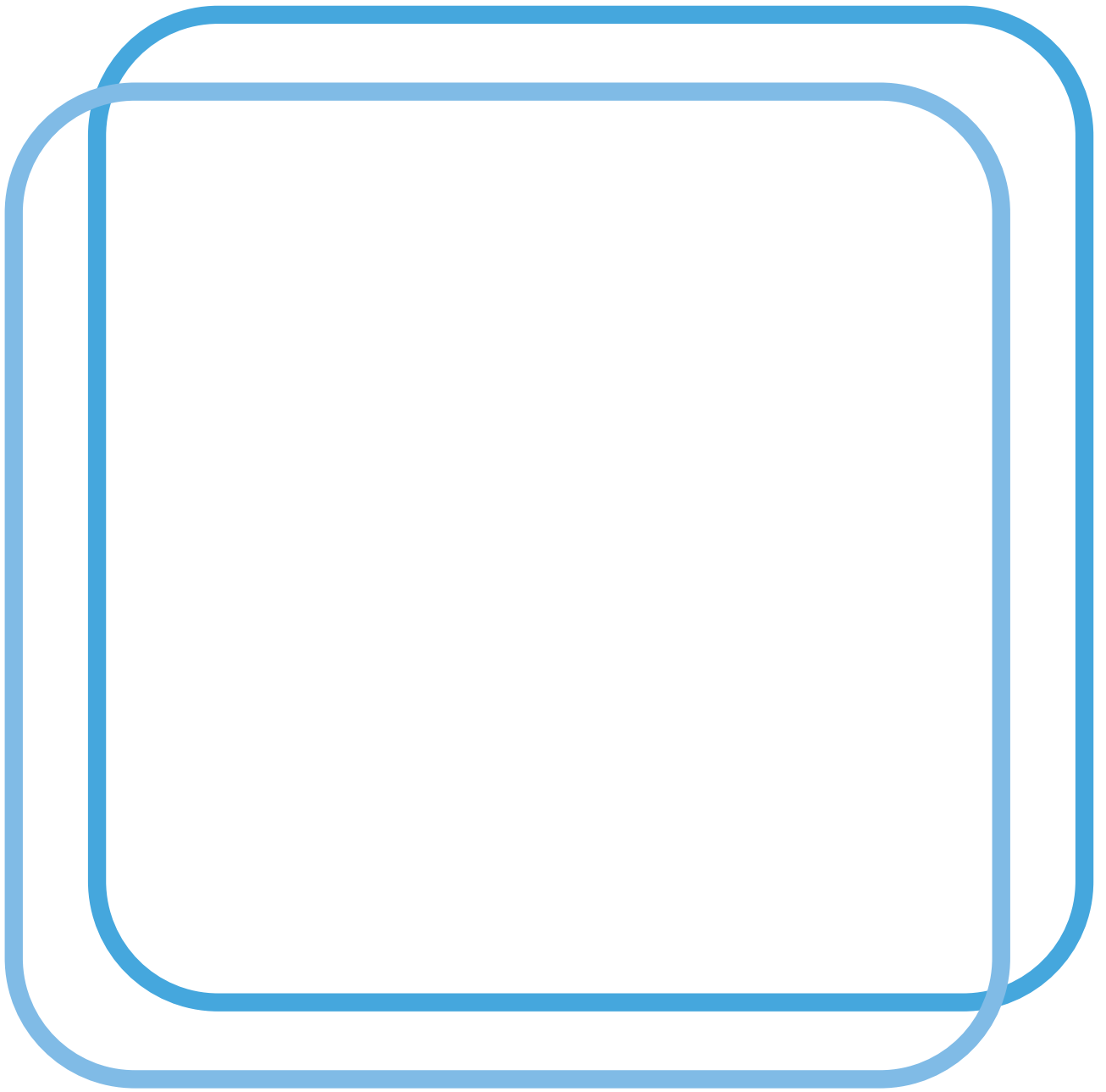


Asbestos



Introduction

<p>Why should I look at Asbestos?</p>	<p>The Control of Asbestos at Work Regulations places a duty on persons in control of all non-domestic premises. If you have maintenance and repair responsibilities in the premise that</p>	<p>you perhaps own, or have a contract or tenancy agreement for, then you will be required to manage the risks associated with asbestos in the best possible way.</p>
<p>What are the risks from Asbestos?</p>	<p>Asbestos is the biggest occupational health killer, responsible for 3,500 deaths each year, although these deaths are from past exposures (when asbestos was widely used and not regulated).</p> <p>It is vital that we protect workers now to prevent them dying from asbestos related cancer in the future (asbestos diseases have, on average, a latency period of between 15 and 40 years).</p> <p>Present day law prohibits the use of asbestos in the construction or refurbishment of any premise.</p>	<p>However in the past 1,000's of tonnes were being used on an annual basis and much of this is still in situ.</p> <p>As long as the asbestos remains intact and undamaged it is relatively safe, however if the asbestos becomes damaged or disturbed it can become a real danger to health because asbestos fibres are inhaled by people, the fibres become lodged and can remain almost dormant for 10-40 years.</p>
<p>What does the law say?</p>	<p>The regulations impose a duty on the person or persons responsible for the maintenance and repair within a non-domestic premises requiring them to:-</p> <ul style="list-style-type: none"> • Find out if there is asbestos on the premises, what condition is it in and how much is there? • Presume all suspect material contains asbestos unless you have evidence to suggest otherwise 	<ul style="list-style-type: none"> • Record the location of all known or presumed asbestos related materials. • Asses the risk from the material • Prepare an in depth plan as to how the asbestos will be controlled. • Review the plan regularly. • Ensure information is readily available to anyone who is likely to encounter the asbestos

What should I do if I find asbestos?

Good Condition	<ul style="list-style-type: none"> ■ The condition of the material should be monitored at regular intervals ■ Where practical the material should be labelled ■ Inform any persons likely to come into contact with or disturb the material
Minor Damage	<ul style="list-style-type: none"> ■ The material should be repaired and/or encapsulated ■ The identified material should be labelled as asbestos and should be monitored on a regular basis. ■ Inform any persons likely to come into contact with or disturb the material
Poor Condition	<ul style="list-style-type: none"> ■ Asbestos should be removed

There are three essential steps that you must take:

1. Find out whether your premise contains asbestos, and, if so, where it is and what condition it is in. If in doubt, materials must be presumed to contain asbestos;
2. Assess the risk ; and
3. Make a plan to manage that risk and act on it.

Things to remember

- Asbestos is generally only dangerous when disturbed. If it is safely managed and contained, it usually doesn't present a health hazard;
- Don't remove asbestos unnecessarily - removing it can be more dangerous than leaving it in place and managing it;
- Not all asbestos materials present the same risk. The measures that need to be taken for controlling the risks from materials such as pipe insulation are different from those needed in relation to asbestos cement;
- Don't assume you need to bring in a specialist in every

case (for example, you can inspect your own building rather than employ a surveyor). But, if you do, make sure they are competent.

- If you are unsure about whether certain materials contain asbestos you should presume they do and treat them as such;
- Remember that the duty to manage is all about putting in place the practical steps necessary to protect maintenance workers and others from the risk of exposure to asbestos fibres. It is not about removing all asbestos.
- If any ACM's (asbestos containing material) are found they may need to be sealed, encapsulated or removed. Remember you will need to employ a licensed contractor if the materials are high risk (for example pipe insulation and asbestos insulating panels). If the materials are lower risk (e.g. asbestos cement) then an unlicensed but competent contractor may carry out this work.

For further information on the what the duties are for an owner and an occupier please see the following check sheet

Asbestos Checklist

This checklist has been designed as an aid to help you consider asbestos in the workplace.

Name of business:	
Nature of business:	
Address:	
Name of person completing:	Date:

	The owner of the building	Yes	No
1	Have you carried out an assessment as to whether asbestos is present?		
2	Are the results of the assessment recorded?		
3	Is there a management plan in place to control the risk?		
4	If the answer is no then do you know who to work with in order to formulate a plan to manage the risks?		
5	Have you given the occupiers of the building a copy of the plan to show where the asbestos is located?		
6	When contractors undertake work at the building are they given the plan detailing the location and condition of the asbestos?		
7	Do staff know that contractors must be supplied with the plan and do they know where to find it in your absence?		
8	Are maintenance staff trained to deal with asbestos issues?		

	The occupier of the building	Yes	No
1	Have you been supplied with an assessment ?		
2	Are you working with the owner of the building to formulate a management plan to manage the risks from asbestos?		
3	Has the building owner supplied you with a plan detailing the locations and condition of asbestos?		
4	Do you give this plan to all contractors who undertake work at the premises?		
5	Do the staff know that contractors must be supplied with the plan and do they know where to find it in your absence?		
6	Are maintenance staff trained to deal with asbestos?		

NOTE

This checklist has been produced to start you thinking of what hazards/controls you have at the premise. The list is not exhaustive and there maybe hazards/controls that have not been covered.