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## A Customer Guide to Asbestos

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## What has been happening?

While visiting your property our representative was looking to identify material suspected to contain asbestos. Where necessary what work is required to ensure your safety and to comply with current Health & Safety regulations. In some cases our traders are able to undertake the work themselves.

This guide is intended to assist you with some important questions.

### Q What is asbestos?

A Asbestos is a natural mineral that has been imported and used in the United Kingdom for over 100 years. It has many useful properties and has historically been widely used in the manufacturing and construction industries. Today, legislation prohibits the use of new asbestos materials.

**Asbestos was used in hundreds of products and can be found in some older appliances.**

### Q Why is asbestos an issue?

A For many years, asbestos was freely available with few controls and was widely used in the building trade. In recent years, evidence of potential health hazards as a result of contact with asbestos has come to light and legislation is now in place to control how we deal with it.

**Asbestos may only be managed, disturbed, removed and/or disposed of in accordance with the current legislation.**

### Q What are the potential health hazards resulting from contact with asbestos?

A The most serious health hazards result from inhalation of airborne asbestos fibres, which are then drawn into the lungs. This can lead to chronic conditions such as asbestosis (lung disease) and cancer. While these conditions may take years to develop, their effects are irreversible.

**Exposure to airborne asbestos dust can be potentially dangerous to health.**

### Q How can I identify asbestos in my property?

A It is impossible to positively identify materials visually; scientific analysis is therefore necessary to be certain that a substance contains asbestos.

However, insulating board and lagging are recognisable and are known to have commonly contain asbestos. The traders will advise you about the material they find if any have been identified in your property that we think is likely to contain asbestos which may require the services of an asbestos specialist. The Asbestos Removal Contractors Association can recommend and provide details of a local contractor. tradePip! and our contractors are not asbestos specialists and we cannot provide you with a full survey of your property.

**tradePip! strongly recommends that you take independent advice from one of the professional organisations listed at the end of this guide if you think that you may have asbestos containing materials in your property.**

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## **Q What should I do with this material?**

**A** Where asbestos is in poor condition or will need to be disturbed in order for tradePip! approved contractors to complete the work. it will be necessary for you to arrange safe removal by an approved competent asbestos contractor before we can continue. In some circumstances it may be possible for the work to be approached in another way to avoid any disturbance or contact with the material.

In any event, if you suspect that materials in your property contain asbestos we would recommend that you arrange for a specialist asbestos contractor to make an assessment of the general condition of the material and take the necessary steps to ensure that it does not prevent a risk to you or others entering the property (this may involve repairing, encapsulating or removing the material).

**Our representatives can advise you on an alternative approach to the work.**

## **Q What should I do when the asbestos contractor has completed its assessment and any repair work required?**

**A** On completion, your approved competent asbestos contractor will supply you with documentation, which will clearly state that your property is in a condition to continue the work. tradePip! will need a copy of this document before we can continue our work at your property.

**Please contact our representative as soon as possible to arrange for your work to be rescheduled.**

### **Useful contacts:**

Health & Safety Executive ( <a href="http://www.hse.gov.uk">www.hse.gov.uk</a> ) .....	No phone
The Asbestos Removal Contractors Association ( <a href="http://www.arcaweb.org.uk">www.arcaweb.org.uk</a> ).....	<b>01283 566467</b>
United Kingdom Accreditation Service ( <a href="http://www.ukas.com">www.ukas.com</a> ).....	<b>0208 9178400</b>
Your local Authority Environment Health Department .....	See your local directory
Contact Number for tradePip! .....	<b>0800 044 3881</b>
	<b>0781 754 0688</b>