

# Asbestos

## What is asbestos?

Asbestos is a general name given to several naturally occurring fibrous minerals. Asbestos fibres do not dissolve in water or evaporate, they are resistant to heat, fire, chemical and biological degradation and are mechanically strong. Asbestos containing materials can be found in any building built or refurbished before the year 2000. The important thing to remember is that asbestos containing materials are only dangerous when disturbed. If it is safely managed and contained, asbestos doesn't present a health hazard. If asbestos containing materials becomes damaged however, they can release asbestos fibres into the air which if breathed in can cause health problems.

## Where might you find asbestos in your home or on the estate where you live?

- asbestos cement products such as roof tiles, flue pipes, water tanks, guttering and rainwater pipes, soffit boards, external district heating pipework boxing (Thamesmead) and window boxes.
- textured coatings such as 'Artex'
- floor tiles and/or tile adhesive (in some cases may be found underneath carpets and laminate flooring)
- asbestos insulating board in locations such as panels above front doors, access panels and as linings to service ducts, cupboards, doors, loft access hatches, to walls behind radiators and beneath staircases, soffit boards and external district heating pipework boxing (Thamesmead)
- pipe insulation & pipe gaskets
- bath panels and older toilet cisterns
- sink pads
- window sills
- older domestic boilers and electric storage heaters
- roof tiles, promenade tiles and cladding tiles
- asbestos string pipe lagging (Thamesmead)
- asbestos mastic & glazing joints to windows & doors
- "Belgium board" composite asbestos/wood/asbestos internal wall panels (Thamesmead)
- Asbestos cement boards with melamine type decorative finish (Thamesmead)
- Sprayed coatings to garage ceilings (Thamesmead)

This list is not comprehensive but represents where asbestos containing materials have been found in Peabody properties.

## How does Peabody manage asbestos?

We follow the recommendations of the Health and Safety Executive to leave undamaged asbestos containing materials in place. However as part of our duty to comply with asbestos legislation we:

- survey individual properties for asbestos when void, as part of a mutual exchange, or when an upgrade, disabled adaptation or repair is to be carried out.
- regularly check on the condition of asbestos containing materials in communal areas.
- manage, encapsulate or remove asbestos containing materials when it is necessary to do so.

## What can you do about asbestos?

- get advice before starting DIY projects that could disturb asbestos. Drilling, sawing, sanding or scrubbing of an asbestos containing material may release asbestos fibres into the air.
- let us know immediately if you suspect that asbestos in your property has become damaged.
- never attempt to remove asbestos yourself. If it needs to be removed, we will instruct professional, qualified contractors to do this.

## What about my own domestic appliances?

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

## For more information

Contact our Customer Care Line on **0300 123 3456** (calls charged at local rates). Lines open: 8am–8pm, Monday to Friday and 9am–1pm on Saturday. Alternatively you can make an online enquiry at <https://www.peabody.org.uk/enquiry-pd>, or email the Peabody Asbestos Team at [asbestosinfo@peabody.org.uk](mailto:asbestosinfo@peabody.org.uk)

## Further advice on asbestos

Health and Safety Executive <https://www.hse.gov.uk/asbestos/>