



Asbestos In The Home

This leaflet addresses concerns and queries about asbestos in our homes. It explains what it is, where it may be found, why it might be a problem and how to deal with it. Please read it very carefully and contact BCHA if you have any problems or queries.

Beechdale Community Housing Association

Beechdale is directly controlled by its tenants

Asbestos

Asbestos in the home

All landlords have a responsibility to tenants and their visitors, contractors and staff, to manage their risk of exposure to asbestos. BCHA takes this responsibility very seriously and has and will continue to gather information through surveys, inspection and testing to determine the presence or non-presence of asbestos containing materials in our homes.

What is asbestos?

Asbestos is a naturally occurring mineral made up of many small fibres. Asbestos fibres are very strong and resistant to heat and chemicals. Over the years it has been used in a wide range of building materials and products.

Why might asbestos be a problem?

When asbestos contained materials age or become damaged they can release fibres into the air. Breathing in high levels of these fibres may cause damage to your health. It is very unlikely that the levels of asbestos containing materials in your home will be harmful but you must seek advice on what action to take if you think asbestos is present.

Asbestos in the home

Where might you find asbestos in your home?

The following are examples of areas and appliances where asbestos may be found;

- Domestic equipment e.g. Ironing boards and oven gloves
- Asbestos lagging
- Warm air heating systems
- Storage heaters up to 1976
- Insulating boards
- Some textured coatings – commonly known as Artex
- Some ceiling tiles
- Vinyl or thermoplastic floor tiles.
- Eaves soffit
- Rainwater pipes
- Corrugated cement sheeting – usually found on garages
- Flue pipes
- Electrical Fuse Boards, usually found in blocks of flats
- Bakelite WC Cisterns – these are the old type black cisterns.

This list is not exhaustive.

Asbestos

How do you know if a material contains asbestos?

It is not always easy to tell whether a product in your home contains asbestos as modern asbestos-free materials often look similar – it is usually older products that contain asbestos. The use of asbestos in most products has been banned since 1993.

If you think a product contains asbestos but are unsure, the manufacturer or supplier should be able to help you. You can also contact BCHA.

What should you do if you have or think you have asbestos in your home?

Asbestos containing materials in good condition that cannot easily be damaged are best left where they are. Contact BCHA for advice.

Asbestos containing materials that are slightly damaged can sometimes be repaired by sealing or enclosing the material. Never try to do this yourself. Contact BCHA. We will make the necessary arrangements.

Badly damaged asbestos containing materials can release dust and should be removed. This material must be removed by a licensed asbestos removal contractor. Contact BCHA. We will make the necessary arrangements.

Asbestos

Do it yourself

If you suspect that you have asbestos material in your home extra care must be taken when undertaking DIY.

Seek advice from BCHA before undertaking any work and especially where your home has textured coatings (commonly known as Artex) on the walls or ceilings.

Some textured coatings contain asbestos fibres. They are normally well bonded and the fibres are not easily released. Newer types of textured coatings do not contain asbestos but these and the older versions look the same. Therefore where you have a textured coating (commonly known as Artex) in your home DO NOT attempt to remove, sand, scrape, wire brush or drill it. Contact BCHA for advice before removing electrical light fittings and switches.

Contact **BCHA** to arrange any repairs or fitting of new items.

Cleaning and re-painting asbestos coatings is safe as long as the surface is in good condition and is not sanded down.

Asbestos

How should you dispose of asbestos?

ASBESTOS SHOULD NEVER BE PUT INTO WHEELIE BINS

You must seek advice from BCHA about making arrangements for either collection and/or disposal at a designated site.

If you require any help in understanding this information or you need an interpreter to read it to you please ask someone to contact BCHA on your behalf.

If you would like this information in

LARGE PRINT

or audio tape, please contact BCHA on

01922 648252



Beechdale Community Housing Association
Chilton House
Stephenson Ave
Beechdale
Walsall
WS2 7EU

email:info@beechdaleha.org.uk
web:www.beechdaleha.org.uk
tel:**01922 648252**
fax:**01922 610545**