

## Translation service

মডি আপনি এই লিফলেট বাংলায় পেতে চান, তাহলে :

- পলিসি এবং ইনক্লুশন সার্ভিসকে লিখুন 45 Westminster Bridge Road, London SE1 7JB; অথবা
  - ই-মেইল করুন [translate@peabody.org.uk](mailto:translate@peabody.org.uk)
- আপনার নাম ও ঠিকানা আমাদেরকে বলুন ও 'ARA Ben' উল্লেখ করুন।



Bu broşürün Türkçesini istiyorsanız lütfen şu adrese yazın:

- Policy and Inclusion Service, 45 Westminster Bridge Road, London SE1 7JB ya da
  - İnternet üzerinden e-posta gönderin: [translate@peabody.org.uk](mailto:translate@peabody.org.uk)
- Adını-soyadınızı, adresinizi eklemeyi ve 'ARA Tur' referans numarasını belirtmeyi de lütfen ihmal etmeyin.

إذا أردت أن تحصل على هذه الكراسة باللغة العربية، فيمكنك أن:

• تكتب رسالة إلى:

Policy and Inclusion Service, 45 Westminster Bridge Road

أو: London SE1 7JB

• تبعث برسالة عبر البريد الإلكتروني على العنوان: [translate@peabody.org.uk](mailto:translate@peabody.org.uk)  
وإبلاغنا عن اسمك وعنوانك وكتابة العبارة 'ARA Ara' باللغة الإنجليزية.

Si vous désirez obtenir cette brochure en français, veuillez :

- Ecrire à Policy and Inclusion Service, 45 Westminster Bridge Road, London SE1 7JB ; ou
- Adresser un courrier électronique à [translate@peabody.org.uk](mailto:translate@peabody.org.uk) en précisant votre nom, votre adresse et la référence 'ARA Fre'.

Se desejar este folheto em português, pode:

- Escrever para o serviço de política e inclusão (Policy and Inclusion Service) na morada 45 Westminster Bridge Road, London SE1 7JB, ou
- Enviar um email para [translate@peabody.org.uk](mailto:translate@peabody.org.uk) apresentando o seu nome e a sua morada, e citando 'ARA Por'.

**This publication is also available in  
Large print, braille or audio format**

### Peabody

45 Westminster Bridge Road  
London SE1 7JB

Tel: 020 7021 4444 or 0800 022 4040 (free from landlines)

Email: [peabody.direct@peabody.org.uk](mailto:peabody.direct@peabody.org.uk)

[www.peabody.org.uk](http://www.peabody.org.uk)

JN: INFO\_09\_045/December 2009

Information  
Booklet

03

# Asbestos

Information and advice for residents



PEABODY

## Introduction

It is our policy, in line with the Department for Communities and Local Government (DCLG) 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, improvement or alteration takes place on or near it, we will remove it.

This document gives you important information on how we manage asbestos which may be in your home. It also gives you information about the possibility of asbestos-containing materials (ACMs) on our estates.

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

## What is asbestos?

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

- resisted chemicals;
- was fireproof; and
- was a good insulation material.

Asbestos was finally 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 do not, so you should always be careful.

## What are the risks?

Asbestos is not a problem if it is not damaged and left alone. If it does become damaged or its condition worsens, you and others may be at risk. Asbestos can be dangerous if it is damaged or disturbed by drilling, sawing, sanding or scrubbing, as asbestos fibres are released into the air. If you breathe in asbestos, this can cause serious lung diseases.

You may sometimes briefly breathe in high levels of asbestos when you are doing activities such as DIY. If you think a material might contain asbestos, don't work on it and contact us for advice.

If asbestos is in good condition it is not dangerous to your health. However, if asbestos is damaged, we will deal with it in a safe and appropriate way. We follow all the rules and regulations on asbestos very strictly, and your health and safety the most important thing to us.

## What are you doing about asbestos?

We have a long-term commitment to manage materials containing asbestos in our properties. We are doing this by:

- carrying out surveys to find material in shared areas and individual homes (when needed) that contain asbestos;
- keeping a detailed asbestos database;
- assessing the risk from materials containing asbestos in all of our properties (where we know about this);
- making arrangements to manage the risk arising from materials containing asbestos;
- providing information, when asked, about the condition and location of materials containing asbestos to anyone who could be exposed to it;
- making sure that the appropriate action is taken by anyone who is likely to disturb materials containing asbestos, including staff, contractors and consultants; and
- reducing the chance (as far as possible), of residents, their visitors, and contractors working on our properties being exposed to asbestos.

## What should I do if I am a leaseholder or a freeholder?

Under the conditions of your lease you are responsible for all fixtures and fittings in your property (this includes Artex and floor tiles). We are responsible for the structure of the building and shared areas. It is 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, but use tape to hold it down instead of carpet grippers.

If you would like to remove materials that contain asbestos, we recommend that you contact an asbestos-removal contractor licensed by the Health and Safety Executive (HSE) to carry out the work. At the end of this booklet you will also find details of organisations you can contact for advice on what asbestos you can remove without using a licensed contractor.

If you do remove or seal asbestos as described, 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?

### Outside your home

- Roof sheets and tiles
- Fascia boards
- Cladding
- Guttering and drainpipes
- Garage and shed roofs

### Inside your home

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

### Other items

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

These are not full lists, but include the places on our estates we usually find material that contains asbestos.

## Advice – do's and don'ts

### Do contact us straight away 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; and
- 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; and
- before you carry out any DIY work you get our 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 is 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; or
- remove textured coatings from ceilings – wash any areas where the paint is flaking before you paint it again.

## What happens now?

You do not need to do anything. If you think you might have asbestos in your home, let us know and we will look into it. The important thing to remember is that asbestos materials will not cause you harm if you leave them alone.

## What about my own domestic appliances?

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

## More information

You can get more information, help and advice on asbestos by phoning us on **020 7021 4444** or **0800 022 4040** or by emailing [asbestosinfo@peabody.org.uk](mailto:asbestosinfo@peabody.org.uk).

## Extra advice on asbestos

### Health and Safety Executive

Phone: 0845 345 0055

Website: [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)

### The Environment Agency

Phone: 08708 506 506

Website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

You can also get advice from your local council.