

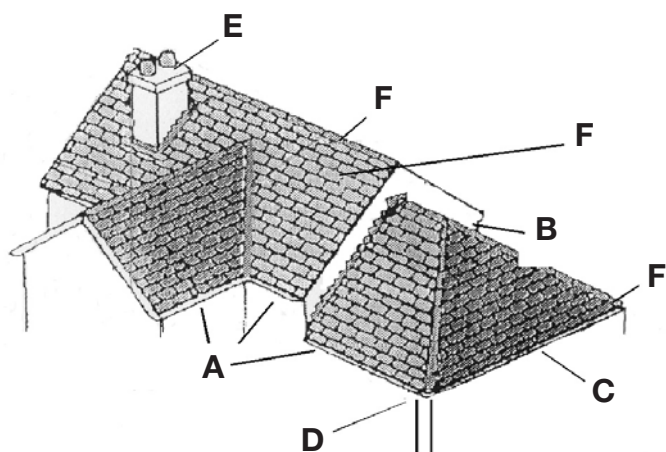
GUIDE TO ASBESTOS



Asbestos products are found in most homes and if they are in a good state of repair and left undisturbed they present no hazard to health. The following gives advice and guidance on the safe management of asbestos.

Up to the 1980's asbestos was used in a variety of products.

Asbestos is most commonly found externally in



- A** Eaves soffit.
- B** Verge under-cloak.
- C** Rain water gutter.
- D** Rain water pipe.
- E** Flue pipes & terminals.
- F** Hip, ridge and roof tiles.
Corrugated cement sheeting – usually found on sheds and garages.

It can also be found internally in

- Textured coating (ARTEX) - usually before 1990.
- Fire stop panels (inside heater cupboard doors or near a heat source).
- Ceiling and wall boards.
- Floor tiles (thermo-plastic).
- WC cisterns made from composite materials.
- Flue pipes (asbestos cement).
- Electrical mains fuse cupboards.
- Inset panels, fibre gaskets to gas fires or parkray type fires.
- Bath panels.

Anyone who has had asbestos products identified in their home and who disturbs that product, to the extent that it releases fibres into the atmosphere, may be at risk.

If you carry out work, which involves drilling, sawing, sanding or cutting into the fabric of any asbestos containing material, you could potentially be at risk.

General Advice

If you are concerned about any suspect material in your home, consider that it may contain asbestos until proven otherwise. You must not carry out structural repairs or improvements to your home other than cleaning and basic decorating unless you have permission. You may not get permission where there is a likelihood of removing or damaging asbestos products.

Internal or external structural damage that may occur to your premises may contribute to the exposure of asbestos products. This must be reported immediately to your local Housing Office, e.g. if asbestos cement guttering falls into the garden due to extreme weather and breaks.

Floor tiles and WC cisterns

These items are normally manufactured from plastic with a small amount of asbestos fibre to give additional strength. This is so well bonded that it would take drilling or mechanical grinding to release the asbestos fibres. Generally they present no hazard.



Asbestos Cement products

This is a hard material with well bonded asbestos, but can release fibres when broken or if continuous heavy weathering causes general deterioration. Provided they are not broken and in good general condition, they present no hazard.

Examples are – corrugated sheeting, plain cement sheeting, rain water pipes and gutters, eaves, soffit, verge under-cloaks, flue pipes, terminals and roof tiles.

Never attempt to remove, sand, scrape, wire brush or drill.

Textured Coating (an example being ARTEX)

Textured coatings are commonly used as a decorative finish to walls and ceilings.

Some textured coatings contain asbestos fibres. They are normally well bonded and the fibres are not easily released. In recent years only non-asbestos grades of textured coating have been used but both versions look identical. If it is found that the textured coating contains asbestos, removal can only be done by licensed contractors.

DO NOT attempt to remove, sand, scrape, wire brush, or drill a textured coating unless it has been tested and confirmed that it does not contain asbestos. Cleaning and re-painting is safe as long as the surface is in good condition and not sanded down.

Insulation Board (sometimes referred to as asbestolux)

Insulation boards are often used internally as panels on doors, boxing or as wall or ceiling panels.

Mainly used internally but can be found on 1970's properties as an eaves soffit. This material is softer and less dense than cement products. If it is in good condition it presents no risk but it can be more easily damaged allowing fibres to be released. Where found internally, it will be given a higher priority for removal or sealing in place. Removal of insulation board containing asbestos can only be done by licensed contractors.

DO NOT attempt to remove, sand, scrape, wire brush, or drill insulation board containing asbestos.

Asbestos Waste

Asbestos cement sheets, whole or broken, are often found in gardens as debris from previous sheds or even used by some as fencing. Tenants can have these removed on request.

DO NOT place asbestos waste in "wheelie bins" – it must be disposed of in a safe manner to a licensed tip.

If you think you may have asbestos-containing products in your home, **SEEK ADVICE** by telephoning:

0800 915 6660

If you would like this information in any other format including large print, audio CD/tape, Braille or translated into another language please telephone **0113 214 1942** and speak to the Equality Officer.



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