



your guide to **ASBESTOS**

Home Safety Information for tenants

TECHNICAL SERVICES: HELP & ADVICE LEAFLETS

What is Asbestos?

Asbestos is a material made up of strong fibres which are resistant to both heat and chemicals. These qualities made asbestos a popular material in the construction industry and led to its use in a wide range of building products, including fireproofing. Asbestos is most likely to be found in homes built between the 1950s and early 1980s.

Properties built since the mid-1980s are very unlikely to contain asbestos in the fabric of the building but may contain some traces in other areas. Properties built after 1990 are unlikely to contain asbestos anywhere in the building. The use of asbestos in construction or refurbishment work was banned completely in 1999 because it can be a danger to health.

Asbestos fibres are normally quite large and can be seen with the naked eye. However, if worked on (cut, drilled into, sanded down or scrapped) they break down in size and become so small they can only be seen under a microscope. When released into the air these fibres can penetrate deep into the lung and stay there. Due to its past widespread use, the air in our towns and cities contains a low number of asbestos fibres that we breathe in every day without them causing harm to our health. However, large quantities of fibres can cause respiratory disease or some types of cancer.

If the asbestos containing material is sealed (encapsulated) safely and is in good condition then it will not be a problem unless it gets damaged. **Remember: asbestos is only dangerous when fibres are released into the air.**

It is therefore very unlikely that the levels of asbestos fibres found in our houses will be harmful, but if you have **damaged asbestos materials** in your home, you should contact us immediately.

Where you might find asbestos products

Asbestos is found in a variety of products; some of the most common include:

- Artex (textured) wall and ceiling finishes
- Floor tiles
- Wall boards
- Some plaster finishes and wall boards
- Sprayed coatings to pipe work
- Lagging around pipe work and hot water cylinders
- Water tanks
- Lining boards on the back of boilers or service cupboard doors
- Inside electrical distribution boards and fuses
- Bath panels
- Internal window sill boards
- Corrugated cement roofing sheets (often found on garages and outhouses)
- Artificial slate roofs
- Gutters and rainwater pipes

This leaflet is only a guide to some of the most common types. Asbestos may also be found in other products.

Encapsulated asbestos that is in good condition does not present a danger unless it gets damaged.

Remember: asbestos is only dangerous when its fibres are released into the air.

Careful handling

If there are any asbestos products in your home it is important that you do not damage or disturb them in any way. If you carry out DIY on asbestos products you may be putting yourself at risk. It is important that you:

- **Do not drill a hole through anything containing asbestos**
- **Do not cut or break off any parts of asbestos products**
- **Do not rub down asbestos panels, or artex, with sandpaper**
- **Do not use wallpaper scrapers on asbestos products**
- **Do not remove asbestos panels to gain access to services**

Remember: cutting asbestos with electrical tools or breaking asbestos products with a hammer must be avoided because it could release the tiny fibres that will expose you to risk.

If you are not sure whether a product contains asbestos it is safest not to do anything that may damage or disturb it. In any case, you should always contact us for permission to carry out alterations to your home. We will then be able to give you advice on whether there is any asbestos in your home when we visit.

Email: mail@clydesdale-housing.org.uk



Artex

What are we doing about asbestos?

- We hold a register of all properties built before the year 2000. When a property from this register becomes void, we instruct an asbestos management company to carry out a management survey and take samples of any areas which they suspect to have asbestos containing materials within them. If these tests come back with a negative result, the property details are removed from the register. If a positive result is shown for asbestos containing materials, we manage it appropriately in line with the level of risk given.
- We will ensure that all materials containing asbestos are effectively managed and the risk to our tenants (and maintenance contractors) is reduced to its lowest practical level – this will involve careful record keeping, the use of trained contractors, advice to tenants and routine inspection work to monitor the condition of asbestos materials.
- Once we have a 20% sample of surveys per estate on the register, which show a negative result, we remove that estate from the register as the properties have been tested sufficiently enough to allow to determine that there is no presence of asbestos containing materials within these properties
- Materials, which are in good condition do not need to be removed. This is because it is very disruptive to you and very costly work to undertake. We will therefore aim to do any required work on asbestos when dwellings are empty or at the same time as when other major works are being carried out.

Please always remember that asbestos is only dangerous when its fibres are released into the air. There is usually no need to remove it from homes unless there is a high risk of it being disturbed.

Contact us

If you have any concerns or questions about asbestos, please contact us. Our Technical Services Team will be able to give you general advice.

Phone: 01555 665316 or

Email: mail@clydesdale-housing.org.uk



Cement board



Tel: 01555 665316

www.clydesdale-housing.org.uk

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