Asbestos

Asbestos in buildings

Products containing asbestos were used in the building industry for many years until over fifteen years ago when the manufacture of such products was banned. Asbestos products do not pose a health risk as long as they are left undamaged and are protected through a paint sealant or cannot easily be disturbed.

How does Connexus deal with asbestos?

We keep a register of asbestos that details the type and location of asbestos found in our properties.

This register allows us to manage any asbestos product to ensure that it is kept in a safe condition and to inform residents and contractors of its existence. In order to initially identify if there are products that are likely to contain asbestos and subsequently to clarify this by testing, we carry out two types of survey:

- Firstly, we undertake an asbestos survey to all of our properties, including communal areas. During the survey we note any product that is likely to contain asbestos, record its location and in some circumstances take samples. The results are entered onto our register of asbestos and a report will be sent to the resident.
- Secondly, prior to carrying out an improvement to any property, such as installing a new kitchen, we will often complete a more detailed targeted survey. This is where a trained Surveyor will undertake a destructive inspection to identify all asbestos before any work begins.

This will include taking samples for analysis. This is to ensure nobody will be harmed by the proposed work and work will be undertaken by the right contractor in the correct way.

Once we have carried out a survey and/or sampled the product, we can then decide the best course of action.

There are occasions where we will arrange to have the product completely removed because it is at the end of its useful life or it is posing a health and safety risk. However, normally we will leave the product in place and use a licensed contractor to ensure that any building work is done safely in accordance with Asbestos legislation.

Do's and dont's

Do:

- If you are concerned that a product might contain asbestos that is damaged or has been disturbed, report it to Connexus and we will arrange for it to be inspected and tested
- Leave asbestos labels on products to highlight the presence of asbestos
- Make sure any material you have been told contains asbestos stays in good condition.
- Before you carry out any DIY work you should get our advice. You may also need permission under the conditions of your tenancy. Remember, materials that contain asbestos that are in good condition are not a risk to your health.

Don't:

- Do not rub down or sand a product that you know (or suspect might) contain asbestos, for example, Artex
- Do not drill through an asbestos product as this will release asbestos fibres
- Do not break off pieces of materials that you believe to contain asbestos

- Sweep, dust or vacuum any dust that may relate to asbestos-related material.
- Walk through any debris that may contain asbestos
- Jet-wash or clean down asbestos cement roofing materials such as a corrugated garage or shed roof.
- Remove old floor tiles or linoleum which could contain asbestos.

Using licensed contractors

Connexus has to comply with the Asbestos at Work Act. In line with these regulations, it is our policy to leave in place any asbestos based product, as long as it is undamaged and not causing a health risk to the occupants or to any contractors planning to work on the material. If we have to carry out work on asbestos materials or need to remove it for any reason, where required by Control of Asbestos Regulations, we will use a licensed contractor to carry out the work.

The same regulations apply if you want to carry out your own improvements. If you're dealing with asbestos based materials than you will have to use a licensed contractor.

Where is Asbestos likely to be found within the home? Asbestos is most likely to be found in the following locations:

- Textured coatings, such as artex, which is often found on ceilings
- Vinyl floor tiles found in kitchens
- Boxing that surrounds pipes
- Corrugated sheet roofing, often found on garage blocks
- External rainwater goods and soffits (the underside) of roofs
- Bath panels
- Insulation of pipes and boilers
- Insulation boards to partitions

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