



If you would like this document in your language, on tape, in large print or in Braille, please ring us on **01270 506200** or ask at one of our offices

Arabic

لتلقى معلومات في لغتك الرجاء أطلبها منا على الرقم
01270 506200

Chinese

如欲索取閣下語言的資料，請致電
01270 506200 向我們查詢

Gujarati

આપની ભાષામાં માહિતી મેળવવા માટે કૃપા કરી, 01270 506200
નંબર પર ફોન કરીને અમને પૂછો.

Italian

Per informazioni nella vostra lingua siete pregati
di contattare il seguente no.01270 506200

Kurdish

پۆزا نیاری به زمانه که ی خۆت تکایه په یوه ندیمان ئی بکه به
01270 506200

Polish

Po informacje w języku polskim prosimy
dzwonić pod numer 01270 506200

Portuguese

Para informação na sua linguagem, por favor
fale com nos, 01270 506200

Turkish

Kendi dilinizde bilgi almak için lütfen bize sorunuz,
01270 506200

Urdu

اپنی زبان میں مزید معلومات کیلئے براہ مہربانی 01270 506200 پر رابطہ کریں۔



www.wulvern.org.uk

01270 506200

asbestos

questions and answers

wulvern



Worried about Asbestos?

Call us on 01270 506200

At Wulvern we give the health and safety of our customers and staff top priority. We want you to work and live in homes that are well maintained; creating safe places where any potential risks are managed.

Wulvern appreciates that customers who think they have asbestos in their property may be worried about the possible dangers.

The information in this leaflet will let you know how we are dealing with any potential risks.

Wulvern has a procedure in place for managing asbestos containing materials, this includes:

- Checking your property against a database
- Arranging a site visit by our own Asbestos Surveyor to check its condition
- Arranging for the repair or removal of Asbestos Containing Materials (ACM's) as necessary by an appointed licensed contractor

In addition to this we also

- Survey selected void properties to establish any ACM's in the main structure of the building
- Survey all properties not previously surveyed for ACM's
- All the communal parts of our buildings are surveyed on an annual basis as part of our commitment to the health and safety of our customers, workforce and contractors



Q What is asbestos?

A Asbestos is the name given to a group of fibrous materials found naturally in many parts of the world. In the past, asbestos was added to various products to strengthen them and to provide fire proofing and noise reduction.

Q What are the possible health risks?

A When asbestos materials age or become damaged they can release fibres into the air. These can be inhaled into the lungs causing possible damage. When very high levels of these fibres are inhaled, there is a risk of lung disease, including cancer.

Historically in the UK; people who have worked extensively with asbestos products, their families or those who lived near factories that produced such products have a significant risk of developing health problems.



Q Could my home contain asbestos?

A Asbestos was used extensively in the building industry until the mid 1980's usually for fire-proofing or heat and moisture resistance.

Properties built since the mid – 1980's are very unlikely to contain asbestos in the fabric of the building, and those built after 1990 are extremely unlikely to contain asbestos as the material was completely banned from 1999.

Asbestos cement is the most widely used asbestos containing material and is still found in many building locations. Typically the most common location for this product in Wulvern properties is:

- Garage or shed roofs and walls
- Gutters and down pipes
- Soffit boards to roofs
- Pipe casings
- Bath panels
- Cylinder cupboard panels
- Some stair bulkhead panels

Asbestos cement products are unlikely to release high levels of fibres because of the way they are made, unless they are subject to extreme abrasion.

In addition some older floor tiles and decorative coatings may contain asbestos, but fibre release is unlikely under normal conditions.

Q What do I do if I find asbestos?

A Do not panic – you should not be alarmed that some properties contain asbestos, as these materials pose no risk to health if they are in good condition and are left undisturbed.

If you think you may have asbestos in your home and are concerned about its condition then contact Wulvern’s Customer Service Team on 01270 506200 immediately and we will do all we can to reassure you.

Q Could DIY or decorating disturb asbestos?

A If asbestos containing materials become damaged, there is potential for asbestos fibres to be released.

You are advised not to undertake any work on material that you suspect may contain asbestos, or attempt to remove asbestos materials yourself.

We want to remind our customers that as part of your tenancy agreement you must obtain permission from us before carrying out any building work such as modernization or DIY.

If your home was constructed using traditional methods, i.e. brick or plaster, the risk of exposure while decorating will be negligible.

But in some properties, materials containing asbestos may have been used as wall panels and wallpapered over.

Therefore care should be taken to ensure that asbestos is not present when stripping walls etc from any non-plaster surfaces. If in doubt, stop work and contact us on 01270 506 200.

If you discover a previously painted surface which is not wood, plaster, metal or brick it should NOT be rubbed down. Wet and clean it, prior to painting.

Asbestos products that have been sealed with paint, covered with other materials or enclosed behind panels etc, pose no risk if left undisturbed.

Do not saw, drill, break, scrape, brush or screw any asbestos materials. If in doubt call 01270 506 200 immediately.

Removal of asbestos should only be performed by a licensed contractor appointed by Wulvern.

Remember...

Asbestos does not pose a risk to health where it is in good condition, undamaged and is managed properly.

If you have any questions or concerns about asbestos in your home which is not dealt with in this leaflet call us on 01270 506200, we are here to help.

Contact details:

Wulvern Head Office

Wulvern House
Electra Way
Crewe
CW1 6GW
Call 01270 506200

Wulvern Office Crewe

Edleston Road
Crewe
Call 01270 506200

Wulvern Office Nantwich

Beam Street
Nantwich
Call 01270 506200

Opening hours for Wulvern Head Office

Monday – Friday 8.30am – 5pm

Opening hours for Wulvern Office Crewe

Monday 9am – 5pm
Tuesday 10.30am – 5pm
Wednesday 9am – 5pm
Thursday 9am – 5pm
Friday 9am – 5pm

Closed between
1pm - 2pm

Opening hours for Wulvern Office Nantwich

Monday 9am – 5pm
Tuesday 10.30am – 5pm
Wednesday 9am – 5pm
Thursday 9am – 5pm
Friday 9am – 5pm

Closed between
12.30pm - 1.30pm