

Your guide to asbestos



Homes for Haringey

www.homesforharingey.org





What is asbestos?

Asbestos is a strong fibrous rock, which can resist heat and chemicals. It was commonly used in building materials between the 1950s and 1980s. Almost all buildings built or changed during this period are likely to contain asbestos. Products containing asbestos can look the same as those that do not. Often the difference can only be found under a microscope by a specialist laboratory.

Am I at risk?

Before starting any DIY activities on products that may contain asbestos, you must seek specialist advice.

You will not be at risk if products containing asbestos are undisturbed or undamaged. In good condition, asbestos is not a health hazard. If items do become damaged or deteriorate, then you and others around you may be at risk from asbestos fibres in the air.

DIY activities such as drilling or sanding may disturb and possibly damage products containing asbestos. If you damage what you suspect to be asbestos, leave everything in place (tools, ground sheets etc), close the door leading to the room and contact us immediately.

Do not put yourself at risk. Please seek specialist advice before carrying out any work. If you are a council tenant, we can arrange to have a sample taken and tested to establish if it contains asbestos.

Further works can be undertaken if necessary. This service is free for tenants. Leaseholders must arrange surveys and removal themselves. All work must be carried out by approved contractors.

Asbestos is not dangerous if it is in a good condition. We assure tenants and leaseholders that their health and safety is our most important consideration.

Where might I find asbestos in my home?

Not all homes contain asbestos. Below is a list of places where asbestos has been found in properties. This list is not exhaustive.

Exterior of building

- Roof sheets and tiles
- Fascia boards
- Exterior cladding
- Guttering and drain pipes

Boilers

- Some interior workings of boilers
- Boiler flue pipes
- Storage radiators

Interior surfaces

- Textured wall and ceiling coatings (e.g. artex)
- Duct panels (access to pipe work)
- Infill panels (above, below or next to doorways /windows)
- Panels behind radiators or heaters
- Floor tiles
- Suspended ceiling panels
- Underside of stairs

Other areas

- Bath panels
- Fireplace panels
- Panel to underside of sink
- Water tank
- Pipe lagging
- Garage and shed roof

All of the items in this list could contain asbestos and should be treated as such unless you know otherwise. If you are concerned about asbestos, please contact the Asbestos team. Contact details can be found at the end of this leaflet.





What is Homes for Haringey doing about asbestos in Haringey Council homes?

Homes for Haringey holds a list of properties where asbestos has been found or is believed to exist. This list is updated as we carry out surveys across the council's housing stock. Where we think asbestos is present tests are carried out. If the asbestos is in a good condition, it is best practice to leave it in place. However, if the asbestos is in a bad condition, it will be removed or made safe.

Where major projects are being undertaken, tenants and leaseholders are formally consulted as a group and advised on the full process such as how the asbestos will be removed and, if necessary, what precautions are needed and for how long.

Services to tenants

Homes for Haringey provides a free survey and removal service for council tenants. Please contact our Asbestos team (details can be found on the next page) if you are worried about asbestos in your home.

When asbestos materials need to be removed or made safe, we will employ contractors who are licensed with the Health and Safety Executive. They will seal off the area containing damaged asbestos with an air tight enclosure if necessary. They then collect and secure the material under the Waste Management Licensing regulations. If necessary, an independent analyst accredited by the United Kingdom Accreditation Service (UKAS), will carry out an air check to make sure the area is safe.

All work is done under the Control of Asbestos at Work Regulations.

Services to leaseholders

Under the terms of your lease you are responsible for all fixtures and fittings within your property, including artex ceilings and floor tiles. Do not attempt any DIY on materials you suspect contain asbestos without speaking to a specialist first.

Homes for Haringey remains responsible for the building structure.

Remember that items you suspect contain asbestos are best left in place if in good condition. If you do have asbestos removed or sealed, please inform future owners so that this information can be passed on. Any asbestos removed from your property must be disposed of by approved asbestos removal contractors.

Asbestos dumping is illegal.

For information and advice

Under no circumstances attempt any removal or work on items you suspect may contain asbestos.

If you have any questions about asbestos or need some information and advice, contact our Asbestos team.

Asbestos team

Phone: 020 8489 5611

Email: asbestos@homesforharingey.org

Post: Asbestos team, 1st floor Broadwater Farm Community Centre, Adams Road, London N17 6HE

Information and advice is also available from several other organisations:

Health and Safety Executive

Phone: 0300 790 6787

Post: Health & Safety Executive, Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS

Web: www.hse.gov.uk

United Kingdom Accreditation Service

Phone: 01784 429000

Email: info@ukas.com

Web: www.ukas.com

The Asbestos Removal Control Association

Email: info@arca.org.uk

Post: ARCA, Unit 1, Stretton Business Park, 2 Brunel Drive, Stretton, Burton-upon-Trent, Staffordshire, DE13 0BY

Web: www.arca.org.uk

