

Asbestos advice



understanding the risks







Asbestos is the collective name for a group of fibrous minerals which are mechanically strong and resistant to heat, moisture and chemicals.

As a responsible landlord we appreciate that people who think they may have asbestos in their homes may be worried about the possible dangers.



Could my home contain asbestos?

-  **It is not unusual** to find asbestos in houses and flats as it was used extensively in the building industry until the mid 1980's, usually for fire-proofing or heat and moisture resistance.
-  **Properties built since** the mid-1980's are very unlikely to contain asbestos in the fabric of the building, and those built after 1990 are extremely unlikely to contain asbestos as the material was completely banned from 1993.
-  **Asbestos cement** has been widely used as a cladding material and can still be found in garages and sheds as well as panels and roof sheets.
-  **Decorative coatings** - some artex and decorative coatings have been found to contain very small levels of asbestos fibre.



It is not always easy to tell whether a product contains asbestos as modern materials often look similar - remember it is usually older products that contain asbestos.



The only sure way to identify asbestos containing materials is by laboratory analysis.



What are the possible health risks?

Historically in the UK it is people who have worked extensively with asbestos products, their families or people who lived near the factories which produced these products who have a significant risk of developing health problems.

Asbestos does not pose a risk to health where it is in good condition, undamaged and is managed properly.

You may like to think of it in the same way as electricity; it is a constant presence which is completely safe unless tampered with.

Could DIY or decorating disturb asbestos?

If asbestos containing materials become damaged, there is a potential for asbestos fibres to be released.

We therefore have a responsibility to emphasise that as part of your tenancy agreement you must obtain permission before carrying out any building work such as modernisation or DIY.

We are able to advise you on any specific risks involved, and the suitable precautions to be taken.

If your home was constructed using traditional methods, i.e brick / plaster, the risk of exposure while decorating will be negligible. In some properties, materials containing asbestos may have been used as pipe boxing particularly in bathrooms or as inspection panels. Also some decorative coatings such as Artex sometimes used to contain small amounts of asbestos. If you discover a previously painted surface which is not wood, metal or brick it should not be rubbed down but wetted and cleaned, prior to painting.

DIY projects require greater caution than decorating because they are more likely involve activities such as drilling or sanding down. These activities have the potential to release asbestos fibres.

You are advised not to undertake any work on material that you suspect to contain asbestos, or attempt to remove asbestos materials yourself.


Remember...


Asbestos does not pose a risk to health where it is in good condition, undamaged and is managed properly.







What to do if you find asbestos

 If you come across asbestos-containing products in your home, or that you believe may contain asbestos, it is important that you contact us immediately.

 On receiving your report we have a procedure in place for managing asbestos containing materials. This includes (if necessary) appointing our independent asbestos consultant Alcontrol Shutler to carry out surveys and advise on the course of action to take in each individual case.

 To comply with Health and Safety guidelines, we are identifying properties that may have a potential problem and have an effective asbestos management program in place. This may include ensuring the material is sealed and monitored.

 You should not be alarmed that properties contain asbestos, as these materials pose no risk to health if they are in good condition and are left undisturbed.

If you have any concerns about asbestos in your home or need further advice please do not hesitate to contact the following, who will be able to assist in your enquiry:

Your Neighbourhood Surveyor on 01782 635200

The Health & Safety Advisor on 01782 635200

Alcontrol Shutler (our independent specialist contractor) on 01782 576590.

This information can be made available in

- Other languages • Large print • Braille • Audio tape • Computer disc.

We can also offer a translation service.

If you would like information in another language or format, please ask us.

यदि आपको सूचना किसी अन्य भाषा या अन्य रूप में चाहिये तो कृपया हमसे कहे - Hindi

Farsi - اگر این اطلاعات را به زبانی دیگر و یا در فرمتی دیگر میخواهید لطفاً از ما درخواست کنید

Urdu - اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھیے۔

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. - Polish

Kurdish - ئەگەر زانیاریت بە زمانیکی که یا بە فۆرمیکی که دەوی تکایه داوامان لی بکه

We really value your feedback, whether good or bad, to help us improve our services.

Please contact us if you have a comment, compliment, suggestion or complaint to make about any aspect of the service we provide.

How to contact us



By telephoning
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