



woven

A guide to
Asbestos
Safety and the
responsibilities
of Woven and
tenants.

ASBESTOS

What is Asbestos

Asbestos is a naturally occurring group of fibrous minerals known for their durability, heat resistance, and insulating properties. These fibres were widely used in construction and manufacturing throughout the 20th century, especially in building materials such as roofing, insulation, floor tiles, and cement products.

There are six types of asbestos minerals, but the most commonly used in buildings were:



Chrysotile (white asbestos) - used in ceilings, walls, and roofs.



Amosite (brown asbestos) - found in insulation boards and pipe lagging.



Crocidolite (blue asbestos) - used in spray coatings and pipe insulation.

WHERE ASBESTOS MAY BE FOUND

Asbestos was widely used in building materials before the year 2000. It may still be present in various parts of older homes, including:



Roof slates and corrugated cement sheeting

Soffit boards, gutters, and downpipes

Chimney flues and water tank trays

Textured decorative coatings (e.g. Artex)

Wall and bath panels, plastic floor tiles

Toilet cisterns, open fires, and pipe ducting

HEALTH RISKS

When asbestos-containing materials (ACMs) are **damaged** or **disturbed**, they can release tiny fibres into the air. If inhaled, these fibres can lodge in the lungs and cause serious health conditions over time, including:



Asbestosis (lung scarring)

Mesothelioma (a rare cancer)

Lung cancer

These diseases often develop **years after exposure**, which is why asbestos is considered a **long-term health risk**, especially in older buildings.

RESPONSIBILITIES OF WOVEN

Surveys Before Work: Before any refurbishment, planned maintenance, or improvement works are carried out in tenant homes, Woven shall undertake a comprehensive asbestos survey conducted by qualified professionals. This is a critical step to identify any asbestos-containing materials (ACMs) that may be present and to assess their condition.

Safe Management: If ACMs are found to be in good condition and are not likely to be disturbed, they are typically left in place. These materials are monitored regularly to ensure they remain safe and intact. This approach minimizes unnecessary disruption and avoids the risk of releasing asbestos fibres into the air.

Licensed Removal: In cases where ACMs are damaged, deteriorating, or located in areas where they may be disturbed during work, Woven shall arrange for their removal. This is done by licensed contractors who are trained to handle asbestos safely, following strict health and safety regulations.

TENANT RESPONSIBILITIES





Do Not Disturb: Tenants must avoid any actions that could damage or disturb materials suspected to contain asbestos. This includes drilling into walls, sanding surfaces, removing fixtures, or undertaking DIY projects without prior approval, if your property has been identified as containing Asbestos.

Seek Permission for Alterations: Before making any changes to the property, tenants must obtain written permission from Woven. This ensures that any work does not inadvertently disturb ACMs.

Request an Asbestos Report: Tenants have the right to request a copy of the asbestos survey report for their home. This is particularly important before undertaking any work that might affect walls, ceilings, or flooring.

Further detailed information can be found on the website of the Health and Safety Executive for Northern Ireland (HSENI) at: www.hseni.gov.uk/topics/asbestos



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