

Keeping your home safe from asbestos

Our plans, information
and guidance

VIVID



Why we need to check for asbestos in your home

What is it and why might it be in my home?

Asbestos is a natural mineral, made of small fibres. It's added to products for strength, fireproofing, insulation and noise reduction. It can sometimes be a problem if the products it's used in get damaged. That's when it can be a health risk. So we need to check if it's in your home, and that it's still safe.

If your home was built after 1999 its very unlikely there will be asbestos in your home. It's most commonly found in homes built between 1940 and 1980 - and some as late as 1999.

But even if there's asbestos in your home, there's very little risk to your health as long as it's in good condition.

When is it dangerous?

If it gets into the air, you can inhale asbestos fibres deep into the lungs, which can cause serious diseases. These diseases usually take a long time to develop, but once diagnosed, it's often too late to do anything. That's why it's important to protect yourself now.

Am I likely to be safe from asbestos?

Any asbestos in your home will be locked inside whatever product it was used in. It's only a risk if these products get damaged.

It's hard to tell whether a product contains asbestos just by looking at it. So we need to take samples and test them in a lab.

How do the fibres get released?

If it happens at all, it's when it's accidentally disturbed, or during DIY and maintenance - and only then if something gets damaged in the process. Asbestos-containing materials in good condition won't release asbestos fibres.

Remember, there's no danger unless the fibres are released and inhaled into the lungs

How to keep yourself safe

Your responsibilities

If you ever suspect asbestos, from any damage or deterioration in your home – don't touch it or try to clean it up. Contact us straight away and we'll get someone out to inspect it.

For any home improvements you want to do, always check with us first. We'll be able to make sure you, your family and the person doing the work are safe.

You'll need written approval from us before you start the work. We'll arrange for any samples and testing, and we won't charge you for them.

For leaseholders

You'll still need written approval, and you'll need to arrange surveys and removal yourself. You'll need to get contractors licensed by the Health and Safety Executive (HSE) for certain types of work.

If you're ever unsure about what you need to do, just get in touch - we'll be happy to help.

Dos and don'ts

Do treat asbestos-containing material with respect and tell us if you think it's damaged or has deteriorated

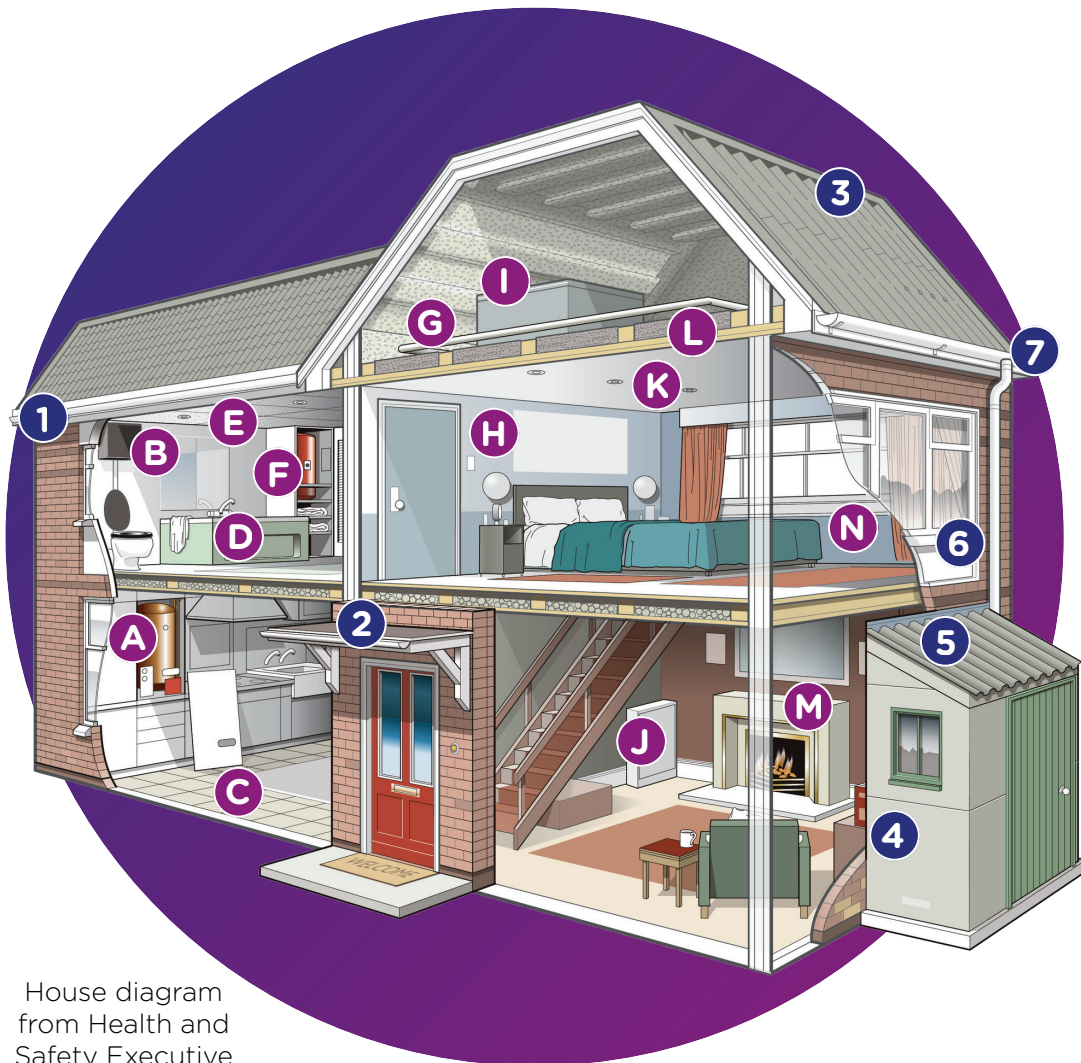
Don't worry – asbestos-containing material is only a problem if it gets disturbed

Do contact us if you want to do any DIY in your home that might affect asbestos-containing materials, or if you're not sure

Don't drill, sand, cut or disturb an area that's known to contain asbestos - if you don't breathe in asbestos dust, then it can't harm you

Don't sweep, dust or vacuum disturbed asbestos

Where might the asbestos be?



House diagram
from Health and
Safety Executive
(HSE)

Inside

- A:** panels around boiler
- B:** toilet cisterns and seats
- C:** floor tiles and vinyl floor coverings
- D:** bath panels
- E:** ceiling tiles
- F:** boiler cupboard panels / boiler insulation coating
- G:** pipe lagging
- H:** partition walls
- I:** water tank
- J:** panels behind fuse box
- K:** textured decorative coating, e.g. Artex
- L:** loose insulation
- M:** panels behind fires
- N:** internal panels below windows

Outside

- 1:** soffit and fascia boards
- 2:** roofing felt
- 3:** roof tiles/slates
- 4:** outbuilding and shed wall panels
- 5:** outbuilding, shed and garage corrugated roofs
- 6:** external panels below windows
- 7:** gutters and downpipes

Our plan to keep you safe

Our responsibilities

As a responsible landlord, we explain the likely location and any associated risks from asbestos-containing materials.

If a survey reveals any asbestos-containing material in your home, we'll monitor and maintain it. If it's ever damaged, we'll seal it or remove it. We'll then do a new asbestos survey - this is to update existing information, before any planned work we do or when a home becomes empty.

We can also share results of new asbestos surveys within your home with you. If you'd like to see the current asbestos information held for your home, please contact us.

If you see anything in your home you think might contain asbestos, or you suspect we might not be aware of it, let us know and we'll arrange for a specialist contractor to take a sample of it.

Will you remove all asbestos from my home?

Not necessarily. The Health and Safety Executive (HSE) recommend we leave in place any asbestos-containing materials that are in good condition. It's safer to leave this alone - rather than risk releasing fibres into the air by disturbing it.

Communal areas

We have a responsibility to you, our staff and contractors to manage any asbestos risk in communal areas of the homes we manage.

We've surveyed all the communal areas and will monitor and maintain any asbestos-containing material. If it's ever damaged, we'll seal it or remove it.

Services to leaseholders

As a leaseholder, you're responsible for all fixtures and fittings in your home. This includes Artex ceilings and floor tiles. Don't attempt any DIY on materials you suspect could contain asbestos without speaking to a specialist first. We'll be happy to offer information and advice - but you'll have to organise and pay for the work to be done.

We're responsible for the building structure and the asbestos in any shared or communal areas, so stairwells, landings, halls etc. Please remember anything you suspect contains asbestos is best left in place if in good condition. If you do have asbestos removed or sealed, please let future owners know so that this information can be passed on. You must use approved asbestos removal contractors - asbestos dumping is illegal.

If you'd like further information or advice, please get in touch.



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