



Gloucestershire
Housing Association

Asbestos In The Home

Guidance For Tenants



This leaflet gives some basic information on what asbestos is, where it might be found, why it can be a problem, and how it should be treated.

HELP WITH THIS LEAFLET

If you would like this document in another language, or if you require the services of an interpreter, please contact us.

Arabic

إذا أردت هذه الوثيقة بلغة أخرى أو بطريقة أخرى، أو إذا كنت بحاجة إلى خدمات مترجم، فارجو أن تقوم بالاتصال بنا.

Bengali

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান অথবা যদি আপনার একজন ইন্টারপ্রেটারের প্রয়োজন হয়, তাহলে দয়া করে আমাদের সাথে যোগাযোগ করুন।

Cantonese

本文件可以翻譯為另一語文版本，或製作成另一格式，如有此需要，或需要傳譯員的協助，請與我們聯絡。

French

Si vous souhaitez obtenir ce document dans une autre langue ou sous un autre format ou si vous avez besoin des services d'un interprète, veuillez nous contacter.

Gujarati

જો તમને આ દસ્તાવેજ બીજી ભાષા અથવા રચનામાં જોઈતો હોય, અથવા જો તમને ઈન્ટરપ્રિટરની સેવાઓ જોઈતી હોય તો, કૃપા કરી અમારો સંપર્ક સાધો.

Mandarin

本文件可以翻译为另一语文版本，或制作成另一格式，如有此需要，或需要传译员的协助，请与我们联系。

Urdu

یہ دستاویز اگر آپ کو کسی دیگر زبان یا دیگر شکل میں درکار ہو، یا اگر آپ کو ترجمان کی خدمات چاہیں تو برائے مہربانی ہم سے رابطہ کیجئے۔

If you would like this document in any of the following formats please contact us.

- Large print
- In Braille
- On tape
- Face to face
- Computer disc

WHAT IS ASBESTOS?

Asbestos is the common name given to a group of natural minerals made up of many small fibres.

It was widely used in building materials from 1930 until about 1980, mainly to insulate properties and protect them against fire. Asbestos concrete was also used to make roof slates, rain water gutters, downpipes, and decorative plaster finishes. So houses and flats built or refurbished during this period may contain some asbestos materials.

Asbestos-containing materials are unlikely to have been used in properties built since the mid-1980s, and from 1993 the use of asbestos in most products has been banned.



Asbestos in the home is usually not a serious problem.

WHEN IS ASBESTOS A PROBLEM?

Asbestos is not itself dangerous. It only becomes dangerous if asbestos-containing materials are damaged, or deteriorate with age. When damaged, asbestos releases tiny fibres into the air. Breathing in these fibres can cause serious damage to the lungs. The greatest risk arises when asbestos materials are damaged or drilled, cut, sawn, scrubbed or sanded. DIY work can result in brief but high levels of exposure.

If you think a material might contain asbestos,
don't work on it
– get expert advice.

FREEPHONE: 0800 318 522



Sometimes it is necessary to remove asbestos materials, but this work should be carried out by a contractor with a special licence issued by the Government. They must follow strict regulations to make sure asbestos is removed and disposed of safely.

HOW DOES ASBESTOS AFFECT HEALTH?

Breathing in dust containing asbestos fibres can be harmful. The tiny fibres get deep into the lungs and cannot be coughed out. They can damage the lungs and cause cancer.

Risk to health is very low for people who have not worked with asbestos.

People who worked in the building trade are at greatest risk of developing an asbestos-related disease. For example carpenters, joiners, electricians, plumbers etc, may have breathed in asbestos dust during their day-to-day work with asbestos. Workplace regulations now protect such people.

THE GENERAL RULE IS:

If asbestos-containing materials are
in good condition
– leave them alone.



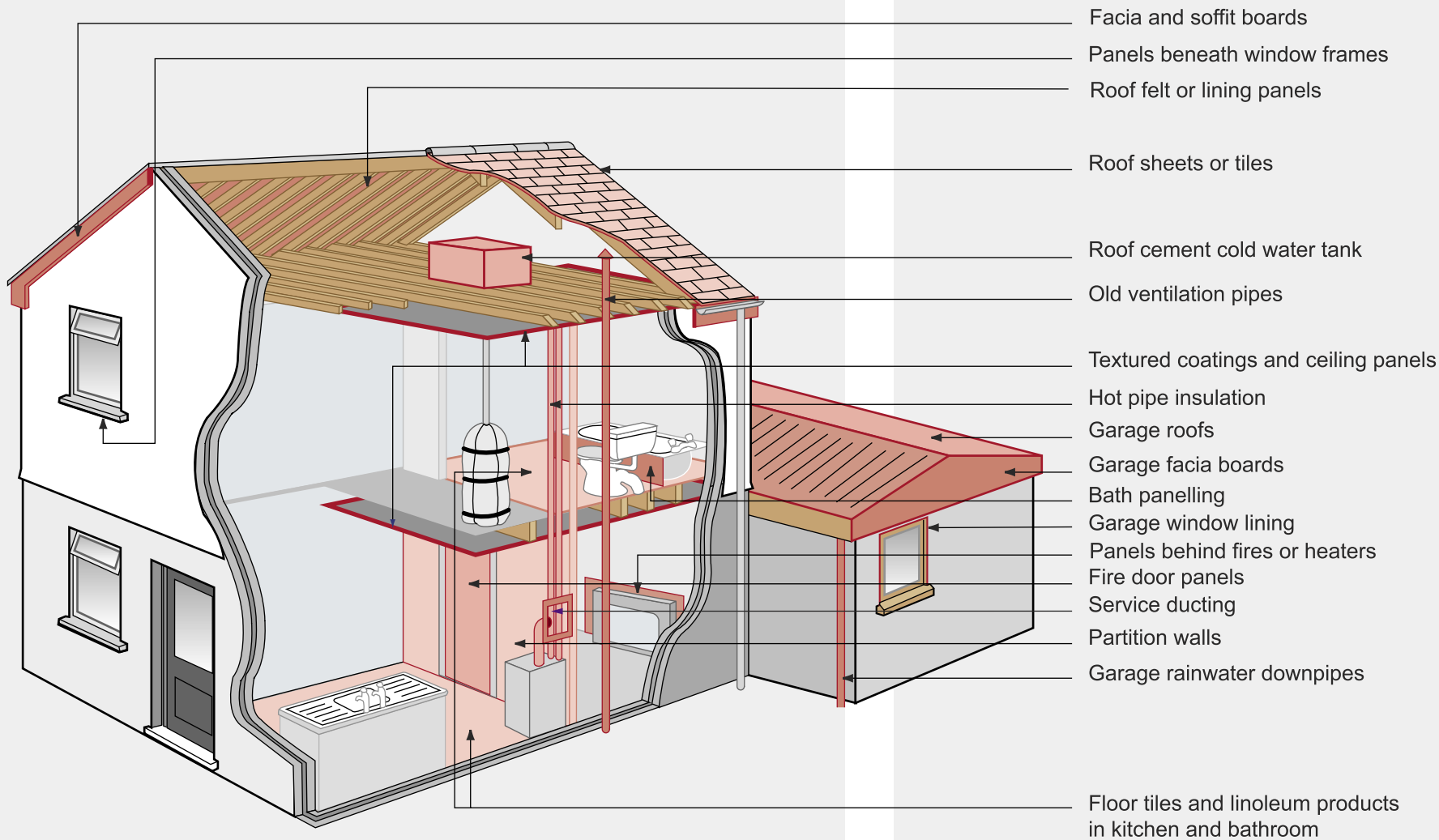
After receiving this guide, if you carry out work personally, or enable or permit others to carry out work, without our prior written approval, you will be totally liable for any costs resulting from dealing with an asbestos-related incident, as well as the full cost of reinstatement.

WHERE IS ASBESTOS FOUND?

In the Home

This diagram shows the most common places asbestos materials may be found in a home:

Please Note: It is very unlikely your home would contain asbestos in all of the places shown.



IN HOUSEHOLD PRODUCTS

Asbestos was also used in some heat-resistant household products, such as oven gloves and ironing boards. The use of asbestos in most products was banned in 1993.

Remember: It is usually older products that contain asbestos.

Loft or cavity wall insulation does not contain asbestos

This diagram does not show all possible uses and locations of asbestos materials.

GHA'S ASBESTOS POLICY

There are asbestos-containing materials in many buildings and homes in the UK, and there is asbestos in a number of properties owned by GHA.

Asbestos-containing materials will have to remain in social housing for about the next 25-30 years. No council or housing association in the UK has the money or staff to remove it all. This is fully in line with the law and with central Government policy.

GHA is committed to making sure that all materials containing asbestos in your home are safe.

As part of the GHA asbestos policy, we are carrying out surveys of all communal and public areas in accordance with Asbestos Regulations 2002. The findings from these surveys are being put into a register where the type, location and condition of asbestos-containing materials are recorded. This will help us to monitor and manage the risk of asbestos fibres being released into the air.

If asbestos-containing material is found during minor or major works in your home, the material will be inspected. If it is necessary to remove the material, GHA will make sure it is removed and disposed of in a safe way.

PLEASE NOTE:

GHA's asbestos survey, and inspection of asbestos-containing materials, does not include household items owned by the tenant.

YOUR RESPONSIBILITIES AS A GHA TENANT

Please remember: Under your tenancy agreement with GHA, if you wish to carry out improvements to your home you must obtain written permission from us before starting work.

If you think the work you wish to carry out may disturb any asbestos-containing materials, please tell us. GHA will arrange for a hazardous materials survey to be carried out. If necessary, we will arrange for samples to be taken and analysed for your safety.

If you think a material might contain asbestos, don't work on it – get expert advice.

FREEPHONE: 0800 318 522

DIY work can result in brief but high levels of exposure. You cannot tell if something contains asbestos simply by looking at it. Products that contain asbestos can look identical to those that don't

SHARED OWNERS, OWNER-OCCUPIERS AND LEASEHOLDERS

As a home-owner you are responsible for any asbestos-containing materials in your home. Where GHA is responsible for the communal areas around your home, we will give you the results of our asbestos survey. If you would like further information or advice about asbestos, please get in touch.

Don't put the health of your family at risk – follow the advice provided in this leaflet.

What if I think there is asbestos in my home?

If you think any material contains asbestos, or if you think your home contains damaged asbestos material, then...

Don't try to deal with it yourself !

Ring the **GHA Asbestos Helpline** on **0800 318 522**

ASBESTOS DO'S AND DON'TS

- Do treat asbestos with respect.
- Don't drill, sand, saw or disturb any asbestos-containing materials which are in good condition.
- Don't carry out any DIY work on any part of your home which you think may contain asbestos. Seek advice from the GHA Asbestos Helpline.
- Do soak wallpaper before removing it. If possible, use a steam stripper and then gently peel away the paper before re-decorating.
- Don't try to remove textured coatings from ceilings. Wash any areas of flaking paint before re-painting.
- Don't try to remove old floor tiles or linoleum. Leave them in place and lay new floor coverings over them.
- Do remember: asbestos can be hazardous to health if handled incorrectly.



USEFUL CONTACTS

For general advice and further information, contact:

GHA Asbestos Helpline

Freephone 0800 318 522

www.glosa.co.uk

*and follow link to
Asbestos Information*

For a list of specialist contractors with a licence to remove and dispose of asbestos-containing materials, contact:

Health & Safety Executive

0845 345 0055

www.hse.gov.uk/asbestos

REMEMBER:

Materials containing asbestos that are in good condition and left undisturbed do not pose a risk to your health.

Equality and Diversity

GHA is committed to eliminating discrimination and to promoting good relations and equality of opportunity in all aspects of our business. GHA will treat all service users, fairly and equally, regardless of their sex, trans-gender status, sexual orientation, religion or belief, marital status, civil partnership status, age, race, colour, nationality, national origins, ethnic origin or disability.



This is an important document. Please keep it in a safe place.



Gloucestershire
Housing Association

This information leaflet was prepared in consultation with your tenants representatives.
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GHA: *providing
sustaining
enhancing*