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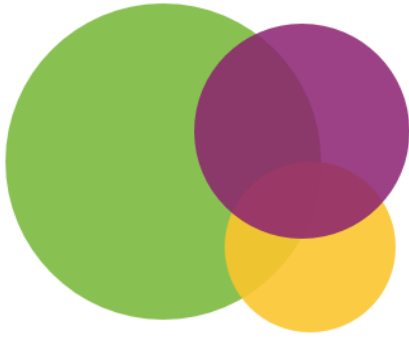


Asbestos

in the home

a practical guide for residents





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Introduction

You have been issued with this information sheet because Asbestos Containing Materials [ACMs] have been found in your home which is listed on the last sheet.

We, as your landlord, have a duty of care to inform you of any known asbestos in your home as soon as we become aware of it. Although there is asbestos in your home, please do not worry. The asbestos has been thoroughly assessed and deemed to be safe providing that it is not disturbed as explained later in this information sheet.

To increase our awareness of the presence of ACMs, we have implemented a programme of asbestos surveys to our properties. These surveys are conducted by a qualified asbestos consultant and are undertaken when properties become empty, prior to any major refurbishment or certain remedial works where possible asbestos might be disturbed or when a





What is asbestos?

Asbestos is a naturally occurring mineral commonly present (in tiny amounts) in the air we breathe but has been commercially mined from rock and milled into fibres from which a wide range of materials were produced since the 1950's.

Why was asbestos used in homes?

Asbestos fibres are strong and resistant to heat and chemicals. This led to their widespread use in a whole range of building materials and products, particularly during the 1960's up to the 1980's. Asbestos was often used as fireproofing or insulation but also as a general building material.

In the UK, three types of asbestos were used:

- Crocidolite (blue asbestos)
- Amosite (brown asbestos)
- Chrysotile (white asbestos)

Crocidolite
(blue asbestos)



Amosite
(brown asbestos)



Chrysotile
(white asbestos)



When is asbestos a problem?

Although asbestos is a hazardous material, it can only pose a risk to health if the asbestos fibres become airborne which can then be breathed deep into the lungs causing possible damage.

The most common diseases associated with exposure are asbestosis, lung cancer and another called mesothelioma. Many workers who have had **high**, continual exposure during their working life have died from these cancers.

The greatest risk arises when asbestos is damaged, drilled, sawn, scrubbed, or sanded. DIY work can result in brief high levels of exposure. If you think a material might contain asbestos **DO NOT WORK ON IT** – get expert advice.

Your safety is very important so do not attempt to remove asbestos yourself.

Where is asbestos found in the home?

Building materials containing asbestos were widely used from 1930 up to 2000, particularly from 1960s onwards. So houses and flats built or refurbished then may contain asbestos. Since 1993 the use of asbestos in most products was banned. The table below gives a few examples of common building products that might contain asbestos.



Examples of asbestos in the home

EXTERNAL	INTERNAL	OTHER
Roof slates and tiles 	Wall boarding 	Inside lectric storage heaters 
Roofing sheets 	Textured decorative surfaces 	Fire surrounds 
Under cloak and soffits 	Floor finish and tiles 	Filler ropes 
Soil and vent pipes 	Bituminous acoustic pads 	Cold water tanks 
Rainwater downpipes 	Lagging 	Plant containers 



What is the likelihood of exposure to asbestos in the home?

The Health & Safety Executive (HSE) confirms that there is a very low level of fibres in the air everywhere. Exposure to this low level of fibres is unlikely to harm anyone.

Levels of fibres may be higher in buildings containing asbestos materials, especially where the materials have been disturbed. It's very unlikely that these levels of asbestos fibres found in buildings will be harmful, but if you have damaged asbestos in your home (or think you have) you should contact our number above for advice.

Any repairs or major works undertaken in your home by a Origin Housing approved contractor will include an initial risk assessment to check whether they are likely to disturb any ACM.

Where asbestos is found to be damaged or maybe disturbed an appropriate assessment will be made by our asbestos consultant. This will determine what action is necessary to ensure your and the operative's safety and could involve encapsulation/sealing of the asbestos or complete removal by specialist HSE licensed contractor.

Short term exposures to significant level of asbestos fibres can occur during 'DIY' work and we strongly advise you to note the following list:

- **Do not carry out any DIY works on asbestos containing materials.**
- **Do not disturb any asbestos containing materials by banging nails into it.**
- **Do not drill into asbestos containing materials by hand or power tools.**
- **Do not scrape asbestos containing materials or use a steam stripper.**

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How to deal with asbestos?

Origin Housing responsibilities

Origin Housing has a legal duty to record and manage any asbestos known to be present within any of its properties. We are not required to removal all asbestos products because doing so may disturb the asbestos and release fibres.

Origin Housing identifies and records asbestos location, type and risk. We review and update records regularly by re-inspection and take action where necessary.

ASSESSMENT	ACTION
If asbestos is high risk , accessible and in poor condition	REMOVE the asbestos materials immediately
If the materials are not accessible, but the asbestos is medium risk although in a poor condition	MANAGE/REMOVE the materials as part of a maintenance plan
If the asbestos is low risk , accessible and in reasonable condition and in a safe place	SEAL, RECORD and MANAGE the material
If the asbestos is very low risk , in a safe place and in good condition	RECORD and MANAGE the material





Resident responsibilities

Always ask permission if you are planning home improvements and think you have asbestos in your home. We can check our records and tell you if any asbestos is present.

Should you propose works that could disturb asbestos-based materials (where already identified), we will advise you of the risk or refuse permission for works where risk is significant.

Changes to the structure or fabric of the property are not permitted without prior approval in writing. If you personally carry out the work, or enable and permit others to carry out the work without our prior written approval you will be responsible for all costs of dealing with any asbestos incidents, as well as the cost for re-instatement and disposal of asbestos.

What if I'm a leaseholder or own my home?






When you become a home owner, you are responsible for the asbestos-containing materials in your home (subject to restrictions under the Right to Buy scheme). If you don't take the precautions outlined in this leaflet, you could be putting at risk the lives of you, your family and others.

After buying your home, you need to make your own arrangements for asbestos surveys.





Asbestos DOs and DON'Ts

	DO keep activities to an absolute minimum in any areas where damaged material may contain asbestos
	DO take every precaution to avoid damaging asbestos materials
	DO NOT dust, sweep or vacuum debris that may contain asbestos
	DO NOT saw, sand, scrape or drill holes in asbestos materials
	DO NOT trample dust or mess from materials that may contain asbestos throughout the house. It will result in other furnishings being contaminated and potentially more people being at risk.



Details and Locations on Asbestos

Address:

Issue Date:

✓ indicates that asbestos is present

Locations	Undercloak	Gutters	Down Pipes	Soffit Board	soil and Waste Pipes	Window Panel	Ceiling Board	Wall Lining	Artex Ceiling Finish	Artex Wall Finish	Vinyl floor tiles	Lino/vinyl sheet or tiles	Water Tank	Boiler Flue	WC Cistern	Bath Panel	Sink Pad	Asbestos Insulation Board	Pipe Casing
Exterior																			
Roof																			
Outbuilding																			
Porch																			
Kitchen																			
Lounge																			
Dining Room																			
Hall																			
Meter Cupboard																			
Bedroom 1																			
Bedroom 2																			
Bedroom 3																			
Bedroom 4																			
Bathroom																			
Separate WC																			
Landing																			
Airing Cupboard																			
Loft Space																			
Under stair Cupboard																			



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REMEMBER!

Asbestos material in good condition should be left alone. If you think you have asbestos-containing products in your home, please contact Origin Housing:

CALL 0300 323 0325 (Monday-Friday 8am to 6pm)

*Costs per minute up to 10p from landlines and between 3p and 55p from mobile phones. Calls are free from your mobile if you have free minutes in your package.

EMAIL asbestos.enquiries@originhousing.org.uk

