



herefordshire housing

>People >Homes >Communities

Asbestos in Buildings

Facilities Management



Creating quality choices for communities

## 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 Herefordshire Housing 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.

## Using Licensed Contractors

Herefordshire Housing 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.

Tenants have to abide by the same regulations. If a tenant wishes to improve their home, subject to our approval, and this means dealing with asbestos based materials, then they, too, would have to use a licensed contractor.





## Where is Asbestos likely to be found within the home?

Asbestos is most likely to be found within 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

## Do's and Don'ts

Do:

- If you are concerned that a product might contain asbestos that is damaged or has been disturbed, report it to Herefordshire Housing and we will arrange for it to be inspected and tested
- Leave asbestos labels on products to highlight the presence of asbestos

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

## General Information

**Please make sure that you request and check the Surveyor's ID badge. Do not allow any person into your home if they do not have identification.**

To report damaged asbestos products, please contact us on 0300 777 4321 to arrange an inspection.

If you wish to discuss the information within this leaflet, please contact the Facilities Management Team on our direct telephone number 0300 777 4321.

Alternatively, you can email us at [info@hhl.org.uk](mailto:info@hhl.org.uk).

Our head office opening hours are:

Mon - Fri 8.30am to 5pm.

Phones: 8am - 8pm

Our address is:

Facilities Management,  
Herefordshire Housing Ltd,  
Legion Way, Hereford, HR1 1LN.

**If you require this information leaflet in Braille,  
large print or audio format please call  
0300 777 4321**

**Minicom users please call: (01432) 378 487**

### Versions in other languages

#### Polish

Informacje na temat zasad wprowadzania ulepszeń w wynajmowanych nieruchomościach. Osoby, które chcą otrzymać tłumaczenie tego dokumentu prosimy o kontakt pod nr tel. 0300 777 4321.

#### Russian

Это - информация об улучшениях жилого фонда. Если вам нужен перевод этой информации, пожалуйста, звоните 0300 777 4321

#### Portuguese

Estas são informações sobre melhorias às propriedades. Se pretender obter esta informação traduzida ligue para 0300 777 4321.

#### Lithuanian

Tai informacija apie pastatų patobulinimus. Jei norėtumėte gauti šios informacijos vertimą, prašom skambinti telefonu 0300 777 4321

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## Head Office

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