

# Memo-Servicing & Technical Info

## I.F.E.D.A. MEMBERS SERVICING/TECHNICAL ADVICE/ UPDATE

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### **The Control of Asbestos Regulations 2006**

**Primarily these regulations apply to all commercial premises**

The 2006 regulations replaced all the previous separate pieces of legislation you now only have to go to one source to understand the law with regard to asbestos

#### **Why you need to know about these regulations.**

- Asbestos kills more people than any other occupational hazard.
- You may disturb asbestos and put your customer at risk
- You may disturb asbestos and put your own health at risk
- You may disturb asbestos and put your colleague's health at risk.
- It is a criminal offence to disturb asbestos and put people's health at risk in their area of work.
- Breaches of the regulations are a criminal offence and both individuals and companies can be fined.

#### **ASBESTOS BREACHES LEAD TO HUGE FINES**

All contractors are very much at risk of fines if they disturb Asbestos. The HSE prosecutes offenders. For details of fines and costs ranging from **£10,000 to £200,000** visit this website: [www.hse.gov.uk/prosecutions/breach/breach\\_list](http://www.hse.gov.uk/prosecutions/breach/breach_list).

**All workers, their supervisors and management have responsibilities.**

**In Regulation 4** there is a duty to manage asbestos in all commercial buildings. All commercial buildings and common areas of multi-occupied buildings must have an Asbestos Management Plan which details where the asbestos is located. These Asbestos materials must be re-inspected each year to make sure they have not deteriorated.

There is a legal duty to inform people if they are at risk of exposure to deadly asbestos fibres.

This is achieved by you or your staff, (who are working on buildings, drilling holes, accessing areas etc) **that you must consult the Asbestos Register on site.**

**When arriving on site and logging in, as well as asking about general health & and safety issues and who to report to, make sure you ask to see the Asbestos Register.**

**An Asbestos Register has been required in all commercial buildings since 2002.**

#### **Where you may find asbestos:**

- **Roof** - Loose Insulation, Insulation Board to loft lids, bitumen felt, pipe lagging, fire breaks, water tanks.
- **First Floor** - Asbestos Insulation Board in Cupboards, Textured Coatings on ceilings, Riser Panels, partitions, stair nosing's
- **Ground Floor** - Asbestos panels upgrading fire doors, vinyl floor tiles, linoleum, bitumen floors, acoustic sink pads, fire blankets, toilet cisterns, toilet seats (Shires Links)
- **Basements** Under drawn ceilings, stored asbestos sheets, pipe lagging, electrical insulation i.e. flash guards in fuses, gaskets in boilers, sprayed coatings, RSJ cladding
- **Outside** cement down-pipes and gutters, cement soffits, window panels, damp proof course, mastic, planters.

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