



# Your Guide to **Asbestos**

**Why asbestos may be in your home and what  
you should know**



## **How to contact us:**

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## What is Asbestos?

Asbestos is a material that was used in buildings from the 1950s until the use of it was banned in 1999. The construction industry often used asbestos between the 1950s and 1980s to keep homes warm and to fire-proof buildings



## Why is asbestos dangerous?

When asbestos fibres are damaged or disturbed and dust is released into the air, they can cause serious effects and health risks.

If asbestos fibres are inhaled, they can cause a number of harmful diseases, like Asbestosis and Mesothelioma. It's not until many years after breathing in asbestos that people will start to feel the effects and experience symptoms. That's why it's important to be aware of asbestos now.



## Where is asbestos found?

Asbestos can be found in:

- Thermal insulation lagging around pipes and boilers
- Linings for walls, ceilings and doors
- Some types of roofing tiles, felt or ceiling tiles
- Some types of flooring materials
- Decorative texture coatings (Artex) that's been applied before 1990
- Bath panels
- Boarding and gaskets inside electrical mains fuse
- Cupboards and certain gas fires
- Cement products, compressed flat or corrugated sheets
- Roofing materials and wall cladding on garages and sheds
- Gutters, rainwater pipes, water tanks and flues

Asbestos fibres were mixed into cement, plaster and other materials to make them fire-proof and to help keep homes warm. If your home was built before 1990, then you might have asbestos inside it. But don't worry too much about it, it's not dangerous unless it's disturbed.



## How does SLH manage asbestos in your home?

You should feel safe and comfortable in your home. At the moment we're carrying out surveys of all our homes to check for asbestos. If we find asbestos and we're worried about it, then we'll arrange for a licensed professional to remove it. If we find asbestos and it's in good condition, then we'll probably leave it in its place but make sure that we regularly come back to check on it. We would be grateful if you would co-operate when contacted if an asbestos survey is required in your home. You should not give access to the surveyor unless they have shown you their identification.



## Can I do any DIY?

You shouldn't carry out any home improvements or DIY in your home without our permission (unless it's basic decorating like painting a wall). If we believe that there's asbestos where you plan on doing DIY, then we may tell you not to do it if it means removing or damaging the materials that include asbestos. If you think you may have asbestos in your home and wish to carry out an improvement to this area, please always talk to us first. We can check our records and tell you if any asbestos is present in your home or arrange for our specialist contractors to carry out an asbestos survey.



## Keeping you safe in your home

If you're worried about the risk of asbestos materials in your home, then please get in touch with us on 0300 303 8540 or send us an email to [customer.services@southlakeshousing.co.uk](mailto:customer.services@southlakeshousing.co.uk). We're happy to chat to you about your worries and send someone to come and inspect your home if we need to.