



**CROSS KEYS Homes**

You'll be at home with us

# Information and advice on asbestos in your home

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If you have any difficulty understanding this document we can arrange for it to be explained to you by an interpreter. Please call us on: **01733 385116**.

You will need to tell us your address and the language you speak.

إذا كان لديكم أية صعوبات في فهم هذا الدليل نستطيع اتخاذ الترتيبات اللازمة لئتم شرحه لكم بواسطة مترجم الرجاء الاتصال بنا علي الرقم ٠١٧٣٣ ٣٨٥١١٦ .

و عليكم بإطلاعنا علي عنوانكم و اللغة التي تتكلمون بها .

اگر در فهمیدن این متن مشکلی دارید می توانیم ترتیبی بدهیم که یک نفر مترجم شفاهی آنرا برای شما توضیح دهد . لطفاً با ما در شماره تلفن **01733 385116** تماس بگیرید .

شما می بایست آدرس محل و زندگی و زبانی را که صحبت می کنید به ما بگویند .

نه گهر بۆ تیگه یشتنی ئەم نامیلکەیه هەر جۆره ناسته نگیکت ههیه ئەوا دەتوانن کارێکی وا بکەین مۆتەرجهێک ناوهرۆکی ئەم نامیلکەیهت بۆ شی بکاتەوه . تکایه بهم ژماره تەلهفۆنه **01733 385116** پێهەندیمان بێ بکه .

پێویسته ناوێشمانی خۆتمان بێ بەدەیت و پێشمان بلێیت به چ زمانیک قسه ده کهیت .

اس دستاويز کۆسجھنە ميں اگر آپ کو کسی دشواری کا سامنا ہو تو ہم ایک ترجمان کے ذریعہ آپ کے لئے اس کی وضاحت کا انتظام کر سکتے ہیں۔ برائے مہربانی ہمیں **01733 385116** پر ٹیلیفون کریں۔

آپ کو ہمیں آپ کا پتہ اور جو زبان آپ بولتے ہیں بتانا ہوگا۔

Se tem alguma dificuldade em compreender este folheto poderemos arranjar um interprete para lhe explicar este folheto. Por favor telefone para **01733 385116**.

Tera que nos informar a sua morada e o idioma que fala.



If you require an audio or large print version of this leaflet or assistance with a language or Braille translation, call: **01733 385116** or email: [translation@crosskeyshomes.co.uk](mailto:translation@crosskeyshomes.co.uk)

**This is a free service.**

# Cross Keys Homes' policy statement for asbestos:

Cross Keys Homes' policy for asbestos ensures, so far as it is reasonably practicable, the health, safety and welfare of its employees and others who may encounter or be exposed to asbestos, complying with current health and safety regulations.

Cross Keys Homes' policy for asbestos also ensures that known and identified locations of asbestos are recorded and that any such asbestos information is made available to those persons who require it.

**This leaflet tells you what asbestos is, where it can be found and how Cross Keys Homes deals with it.**

## What is asbestos?

Asbestos is a natural mineral which is mined out of the ground. In the past, most asbestos was made into building material and was used in building work. Asbestos cement has been widely used as a cladding material and can still be found in some buildings today.

Homes built since the mid 1980s are very unlikely to contain asbestos and homes built after 1990 are extremely unlikely.

Asbestos does not pose a risk to health if it is undamaged or in a position where it cannot be easily disturbed.

## **Where it is commonly found**

You cannot tell if asbestos is present just by looking at it. Common places where it may be present include:

- Garage, shed roofs and wall panels
- Gutters and rainwater down-pipes
- Insulation board to partitions or ducts
- Bath panels
- Cold water cisterns
- Warm-air heating insulation systems
- Decorative coating for example: artex
- Lino floor tiles

## **Cross Keys Homes' responsibility for asbestos**

Our asbestos policy is in line with the health and safety executives recommendations and conforms to the requirements of the Control of Asbestos Regulations 2006. This requires us to leave asbestos in position unless it is in an unsatisfactory condition, likely to be subject to frequent disturbances or where it can be removed as part of a repair, improvement or alteration. There is only a risk to health if asbestos fibres are breathed in and it is usually only found in locations where it is extremely unlikely that this will happen.

We regularly survey all our homes so we are aware of the presence, the type and the condition of any asbestos that there is. This information is then recorded and held on our 'asbestos register'.

If you would like to find out more about your home and asbestos, please contact us on the number printed at the end of this leaflet.

## **Dos and Don'ts**

**Do** contact us immediately in any of the following circumstances:

- If materials that you believe may contain asbestos have been damaged or disturbed
- If protective coatings or sealants are peeling or breaking off or special warning labels have been removed
- If asbestos cement based products such as guttering or shed roofs have broken due to damage or erosion

### **Don't:**

- Work, damage or remove materials containing asbestos. The law requires licensed contractors to be used for all work on asbestos
- Sand down or scrape off artex
- Drill, cut, saw, scrape or sand materials you think may contain asbestos as this creates dust
- Break off pieces or break up large pieces of materials that you believe contain asbestos
- Jet wash or clean down asbestos cement products eg shed/garage roofs

## **Improvements and DIY**

You have a responsibility to obtain permission from Cross Keys Homes before commencing any improvement or refurbishment work to your home. Please contact your area office for advice or information. If your improvements are likely to increase the asbestos risk then you have to comply with the asbestos regulations and use specialist licensed contractors.

For the purpose of minor DIY please follow the Dos and Don'ts listed above. If you are in doubt, please ask us.

## Your questions answered

This section contains a list of some of the most frequently asked questions about asbestos.

### **(Q) Should all asbestos products be removed from buildings?**

(A) It is recommended that, if it is undamaged and unlikely to be disturbed, material containing asbestos should be left in place, if necessary sealing it with paint or plastic film.

### **(Q) I live in a property where asbestos has been used in construction. Whose responsibility it is to deal with the asbestos?**

(A) The management of asbestos in any building is the responsibility of the building owner, in this case Cross Keys Homes.

### **(Q) How dangerous is asbestos?**


(A) Asbestos is a mineral substance that can split into many tiny fibres. When present in the air, these fibres can be inhaled into the lungs where they may lodge. If sufficient fibres are inhaled they can lead to serious diseases.

**If you have any questions or concerns about asbestos, please contact our repairs centre on freephone: 0800 328 2742\*.**

**\* This number is not free when calling from a mobile and will be charged at your standard mobile rate.**



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