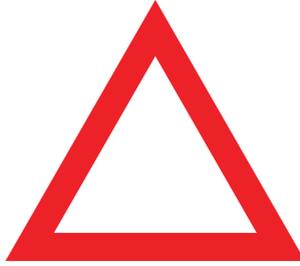


Asbestos in the home





Please read and keep this leaflet – it contains important safety information

Questions? Please contact us on:

0800 917 6077

asbestos@thrivehomes.org.uk

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Introduction

This leaflet is about asbestos in the home and practical guidance for residents. It explains what is asbestos, when is asbestos a problem, where asbestos is found in the home, and how to deal with it.

You may have asbestos in your home. This is common in properties built during 1930-1980s. However there are serious health risks if asbestos within the home is damaged or disturbed and its removal is not dealt with safely. Thrive Homes has a register of properties containing asbestos. We can advise you of the risk involved if you are planning DIY or home improvements. Your safety is very important – do not attempt to remove asbestos yourself. Contact us on freephone 0800 917 6077.

What is asbestos?

Asbestos is a natural mineral (a fibrous silicate) found in rocks all over the world. It has been commercially used for about 150 years because of its unique properties: fire resistance, strength, flexibility, stability, versatility and good insulation.

Three types of asbestos were used in the UK:

- crocidolite (blue asbestos)
- amosite (brown asbestos)
- chrysotile (white asbestos)

When is asbestos a problem?

When asbestos-containing materials are damaged or deteriorate with age, they can release tiny fibres (invisible to the naked eye) into the air. If inhaled, these fibres can penetrate deep into the lungs. The fibres can stay there for a very long time and cannot be coughed out. When very high levels of these fibres are breathed in there is a risk of lung diseases including cancer, often many years after exposure.

Is everyone exposed to asbestos?

There is a very low level of fibres in the air everywhere because asbestos has been used so widely. Exposure to this low level of fibres is unlikely to harm your health.

Levels of fibres may be higher in buildings containing asbestos materials, especially where the materials are damaged. It is very unlikely that the levels of asbestos fibres found in these buildings will be harmful, but if damaged you should seek advice on appropriate action to take.

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.



What if I think asbestos is in my home?

DON'T TRY TO DEAL WITH IT YOURSELF!

CALL Thrive Homes on 0800 917 6077

Emergency out of hours 0800 917 6077

Where is asbestos found in the home?

Building materials containing asbestos were widely used from 1930 to the mid-1980s, 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.

EXTERNAL	INTERNAL
Wall cladding sheets	Airbricks
Corrugated and flat roofing sheets – for sheds and garages	Textured decorative surfaces – Artex used on ceilings, occasionally walls
Flat roof decking tiles – modular tiles used as walking surface to spread the load on flat roofs	Wall boarding – internal partitions, airing cupboard linings, shelving, duct and pipe covers
Rainwater downpipes & guttering	Bituminous acoustic pads – beneath steel sinks
Roof cladding	Cold water tanks – in loft space
Roof slates & tiles	Bath panels
Soils and vent pipes	Flue pipes
Window sills (external)	Lagging – to pipes and boilers
Under-cloak and soffits – boards supporting underside of roof tiles that overhang the building	Floor finish and tiles – sheet, rigid and thermoplastic vinyl
OTHER	
Fire surrounds – heat and fire proof	
Bituminous paper lining to roof	
Partition sheets or wallboard	

Catalytic heaters – heaters that use gas in conjunction with a concealed flame to produce radiant infrared energy. The flameless type up to 1988 normally contains an asbestos panel.
Coals and fake ash – early 'coal-effect' gas fires
Coal bunker – lid and slider panel to coal hole
Electric storage heaters – up to 1976, used as heat retention blocks
Filler ropes – surrounds to oven door and solid fuel fires
Ironing boards – up to mid-1980s iron rest heat pad
Portable heaters – using LPG (Liquid Petroleum Gas)
Plant containers
Oven gloves – up to mid-1980s
Simmering mats – up to mid-1980s for cooker

Loft and wall cavity insulation does not contain asbestos.

REMEMBER if in doubt... SEEK ADVICE



Confirmed chrysotile (white) asbestos in external coal store – manage only.



Confirmed chrysotile (white) asbestos to garage walls and roof – manage only.



Confirmed amosite (brown) asbestos in bathroom toilet cistern – manage only.

How to deal with asbestos

Thrive Homes responsibilities

Thrive Homes has a legal duty to record and manage any asbestos known to be present within any of our properties.

We are not required to remove all asbestos products because doing so may disturb the asbestos and release fibres. We identify and record asbestos location, type and risk.

We review and update our records regularly by re-inspection and take action where necessary.



Assessment	Action
If asbestos is high risk , is accessible and in poor condition	REMOVE the asbestos materials immediately
If the materials are not accessible, but the asbestos is high 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 low risk , is in a safe place and is 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 or arrange for a hazardous materials survey to be carried out.

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.

Just ring us on 0800 917 6077, asbestos@thrivehomes.org.uk.

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've bought my home under the “Right to Buy”?

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). 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 re-inspection. We will be able to help you find a suitable contractor. Contact us on 020 8428 4428 or 0800 917 6077.



Suspected asbestos cement boarding to first floor eaves soffit (guttering level) – manage only.



Suspected roof tiles – manage only.



Confirmed amosite (brown) asbestos to flue – encapsulate, label and manage.

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.

Remember!

Asbestos material in good condition should be left alone. If you think you have asbestos-containing products in your home – please call us on:

0800 917 6077

EMERGENCY OUT OF HOURS:

0800 917 6077



Confirmed chrysotile (white) asbestos in textured ceiling coating – manage only.



Confirmed chrysotile (white) asbestos in ground floor kitchen bitumen pad beneath sink drainer – manage only.



Confirmed chrysotile (white) asbestos in asbestos cement water tank within 1st floor bedroom cupboard – manage only.



Confirmed chrysotile (white) asbestos in ground floor external canopy soffit – manage only.

Useful websites

- Thrive Homes www.thrivehomes.org.uk
Health and Safety Executive www.hse.gov.uk/asbestos
National Society for Clean Air
and Environmental Protection www.nasca.org.uk
Asbestos Information Centre www.aic.org.uk



Suspected asbestos in floor tiling in toilet – manage only.



Confirmed amosite (brown) asbestos to lining to boiler cupboard door – encapsulate, label and manage.



Confirmed amosite (brown) asbestos to flue – encapsulate, label and manage.

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