



Drumchapel Housing

Co-operative Limited

What is Asbestos?

Asbestos is a naturally occurring mineral that has been used for many centuries. It has been mined extensively in a number of countries including South Africa, Canada and Australia. A large amount of asbestos material has been commercially imported into Britain over the last 150 years and used in a range of products to enhance their strength and durability.

Asbestos was used because it has many good properties including:

- Heat and fire resistance
- Strength and durability
- Non-corrosive - resistant to acids

As a result of having these qualities, asbestos fibres were added or mixed to a wide range of materials that have been used for fireproofing, insulation, and soundproofing. Many asbestos materials have been used in the construction of buildings since the turn of the last century.

Due to concerns about the health risks associated with asbestos the importing and use of most forms of asbestos was banned in the early 1980's. Further action has since been taken to ban the import, sale, and re-use of all types of asbestos material.

Properties built since the mid-1980's are very unlikely to contain any asbestos materials.

However, since asbestos materials were still in circulation after this date the HSE estimates that only properties built after 2000 can be considered to be asbestos free.

Why is asbestos dangerous?

Generally, asbestos is only a risk if you disturb or damage it and cause fibres to be released into the air.

If ACMs (Asbestos Containing Materials) are in good condition and in a position where they are not going to be disturbed or damaged, then it is safer to leave them where they are and ensure that the risks are managed.

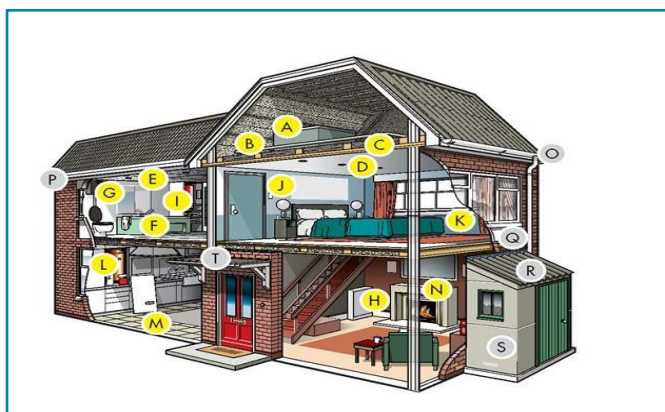
The greatest risk arises when ACMs are sawn, drilled, sanded or scrubbed. Asbestos fibres released during these activities cannot be seen with the naked eye. DIY work can result in brief but high levels of exposure.

Remember, there is no safe level of exposure to asbestos, so you should not attempt to saw, drill or sand any walls, ceilings or floors in your home without first seeking advice. You must also get our written permission before you carry out any improvements or alterations to the property.

Where could asbestos be found in my home? ACMs might be found in roofs, claddings, soffits, windowsills, bath panels, wall panels, chimneys/flues, water tanks,

floor tiles and textured coatings (artex or similar).

Below is an illustration used courtesy of the Health and Safety Executive (<http://www.hse.gov.uk/asbestos/building.htm>).



Where does asbestos hide?

AIB = Asbestos Insulating Board Inside

- A Asbestos cement water tank
- B Pipe lagging
- C Loose fill insulation
- D Textured decorative coating eg artex
- E AIB ceiling tiles
- F AIB bath panel
- G Toilet seat and cistern
- H AIB behind fuse box
- I AIB airing cupboard and/or sprayed insulation. coating boiler
- J AIB partition wall
- K AIB interior window panel
- L AIB around boiler
- M Vinyl floor tiles
- N AIB behind fire

Outside

- O Gutters and asbestos cement downpipes
- P Soffits – AIB or asbestos cement
- Q AIB exterior window panel
- R Asbestos cement roof
- S Asbestos cement panels
- T Roofing felt

Please note this list is not definitive.

What are we doing about it?

We instruct asbestos surveys when properties are void, prior to undertaking any planned maintenance and during certain reactive maintenance works. We will only survey your property to identify any ACMs, if we have not carried a survey out in the past.

We will keep survey details on our asbestos register so that we can prevent disturbing

ACMs in the future as and when we carry out repair work.

Most ACMs are perfectly safe if left alone and will probably be left in place if they are likely to remain undisturbed.

We work closely with all our contractors and let them know if asbestos is present, so they take the required precautions when they carry work out in your home, to protect both you and them.

Generally, if the asbestos is in good condition and is not likely to be disturbed or damaged when worked on or near, then it is best left in place.

This is in line with the current guidelines from the Health and Safety Executive.

As a responsible landlord, we take the issue of asbestos very seriously. Hundreds of thousands of UK homes built between the 1930s and 1990s feature some building products with ACMs (Asbestos Containing Materials) and our homes are no different.

Common Areas

The Co-operative has carried out inspections and testing within all communal areas. No communal areas were identified as containing asbestos.

Our Stock & Asbestos Database

Our stock is split into 9 phases, with 5 of our phases being built or fully renovated before the year 2000.

We hold asbestos records, or as built drawings for 68% of our stock as of November 2023.

When we identify properties which contain asbestos materials which are deemed as safe to leave in place, we will inform the tenant. Currently 0.4% of our stock contains asbestos which equates to two properties.

The Co-operative has developed a comprehensive asbestos register. The need for surveys will be assessed prior to works being carried out by contractors and DHC staff alike and updated results are fed into the asbestos register as information is received.

For further information, please do not hesitate to call the Maintenance Team at the office or visit the Health & Safety Executive's (HSE) website www.hse.gov.uk/asbestos. The HSE is the government body responsible for regulating and enforcing health and safety.