Contact Details

Ore Valley Housing Association, 114-116 Station Road, Cardenden. Tel: 01592 721917 or Email: assetmanagement@orevalleyha.org.uk

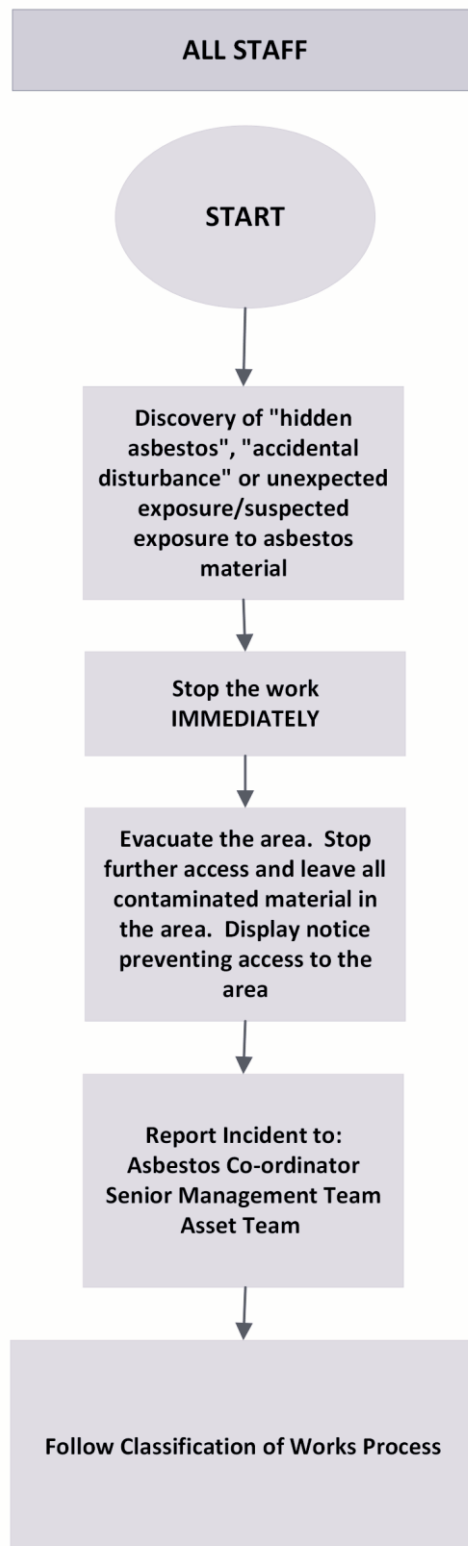
Employee & Non Domestic Buildings Health & Safety Organisational Chart (Extract Summary)



Name	Job Title	Role/Area of Responsibility
Nick Clark	Chief Executive	Overall H&S responsibility with specific responsibility for all non-domestic buildings (Lochgelly Business Centre, Miners Institute and retail units) ensuring compliance with the Asbestos Policy and Management Plan
Maryjane Elder	Corporate Support Manager	Responsible for the H&S of Ore Valley's employees and registered office ensuring compliance with the Asbestos Policy and Management Plan
Steffy Smith	Corporate Support Advisor	H&S Administrator (Ore Valley Registered Office)

Contact Details

Ore Valley Housing Association, 114-116 Station Road, Cardenden. Tel: 01592 721917 or Email: OVHA@orevalleyha.org.uk



Management Survey

An asbestos management survey is a standard survey undertaken to locate, as far as reasonably practicable, the presence and extent of any ACMs which could be disturbed during a building's everyday use, including maintenance work. It aims to ensure that:

- No person is harmed by the continuing presence of ACMs
- Any ACMs remain in good condition

This survey will assess the condition of suspect materials, along with their ability to release fibres. This is classed as a material assessment and will enable the Asbestos Co-ordinator to assess the risk and subsequently put measures in place to mitigate or reduce the risk to building occupants and those involved in routine maintenance.

This survey should encompass all areas within the building including where present and accessible ceiling voids, risers and ducts etc. All associated outbuildings should also be included in the survey e.g. garages, stores and plant rooms.

A management survey can involve some intrusive work e.g. inspecting within boxing, behind panelling, below floor coverings. The scope and extent of the survey should be discussed and agreed in advance.

Refurbishment and Demolition Survey

A refurbishment/demolition survey is undertaken when the building, or part of it is to be upgraded, refurbished or demolished and should be carried out before any works commence. This type of survey may also be necessary when intrusive maintenance or repair work is required or plant is to be removed or dismantled. It aims to:

- Locate and identify ACMs in the area the works are being carried out or in the whole building if demolition is planned.

This type of survey is fully intrusive and involves destructive inspection as necessary. They should therefore only be carried out in specific locations where refurbishment or demolition is planned. The area surveyed must be vacated prior to work commencing and be certified "fit for reoccupation" after the survey is completed.

The refurbishment and demolition survey reports will include full results of all materials sampled or presumed to contain asbestos, a full list and description of all areas inspected, annotated plans and conclusions.

A refurbishment and demolition survey to target areas of a building for future capital works can be carried out in conjunction with a management survey.

TENANT LETTER ADVISING OF ASBESTOS PRESENCE - APPENDIX 4

Dear (tenant name)

PRESENCE OF ASBESTOS

Following a survey carried out in your home, asbestos content has been found within the following areas:

Location	Type of Material

As this asbestos content is of a low risk nature and is currently assessed as being in good condition it does not present a risk to anyone living in your home. Given this there are no immediate plans to remove the asbestos content however steps will be taken to deal with this should it be considered necessary at any point in the future.

We would ask that you do not disturb the surface where the asbestos has been identified and that you inform us immediately if you notice any damage or deterioration.

It is also important that you notify us if you are planning to carry out any repairs or alterations to your home. This will allow us to establish whether it will be necessary to offer you (or your contractor) advice with regard to the presence of asbestos and its treatment.

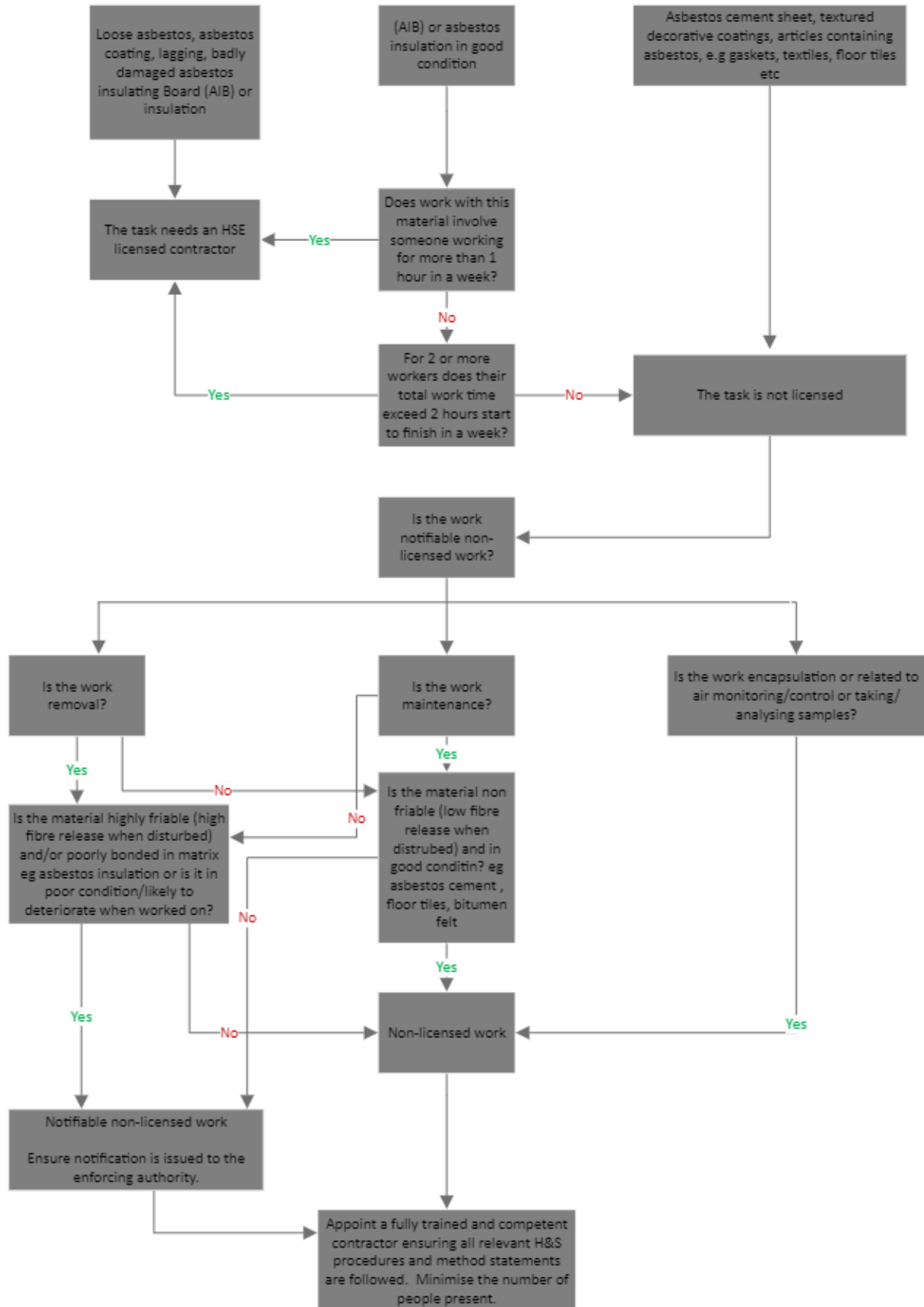
If you have any concerns or questions about asbestos in your home or the content of this letter, please contact us on **01592 721917** or email us at: **assetmanagement@orevalleyha.org.uk**. I have attached a copy of our asbestos guide meantime.

Yours sincerely

Attached – A Tenant's Guide to Asbestos

CLASSIFICATION OF WORKS: DECISION MAKING PROCESS - APPENDIX 5

Please use this simple flowchart to help decide who needs to carry out the work

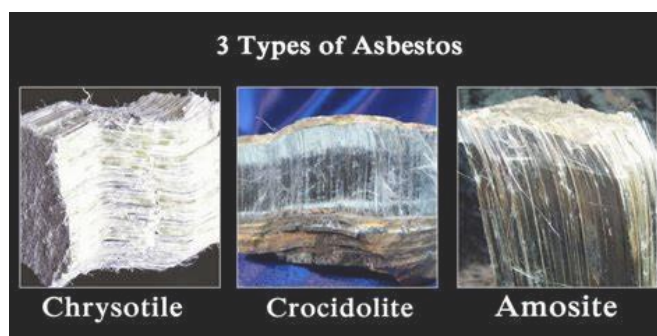


A TENANT'S GUIDE TO ASBESTOS

What is asbestos?

Asbestos is a natural mineral made up of small fibres, which due to its wide availability and affordability, was used a lot in the construction and alteration of homes and buildings in the UK until its use was banned in 1999. There are strict guidelines to ensure that any remaining asbestos is managed safely.

The three main types of asbestos which were used in the UK are crocidolite (blue) asbestos, amosite (brown) asbestos and chrysotile (white) asbestos. Chrysotile (white) asbestos is the least dangerous of the three and is the type most likely to be found in older homes.



It is not possible to tell whether a material contains asbestos by simply looking at it. Samples are sent to a specialist laboratory where they are tested for asbestos fibres and their type.

Is asbestos dangerous?

Asbestos is a perfectly safe material providing it's in good condition and in a position where it won't be disturbed or damaged either by removal or home improvements.

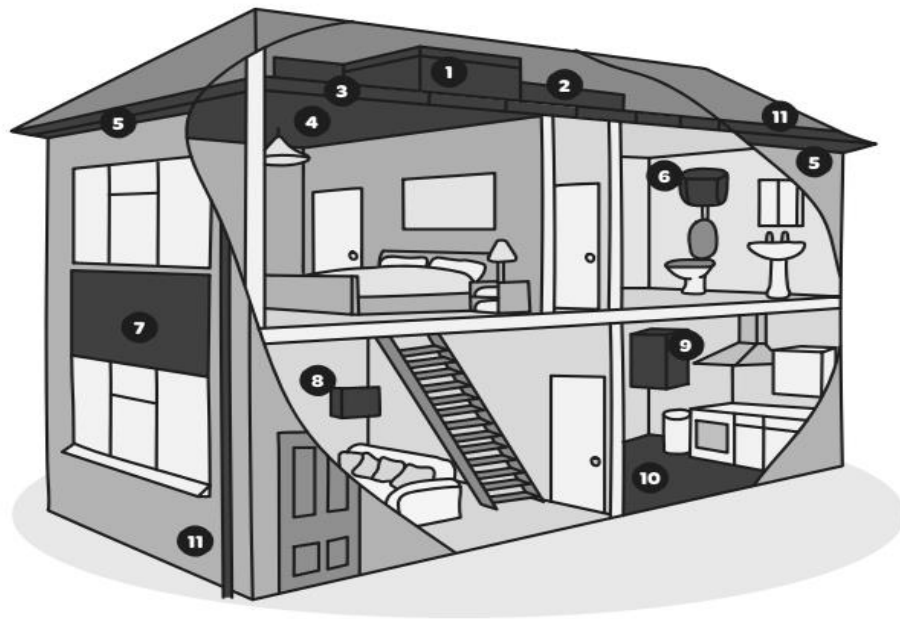
When materials that contain asbestos are disturbed or damaged, fibres are released into the air. When these fibres are inhaled, they can cause serious diseases. These diseases will not affect you immediately; they often take a long time to develop, but once diagnosed, it is often too late to do anything. This is why it is important that you protect yourself now. The more you are exposed, the higher the risks.

Is there asbestos in my home?

If your home was built before 2000 then it could potentially contain asbestos materials however there is no need to do anything as it is harmless until it is damaged or disturbed.

Asbestos is present in many homes and buildings and is completely safe if its left in a good condition. Generally, asbestos is only a risk if you disturb or damage it and cause fibres to be released into the air.

Examples of locations of where asbestos may be found in homes and buildings include:



- | | | | |
|-----------------|-------------------|-------------------|-----------------|
| 1. Water Tank | 4. Artex | 7. Wall Panelling | 10. Floor Tiles |
| 2. Pipe Lagging | 5. Roof Overhang | 8. Fuse Box | 11. Guttering |
| 3. Insulation | 6. Toilet Cistern | 9. Boiler Box | |

What should you do if you suspect there is asbestos in your home?

If you suspect, there is asbestos within your home or if you are concerned about it, please speak to us in the first instance for advice.

If the material containing asbestos is in good condition and/or cannot be easily disturbed it is best to leave it alone. If you suspect damage has occurred to materials that may contain asbestos, we will arrange for a specialist inspection to be carried out.

If asbestos is found, we will inspect the condition of the material and if it is damaged or has started to deteriorate, we will remove or carry out necessary works to stop fibres escaping.

Can I carry out home improvements?

If you are planning to carry out home improvements, please remember that you will need to get permission from us for anything other than decoration. If you think you may have asbestos, please talk to us before you start any improvement works. Do not try to repair or remove any asbestos materials yourself. We can check our records and tell you if any asbestos is present in your home or arrange for our specialist contractors to carry out an asbestos survey.

DIY Rules

- Do not drill, saw, scrub or sand anything you think may contain asbestos
- Keep activities to a minimum in any areas where material may contain asbestos
- Do not dust, sweep or vacuum debris that may contain asbestos
- Take every precaution to avoid damaging asbestos materials or asbestos containing products

How will we manage asbestos in your home?

- Every home is tested for asbestos when it becomes empty as part of our ongoing asbestos management plan
- We will hold details of all asbestos surveys within our asbestos register
- We will inspect properties periodically depending on the types of asbestos found and the level of risk
- If asbestos is in good condition and is unlikely to be disturbed or damaged it does not pose a risk to your health and we will leave it in place. We may seal materials containing asbestos to stop any fibres escaping and action any further works required to make the area safe
- If we need to remove asbestos from your home, we will keep you informed about the work and what you need to do to ensure the safety of you and your family.

Who do I contact if I have any questions about asbestos?

If you have any concerns or questions about asbestos in your home, please contact us in the first instance by calling: **01592 721917** or email: assetmanagement@orevalleyha.org.uk

Further information on asbestos can be found on the Health & Safety Executive website - [Asbestos - HSE](#)

Frequently Asked Questions

If there are asbestos containing materials in my home, why not remove it straight away?

Needlessly disturbing asbestos containing materials that are in good condition may produce dust and could increase health risks.

When we survey homes to find out whether there are asbestos containing materials present, we also check the condition of the material.

Materials in good condition do not cause health problems. If materials are in poor condition, we will consider removing them or sealing them. However when we do need to carry out building work on your home disturbing asbestos may be unavoidable. If so we will look at how we can safely remove the material.

I think I have disturbed or damaged some asbestos containing materials in my home – what should I do?

Contact us straight away and we will arrange to have the material inspected and assessed. We will then decide what action is required to make it safe.

I've been told that Artex contains asbestos – what is it and is it safe?

Artex is a textured coating that has been widely used in domestic properties on interior walls and ceilings. Older types of Artex coatings sometimes contain a small amount of asbestos. Artex is safe as long as its left alone.

Can I redecorate walls and ceilings coated with old Artex?

Yes, you can paint walls and ceilings coated with Artex, this is good practice as it seals the material, but do not sand or scrape the Artex surface. If you notice any damaged areas please contact us for advice.

ASBESTOS MANAGEMENT PLAN REVIEW - APPENDIX 7

