



Asbestos in the home

If you live in a property that was built before 2000, asbestos may have been used in your building's construction or during alterations. This booklet provides guidance and information on asbestos in the home.



What is asbestos?

Asbestos is a strong fibrous rock, which can resist heat and chemicals and was commonly used in building materials to provide insulation or a fire barrier.

Asbestos was used between the 1950s and 1980s, so many properties built during this period are likely to contain some asbestos.

From the early 1980s asbestos stopped being used in the construction of properties but was not finally banned until the late 1990s.

It's not easy to tell if a product contains asbestos. The difference can often only be seen under a microscope at a specialist laboratory.

When is asbestos a problem?

A material that contains asbestos is only dangerous if it is damaged and the asbestos fibres are released into the air and then inhaled. This can happen during some maintenance or DIY activities like drilling, cutting, and most of all, sanding.

If you're planning any DIY that involves these kinds of activities, you must get approval from your housing officer first. They can also help you get advice on asbestos.

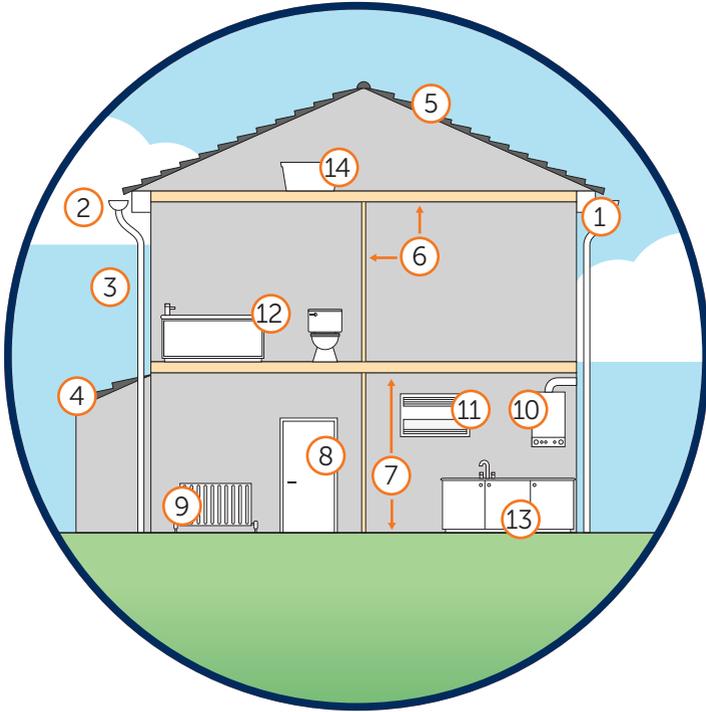
When we breathe, our bodies provide some protection by removing different fibres and particles. Sometimes if asbestos

fibres can't be removed they may become lodged deep in the lungs. This can eventually lead to asbestos-related diseases.

There is usually a very long delay between having contact with asbestos fibres and illness; often between 15 and 60 years and the risk is greater if you are exposed more frequently.

Trades people like carpenters and electricians, who are exposed to high levels over a long period of time, are among those who typically go on to develop asbestos-related illnesses.

Places you might find asbestos in the home



Exterior	Interior	Boiler and other items
1. Eaves and fascia boards	6. Textured decorative ceiling and wall coatings (Artex)	10. Interior boiler fabric, boiler flue and panels around the boiler
2. Guttering	7. Floor and ceiling tiles	11. Behind storage heaters and other equipment like fuse boxes
3. Down pipes (drains)	8. Panels on fire doors and infill panels near windows, doors, etc.	12. Bath panels and cisterns
4. Roof sheets, garage and shed roofs	9. Panels behind radiators and heaters	13. Pads fixed to the underside of sinks
5. Roof tiles and exterior cladding		14. Water tanks and pipe laggings

This is not a complete list, there may be other places. Speak to your housing officer if you are not sure.

What do I need to do?

Before doing any type of DIY that could involve things like drilling, cutting or sanding, make sure you take the following steps:



I am a homeowner, what do I do?

As the owner of your home you are responsible for the repair and maintenance of the internal areas of your property, including materials that may contain asbestos.

You are responsible for keeping the material in a safe condition and not exposing any other people to asbestos, for example contractors you may employ.

If you're planning to carry out work in your home we advise you not to remove or repair asbestos materials.

Specialist laboratories can check suspect materials to confirm whether or not asbestos is present.

If you wish to have any suspect materials tested, contact the United Kingdom Accreditation Service (UKAS) at:

**21-47 High Street
Feltham
Middlesex
Telephone: 0208 917 8400**

They will be able to provide you with details or your local accredited analysts.

If you wish to have any asbestos material repaired or removed, contact the Asbestos Removal Contractors Association (ARCA) at:

**237 Branston Road
Burton upon Trent
Staffordshire
Telephone: 01283 531 126**

They will be able to provide you with details of your local licensed asbestos removal contractors.



What can I do to prevent the release of asbestos fibres?

If you are planning any home improvements and think you may have asbestos in your home, always talk to us first. Even if there is asbestos in your home, it won't cause any problem unless it becomes disturbed or is damaged.

If you suspect that materials containing asbestos have been damaged, speak to your housing officer.

We will check if we already hold information about the material or can arrange a survey to find out if asbestos is present. If asbestos is found we will give you details of

what will be done.

We will provide information to all our customers; however the sampling of material is a service we only consider for tenants.

Remember, asbestos is not dangerous as long as it is in good condition. However, where this is not the case we will deal with it in a safe and appropriate way.

Please note, you must get authorisation from your housing officer if you want to carry out any works or redecoration at your property.

Asbestos dos and don'ts



Don't drill, sand, saw or otherwise disturb any material which may contain asbestos.



Don't carry out DIY work on any part of your home which you think may contain asbestos. Get advice first.



Do soak wallpaper before removing it and, if possible, use a steam stripper before gently peeling away the paper before decorating.



Don't try to remove any textured coatings (like Artex) from ceilings. Wash areas of flaking paint before re-painting.



Don't try to remove old floor tiles or linoleum. Leave them in place and lay new floor coverings over them.



Do remember that asbestos can be hazardous to health if handled incorrectly.

How does NHG manage asbestos?

The law says that we must survey the common parts of buildings we own for asbestos but not in the homes themselves, unless we are carrying out work. We also survey empty properties we own.

We have a register of where asbestos has been found, removed or is presumed to be present. This information is checked by our contractors so they take precautions to keep everyone safe when carrying out work.

NHG employees and our contractors have asbestos awareness training appropriate to their job and contractors are trained to stop work immediately if they discover material which they think might contain asbestos.

If this is the case, we'll carry out tests to find out if asbestos is present. If we need to do work that might damage or disturb asbestos we will remove the material, using qualified and licensed contractors.

Where we're doing major work which involves asbestos, we will give you detailed information on how it will be removed and what precautions will be taken to prevent the release of any asbestos fibres.

We are committed to ensuring that materials containing asbestos are kept in good condition and removed when necessary.

Current advice from the Health and Safety Executive (HSE) says that if materials containing asbestos are in good condition and unlikely to be disturbed, then leaving them alone presents the least risk to health. This is because removal can lead to higher levels of fibres in the air.

NHG checks the condition of all asbestos materials from time-to-time to make sure they have not become damaged or started to deteriorate.



Translation service

If you need any of this information in large print, Braille, an audio format or in your own language, please contact your housing officer.

إذا كنت تريد أياً من هذه المعلومات مكتوبة بحروف أكبر، بلغة بريل للمكفوفين، مسجلة صوتياً أو بلغتك فالرجاء أن تتصل مع الموظف المسؤول عن منزلك.

আপনার যদি এই তথ্যের মধ্যকার কোন কিছু বড় হরফের ছাপায়, ব্রেইল-এ, কোন কানে শোনার ব্যবস্থায় অথবা আপনার নিজের ভাষায় দরকার হয়, তাহলে দয়া করে আপনার হাউজিং অফিসারের সাথে যোগাযোগ করবেন।

اگر مایل به داشتن هر بخش از این اطلاعات با چاپ بزرگ، خط بریل، نسخه صوتی و یا به زبان خود هستید، لطفاً با مأمور امور مسکن خود تماس بگیرید.

Se gostaria de receber esta informação em letras grandes, Braille, formato audio ou traduzida para a sua língua, contacte por favor o seu Housing Officer

Haddii aad u baahan tahay in warbixintan qayb ka mid ah aad ku hesho far waaweyn, farta Braille ee dadka indhaha la', nuskhadda dhegeysiga ama luqaddaada gaarka ah, fadlan la xiriiir Sarkaalkaaga Guryeynta (Housing Officer)

Bu bilgilerin herhangi birini büyük baskı, görme özürülülere mahsus kabartma Braille alfabeti, ses kaydı veya kendi lisanınıza çevrilmiş olarak istiyorsanız, lütfen Konut memurunuz ile temasa geçiniz

Where can I seek advice?

In the first instance your housing officer can advise you. If they cannot help, they will consult specialist officers within Notting Hill Genesis.