



How to deal with

# Asbestos in your home



## What is asbestos?

Asbestos is a building material that was used from the 1860s until it was banned in 1999.

Asbestos is a strong building material that is made up of minerals and microscopic fibres. It can resist heat, fire, and electricity and because of this it was used to fireproof, strengthen, insulate and reduce noise.

Some of the most common products that contained asbestos were, artex, ironing board pads, fire blankets, floor tiles, sink pads, storage heaters, seals on cooker doors, boiler flues, corrugated roof sheets and insulation.



**Asbestos found in houses is usually low-risk and unlikely to cause you any harm.**

# Why can it be dangerous?

If left alone asbestos is no risk to you.

There is only a slight risk if you interfere with or damage materials that contain asbestos.

Once disturbed fibres are released from the material into the air, which can cause diseases if you breathe them in.

Asbestos doesn't usually cause health issues immediately. It can take many years to develop but once apparent, can be a serious health risk.

## Where could asbestos be in my home?

- Bath panel
- Water tank
- Decorative coatings
- Artex
- Insulation partitions
- Pipe boxing
- Panels behind heaters
- Panels on fire doors
- Floor tiles
- Eaves
- Fascias
- Panels behind fuse boards
- Boiler flue and parts
- Gutters and down pipes
- Roof tiles
- Corrugated roof sheets

# Our responsibility to you

We've got your best interests in mind, so we'll manage asbestos risks and keep note of where it's found.

We have inspected all our homes where we think there is a high likelihood that they may contain asbestos containing material.

We'll tell you if there are any materials in your home which are likely to contain asbestos. We keep this information on an Asbestos Register.

Any material which contains asbestos in a communal area will be maintained and kept safe. If it does get damaged, we'll seal it or remove it.

All of our contractors and maintenance staff are asbestos trained to help us manage it properly.



## What am I responsible for?

Materials with asbestos in, won't be harmful to your health if they're kept in a good condition.

So, if you have materials containing asbestos in your home, make sure you check and report any signs of wear and tear.



Short-term exposure to fibres can happen during DIY or maintenance, so make sure you:

- Regularly check asbestos materials for signs of wear and tear, such as cracks, abrasions or water damage.
- Contact us if you want to carry out any home improvements that may disturb asbestos, we can make sure the proper controls are put in place to reduce exposure to it. If your home has vinyl floor tiles under the carpets, contact us before replacing or removing carpets.

- Do not drill, cut, or disturb materials which contain asbestos
- Do not scrape or sand the materials before decorating
- You can make alterations to your home, we just ask that you let us know first. If you complete any work without us knowing, you may be legally responsible for any costs in dealing with an asbestos incident.

## What if I live with asbestos?

You're safe to live around asbestos, just be mindful of it and make sure you don't damage the material in your home.



# Follow this guide to keep you safe and well in your home

## Do

- Before completing any DIY that could affect asbestos get in touch and let us know.
- If you're not sure whether something contains asbestos, give us a call we'll be happy to help.
- Contact us if the asbestos material is damaged, we'll arrange for trained specialists to remove or seal it.
- Leave well maintained and undamaged asbestos material alone.

## Don't

- Don't panic – asbestos is only a problem if its disturbed
- Don't drill, sand, cut or use power tools on an area which you know or might think contains asbestos.
- Don't remove, move, disturb or break the asbestos materials – this will release harmful fibres which are dangerous to breathe in.
- Don't use a vacuum to clean up asbestos this may spread the fibres further.

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