



Asbestos Information Sheet

Structured Designs will always seek to ensure that our clients are protected from asbestos within the building.

Legal

The Control of Asbestos Regulations 2012 requires employers to prevent exposure of their employees to Asbestos. Structured Designs owe a duty of care to our staff and tradesmen to ensure that they are: -

- Adequately informed
- Suitably trained
- Able to work in a safe environment.

Action

In attending to carry out building repairs to your home, we are required by law to assess the potential risks of Asbestos. Our surveyor will carry out a risk assessment during our site survey. A more thorough assessment may prove to be necessary by an independent company with samples being sent for analysis, but only if asbestos is found or suspected.

Probability

If your property is more than 25 years old, it is possible that it contains materials made from Asbestos. Asbestos fibres are strong and resistant to heat and chemicals. In the past, this led to their use in a wide range of building materials and products. Properties built since the 1990 are less likely to contain Asbestos in the fabric of the building. Properties built before the mid-1980s are far more likely to contain Asbestos somewhere in the building. Asbestos cement materials have been widely used as a cladding material and can still be found in garages and sheds typically in corrugated roof sheets and soffit.

We have produced the following to help you with questions that may occur to you.

What is Asbestos?

Asbestos is a naturally occurring mineral made up of many small fibres. There are three main types known commonly as Blue, Brown and White.

Why is Asbestos potentially a problem?

All materials containing Asbestos can be harmful if inhaled as fibres or dust. In recent years several alternative or substitute products have been developed. The damage caused by asbestos can take up to twenty years to become known and by that time there is little chance of a cure. Asbestos related diseases are unpleasant.

Day to day exposure to Asbestos

The Health & Safety Executive confirms that there is a very low level of fibres in the air everywhere because Asbestos has been used so extensively in the past. Exposure to this low level of fibres is unlikely to harm people's health. High, short-term exposure to Asbestos fibres can occur during do-it yourself (DIY) work. For this reason, try not to raise dust when working with materials which might contain Asbestos and avoid sanding or drilling. If in doubt, do not touch it — call someone like us who can help you.

Where will you find Asbestos products or materials in your home?

It is not always easy to tell whether a product contains Asbestos, as modern Asbestos free materials often look similar — remember it is usually older products that contain Asbestos.

The following areas and appliances are where Asbestos may often be found in the following listed items, but it can be in many other areas of a home:

Domestic Equipment	Warm air heating systems
Lagging Cement	Sprayed Coatings & bitumen
Textured plasters (Artex)	Cement
Insulating & Fire protection Boards	Cavity closures & roof soffit boards
Thermoplastic floor tiles & adhesives	Garage and Shed roofs

How do you know if a material contains Asbestos?

Identifying Asbestos products can be difficult but if you know or suspect damaged materials contain Asbestos, then we ask that you inform us.

What should you do about Asbestos in your home?

Don't panic if you have asbestos materials in your home! Remember, if the Asbestos materials are in good condition, removal should not be necessary, and disturbance of such materials could in fact cause more risk to your or your family's health.

Will my insurance policy cover Asbestos removal?

Your policy covers damage by specified perils. If the insured damage includes materials containing Asbestos, then the affected area will generally be removed as a legitimate part of the claim and the cost met by your insurers.

Can you remove the Asbestos not covered by my insurance claim?

Yes, we can quote and organise this for you but remember that in good condition Asbestos is stable and may not pose a risk to your health.

Do's and don'ts when carrying out DIY!

- If you suspect that you have Asbestos materials in your home, extra care should be taken when doing DIY.
- DO NOT attempt work on Artex, sprayed Asbestos, lagging or insulating boards, as this must be undertaken by a licensed contractor.
- DO NOT drill, cut or disturb Asbestos. Do not scrape or sand Asbestos materials before painting and decorating. Some types of Asbestos materials are very soft and can release large numbers of fibres if rubbed or scraped. Avoid disturbing Asbestos unless absolutely necessary and then only if full precautions are observed. We always recommend seeking the advice of a trained professional.
- REMEMBER: If you get handling asbestos wrong then you are at risk of placing your health and that of your family at serious health risk.

How should you dispose of Asbestos?

Basically, you should never be in a position where you personally have to dispose of harmful and dangerous Asbestos waste. It is against the law to dump or bury or place any Asbestos waste in a dustbin. Asbestos materials must be disposed of properly. SEEK ADVICE from a Licenced Asbestos Removal Contractor or a Local Council regarding safe collection and disposal to a designated and licenced landfill. You should receive documentation to support legal disposal. If you come across damaged asbestos material, keep it damp and seal in plastic and keep people away.

Where can you get further advice?

1. Further information and advice on Asbestos is available from several sources, including the Internet
2. Licenced Asbestos removal firms will provide asbestos surveys and testing for a fee, which should include a document detailing any asbestos within a building for the safety of the occupiers and future owners.
3. You should consult your general practitioner or health board if you are concerned about your own health or the health of a member of your family and think that you or they have been exposed to Asbestos
4. For general advice on Asbestos, you can also contact the Health and Safety Executive: (www.hse.gov.uk)
5. If you have questions arising from this leaflet, then please call 01978 758822