

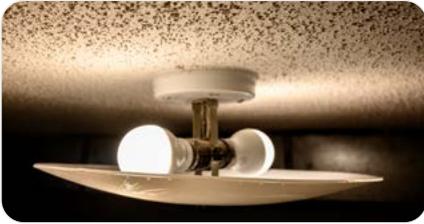


Information and
advice for residents

ASBESTOS

This document gives you information about the possibility of asbestos-containing materials (ACMs) within your home. It also provides information on how we manage any asbestos-containing materials.

The important thing to remember is that as long as materials containing asbestos are left undisturbed, they're not a risk.



What is asbestos?

Asbestos is a strong fibrous material. It was most commonly used in building materials between the 1950s and 1980s, because it:

- ✓ Resisted chemicals
- ✓ Was fireproof
- ✓ Was a good insulation material.

Asbestos was banned in the UK in 1999. However, a lot of our housing was built before this time and some properties contain asbestos materials. products containing asbestos can look the same as those that don't, so you should always be careful, especially if you're planning work in your home.

What are the risks?

Asbestos is not a problem if it's undamaged and is left alone. If it does become damaged or its condition worsens, the risk it poses may increase. Asbestos can be dangerous if it's damaged or disturbed by drilling, sawing, sanding etc. Asbestos fibres can be released into the air if it's disturbed. Breathing in these asbestos fibres could cause lung diseases.

If asbestos is in good condition it is not dangerous to your health. However, if asbestos is damaged, we'll deal with it in a safe and appropriate way. Your health and safety is very important to us.



If you think part of your home may contain asbestos, don't work on it and contact us for advice.

What is Southern Housing doing about asbestos?

We've a long-term commitment to manage materials containing asbestos in our properties.

It's our policy, in line with the Asbestos Regulations and Health and Safety Executive's recommendations, to leave asbestos as it is. However, if the asbestos is in bad condition, is likely to cause frequent problems, or if a repair or alteration takes place on or near it, we'll remove it.

We're doing this by:

- Carrying out surveys to find homes and communal areas that contain asbestos where required
- Keeping a detailed list of any asbestos we know about
- Assessing the risk from materials containing asbestos in our homes where required
- Making arrangements to manage the risk arising from materials containing asbestos
- Providing information about the condition and location of materials containing asbestos to anyone who could be exposed to it
- Making sure the appropriate action is taken by anyone who is likely to disturb materials containing asbestos, including staff, contractors and consultants
- Reducing the chance (as far as possible), of residents, their visitors, and contractors working on our homes of being exposed to asbestos.

What should I do if I'm a leaseholder or a freeholder?

Generally, under the conditions of your lease **you're responsible for all fixtures and fittings in your property** (this includes Artex and floor tiles). **We're responsible for the structure of the building and shared areas.** It's best to leave any items you think contain asbestos in place if they are in good condition.

For example, if you want to lay carpet instead of floor tiles, lay it directly on top of the asbestos floor tiles, but use tape to hold it down instead of carpet grippers.

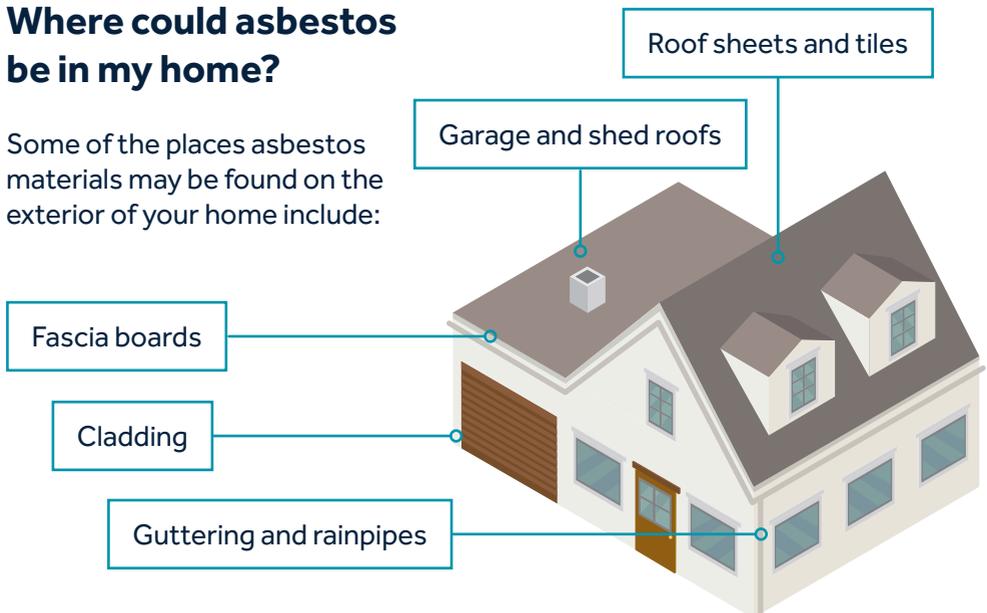


If you'd like to remove materials that contain asbestos, we recommend you contact an asbestos-removal contractor licensed by the Health and Safety Executive (HSE) to carry out the work. At the end of this leaflet there are details of organisations you can contact for further advice.

If you do remove or enclose asbestos, please tell us so we can keep a record and pass on any relevant information to new residents, contractors and other organisations.

Where could asbestos be in my home?

Some of the places asbestos materials may be found on the exterior of your home include:



Some of the places asbestos materials could be found in the interior of your home include:

- Textured wall and ceiling coatings (such as artex)
- Duct panels (access to pipework)
- Infill panels (above, below or next to doorways and windows)
- Pads behind radiators and heaters
- Floor tiles
- Hanging ceiling pads
- Pads to the underneath of the stairs
- Toilet cisterns.

Other places that could contain asbestos include:

- Insulation to boilers and water heaters
- Boiler flue pipes
- Storage radiators
- Bath pads
- Fireplace pads
- Pads underneath the sink
- Water tanks
- Pipe lagging.

These are not full lists, but include the places within homes where we may find materials that could contain asbestos.

What about my own domestic appliances?

Some things such as ironing-board pads, fire blankets and oven gloves may also contain asbestos. If you're planning to throw away any of these and you think they may contain asbestos, please contact your local council first for advice.



Asbestos do's and don'ts



Do contact us if:

- ✓ Any materials you think may contain asbestos have been damaged or disturbed
- ✓ Protective coatings or sealants are peeling or breaking off, or if special labels have been removed
- ✓ Asbestos cement-based products (such as guttering or shed roofs) become damaged or badly weathered or waste away.

Also, do make sure that:

- ✓ Anything you think may contain asbestos stays in good condition
- ✓ Before you carry out any DIY work or home improvement you contact us for advice. You may also need our permission under the conditions of your tenancy.



Remember, materials that contain asbestos which are in good condition and not disturbed are not a risk to your health.



Make sure you don't:

-  Work on, damage or remove materials containing asbestos
-  Sand down, drill or scrape off Artex when it's dry
-  Drill, cut or sand materials you think may contain asbestos
-  Break off pieces or break up large pieces of materials that could contain asbestos
-  Jet wash or clean asbestos cement products
-  Remove old floor tiles or lino – instead, leave them in place and lay new floor coverings over them
-  Remove textured coatings from ceilings.

FOR MORE INFORMATION

 You can call us on:
0300 303 1066

 Email us at:
HELLO@SOUTHERNHOUSING.ORG.UK

 Visit us at:
WWW.SOUTHERNHOUSING.ORG.UK/CONTACT

 Or write to us:
**SOUTHERN HOUSING, BUILDING 800, GUILLAT AVENUE,
KENT SCIENCE PARK, SITTINGBOURNE, ME9 8GU**

The important thing to remember is that asbestos materials will not cause you harm if you leave them alone.

Sign up for our new
Online Account

No need to wait to call us, login to Online Account at anytime.



WWW.SOUTHERNHOUSING.ORG.UK/ONLINE

FURTHER ADVICE ON ASBESTOS

Health and Safety Executive

 **0845 345 0055**
 **WWW.HSE.GOV.UK/ASBESTOS**

The Environment Agency

 **0870 850 6506**
 **WWW.ENVIRONMENT-AGENCY.GOV.UK**

You can also get advice from your local council.





CAN WE DO SOMETHING DIFFERENTLY TO MEET YOUR NEEDS?

We want our services to be accessible. Please contact us to discuss what adjustments we can put in place to help you.

To find out more information, visit:
[**www.southernhousing.org.uk/Easy**](http://www.southernhousing.org.uk/Easy)



www.southernhousing.org.uk