

Asbestos in Housing

- **What it is**
- **Where it may be found in your home**
- **How to avoid any risk to you or your family**

TENANT INFORMATION SHEET

WHAT IS ASBESTOS?

Asbestos is the name given to a group of naturally occurring fibrous minerals. Asbestos is very strong, flexible and stable and this has led to it being used in a wide range of building materials and products for fireproofing and insulation between the 1930s and the mid 1980s and most extensively in the 1960s and 1970s. If your home was built or refurbished during this period, it may contain some asbestos material.

IS THERE A HEALTH RISK?

“Asbestos containing materials are not a risk if they are in good condition and are not disturbed.”

When asbestos materials age or become damaged, such as when drilled, sawn, scrubbed or sanded, they can release fibres into the air.

WHERE IS ASBESTOS LIKELY TO BE FOUND?

Here are just a few examples:

- Bath panels
- Wall Panels
- Lining beneath stairs
- Corrugated cement sheeting often used in sheds and garages
- Textured decorative coatings such as artex
- Soffits
- Soil pipes
- Casing and boxing to soil pipes and pipe work
- Plastic floor tiles
- Bitumen products and putty
- Rain water goods, such as guttering and down pipes
- Toilet cisterns

WHAT IS CAERPHILLY COUNCIL DOING ABOUT ASBESTOS IN COUNCIL HOUSING?

The Council has a Domestic Asbestos Management Plan which sets out how we will identify and manage asbestos in our council properties. The Council has undertaken asbestos surveys to some of its houses and flats, and these surveys include all shared entrances and corridors. The Council also undertakes asbestos surveys to all of its properties prior to any refurbishment works whether the property is void or as part of the WHQS Programme. This will identify the locations of materials suspected to contain asbestos. All asbestos containing material in good condition will remain in place. If the material is damaged or is a high risk due to its location the Council will take appropriate action to have it removed.

WHAT ARE MY RESPONSIBILITIES IF I AM A TENANT?

You **MUST** obtain the Council's approval before you carry out **any** work on your home - this will include any decorating if artex is involved, in which case you should seek further advice.

Remember, alterations are not permitted under your tenancy agreement without prior approval in writing; please obtain our permission before carrying out any work on your home. This will give the Council the opportunity to ensure that asbestos containing materials are identified at an early stage. Contact details for your local Housing Office is provided at the end of this leaflet.

HOW WILL MY ENQUIRY BE DEALT WITH?

When you are making an enquiry it may be referred to qualified staff who will then consider your request and ensure proper controls are put in place to prevent exposure to you, your family and the person carrying out the work (if not yourself). If you carry out any work or permit others to carry out work without written approval you will be liable for all associated costs.

WHAT IF I THINK THERE IS ASBESTOS IN MY HOME?

If you are in doubt as to whether any material contains asbestos, or if you think your home contains damaged asbestos material, then please contact your local Housing Office, details of which are provided at the end of this handbook.

Please don't try to deal with it yourself!

WHERE CAN I GET MORE INFORMATION?

You can obtain more information by visiting one of the following web sites:

- www.hse.gov.uk/asbestos
- www.aic.org.uk
- www.direct.gov.uk

or contact your local Housing Office.

Please refer to the 'Getting in Touch' section at the end of this handbook.