

Asbestos in the home



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Asbestos in the home

This booklet addresses concerns and questions about asbestos in the home. It explains:

- **What it is**
- **Why it might be a problem**
- **Where it is found**
- **Dos and don'ts**

What is asbestos?

Asbestos is a naturally occurring fibrous substance obtained from mines and quarries throughout the world. These fibres are very strong, hard wearing and resistant to fire, heat and chemicals. These properties together with cheap availability led to its use in a wide range of building materials and products, which were often used as fire and heat proofing, or reinforcement and bulking agents. Properties which were built or had building work done on them between 1945 – 1980 are most likely to contain asbestos materials.

Why may asbestos be a problem?

Asbestos is the name given to a group of fibrous minerals found naturally. Asbestos fibres are stronger than steel and not affected by heat or chemicals. This has led to them being used in a wide range of building materials. Asbestos products are found in most homes.

When materials containing asbestos become damaged they can release asbestos fibres into the air. These fibres are so small they are invisible to the naked eye and can be inhaled deep into the lungs. When asbestos fibres are inhaled there is a

risk of lung diseases including cancer. The higher the amount of fibres inhaled the higher the risk.

LHP have and will continue to gather information on the location and condition of materials containing asbestos. This will be done through surveys and we will monitor and manage the risk from asbestos materials in all of our properties.

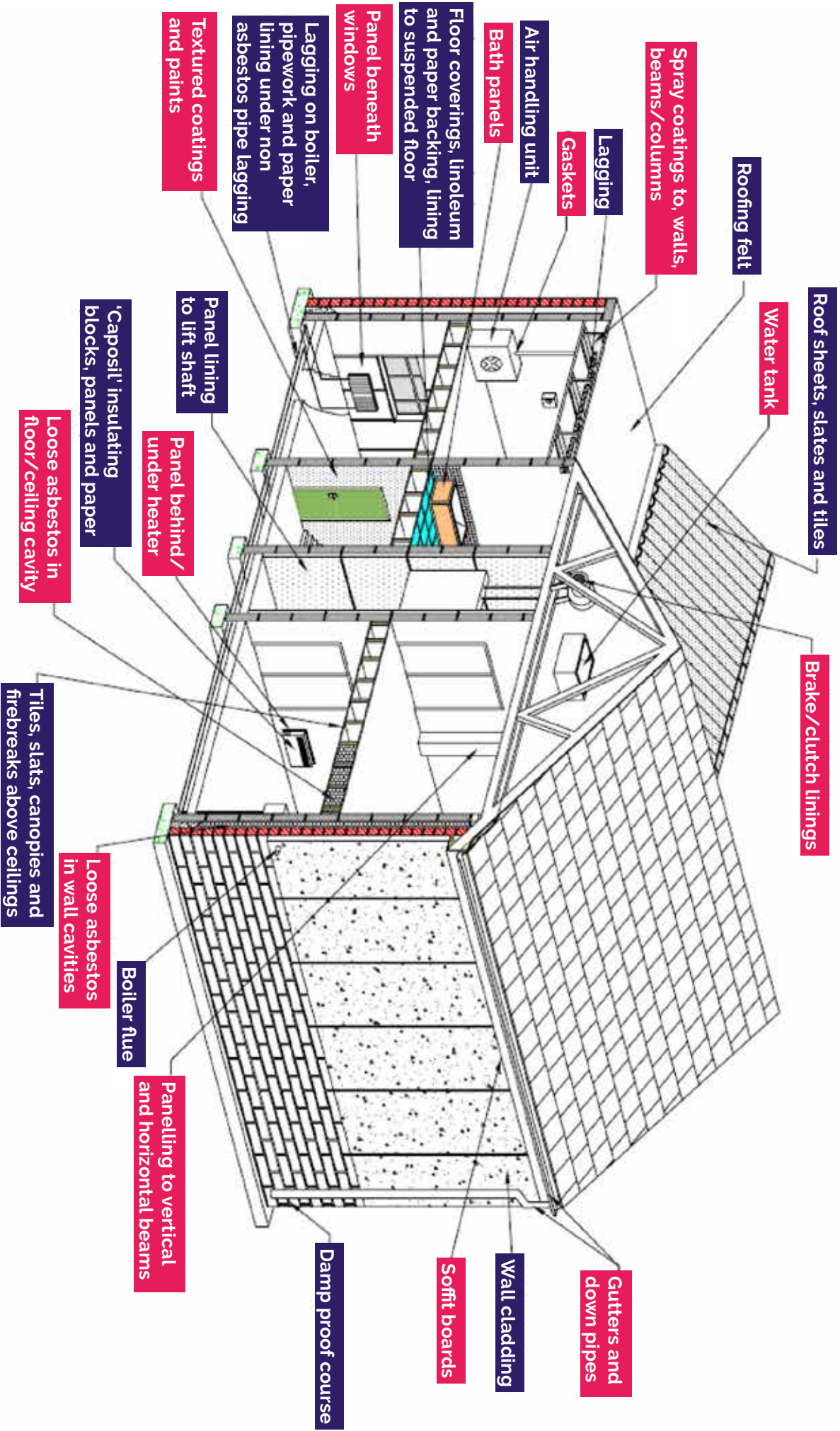
Where asbestos is most commonly found

Outside your home

- Soffits and fascia boards (these are boards around the edges of your roof)
- Guttering and downpipes
- Outlet pipes from fires and boilers
- Roof tiles
- Corrugated cement sheeting – usually on sheds and garages

Inside your home

- Textured coating (ARTEX) - usually before 1990
- Fire stop panels (inside heater cupboard doors or near heat sources)
- Ceiling and wall boards
- Floor tiles (thermo-plastic)
- WC cisterns made from composite materials
- Outlet pipes from fires and boilers
- Electrical mains fuse cupboards
- Inset panels, fibre gaskets to gas fires or Parkray type fires
- Bath panels
- Insulation on water pipes and tanks



People who may be at risk are:

- Anyone who disturbs materials containing asbestos in their property, causing it to release fibres into the air.
- Anyone doing work or is present during work that involves drilling, sawing, grinding, sanding or cutting into any materials containing asbestos.

General advice

If you are concerned about any suspect materials in your home, consider that it may contain asbestos until proven otherwise. You must not carry out any structural repairs or other improvements to your home, apart from cleaning and basic decorating, without our permission. You may not be given permission if there is a likelihood of removing or damaging asbestos products.

Any unplanned structural damage to your property that may have exposed asbestos products must be reported to us immediately. For example, asbestos cement guttering falling into your garden and breaking due to extreme weather.

Decorating and DIY

If you have asbestos materials in your home, extra care should be taken when you are doing any DIY.

- You must not attempt to work on sprayed asbestos, lagging or insulating boards.
- Do not drill, cut or disturb asbestos.
- Do not scrape or sand asbestos materials before painting and decorating.
- You are advised to cover over existing decorations rather than try to remove them.



Advice – dos and don'ts

Do contact us straightaway if:

- any materials you think may contain asbestos have been damaged or disturbed
- protective coatings or sealants are peeling or breaking off or if special labels have been removed
- asbestos cement-based products (such as guttering or shed roofs) become damaged or badly weathered or waste away.

Also, do make sure that:

- anything you think may contain asbestos stays in good condition and
- before you carry out any DIY work you get our advice. You may also need our permission under the conditions of your tenancy.

Remember, materials that contain asbestos which are in good condition and not disturbed are not a risk to your health.



Do ✓

- Always wear **protective equipment**, e.g. face mask if you are doing any DIY work.
- **Soak wallpaper** before removing, if possible use a steam stripper and gently peel away the paper before re-decorating.
- If you think that an asbestos containing material has been damaged **contact LHP**.

Do not ✗

- Do not dust, sweep, or vacuum debris that may contain asbestos.
- work on, damage or remove materials containing asbestos
- sand down, drill or scrape off Artex when it is dry
- drill, cut or sand materials you think may contain asbestos
- break off pieces or break up large pieces of materials that could contain asbestos
- jet wash or clean asbestos cement products
- remove old floor tiles or lino – instead, leave them in place and lay new floor coverings over them
- remove textured coatings from ceilings or sand any areas where the paint is flaking, instead wash areas to get rid of flaking paint if needed.



Asbestos waste

Do not place asbestos waste in wheelie bins. Do not attempt to remove or clear away asbestos waste left on or near your property by others. It must be disposed of safely at a licensed waste site. To arrange removal of asbestos waste please telephone us on **0345 604 1472**.

Our trades people, contractors and surveyors are trained to recognise and work with asbestos safely. Please ask us if you have any concerns.

Contact us

If you have any concerns about asbestos in your home or you need any more advice please contact us on **0345 604 1472** or email **info@lincolnshirehp.com**

What do you think of our service?

If you feel we have not dealt with you or your problem correctly or you have any suggestions as to how we can improve our service please let us know. We use customer feedback to improve the services we provide. To make a complaint, compliment a service or make a suggestion please telephone **0345 604 1472**, email **letusknow@lincolnshirehp.com** visit **www.lincolnshirehp.com** or complete a let us know form available from any of our offices.



Contact us

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