

Asbestos

What you need to know



South Lakes Housing Policy Statement on Managing Asbestos from Peter Thomas, Chief Executive of South Lakes Housing

“The likelihood is that many properties here in South Lakeland have asbestos present in them. It is only when asbestos is moved or damaged that it can become a problem. The asbestos found in SLH properties is generally low risk to health. We have a safety first policy of removing asbestos and we are targeting empty homes to eradicate asbestos over time. I believe that testing whether there is asbestos present in empty homes and removing it right away makes good business sense.

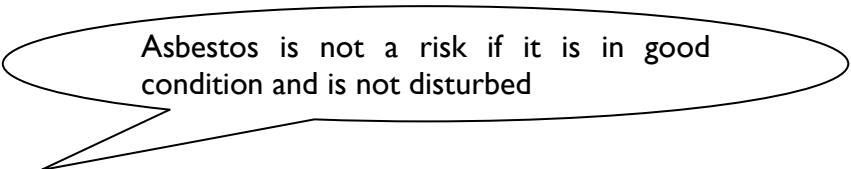
‘If you have any concerns, give my officers a ring on 01539 717717’.

What is asbestos?

Asbestos was extensively used as a building material in the UK from the 1950’s to the 1980’s. it was used for a variety of purposes and was ideal for fireproofing and insulation. Any building built before 2000 can contain asbestos.

Why is it harmful?

If asbestos fibres are inhaled they can cause a number of harmful diseases, the effects of which only become apparent after many years. Because of the delay in symptoms appearing the potential scale of the health risk only became known after asbestos had been widely used and many people had already been exposed.



Asbestos is not a risk if it is in good condition and is not disturbed

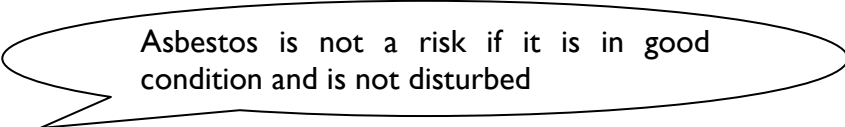
What is South Lakes Housing doing about it?

We are taking a safety first attitude to removing asbestos:

- 1) Carrying out surveys of our properties and developing an up-to-date asbestos register**
- 2) Informing tenants about the presence of asbestos in their homes**
- 3) Annual inspection of known asbestos affected properties**
- 4) Targeting empty properties to eradicate asbestos over time, taking the opportunity of the property being empty to test whether there is asbestos present and removing where necessary by qualified contractors**

Locating asbestos

Asbestos used to be used in lots of building materials. The likelihood is that many properties here in South Lakeland - that includes private, owner occupied and council accommodation - are likely to have asbestos present in them. The common locations for asbestos in SLH homes are in textured ceiling coatings (eg Artex) and adhesive for floor tiles in flats, houses and communal areas.



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Undertaking repairs and DIY

The people most at risk are trades people (e.g. SLH staff), rather than tenants undertaking repairs or contractors undertaking work in homes. However, you should think before you do any repair. Tenants who want to do their own repairs must ask us for permission.

Do's and Don'ts



Do

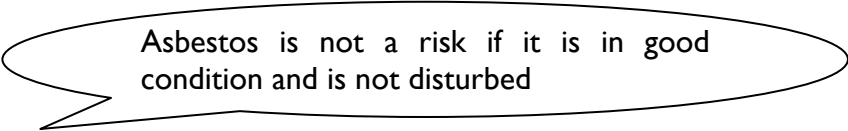
- Do obtain permission from South Lakes Housing before you undertake any DIY.
- Do take every precaution to avoid damaging materials containing asbestos. A list of materials possibly containing asbestos is on the following page

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Don'ts

- **Don't dust, sweep or vacuum debris that may contain asbestos. Contact South Lakes Housing for removal**
- **Don't saw, sand or drill holes in asbestos material such as artex ceilings**
- **Don't use abrasive pads, brushes or power strippers to strip away from floor tiles. NEVER USE A POWER STRIPPER ON A DRY FLOOR**
- **Don't sand or try to level floor tiles or backing to floor tiles. If the floor tiles need replacing, please contact South Lakes Housing**



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Do you want to know the results of the asbestos survey?

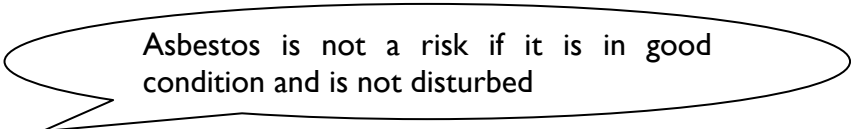
SLH has an obligation to inform tenants about the asbestos present in your home. If you are in any doubt about the location of asbestos, please check South Lakeland District Council's website (www.southlakeland.gov.uk).

If you want to know more details then please contact SLH Customer Services Officer Lisa Maguire on telephone 01539 717717 or email info@southlakeshousing.co.uk

- 1) **If in doubt please contact South Lakes Housing before carrying out any DIY improvements however small**
- 2) **Most products made today do not contain asbestos. The following list contains products that might have contained asbestos in the past:**

- *Steam Pipes, Boilers and Stoves* – Can contain asbestos rope
- *Floor tiles* - Vinyl asbestos, asphalt and rubber, vinyl sheet flooring and adhesives
- *Cement Sheet, asbestos millboard and paper* – Used in insulation and as fire protection in boiler cupboards. It also can be found in older bath panels
- *Decorative materials* – Sprayed on walls and ceilings. Base, crumbly or water-damaged material may release fibres. So will sanding, drilling or scraping the material
- *Patching and joint compound for walls and ceiling* - Textured paints. Sanding, scraping or drilling these surfaces may release asbestos
- *Artificial ashes and embers* - Sold for use in gas fires. Also other older household products such as fireproof gloves, ironing board covers, WC seats and some hairdryers
- *Garage roofing* – corrugated roofing sheets

You can't tell whether a material contains asbestos simply by looking at it, unless it is labelled. If in doubt, treat the material as if it contains asbestos and contact South Lakes Housing on - **01539 717717**.



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