

Hastoe
Group

Asbestos in the home

A safety guide

Shaped
by residents

Asbestos in the home

All landlords have a responsibility to residents and their visitors, contractors and staff, to manage their risk of exposure to asbestos. We at Hastoe take this responsibility very seriously. We have gathered, 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. Inhalation of high levels of these fibres may cause damage to 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.

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 pipe 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 soffits
- 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.

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.

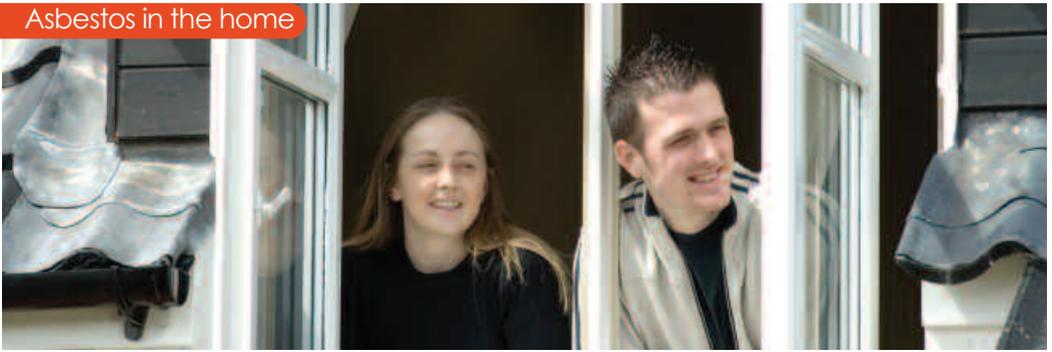


What should you do if you have or think you have asbestos in your home?

Asbestos containing materials in good condition that cannot easily be damaged are best left where they are. Contact us 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 us and 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 us and we will make the necessary arrangements or advise as to what needs doing.



Do it yourself

If you suspect that you have asbestos material in your home extra care must be taken when undertaking DIY. Contact us for advice 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 us for advice before removing electrical light fittings and switches. Also contact us 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.

Disposing of asbestos

Asbestos must never be put into the refuse bin.

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

How to contact us

Write

Hastoe Direct, Hastoe Housing Association,
Marina House, 17 Marina Place, Hampton Wick,
Kingston Upon Thames, Surrey KT1 4BH



Alternative formats of this document

If you require this information in another language, large print or different format such as braille or audio CD please contact Hastoe Direct.

Telephone

0300 123 2250

Out of hours emergencies

0345 266 6527

Textphone

18002 0300 123 2250

Website

www.hastoe.com

Email

customerservices@hastoe.com

Accreditations

We value fairness and diversity. We strive to do the best we can and to improve to achieve excellence. External organisations check that we mean and do what we say, and have accredited us. These include:



business for neighbourhoods means we have made a set of promises – to customers, neighbourhoods and excellence – in line with other National Housing Federation members.



QHS is a membership organisation which drives continuous improvements in service performance.



Investors in People is a standard which helps organisations transform their business performance through staff development. Gold means we have achieved the highest standard of the award.



Positive about disabled people means we have agreed to take action to meet five commitments regarding the employment, retention, training and career development of disabled employees.



SHIFT provides an assessment of our sustainability performance.



Stonewall works with a whole range of agencies- diversity champions - to address the needs of lesbians, gay men and bisexuals in the wider community.