

Managing asbestos

What is asbestos?

Asbestos is a naturally occurring fibrous material that's been a popular building material since the 1930s. Properties built between the 1950s and 1980s are most likely to contain some form of asbestos material.

It's a good insulator and has fire and heat-resistant properties, but asbestos was also found to be a health risk. It was banned from use as a building material and strict regulations were introduced. Because it was often mixed with other materials, it's hard to tell if it's present in building materials.

We're asbestos aware and our surveyors are asbestos qualified to identify and survey our properties most likely to contain asbestos. We sample the condition of any materials we find. This information is kept on a register, which helps us to monitor asbestos and manage it safely.

Where might I find asbestos in my home?

- **Exterior of building:** Roof sheets and tiles, exterior cladding, guttering and drain pipes.
- **Boilers:** Some interior workings of boilers, boiler flue pipes and storage radiators.
- **Interior surfaces:** Textured wall and ceiling coatings (like artex), duct panels (access to pipe work), panels behind radiators or heaters, panels around doorways, floor tiles, suspended ceiling panels and underside of stairs.
- **Other areas:** Bath panels, fireplace panels, panels to underside of sink, water tank, pipe lagging, garage and shed roofs.

What are the risks?

Carrying out repairs on areas of your home containing asbestos, may release asbestos fibres into the air. Inhaling these fibres can cause serious health issues. As long as materials containing asbestos are left undisturbed, there's no safety risk.

Should I worry about asbestos?

There's no need to panic, it's unlikely to be a danger to your health if it is undamaged and hasn't been disturbed. The health risk comes when fibres are released from damaged asbestos which can be harmful when inhaled. If you have any concerns, get in touch with us right away.

Take care when doing DIY

If you think there's asbestos at your home, do not carry out any DIY work in that area. Get in touch with us right away and we will let you know if it's safe to carry out the work.

Remember, you may need our permission to carry out DIY at your home under the terms of your tenancy agreement. If you would like to talk to us about doing any DIY in your home, get in touch with our contact centre.

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