



asbestos in the home



Asbestos In The Home

Introduction

This booklet explains what asbestos is, where it may be found and how St Leger Homes of Doncaster manages it.

As part of our high commitment to health and safety we have produced this brochure to ensure that you are informed about asbestos in the home.

What is asbestos?

Asbestos is a naturally occurring fibrous material that has been a popular building material and has been very widely used in a range of products to improve their strength and durability. It is non-corrosive and resistant to acids and heat and fire resistant. It is likely to be present in premises constructed or refurbished between 1950 and 1999, during which time a lot of SLHD properties were built.

There are 6 types of asbestos, but the main 3 types are:

Crocidolite (Blue Asbestos)

Amosite (Brown Asbestos)

Chrysotile (White Asbestos)

Are there any health risks?

We are all exposed to very low levels of asbestos as it is in the air we breathe due to its worldwide use. If there is asbestos present within your property it is unlikely to pose a risk to yourself unless you are planning any DIY or it has become damaged. If you are planning any DIY works or think you have damaged asbestos materials in your property then you should seek advice from St. Leger Homes as quickly as possible, please contact us on 01302 862862.

Where are you likely to find asbestos containing materials in my home?

Generally, within St Leger Homes of Doncaster managed properties, asbestos could be found in the following areas:

- Textured coatings and paints e.g. Artex.
- Older Floor tiles and bitumen adhesives
- Heater/boiler/warm air/meter cupboards lined with asbestos panels
- Cement flue pipes
- Bath panels and boxing
- Wall and ceiling tiles and panels
- Roof line products including soffits, down pipes and rainwater guttering
- Window sills
- Corrugated cement sheeting – usually found on outbuildings and garage roofs
- Toilet cisterns and seats
- Gasket and rope seals to gas and solid fuel fires

How do we manage asbestos?

At St Leger Homes of Doncaster we manage asbestos in line with the Control of Asbestos Regulations 2012.

- We have undertaken asbestos surveys to our properties.
- The results from these surveys have been collected on our asbestos register database and from this we re-inspect regularly properties that are at risk.
- We have an Asbestos Management Plan that sets out in detail how we manage the risk from asbestos materials at our premises as well as work procedures for our staff to follow.

Asbestos materials in your home are safe if they are not disturbed or damaged, where materials have been damaged or disturbed we will arrange for the safe removal and disposal of the materials.

What should I do?

Asbestos is safe if it is not disturbed or damaged. If it is damaged in any way, firstly don't panic and contact us to report the damage on 01302 862862. If you do come across it, do not cut it, scrape it or drill into it, or try to sand or chip off any Artex type coatings. If you are unsure before any DIY works commence please contact St Leger Homes on 01302 862862.

If you would like to make any alterations to your home contact the St Leger Homes of Doncaster Customer Improvement team (01302 862270) to get advice about the permission required before you start any works. The team will be able to give you information on known asbestos within your home.

What if I am a leaseholder?

As a leaseholder you are responsible for all fixtures and fittings within your property some of which may contain asbestos. St Leger Homes of Doncaster provide asbestos survey information to leaseholders.

What if I've bought my home under the right to buy scheme?

As a home owner, you are responsible for the asbestos containing materials in your home.

St Leger Homes of Doncaster provides asbestos information to customers who buy their home.