



YOUR GUIDE TO **ASBESTOS IN HOMES**

WHAT IS ASBESTOS?

Asbestos is a natural mineral made up of tiny fibres. These fibres are very strong and resistant to heat and chemicals, which is why it was widely used in building materials for many years.

WHY IS IT A CONCERN?

Asbestos isn't harmful if left alone. But if it's damaged – for example, by being drilled, cut, sanded or broken – it can release tiny fibres into the air. Breathing in these fibres over time can be harmful to your health.

That's why it's important not to disturb surfaces or fittings that might contain asbestos.



WHERE MIGHT YOU FIND ASBESTOS IN YOUR HOME?

If your home was built or updated before the year 2000, it might contain asbestos. Some common places where asbestos has been found include:

- Ceiling tiles
- Boiler or fire flue pipes
- Roof edges (eaves/soffits)
- Textured coatings like Artex
- Rainwater pipes and gutters
- Vinyl or thermoplastic floor tiles
- Storage heaters made before 1976
- Panels around pipes or heating systems
- Outbuildings or loose materials in the garden
- Corrugated cement sheets (often on garages or sheds)
- Older domestic items (e.g. ironing boards or oven gloves)



This isn't a full list – if you're unsure, always ask for advice.

WHAT ARE WE DOING ABOUT ASBESTOS?

We make it a priority to keep everyone safe. Here's what we do:

- We carry out regular asbestos checks in shared spaces like stairwells, corridors, and foyers
- We check homes before we carry out major repairs or upgrades
- We keep an up-to-date asbestos register so we can track and manage any that's found
- If we find asbestos that needs to be removed, we'll do this safely, following all the government rules

If any asbestos is discovered during work to your home, we'll inspect it, and if it's not safe, we'll arrange for it to be removed properly.



THINKING ABOUT DIY?

Doing your own repairs or improvements can accidentally disturb asbestos – especially if you drill, sand or remove older items like floor tiles or ceiling panels.

If you want to carry out improvements to your home, you must contact us and get written permission before starting any work.

This is part of your tenancy agreement with us. If you don't get permission and asbestos is involved, you could be responsible for the costs of any specialist work required.

If you think something in your home might contain asbestos, don't touch it – call us first on 0300 111 0000.

ASBESTOS DO'S AND DON'TS

Do:

- ✓ Treat asbestos with care and respect
- ✓ Get in touch with us if you're worried about anything in your home
- ✓ Leave older floor tiles or coatings in place – it's safer to cover over them
- ✓ Ask us for advice before doing any changes or repairs

Don't:

- ✗ Panic – asbestos is usually safe unless it's disturbed
- ✗ Drill, cut, sand or scrub surfaces and items you think might contain asbestos
- ✗ Try to remove textured coatings (like Artex) from ceilings or walls
- ✗ Put asbestos in the bin – it must be disposed of safely
- ✗ Carry out DIY or changes without checking with us first

WE'RE HERE FOR YOU

We're proud to be part of the community and take your safety seriously. If you think something in your home might contain asbestos or you want to make changes at home, please contact us first. Call 0300 111 0000 or email customerenquiries@wchg.org.uk



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