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Up to the 1980s asbestos was used in a variety of building products and was commonly used in the building of homes up to as late as 2000. It does not catch fire easily, isn't easily damaged by chemicals and is very durable. It also blocks noise and helps insulate buildings. Asbestos is a natural mineral, which is dug out of the ground. It is commonly used as an element within in a number of building materials and it is extremely unusual to find it in its pure form.

If there is asbestos in your home, this does not automatically mean there is a problem. Asbestos fibres can only affect your health if they become damaged, either accidentally or while they are being worked on during building work or DIY. If this happens, the asbestos could release fibres and these could harm your health if you breathed them in.



## What is asbestos?

There are several types of asbestos, but the main types are:

- **Crocidolite (blue asbestos)**  
This is regarded as the most harmful type of asbestos, rarely found in homes.
- **Amosite (brown asbestos)**  
This is regarded as less harmful than blue asbestos but more harmful than white asbestos.
- **Chrysotile (white asbestos)**  
This is regarded as the least harmful type of asbestos.

Materials containing asbestos cannot be identified simply by looking at them.

To find out whether a material contains asbestos, we need to take a sample and have it analysed in a laboratory. Also, how dangerous the asbestos is depends on the type of asbestos and where it is.

**Asbestos is most often found in the following items of your home:**

- Textured coatings
- Floor tiles
- Insulation / insulation board
- Bath panels

**But can also be found in:**

- Boilers
- Flues
- Pipe joints
- Fire breaks
- Pipework
- Gas appliances
- Fire doors
- Pipe boxing
- Water heaters
- Water tanks
- Storage heaters
- Ceiling tiles
- Door linings

**Or outside in:**

- Fascia boards
- Garage roofs
- Soffits

Any new materials we or our contractors fit to your home will be free from asbestos.

Asbestos is not a danger to your health if it is in good condition and is not disturbed.

**But...** you can disturb asbestos by drilling or sawing into it.



## To reduce the risks...

- Don't repair or remove any material that you think may contain asbestos.
- Don't cut, break, saw, drill, sand or disturb anything you think may contain asbestos.
- If you don't know what a material is made from, assume that it contains asbestos.



- If you don't know whether something contains asbestos, phone us on **0113 2008 863** and we will be able to check our register. If we haven't got a record, we can arrange to have the material inspected, have it analysed or carry out a risk assessment.

We are committed to controlling asbestos, and we will not put your health and safety in danger by allowing you to come into contact with asbestos fibres that aren't controlled.

Asbestos was used so widely in the building trade for such a long time that removing asbestos from all homes isn't practical or affordable. Our policy is to risk assess every case on its own merits.

## **A trained surveyor will decide whether to:**

- leave the asbestos in place and make a record of where it is (if it is in good condition);
- seal the asbestos to stop it breaking down;
- cover the asbestos with timber, PVC or other material; or
- remove it and replace it with a material that doesn't contain asbestos.

## **Our Service Standards**

### **In managing asbestos we will:**

- check if asbestos is present within 3 working days of you reporting it to us, or the same day if we feel there is an immediate risk; and
- contact you within 10 working days of the inspection to tell you what we found and what our next steps will be.

Different contractors deal with different types of asbestos. We only use specialist contractors licensed by the Health and Safety Executive to remove harmful types of asbestos.

We do spot-checks to make sure the contractors work to high standards of health and safety.

We may charge you for removing asbestos if we identify and have to remove it as a result of tenant damage (we will give you an estimate of the cost before the work starts).



## Leaseholders

If you are a leaseholder, we aren't responsible for asbestos in your home but we are responsible for managing any asbestos in the communal areas. Contact us and we can give you a list of contractors licensed to deal with asbestos.

## Asbestos waste

Asbestos cement sheets, whole or broken, are occasionally found in gardens as debris from old sheds.

We will remove these as soon as you tell us. Please do not place asbestos waste in any wheelie bins.

## You can help us by:

- thinking twice before doing any DIY, especially when moving or disturbing items such as floor tiles or textured coating;
- seeking permission for your own improvement work so that we can offer some guidance on what standards of work we would expect;
- accommodating any requests from us for inspections and helping us make an appointment with you; and
- telling us immediately on **0113 2008 863** if you think you may have disturbed a material that could contain asbestos.





Do you need this leaflet in a different format? For any other format including large print, audio CD/tape, Braille or translated into another language please telephone **0113 214 1774**.

Avez-vous besoin de ce dépliant dans un format différent? Pour l'obtenir dans un autre format, à savoir en gros caractères, sur CD/cassette audio, en Braille ou dans une autre langue, téléphonez au **0113 214 1774**.

Você precisa deste folheto informativo em formato diferente? Para solicitar qualquer outro formato, incluindo-se letras de imprensa maiores, CD audio ou cassette, em código braile ou tradução para outra língua, por favor telefone para **0113 214 1774**.

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کیا آپ کو یہ کتابچہ کسی مختلف شکل میں درکار ہے؟ یہ کتابچہ کسی بھی دوسری شکل  
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حاصل کرنے کیلئے فون نمبر 0113 214 1774 پر رابطہ قائم کریں۔

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