

Asbestos in your home

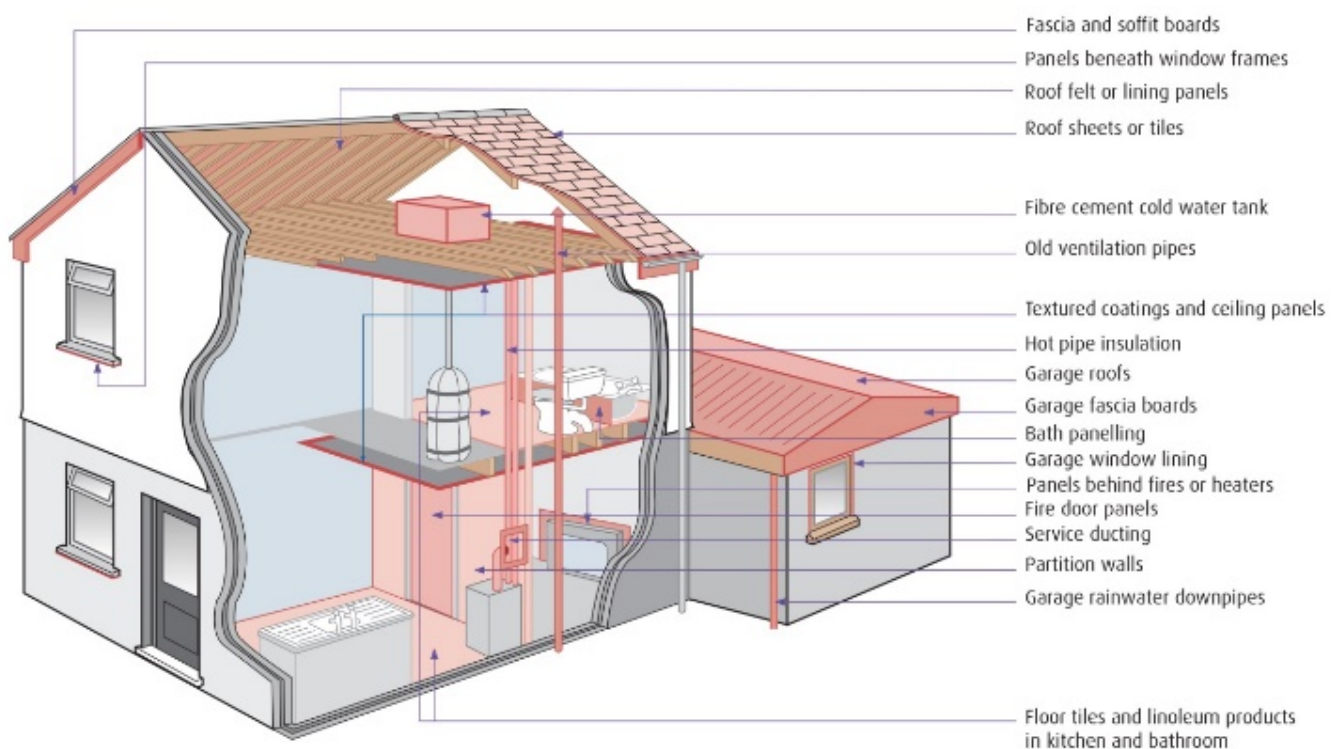
Many people have worries about asbestos, but undisturbed asbestos usually poses no problems. However, care should be taken to prevent the release of asbestos fibres as they can cause serious damage to your health.

What is asbestos?

Asbestos is a naturally occurring mineral that has been used in a range of building materials to make them more rigid and fire resistant. These types of building materials are known as asbestos-containing materials or ACMs. Asbestos was used extensively in Great Britain from the 1950s through to the mid-1980s.

Areas in your home where you may find ACMs

This diagram shows the possible locations of asbestos products. Very few, if any, Cottsway properties have asbestos in all of the areas as shown:



What to do if you suspect you have asbestos in your home

You should not panic. Asbestos is safe if left undisturbed unless it's damaged or disturbed as part of carrying out DIY or other building-related work. Contact us and we will check our Asbestos Register and tell you if there is a record of asbestos being present in your home. If there is no record we will survey your home and may take samples of the suspected material for analysis. We will tell you what actions we will take which may include leaving it alone if it is in good condition and in a location unlikely to be disturbed. For properties that we hold an asbestos survey for, an inspection will be carried out once every 12 months.

Removal of asbestos

We have a programme of removing ACMs using specialist removal contractors, which is linked to our major work programmes. This approach allows us to remove ACMs in a controlled manner causing minimum inconvenience to you. If we consider we need to take more urgent action due to the poor condition or location of the ACM we will arrange for the specialist contractors to remove it, keeping you fully informed and safe.

DIY or other similar work

Many tenants wish to carry out DIY to their homes, subject to obtaining our written permission as defined in their tenancy agreement. You should always consider the possibility of ACMs being present before starting any work. In seeking our permission we will advise if the Asbestos Register identifies your home as containing ACMs. If the register does not contain details for your property we will carry out a survey and where ACMs are suspected, arrange for sampling and analysis. If this confirms ACMs to be present and we have no imminent work programme to remove them, you will be responsible for their satisfactory removal, complying with legislation.

Where you are deemed responsible for removal you must ensure that any contractor is fully aware of the presence of ACMs and takes appropriate action when carrying out work.

Things to remember about asbestos

- ACMs which are in good condition and not disturbed do not pose a risk to your health.
 - Try to ensure that anything you think may contain asbestos remains in good condition and is sealed with paint.
 - Before carrying out DIY work always ask us for advice - you may need permission under the terms of your tenancy. If in doubt, STOP!
 - Don't drill, sand or scrape anything you think may contain asbestos - seek advice from us first.
- Always soak wallpaper before removing, if possible use a steam stripper and then gently peel away the paper before re-decorating.
 - Don't try to remove textured coatings from ceilings. Wash any areas of flaking paint before re-painting.
 - Don't try to remove old floor tiles or linoleum. Leave them in place and lay new floor coverings over them.
 - If you suspect that ACMs have been damaged please contact us.

Remember, asbestos-containing materials in good condition and left undisturbed are SAFE.

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FCA No 30651R. HCA Reg No L4312.

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