



Why is asbestos dangerous?

Generally, asbestos is only a risk if you disturb or damage it and cause fibres to be released into the air.

If ACMs (Asbestos Containing Materials) are in good condition and in a position where they are not going to be disturbed or damaged, then it is safer to leave them where they are and ensure that the risks are managed.

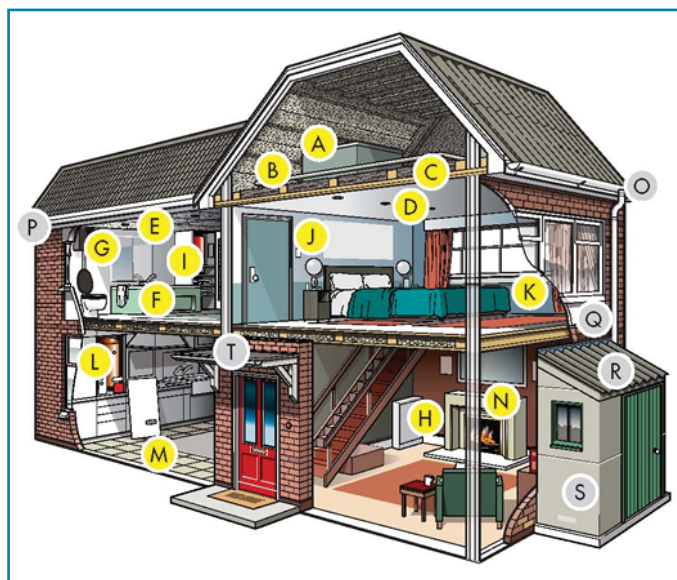
The greatest risk arises when ACMs are sawn, drilled, sanded or scrubbed. Asbestos fibres released during these activities cannot be seen with the naked eye. DIY work can result in brief but high levels of exposure.

Remember, there is no safe level of exposure to asbestos, so you should not attempt to saw, drill or sand any walls, ceilings or floors in your home without first seeking advice. You must also get our written permission before you carry out any improvements or alterations to the property.

Where could asbestos be found in my home?

ACMs might be found in roofs, claddings, soffits, windowsills, bath panels, wall panels, chimneys/flues, water tanks, floor tiles and textured coatings (artex or similar).

On the right is an illustration used courtesy of the Health and Safety Executive (<http://www.hse.gov.uk/asbestos/building.htm>).



Where does asbestos hide?

AIB = Asbestos Insulating Board

Inside

- A Asbestos cement water tank
- B Pipe lagging
- C Loose fill insulation
- D Textured decorative coating eg artex
- E AIB ceiling tiles
- F AIB bath panel
- G Toilet seat and cistern
- H AIB behind fuse box
- I AIB airing cupboard and/or sprayed insulation coating boiler
- J AIB partition wall
- K AIB interior window panel
- L AIB around boiler
- M Vinyl floor tiles
- N AIB behind fire

Outside

- O Gutters and asbestos cement downpipes
- P Soffits – AIB or asbestos cement
- Q AIB exterior window panel
- R Asbestos cement roof
- S Asbestos cement panels
- T Roofing felt

Please note this list is not definitive.

What are we doing about it?

Prior to undertaking any planned maintenance in your home, we will survey your property to identify any ACMs, if we haven't carried a survey out in the past.

We will keep survey details on our asbestos register so that we can prevent disturbing ACMs in the future as and when we carry out repair work.

Most ACMs are perfectly safe if left alone, and will probably be left in place if they are likely to remain undisturbed.

We work closely with all our contractors and let them know if asbestos is present, so they take the required precautions when they carry work out in your home, to protect both you and them.

Generally if the asbestos is in good condition and is not likely to be disturbed or damaged when worked on or near, then it is best left in place.

This is in line with the current guidelines from the Health and Safety Executive.

Asbestos in the Home

As a responsible landlord, we take the issue of asbestos very seriously. Hundreds of thousands of UK homes built between the 1930s and 1990s feature some building products with ACMs (Asbestos Containing Materials) and our homes are no different.

What is asbestos?

Asbestos is a naturally occurring mineral which can be found in rocks all over the world. Asbestos fibres are strong and flexible with excellent fire proofing and insulating qualities and were commonly added to building materials between the 1930s and the late 1990s. Peak use was in the 1950s and 60s, and use of asbestos in the construction industry was finally banned in the UK in 1999.

Almost all buildings constructed or altered during this period are likely to contain ACMs. The three types of asbestos which were used in the UK are crocidolite (blue asbestos), amosite (brown asbestos) and chrysotile (white asbestos).

It is not possible to tell whether a material contains asbestos simply by looking at it.

Our Policy & Procedures for the Management of Asbestos Containing Materials can be found on our website or can be sent to you on request.

For further information don't hesitate to call the Maintenance Team at the office or visit the Health & Safety Executive's (HSE) website www.hse.gov.uk/asbestos. The HSE is the government body responsible for regulating and enforcing health and safety.

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This leaflet provides health and safety information to our tenants on asbestos in the home.



clydebank housing association