



Fact Sheet

Asbestos in the home

Introduction

As part of our commitment to health and safety we have produced this brochure to ensure that you know what to do should you find asbestos in your home.

This fact sheet explains what asbestos is, where it might be found and how it is best dealt with.

What is asbestos?

Asbestos occurs naturally and was first used by the Romans. It has been mined in a number of countries and a large amount of asbestos has been imported in to Britain over the last 150 years. It has been used in a range of products and construction materials to improve strength, durability and fire resistance.

Most forms of asbestos were banned in the early 1980s. Properties built since 2000 are very unlikely to contain any asbestos.

There are six types of asbestos, but the main three types are:

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

Is asbestos dangerous?

We are all exposed to very low levels of asbestos as it is in the air we breathe – due to its worldwide use. It is unlikely that the levels of asbestos found in our properties will be harmful, but if you are planning any DIY or you have damaged a material which may contain asbestos, then you should seek advice from St. Leger Homes as quickly as possible about what to do next.

Where might I find it at home?

It is not always easy to identify asbestos in the home. Experienced surveyors and health and safety experts are best able to find it.

Common outdoor places where asbestos is found:	Common indoor places where asbestos is found
<ul style="list-style-type: none">• Roof construction• Rainwater guttering, downpipes• Flue pipes• Window sills (external)• Corrugated cement sheeting – usually found on outbuildings and garage roofs	<ul style="list-style-type: none">• Textured coatings e.g. artex type decorative coatings – prior to 1990• Fire stop panels (inside heater cupboards, drying cupboards and around boilers)• Floor tiles and adhesive• Toilet cisterns and seats• Water storage tanks• Flue pipes• Fuse box cupboards• Gasket and rope seals to gas and solid fuel fires• Bath panels and boxing

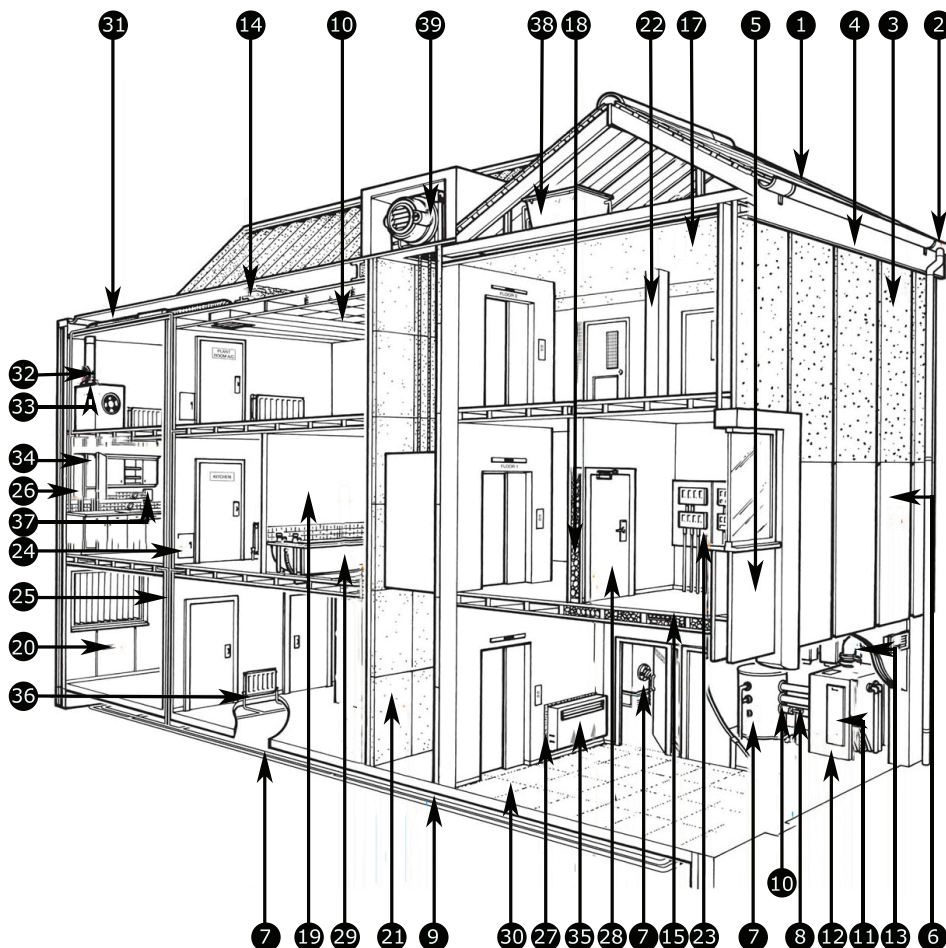
Asbestos building

Typical locations for the most common asbestos-containing materials.

Note:

This diagram does not show all possible uses and locations of asbestos materials. A detailed survey will be required to identify all asbestos materials present in a building.

Further information can be found in the HSE publication MDHS100 Surveying and sampling asbestos-containing material.



KEY

ROOF AND EXTERIOR WALLS

- 1 Roof sheets and tiles
- 2 Guttering and drainpipe
- 3 Wall cladding
- 4 Soffit/facia boards
- 5 Panel beneath window
- 6 Roofing felt and coating to metal wall cladding

BOILER, VESSELS AND PIPEWORK

- 7 Lagging on boiler, pipework, calorifier etc.
- 8 Damaged lagging and associated debris
- 9 Paper lining under non-asbestos pipe lagging
- 10 Gasket in pipe and vessel joints
- 11 Rope seal on boiler access hatch and between cast iron boiler sections
- 12 Paper lining inside steel boiler casing
- 13 Boiler flue

CEILING

- 14 Spray coating to ceiling, walls, beams/columns
- 15 Loose asbestos in ceiling/floor cavity
- 16 Tiles, slats, canopies and firebreaks above ceilings
- 17 Textured coatings and paints

INTERIOR WALLS/PANELS

- 18 Loose asbestos inside partition walls
- 19 Partition walls
- 20 Panel beneath window

- 21 Panel lining to lift shaft
- 22 Panelling to vertical and horizontal beams
- 23 Panel behind electrical equipment
- 24 Panel on access hatch to service riser
- 25 Panel lining service riser and floor
- 26 Heater cupboard around domestic boiler
- 27 Panel behind/under heater
- 28 Panel on or inside fire door
- 29 Bath panel

FLOORING MATERIALS

- 30 Floor tiles, linoleum and paper backing

AIR HANDLING SYSTEMS

- 31 Lagging
- 32 Gaskets
- 33 Anti-vibration gaiter
- 34 Gaskets, rope seats and panels in domestic boilers

DOMESTIC APPLIANCES

- 35 'Caposil' insulating blocks, panels, paper, string etc in domestic heater
- 36 String seals on radiators

OTHER

- 37 Fire blanket
- 38 Water tank
- 39 Brake/clutch lining

Advice and guidance

Remember: asbestos is safe unless it is disturbed and fibres are released.

St. Leger Homes aims to maintain your property well and any asbestos containing materials are unlikely to need attention. Any materials that are in a good condition are unlikely to pose any significant risk to your health. However, you could be at risk when carrying out DIY or minor building repairs without following guidelines.

If you are planning any DIY work and think that asbestos may be present then contact our Repairs Contact Centre on 0808 126 3123.

If you remove asbestos-containing materials by yourself or through a contractor, you are by law responsible for that waste being sent to a special waste tip. Again, call St. Leger Homes for advice.

How can I reduce any risk?

Do	keep DIY or decorating disturbance to a minimum where damaged products may contain asbestos.
	report any damages to things you think may contain asbestos.
Don't	damage any product known to contain asbestos.
	carry out any DIY works, drill, sand or strip any products known to contain asbestos without professional help or guidance.
	dust, sweep, or vacuum debris that may contain asbestos.

How we manage asbestos

St. Leger Homes is carrying out an asbestos surveying programme to register all asbestos-containing materials in properties that we manage.

We will be carrying out regular re-inspections to make sure any asbestos containing materials are in a safe condition and the register is up-to-date. This will make sure that customers, contractors and visitors remain safe.

After getting a survey result back, we will do one of the following, depending on the risk:

- **Record and manage** – items that are generally in a good condition, sealed and do not threaten the release of fibres.
- **Seal/record and manage** – certain asbestos materials are made safe by sealing and bonding which will reduce or stop the release of fibres.
- **Remove as part of a maintenance plan** – in some cases it is more practical to remove the material as part of a larger maintenance plan on a number of homes at the same time.
- **Remove immediately** – if the type of asbestos, location or condition has a high risk, we will take immediate action to have the material removed.

We will not remove an asbestos containing material unless it is absolutely necessary because the risk of release is higher than just sealing and monitoring the material. If you are planning home improvements or maintenance and think you have asbestos in your home, always ask our permission so we can check our records and tell you if any asbestos is present or arrange for a hazardous materials survey to be carried out. You can contact your local St. Leger Homes office for advice about seeking permission.

I've bought my home

If you bought your home after 2006, it is possible that we hold asbestos survey details. If you require this information, then your request needs to be in writing. Contact St. Leger Homes Asbestos Management Team on 0800 180 4478.

When you become a home owner, you are responsible for the asbestos containing materials in your home – please contact St. Leger Homes Asbestos Management Team on 01302 862862 for more information. If you don't take the precautions stated in this guide, you could be putting yourself and others at risk.

Advice for leaseholders

Under the terms of your lease, you are responsible for all fixtures and fittings within your property, which includes:

- Artex
- Textured paint finishes
- Bath panels
- Floor tiles

If you have any concerns regarding potential asbestos risks in communal areas then please contact St. Leger Homes on 0808 126 3123.

Things to remember

- Asbestos containing products which are in good condition and not disturbed do not pose a risk to your health.
- Try to ensure that anything you think may contain asbestos remains in good condition.
- Before carrying out DIY work, always consult the Repairs Contact Centre to seek advice - 0808 126 3123.
- Don't drill, sand or scrape anything you think may contain asbestos. Seek advice from your local Housing Repairs and Maintenance Officer who is available through St. Leger Homes Repairs Contact Centre
- Always soak wallpaper before removing, if possible use a steam stripper.
- Don't try to remove textured coatings from ceilings. Wash any areas of flaking paint before repainting.
- Don't try to remove old floor tiles. Leave them in place and lay new floor coverings over them.
- If you suspect that asbestos containing materials have been damaged please contact St. Leger Homes immediately.
- If you don't know what a material is made from, assume that it contains asbestos.

Useful information

For information call St. Leger Homes Repairs Contact Centre – 0808 126 3123 or email asbestos.management@stlegerhomes.co.uk



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BRAILLE | LARGE PRINT | AUDIO

1 Türkçe

3 فارسی

5 國語

7 كۆردى

2 Русский

4 Polski

6 العربية

8 ئورد

