



Caredig

What is Asbestos?



People • Homes • Communities

What is Asbestos?

Asbestos is the name given to a group of naturally occurring fibrous minerals. Due to its strength and fire resistance, asbestos was used in a wide range of building materials and products between the 1930s and late 1990s.

Where is it likely to be found?

- Bath panels/W.C cisterns
- Under stair cupboards
- Corrugated cement sheeting on sheds/garages
- Soffits
- Guttering and down pipes
- Boxing to soil pipes and pipe work
- Plastic floor tiles
- Textured decorative coatings e.g. artex

What are the risks?

Asbestos containing materials are not a risk if they are in good condition and are not disturbed. The risk increases when asbestos is damaged or disturbed i.e drilled, sawn, scrubbed or sanded which can result in brief but elevated levels of exposure.

What are we doing to minimise the risks?

Caredig has developed an Asbestos Management Plan that sets out how we will identify and manage Asbestos in your home.

We have undertaken surveys to communal areas of all our properties to identify if Asbestos is present. The results of these surveys are contained on an online register. If we carry out any refurbishment works to your home such as replacement of a kitchen or bathroom we will carry out a detailed survey to establish whether or not asbestos is present.

If Asbestos is found we will carry out a risk assessment and take actions based on the level of risk. This will include removing or sealing Asbestos if it is identified as high risk or taking no action, but continue to monitor through further surveys if the risk is considered to be low.

When a home becomes empty we will carry out a survey of the property prior to the new tenant moving.

We let our staff and contractors know if asbestos is present so that they take extra care when they carry out work in a home.

What are my responsibilities if I'm a resident?

If you are planning on carrying out any home improvements then it is important you should seek permission from the Association in accordance with your tenancy agreement.

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.

What if I think there is asbestos in my home?

If you are in doubt as to whether any material contains asbestos, or if you think your home contains damaged asbestos material, then contact Caredig on 0800 435 223.



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