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Association's Out-of-Hours

Emergency Repair Cover:

Please contact **Heatcare Oil & Gas**

01343 842 042 (Aberdeen, Aberdeenshire and Moray) 

If you require this leaflet in an alternative format please contact us and we will do our best to help.

The Association is committed to promoting equality and diversity across all areas of its work and discrimination or harassment of any kind is not tolerated.

FCA Registered Society No 1916R(S)
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A member of the Scottish Federation of Housing Associations

A guide to asbestos in your home

Your home matters

A guide to asbestos in your home

People often worry when they hear about asbestos in their home. Sometimes there are good reasons to be concerned but when dealt with correctly, it's not something to worry about. We want to try and help you understand when you should and when you shouldn't be worried.

What's asbestos?

Asbestos is a mineral found in rock. It used to be crushed and added to building materials because it's strong, flexible and resistant to chemicals and fire. Now that we know more about the potential health risks, asbestos is no longer used in construction in this country. If your home was built or refurbished before 2000, it's possible it may contain some form of asbestos.

It's important to remember that generally speaking, asbestos is safe if it isn't disturbed. But activities such as drilling, cutting, sanding and scraping could result in asbestos fibres being released, and this is why you need to be careful.

You can't tell if a material contains asbestos just by looking at it. The only way to confirm asbestos is by testing the material in a specialist laboratory.

DIY safety

Please remember you must not make any changes to your home without checking to see if written permission is needed, or checking to see what restrictions there are around the type of work you're planning. Information on when you might need this can be found on our website.

You, or the people you have employed to do work in your home, must be aware of the risks of disturbing asbestos. This is one of the conditions attached to any permission we grant to carry out work to your home. If you don't do this, you may be putting yourself and others at risk of asbestos exposure and you may also have to pay the costs for dealing with any asbestos incidents.

- Do not drill, saw, scrub or sand anything that may contain asbestos. This includes doing things like putting up curtain rails or pictures.
- Do not dust, sweep or vacuum debris that may contain asbestos. If you discover any fibres that you believe to be asbestos, please call us as soon as possible.
- Do your best to avoid damaging asbestos containing products. Leave old floor tiles or lino in place and lay new floor coverings over them.

What can we do about asbestos?

We don't hold asbestos information on all of our properties, only on those where an asbestos survey has been completed.

These surveys take place when a property becomes empty or before we carry out any major projects like new kitchens and bathrooms.

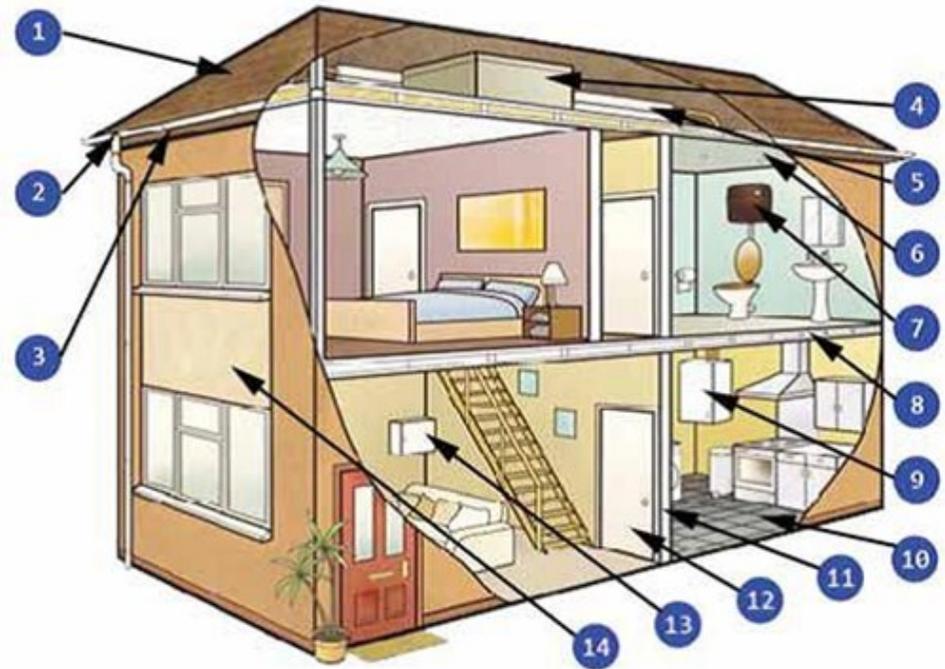
If we find asbestos, we will do one of the following:

- If the type, location and condition of the asbestos is considered a high risk, we will arrange for it to be removed.
- If the type, location and condition of the asbestos is considered a much lower risk, we may not remove it. We will record its location.
- We'll inspect the material from time to time to monitor any changes and take action if necessary. If we need to remove asbestos from your home we'll keep you informed about the work and what needs to be done to ensure your safety.

It is our responsibility to contain or remove asbestos from your home when it's considered unsafe to leave it there. Please do not try to remove or disturb items which you think may contain asbestos yourself. Contact our Asset Management team on 01224 423000.

Where might I find asbestos in my home?

The diagram and list below show some of the more common places asbestos containing materials are sometimes found.



- | | |
|---|---|
| 1. Roof tiles & roof felt | 8. Insulation to floor voids |
| 2. Gutters & rain water pipes | 9. Gaskets & seals to gas appliances |
| 3. Soffit & fascias | 10. Floor tiles |
| 4. Cold water tanks | 11. Partition walls |
| 5. Insulation to pipes | 12. Panels on or inside fire rated doors |
| 6. Textured coatings to ceiling & walls | 13. Panels behind & inside electrical equipment |
| 7. Toilet cisterns | 14. Panels under windows |

You may also find asbestos-containing materials:

Outside

- Garage roofs and shed sheets, bin stores, tiles or roof felt

Inside

- Cupboards around domestic boilers
- Redundant Flues
- Panels behind fires or heaters
- Bath panels

Things to remember about asbestos:

- Do not drill, saw, break, scrub or sand anything you think may contain asbestos
- Asbestos does not usually pose a risk unless it is damaged or disturbed
- It's often best to leave asbestos-containing products where they are if they are in good condition and unlikely to be disturbed
- There is no evidence to suggest that the use of asbestos cement in cold water tanks poses any risk of contaminating the water supply

Frequently asked questions

If there is asbestos in my home, why not remove it?

When asbestos surveys are carried out, we confirm whether or not materials contain asbestos and we confirm the condition. Asbestos-containing materials in good condition do not pose a risk to your health. If the material is in a poor condition, we'll either remove it or make it safe.

I think I may have damaged or disturbed asbestos containing materials in my home – what should I do?

Please contact our Asset Management team and we'll have the material assessed and sampled if required. We'll then decide on the most appropriate course of action to ensure your safety.

I've heard that Artex contains asbestos. What is it and is it safe?

Artex is a textured coating that was widely used on interior walls and ceilings. Artex is safe as long as it is not disturbed i.e. sanded or scraped.

I've noticed some pieces of broken floor tile that I have been told contain asbestos, am I at risk?

Broken pieces of tile are extremely unlikely to release any asbestos fibres. If the tiles do contain asbestos, they need to be disposed of correctly so please contact us so we can arrange this for you.