

Roof void fact sheet

Roof voids are designed for access to services and specific maintenance needs and not for general storage purposes. It is therefore, strongly recommend that you avoid these areas for your own personal health and safety and any items stored in the roof space are done so at your own risk.

The main reasons why roof voids are considered to be a personal health and safety consideration are as follows:

- Access by ladder is required.
- Poor or no lighting available.
- This is a confined space and subject to temperature extremes.
- Restricted height.
- Structural timbers may restrict movement and the joists are not designed to carry the weight of stored goods.
- Restricted footing, it is extremely easy to slip off ceiling joints and fall through ceiling.
- Glass fibre roof insulation may be laid over the joists which can make them inaccessible, restrict footing and is an irritant to skin, eyes and lungs.
- Some properties have water tank insulation and flues made from asbestos containing materials. If these materials have been damaged and then disturbed by general movement within the roof space they could release asbestos fibres into the air. These fine fibres may then be breathed into the lungs and possibly result in health problems, contaminate goods placed in the roof void or be transferred into the habitable areas of the property. It should, however, be noted that without disturbance these fibres would not penetrate into the habitable area.
- Any broken materials and debris will be removed by a licensed contractor, under controlled conditions, upon notification of their presence. This may include loft insulation and any goods you have stored in this area. If you think you have damaged or broken asbestos containing materials in your home, seek advice from you Area Housing Office.
- Pipework and electrical services could be damaged by uncontrolled access.
- You will be asked to remove any items stored where they prevent easy access to services for repairs and maintenance purposes.
- Any damage caused by a tenant, a member of their family or contractors employed by the tenant is rechargeable to the tenant.