

## Asbestos safety

The information included in this factsheet will give you an understanding of what asbestos is, any risk associated with asbestos and how we can work with you to manage any asbestos in your home.

### What is asbestos?

It is a naturally occurring fibrous material. There are six types of asbestos; chrysotile, amosite, crocidolite, tremolite, anthophyllite and actinolite. Used widely in the 1900s to as late as 1999, as many benefits were associated with asbestos such as: heat insulation, sound proofing and water resistance.

Research now tells us that when the asbestos fibres are inhaled they can cause significant, irreversible damage to our health. Diseases such as mesothelioma and asbestosis are shown to be directly linked to the inhalation of asbestos fibres.

As your landlord, it is important we make you aware of the best way to manage asbestos in your home, to prevent any exposure.

### Is asbestos always dangerous?

If left alone, asbestos poses very little risk to our health. For it to be dangerous, the asbestos fibres have to become airborne. The lowest risk items within your home are those where asbestos is contained within a composite material, such as bitumen, floor tiles or textured coating.

### What should I do if I think asbestos has been disturbed in my home?

If you believe asbestos has been disturbed in your home, you must inform us straight away. Close the door to the room affected and do not re-enter the room until you have been told it is safe to do so.

If asbestos is disturbed as a result of malicious intent, then we may recharge you for the works associated with repair.

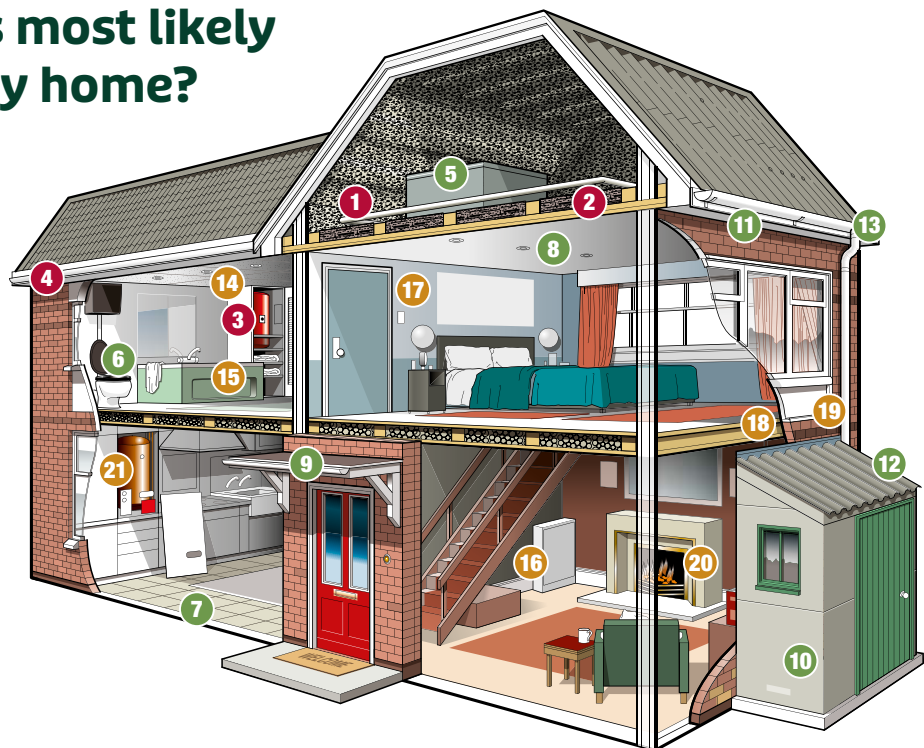
## I am wanting to dispose of some items I believe may contain asbestos, what should I do with them?

There are some household items such as sink pads; fire blankets and ironing board plates that contain asbestos, do not put them in your bin. Call your local authority (<https://www.gov.uk/find-local-council>) to find out where the nearest asbestos disposal skip is and take the items there. You should double bag the items.

Asbestos cement sheeting and asbestos insulation boards (AIB) can only be moved by a licensed contractor.

## Where is asbestos most likely to be located in my home?

This image shows where you could find asbestos in any home in the UK built before 1999.



### Usually licensed

- 1 Pipe lagging
- 2 Loose fill insulation
- 3 AIB airing cupboard and/or sprayed insulation coating on boiler and hot water tank
- 4 AIB soffits

### Normally non-licensed

(If work that causes significant break up may require notification)

- 5 Asbestos cement water tank
- 6 Toilet seat and cistern
- 7 Vinyl floor tiles

- 8 Textured decorative coating on walls and ceilings eg Artex
- 9 Roofing felt
- 10 Asbestos cement panels
- 11 Asbestos cement soffits
- 12 Asbestos cement roof
- 13 Asbestos cement gutters and downpipes

### If short duration non-licensed – otherwise licensed

- 14 AIB ceiling tiles
- 15 AIB bath panel
- 16 AIB behind fuse box

- 17 AIB partition wall
- 18 AIB interior window panel
- 19 AIB exterior window panel
- 20 AIB behind fire
- 21 AIB around boilers, storage heaters and warm air heating systems

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 in a building.

AIB = Asbestos insulating board

## What does this mean for my home?

When you move into your home, you may want to make some changes, but, before you start working on your home you should contact us to get our written permission.

We hold a register of all the asbestos in our communal areas in line with legislation. We also hold some information on our domestic homes. We always recommend an asbestos survey is completed before you start any work, to keep you and your family safe.

When you begin to plan any work contact us and we will organise an Asbestos Management Survey to be completed.

This service is free of charge and the results will be provided to you once the survey is complete.

If intrusive works are required on your home, for example, sanding, drilling or working on asbestos containing materials please contact us for permission.

## Is there any work that I can do that does not need an asbestos survey completing?

- Painting a wall or ceiling.
- Wall papering.
- Painting a soffit, fascia or guttering.

Laying vinyl flooring, laminate flooring or carpet on top of existing floor tiles.

## Where can I get further information on Asbestos?

If you have any concerns about items containing asbestos in your home or garden, please send an email to [asbestos@vicohomes.co.uk](mailto:asbestos@vicohomes.co.uk) or call us on 0345 8 507 507.

If you need any more information about asbestos, you can also check the HSE website at <http://www.hse.gov.uk/asbestos/building.htm>



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