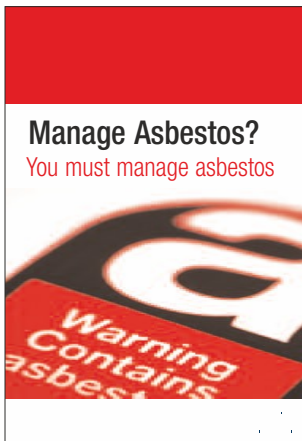


# Asbestos Management?

Are You responsible for a hidden Killer?



Manage Northern Ireland's number 1 silent killer within the workplace

## Why manage asbestos?

Asbestos must be properly managed to prevent people dying from asbestos diseases in the future. Workers who carry out building maintenance and repair are particularly at risk. Each year 300 people in Northern Ireland who worked in such trades die from past exposures to asbestos fibres. And these workers are still at risk. Half a million commercial buildings still contain asbestos.

If you are responsible for managing the maintenance and repair of a building, you must manage any asbestos in it. As well as protecting people from exposure to asbestos fibres, you have a legal duty to manage asbestos (*under regulation 4 of the Control of Asbestos Regulations 2007 NI*). Benmore can help you with controlling the hazards associated with Asbestos.

## Does the duty to manage asbestos affect me?

Yes, if you are responsible for maintenance and repairs. You are a 'dutyholder' if:

- you own the building;
- you are responsible through a contract or tenancy agreement;
- there is no formal contract or agreement but you have control of the building;
- in a multi-occupied building, you are the owner and have taken responsibility for maintenance and repairs for the whole building.

## If you are unsure whether you are a dutyholder - seek professional advice.

If you are not the dutyholder, but have information about the building, you must co-operate with the dutyholder, eg landlords must pass on relevant information to new tenants, and leaseholders must allow access for inspection by managing agents.

## What buildings are affected?

All non-domestic buildings, whatever the type of business.  
The common areas of residential rented buildings, eg halls, stair wells, lift shafts, roof spaces.

## Who is most likely to disturb asbestos?

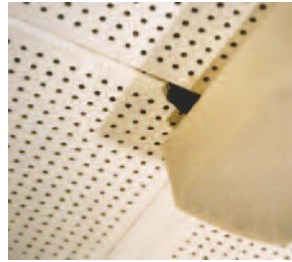
Workers who carry out maintenance and repair jobs such as cutting or drilling into walls, ceilings or partitions; repairing boilers; laying cables. Such workers include:

- construction and demolition contractors, roofers, electricians, painters and decorators, joiners, plumbers, gas fitters, plasterers, shop fitters, heating and ventilation engineers, and surveyors;
- electronics: phone and information technology engineers, alarm installers;
- general maintenance engineers and others who work on the fabric of a building.

**Where are asbestos containing materials (ACMs) likely to be found?**



Asbestos insulation on pipes



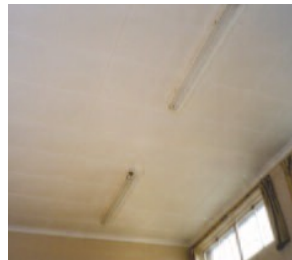
Asbestos insulating board ceiling tiles



Asbestos cement panels



Sprayed coatings on wall



Asbestos insulating board panels



Textured coating with asbestos

**Asbestos has been used in many parts of buildings, below is a sample of uses and locations where asbestos can be found**

Asbestos product	What it can be used for
Sprayed asbestos (limpet).	Fire protection in ducts and to structural steel work, fire breaks in ceiling voids etc.
Lagging.	Thermal insulation of pipes and boilers.
Insulating boards.	Fire protection, thermal insulation, wall partitions, ducts.
Asbestos cement products, flat or corrugated sheets.	Roofing and wall cladding, gutters, rainwater pipes, water tanks.
Certain textured coatings.	Decorative plasters, paints.
Asbestos ropes and cloth.	Gaskets, insulation, seals.

Benmore Health & Safety Specialists provide a comprehensive presumptive report which identifies the areas containing Asbestos; a Management Plan which will help you to control those areas and Appendices containing information to be completed by the person responsible for the management of Asbestos as well as contractors.

Contact David on 07801 783547 or Benmore Office: 028 9332 3618