

Lee Housing Association Asbestos advice and your tenancy

Understanding the risks

Asbestos is the name for a group of fibrous minerals which are mechanically strong and resistant to heat, moisture and chemicals.

As a responsible landlord we appreciate that people who think they may have asbestos in their homes may be worried about the possible dangers.

Could my home contain asbestos?

- ✚ **It is not unusual** to find asbestos in houses and flats as it was used extensively in the building industry until the mid 1980's, usually for fire-proofing or heat and moisture resistance.
- ✚ **Properties built since** the mid-1980's are very unlikely to contain asbestos in the fabric of the building, and those built after 1990 are extremely unlikely to contain asbestos as the material was completely banned from 1993.
- ✚ **Asbestos cement** has been widely used as a cladding material and can still be found in garages and sheds as well as panels and roof sheets.
- ✚ **Decorative coatings** – some artex and decorative coatings have been found to contain very small levels of asbestos fibre.
- ✚ **It is not always easy** to tell whether a product contains asbestos as modern materials often look similar – remember it is usually older products that contain asbestos.

✚ **The only sure way** to identify asbestos containing materials is by laboratory analysis.

What are the possible health risks?

Historically in the UK it is people who have worked extensively with asbestos products, their families or people who lived near the factories which produced these products who have a significant risk of developing health problems.

Asbestos does not pose a risk to health where it is in good condition, undamaged and is managed properly.

You may like to think of it in the same way as electricity; it is a constant presence which is completely safe unless tampered with.

Could DIY or decorating disturb asbestos?

If asbestos containing materials become damaged, there is a potential for asbestos fibres to be released.

We therefore have a responsibility to emphasise that as part of your tenancy agreement you must obtain permission before carrying out any building work such as modernization or DIY.

If your home was constructed using traditional methods, i.e. brick / plaster, the risk of exposure while decorating will be negligible. In some properties, materials containing asbestos may have been used as pipe boxing particularly in bathrooms or as inspection panels. Also some decorative coatings such as Artex sometimes used to contain small amounts of asbestos. If you discover a previously painted surface which is not wood, metal or brick it should not be rubbed down but wetted and cleaned, prior to painting.

DIY projects require greater caution than decorating because they are more likely to involve activities such as drilling or sanding down. These activities have the potential to release asbestos fibres.

You are advised not to undertake any work on material that you suspect to contain asbestos, or attempt to remove asbestos materials yourself.

Remember...

Asbestos does not pose a risk to health where it is in good condition, undamaged and is managed properly.

What to do if you find asbestos

- If you come across asbestos containing products in your home, or any product that you believe may contain asbestos, it is important that you contact us immediately.
- On receiving your report we have a procedure in place for managing asbestos containing materials.
- To comply with Health and Safety guidelines, we are identifying properties that may have a potential problem and have an effective asbestos management program in place. This may include ensuring the material is sealed and monitored.
- You should not be alarmed that properties contain asbestos, as these materials pose no risk to health if they are in good condition and are left undisturbed.**
- If you have any concerns about asbestos in your home or need further advice, please do not hesitate to contact the following, who will be able to assist your enquiry:

Your Housing Officer or the Housing Management Administrator
on 020 8805 0548

<p>To get a copy of this in your language please tick one box <input type="checkbox"/>, write your name and address and send this to the address shown</p>	<p>Bu belgenin kendi dilinizde bir örneğini edinmek için kutulardan birini <input type="checkbox"/> işaretleyiniz, adınızı ve adresinizi yazdıktan sonra aşağıdaki adrese yollayınız.</p> <p>Turkish <input type="checkbox"/></p>
<p>Si aad u hesho nuqul ama koobi luqaddaada ku qoran fadlan hal sanduuq sax <input type="checkbox"/>. oo soo qor magacaaga iyo cinwaankaaga dibna ugu soo dir cinwaanka hoosta lagu muujiyey.</p> <p>Somali <input type="checkbox"/></p>	<p>Që të merrni një kopje të kësaj në gjuhën tuaj, ju lutem shënoje shenjën në një katorr <input type="checkbox"/>, shakruajeni emrin dhe adresën tuaj dhe e dërgoni këtë në adresën e paraqitur</p> <p>Albanian <input type="checkbox"/></p>
<p>এটির একটি কপি আপনার নিজের ভাষায় পেতে চাইলে অনুগ্রহ করে একটি বাক্সে টিক চিহ্ন দিন <input type="checkbox"/>. আপনার নাম ও ঠিকানা লিখুন এবং এটি উল্লেখিত ঠিকানায় পাঠিয়ে দিন।</p> <p>Bengali <input type="checkbox"/></p>	<p>Pour obtenir un exemplaire de ce document dans votre langue, il vous suffit de cocher la case indiquée <input type="checkbox"/>, de préciser vos nom et adresse et de renvoyer le tout à l'adresse indiquée.</p> <p>French <input type="checkbox"/></p>
<p>برای دریافت نسخه ای از این جزوه بزبان خود، لطفاً یک خانه <input type="checkbox"/> را علامت زده و با ذکر نام و نشانی خود آنرا به نشانی مندرج ارسال دارید.</p> <p>Fari <input type="checkbox"/></p>	<p>Για να αποκτήσετε αντίγραφο στη γλώσσα σας, σημειώστε το αντίστοιχο κουτάκι με <input type="checkbox"/>. γράψτε το ονοματεπώνυμο και τη διεύθυνσή σας και στείλετε το παρόν στην παρακάτω διεύθυνση</p> <p>Greek <input type="checkbox"/></p>
<p>Pentru a putea obține această copie în limba dvs. vă rugăm să bifați în locul prevăzut <input type="checkbox"/>, să indicați numele și adresa dvs. și să expediați aceasta la adresa indicată.</p> <p>Romanian <input type="checkbox"/></p>	<p>Aby otrzymać egzemplarz w swoim języku, należy zaznaczyć to w odpowiedniej kratce <input type="checkbox"/>, podać imię i nazwisko oraz swój adres i wysłać zamówienie na wskazany tu adres.</p> <p>Polish <input type="checkbox"/></p>
<p>Other language</p> <p><input type="text"/></p>	<p>Tape <input type="checkbox"/></p> <p>CD <input type="checkbox"/></p>