

# Assurance Statement

## Asbestos



### Issue

- Asbestos within Lafford properties and grounds. Asbestos is a mineral known for its resistance to heat, electricity and corrosion. This led to its use in many products including insulation, construction materials, paint and floor tiles. The substance was banned from use during 1999 but older properties may still contain it.
- There are no specific laws covering asbestos within rented domestic properties and the existence of asbestos itself does not equate to disrepair. Statutory obligations are in place to cover aspects of asbestos in rented accommodation, such as [The Control of Asbestos Regulations 2012](#), [Landlord and Tenant Act 1985](#), [Defective Premises Act 1972](#), [The Housing Health and Safety Rating System \(HHSRS\)](#) and [Environmental Protection Act 1990](#).

### How this could affect Tenants

- Breathing in asbestos may cause tiny fibres to irritate lung tissues leading to breathing problems.
- Asbestos exposure increases the risk of developing certain cancers such as lung cancer and mesothelioma.
- Non-cancer diseases that can be caused by breathing asbestos include Asbestosis and Pleural disease.

### Assurance for Lafford Tenants

- Lafford Homes Ltd has a procedure in place for asbestos surveys to be carried out on all properties built during 1999 or before.
- A register is kept of all items identified within a property along with details of location and condition.
- Asbestos within a property does not necessarily require removal. If it is in a good condition and well documented for maintenance, Lafford Homes will monitor the materials for damage.
- Any identified material containing asbestos will be inspected periodically to ensure its condition hasn't deteriorated. This will be undertaken by a trained/competent officer. Where risk is low and condition is good then inspections are annually. The frequency of inspections are based on the assessment of the asbestos.
- If tenants are unsure, they are able to contact Lafford Homes to express their concerns.
- Lafford Homes Complaints policy is available on the website if tenants feel that procedures are not being followed.

### How to Contact Lafford Homes

- Email: [enquiries@laffordhomes.co.uk](mailto:enquiries@laffordhomes.co.uk)
- Telephone: 01529 308313

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