

This is an important document please keep it in a safe place. It is available in other languages or formats upon request.

Your Guide to Asbestos in the Home

Wythenshawe Community Housing Group's Asbestos Policy Guidance for Tenants

There are asbestos-containing materials in many buildings and homes in the UK and there could be asbestos in a number of our properties as it is impossible to remove it all. This is fully in line with the law and central government policy.

The Group is committed to making sure that all materials containing asbestos in our properties are safe. We undertake regular surveys to all our communal and public areas in accordance with The Control of Asbestos Regulations 2012 which requires us to record, monitor and manage the risk from asbestos. Also, if asbestos materials are found during any work to your home, the material will be inspected. If necessary it will then be removed and disposed of in a safe way.

The Group carries out surveys before refurbishment type works are undertaken, we also keep an asbestos register where any identified asbestos is recorded so it can be effectively managed.

This leaflet gives some basic information about asbestos in your home. It explains what it is, where it may be found, why it might be a problem and how to deal with it.

Please read the leaflet carefully and call us on **0800 633 5500** or **0300 111 0000** if you have any problems or queries.

All landlords have a responsibility to tenants and their visitors, contractors and staff, to manage the risk of exposure to asbestos. We take this responsibility very seriously.



Guidance for Tenants

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 1999.

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

DIY or improvement work

The greatest risk arises when asbestos materials are damaged or drilled, cut, sawn, scrubbed or sanded as DIY work can result in exposure to asbestos.

that you will be totally liable for any costs resulting from dealing with an asbestos-related incident, as well as the full cost of reinstatement.

Please remember: under your tenancy agreement with Wythenshawe Community Housing Group, if you wish to carry out improvements to your home, you **MUST** obtain written permission from us before starting any work. Failure to do so means

Please Note

If you think a material might contain asbestos, **don't disturb it** – get expert advice. Please call us on **0800 633 5500** or **0300 111 0000**



Information on Asbestos

Where might you find asbestos in your home?

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

- Insulation panels e.g. panels for boxing in pipes or heating systems
- Some ceiling tiles
- Eaves/soffits (roof over hang)
- Corrugated cement sheeting (usually found on sheds or garages)
- Flue pipe to boilers or fires
- Electric storage heaters manufactured before 1976
- Some textured coating (Artex)
- Vinyl or thermoplastic floor tiles
- Rainwater pipes & gutters
- Domestic equipment (e.g. ironing boards and oven gloves)
- Outhouses, sheds, garages or loose pieces in the garden

The above is not an exhaustive list of all possible locations of asbestos materials.

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?

Asbestos is not dangerous itself. It only becomes dangerous if materials containing asbestos are damaged or deteriorate with age. When damaged, asbestos releases tiny fibres into the air and breathing in high levels of these fibres may cause damage to your health.

Don't take risks – seek advice if you think asbestos may be present

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 Do's and Don'ts

DO treat asbestos with respect.

DO remember: asbestos can be hazardous to health if disturbed.

DON'T panic if you think you have asbestos in your home – it's usually only a problem if it's disturbed.

DON'T drill, sand, saw or disturb any asbestos-containing materials which are in good condition.

DON'T carry out any DIY work or ALTERATIONS on any part of your home which you think may contain asbestos. Seek advice from us first. **Remember:** under your tenancy agreement you must obtain written permission before starting any alterations.

DON'T try to remove textured coatings (Artex) from ceilings and walls.

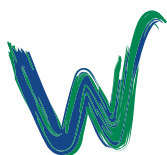
DON'T try to remove old floor tiles or linoleum. Leave them in place and lay new floor coverings over them.

DON'T throw asbestos away in the rubbish. You must seek advice from the Group to make the necessary arrangements to dispose of asbestos safely.

If you think asbestos is in your home, or if you want to make any improvements to your home, please call us on **0800 633 5500** or **0300 111 0000**.



Wythenshawe Community Housing Group is committed to making sure that all materials containing asbestos in our properties are safe.



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