

# Your guide to asbestos



Homes for Haringey

[www.homesforharingey.org](http://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. Tenants will receive the results of these surveys in writing. 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.

Leaseholders must make their own arrangements for removal unless the work is part of a major project.

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 from 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. Our Asbestos team can offer information and advice but you will have to organise and pay for the work to be done.

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: 0800 195 3404 (out of hours 020 8348 3148)

Email: [Asbestos@homesforharingey.org](mailto:Asbestos@homesforharingey.org)

Minicom: 020 8489 2088

Post: The Asbestos team, Contract House, Ashley Road Depot, Tottenham N17 9AY

Information and advice is also available from several other organisations:

### Health and Safety Executive

Phone: 0845 345 0055

Post: Health and Safety Executive, Rose Court, 2 Southwark Bridge, London SE1 9HS

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

### United Kingdom Accreditation Service

Phone: 44 (0) 20 89178400

Email: [info@ukas.com](mailto:info@ukas.com)

Post: UKAS, 21-47 High Street, Feltham, Middlesex TW13 4UN

Web: [www.ukas.com](http://www.ukas.com)

### The Asbestos Removal Control Association

Phone: 01283 531126

Post: ARCA House, 237 Branston Road, Burton upon Trent, Staffordshire DE14 3BT

Web: [www.arcaweb.org.uk](http://www.arcaweb.org.uk)



## Translation and interpreting services

This leaflet gives you important information about asbestos and what to do if you find it in your home. If you would like a copy in your own language, please tick the box, complete and return the form to the Freepost address below.

### Albanian

Kjo fletushkë ju jep informata të rëndësishme mbi azbestin dhe çfarë të bëni nëse e gjeni atë në shtëpinë tuaj. Për një kopje falas të kësaj në gjuhën tuaj, ju lutem shënjoni ✓ kutinë, plotësoni dhe ktheni formularin tek adresa e mëposhtme me postim falas.

### Kurdish

Ev belavok li ser asbestos û ku hun wê li mala xwe bibînin, divê hun çî bikin, agahiyê dide. Heke hun kopîyeke bêpere bi zimanê xwe dixwazin, ji kerema xwe qutîkê îşaret bikin û formê ji navnîşana posta bêpere ya jêrîn re bişînin.

### Arabic

هذه ورقة الإعلان تعطيك معلومات مهمة حول "الأسبستوس" وما العمل إذا تجده في بيتك. إذا تريد نسخة في لغتك الخاصة، رجاءً أشطب في المربع الصغير ثم أكمل وارجع الإستمارة إلى العنوان الآتي على البريد المجاني تحت Freepost

### Somali

Kani waa buugyare ku siinaaya macluumaad muhiim ah iyo waxa la sameeyo hadaad gurigaaga ku aragto asbestos. Hadaad rabto inaad hesho buugyare ku qoran luuqaada, sax mari sanduukha, soo buuxi foomka, kusoo dir ciwaanka hoose ee boosta diristu bilaash tahay.

### Greek

Αυτό το φυλλάδιο, σας δίνει σημαντικές πληροφορίες για τον αμιάντο και τι να κάνετε αν τον βρείτε στο σπίτι σας. Εάν θέλετε αντίγραφο στη γλώσσα σας, παρακαλώ σημειώστε το κουτί, συμπληρώστε και επιστρέψτε τη φόρμα στη διεύθυνση Freepost παρακάτω.

### Turkish

Bu broşürde asbest hakkında ve evinizde asbest bulursanız ne yapmanız gerektiği konusunda önemli bilgiler verilmektedir. Broşürü ücretsiz olarak kendi dilinizde isterseniz, lütfen kutuyu işaretleyin ve formu doldurup ücretsiz olarak aşağıdaki 'Freepost' adresine gönderin.

Please tell us if you would like a copy of this leaflet in another language that is not listed above or in any of the following formats, and send the form to the Freepost address below.

In large print

On CD-ROM

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Please return to: **Freepost RLXS-XZGT-UGRJ Haringey Council, Translation and Interpretation Services, 8<sup>th</sup> Floor, River Park House, 225 High Road, London N22 8HQ**



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