



housing
south liverpool

DEALING WITH ASBESTOS

ADVICE AND
GUIDANCE ON
ASBESTOS FOR
TENANTS



INTRODUCTION

The aim of this booklet is to explain a bit about asbestos, where it can be found, why it might be a problem and how to deal with it if you find it in your home.

WHAT IS ASBESTOS?

Asbestos is a natural fibre in glassy rock and is found in different parts of the world. The rock is made up of strands and fibres which, when processed, can be split down in size until they are invisible to the naked eye.

Asbestos fibres are very strong and resistant to chemicals and heat. It also has excellent insulation properties. This led to it being used in a wide range of building materials and products. Properties built since the mid 1980's are very unlikely to contain asbestos.

Asbestos materials are present in many buildings across the country and are perfectly safe if they are not damaged. When asbestos materials age or become damaged, fibres are released into the air. These can then be inhaled deep into the lungs where they may stay for a long time causing possible damage. When very high levels of these fibres are inhaled there is a risk of lung diseases, including cancer.

WHERE MIGHT I FIND ASBESTOS IN MY HOME?

Building materials containing asbestos were widely used from 1930 to around 1980 so houses and flats built or refurbished during this time may contain asbestos.

South Liverpool Housing has carried out surveys to a representative sample of all of our properties to find out whether or not there is asbestos present in any of our properties.

The surveys have shown that most of our properties do not contain any asbestos. However, if there is any asbestos present, it would be in the following locations:



- artex ceilings
- old tiled floors
- old boiler cupboards (most of our properties have new boilers so this is only applicable to a small number of properties)

Building materials that contain asbestos and are in good condition will not be a risk to anyone living in the property. They are generally best left undisturbed rather than being removed because their removal can lead to high levels of fibres in the air for some time.

Asbestos materials which have been painted, covered by other materials or enclosed in ducts or in cupboards also pose no risk if they are not damaged.

All asbestos is potentially dangerous but they are only a risk to health if the asbestos fibres are released when the materials containing asbestos are damaged or disturbed. In this event the asbestos fibres should be examined by professionals to decide if they need to be removed.

WHAT CAN I DO TO HELP?

If you think that there might be damaged asbestos material in your home, please contact South Liverpool Housing on our freephone Repairs Hotline: 0800 073 760.

We will send a surveyor out to look at your home and may arrange for a sample of the suspected material to be taken for analysis. We will also give you advice on what action, if any, you need to take.

If you are planning to carry out DIY or maintenance work which could involve disturbing materials that may contain asbestos, please contact South Liverpool Housing before you start any work as it may be necessary for a sample of the suspected material to be taken for analysis.

You should not drill, cut or disturb (e.g. by removing, sanding or scraping) any material that you suspect may contain asbestos.

If you would like more information on this subject or have any comments you would like to make, please contact us.

If you want a translation please contact 0151 285 5600.

Nese e doni te perkthyer, lutemi kontaktoni 0151 285 5600.

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Si vous voulez une traduction, veuillez appeler le 0151 285 5600.

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