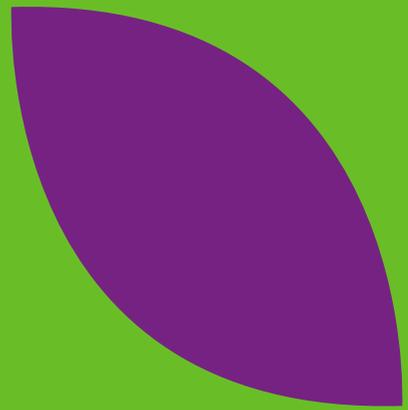


Asbestos



**A guide to asbestos in
the home**





The information in this leaflet explains what asbestos is, where it is commonly found, how it should be treated and how we manage it to make sure you and your family are safe.





What is asbestos

Asbestos is a natural mineral found in rocks all over the world. Fibres are soft and flexible yet resistant to heat, electricity and corrosion which means they were often used in the home. Asbestos is no longer used in construction or in goods such as toasters and hair dryers in this country. However, imported goods may still contain asbestos. There is no evidence that asbestos cement in cold water tanks poses any water contamination risks.

Asbestos in the home

The following list explains the places that you are most likely to find asbestos. It is unlikely that you would have asbestos in all of these places.

Outside the home

- Rainwater pipes and guttering;
- Roof cladding, felt, sheets, slates or tiles;
- Fascia and soffit boards (underneath the roof overhang between the brickwork and the roof);

- Wall cladding sheets;
- Panels beneath window frames;
- Garage roofs, fascias, window linings, and rainwater downpipes.

Inside the home

- Bath panels;
- Ceiling tiles;
- Cold water tanks;
- Electric storage heating bricks;
- Fire blankets;
- Fire surrounds;
- Floor tiles and bitumen adhesives;
- Flue pipes;
- Lagging (for pipes and boilers);
- Insulation (for warm air or central heating systems);
- Artex wall and ceiling finishes;
- Wall boards such as internal partitions;
- Airing cupboard linings;
- Toilet cisterns and seats;
- Old ventilation pipes;
- Panels behind fires or heaters;
- Fire door panels;
- Partition walls;





When is asbestos a problem?

Even if there is asbestos in your home, it's not usually a problem. Asbestos only becomes a problem if it is disturbed, damaged or deteriorates with age. If this happens asbestos releases tiny fibres into the air which are easily breathed in. It is often best to leave items that contain asbestos where they are as long as they are in good condition.

What are the health risks?

If asbestos is disturbed or damaged tiny fibres are released which can be easily breathed in. The body's natural defences can break some of these fibres down but others stay in the lungs. The most common diseases caused by breathing in asbestos fibres are asbestosis and mesothelioma.

Home improvements

If you are planning home improvements and think you may have asbestos in your home, always talk to us first. We can tell you if there's likely to be asbestos in your home or arrange for specialists to carry out an inspection.

Make sure you:

- Don't disturb or damage materials that could contain asbestos
- Don't sweep or vacuum dust or rubble that may contain asbestos
- Wear a protective face mask if you are doing any DIY work
- Soak wallpaper before stripping off walls. Use a steam stripper and gently peel away the paper
- Don't try to remove old floor tiles or linoleum. Leave them in place and lay new floor coverings over them.

Identifying asbestos

You cannot tell whether a product contains asbestos just by looking at it. British manufacturers have labelled all products containing asbestos since 1976. However, these labels are often removed or hidden when the products are put position.

Products that contain asbestos can look identical to those that don't.





Removing asbestos

Residents

It is our responsibility to remove or seal any items in your home that may contain asbestos. Do not try to remove or disturb items which you think may contain asbestos. Trained or licensed specialists must deal with asbestos. Please contact Environtec on 01245 381900 if you suspect you have asbestos in your home.

Leaseholders and shared owners

If you are a leaseholder or shared owner you are responsible for all fixtures and fittings in your home. You should not disturb items that could contain asbestos if they are in good condition. However, if you decide to remove materials that contain asbestos, we would advise that you contact an asbestos removal contractor licensed by the Health and Safety Executive (HSE).

If you seal or remove asbestos in your home, please let us know so that we can update our records. If you sell your home, you should tell the new owners.

How we manage asbestos

We work with specialist asbestos consultants to regularly survey all of our homes and identify asbestos. We record these details on our asbestos register.

If we find asbestos that poses a high risk we will remove it immediately. If the asbestos is in good condition, unlikely to be disturbed or damaged, and does not pose a risk to your health we will leave it in place.

We may seal materials containing asbestos to stop any fibres escaping. We will inspect the material regularly to check for any changes.

If we need to remove asbestos from your home we will keep you up to date about the work and what you need to do to make sure you and your family are safe.

Advice and information

If you are worried about asbestos in your home, please contact our asbestos consultants, Environtec, at www.environtec.com. Alternatively you can contact them by email enquiries@environtec.com or call 01245 381900

If you want to find out more about asbestos, we recommend the following website: hse.gov.uk/asbestos



Please contact us if you would like a copy of this document in large print, on CD or in another language.

Proszę się z nami skontaktować, żeby otrzymać ten dokument w wersji dużym drukiem, na płycie CD lub w innym języku. (Polish)

倘若您需要本擋以大字體、音頻格式(CD)或另外一種語言提供、請聯絡我們。(Cantonese)

Bu belgeyi büyük boyutlu baskı olarak, CD ortamında veya başka bir dilde edinmek istiyorsanız lütfen bizimle irtibata geçin. (Turkish)

Kreipkitės į mus, jei norėtumėte gauti šio dokumento kopiją stambiu šriftu, jo garso įrašą kompaktiniame diske arba jei norėtumėte jį gauti kita kalba. (Lithuanian)

আপনি যদি এই নথিটির একটি কপি বড় অক্ষরের ছাপায়, সিডি তে অথবা অন্য একটি ভাষায় পেতে চান, অনুগ্রহ করে আমাদের সাথে যোগাযোগ করুন। (Bengali)

IF YOU HAVE ANY QUERIES PLEASE CONTACT US:

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