

What is Johnnie Johnson Housing doing about asbestos?

We are committed to ensuring the safety of our residents, employees and contractors. We have a comprehensive Asbestos Policy and Management Plan that incorporates the Control of Asbestos Regulations (2012) and all relevant HSE guidance.

We have carried out asbestos surveys at all schemes built before the year 2000. Where asbestos has been confirmed we carry out annual re-inspection surveys to check the condition of the material. We also carry out surveys in 10% of domestic properties within the scheme. We carry out follow-up works based on any recommendations made in the survey report. When we carry out planned or other major works we also carry out an intrusive asbestos survey before any works commence.

All our approved contractors are trained in asbestos awareness. Whenever we are undertaking asbestos works we will always ensure that the approved contractor is fully qualified to carry out the work. We have also trained our employees in asbestos awareness, as part of our health & safety training.

If you would like your property to be surveyed at the next annual inspection, please let us know and we will arrange this.

If you have any queries or concerns?

Please contact us on **0345 305 5335**

Or email general.enquiries@jjhousing.co.uk



ASBESTOS

INFORMATION FOR RESIDENTS

About this guide

This guide is to help residents understand what asbestos is, where it is likely to be found and how to be safe around asbestos. The guide will explain how we comply with current legislation and give you information on our policy and procedures.

What is asbestos?

Asbestos is a naturally occurring fibrous mineral that was frequently used in the building trade. It is strong and a good heat and noise insulator, it's also extremely resistant to corrosion and fire. It has been used for many years but particularly during the housing boom in the late 1960's and 70's. If your home was built or refurbished during this period, it may contain some form of asbestos.

There are three main types of asbestos - Crocidolite (blue), Amosite (brown) and Chrysotile (white). Blue and brown asbestos is considered the most dangerous and was banned during the 1980's. The use of white asbestos was banned in 1999. However, because of its widespread application, it is not practical to remove all the asbestos from buildings.

Why might it be a problem?

Asbestos fibres are a hazardous material and are known to cause lung disease. However, it is only a danger to health if the material is in poor condition and capable of releasing fibres. If the asbestos containing material is in good condition and is not likely to be disturbed then it is recommended that it remains undisturbed and in place.



Where might asbestos be found in homes and buildings?

External:

- Roof felts made with bitumen
- Corrugated and flat cement roof sheets
- Verge undercloak (where tiles & roof slates overhang)
- Soffits & fascia boards
- Vents or flues

Internal:

- Textured coatings to walls and ceilings (commonly known as artex)
- Floor tiles and adhesive
- Asbestos insulation board typically around boilers, electrics, in door panels or ceilings/wall panels
- Boxing to service risers (horizontal or vertical) typically in bathrooms or kitchens
- Acoustic pad fitted under sinks
- Flash guards, gaskets, rope seals and pipe flanges



Roof felt in the loft at Sixth Avenue



Roof sheets & guttering on the garage at The Bury



Undercloak below roof tiles at Rollesby Court



Soffit boards at Astra House



Flue to the incinerator at Duxford Lodge



Textured coating to the ceiling at Wroxham Court

What should you do if you think you have asbestos in your home?

If you think your home may have asbestos **do not** drill into it, sand it, saw it, scrape it or disturb it in any way. If you do not know what the material is then you should assume it contains asbestos.

THINK: HEAT, FIRE & ACOUSTIC INSULATION

Please let us know if you are planning any DIY activities. You must seek written permission to carry out any home improvements. This is a condition in your tenancy agreement.

We will be able to advise you whether your home is likely to contain asbestos and give you advice to keep you safe.

Always let us know if you are employing a private contractor to carry out any works. If you are undertaking major works then an asbestos survey may be required. If the works involve asbestos removal then you must comply with the law and ensure that your contractor is qualified to do the work.

Remember
Asbestos is not a risk if it's in good condition and it is not disturbed



Floor tiles below the carpet at Derwent Court



Insulating board in an airing cupboard at Vulcan House



Insulation board below the boiler at Merlin House



Asbestos panel to a riser at The Old Palace



Asbestos wall panel above door in Montrose Court



Vertical boxing to service riser at Coningsby House