



Asbestos materials can be found in most homes in the UK that were built before the year 2000. If asbestos materials are undamaged or they are in places where they cannot easily be disturbed, there is no significant risk to health. It is only when they are broken up and small fibres are released and breathed in that they may pose a possible health risk.

Where asbestos may be found

It is possible that asbestos could be found in the following areas:

- Insulation around pipes
- Textured finishes e.g. Artex
- Ceiling tiles and vinyl floor tiles
- Roof verge undercloaks
- Service ducts
- Bath panels
- Heating appliances and domestic equipment
- Fire-break materials used in lofts
- Panelling around steel-work
- Insulation boards and riser panels in bathrooms or ducts
- Asbestos cement sheets (flat and corrugated) used as roofing, wall cladding and gutters

Asbestos legislation

UK legislation requires landlords to identify asbestos containing materials (ACMs) only within 'common areas' of their properties and make a plan to manage the asbestos. There is no legal requirement to identify ACMs within domestic properties.

Your Housing Group's policy on asbestos is in line with the Government and Health and Safety Executive recommendations: to leave asbestos in place unless it is in an unsatisfactory condition or is likely to be subject to frequent disturbances, or if it can be removed as part of a repair, improvement or alteration.

To comply with current legislation, we have carried out asbestos surveys of communal areas in our properties. We have also decided to go further and carry out an asbestos survey programme to identify ACMs in our residents' homes.

Asbestos removal

It is not practical to remove every piece of material containing asbestos from every home. ACMs, if in good condition, present no risk to the health of you or your family.

YOUR GUIDE TO ASBESTOS SAFETY

Asbestos and DIY

You can carry out decorating and DIY, but you must take note of the advice relating to asbestos that may be present in your home. Asbestos should not be drilled, sanded, rubbed down or disturbed in any other way. If in doubt, call Your Response.

Important asbestos dos and dont's

Do contact Your Response immediately if:

- Materials that you think may contain asbestos have been damaged or disturbed
- Protective coatings or sealants are peeling or breaking off

Don't:

- Attempt work involving sprayed asbestos, lagging or insulation boards - this must be undertaken by a licensed asbestos removal contractor
- Drill, cut, scrape or sand down materials that may contain asbestos
- Break off pieces or break up large pieces of materials you believe contain asbestos
- Dust, sweep, vacuum or trample on debris that may contain asbestos
- Jet wash or clean down asbestos cement products, such as corrugated sheets

If you're concerned about asbestos in your home,

please call Your Response on: **0345 345 0272**

or visit: **www.yourhousinggroup.co.uk**