

Asbestos Awareness – Asbestos in the Home Information leaflet



What is Asbestos?

Asbestos is a general name given to several naturally occurring fibrous minerals that have crystallised to form fibres. Asbestos fibres do not dissolve in water or evaporate, they are resistant to heat, fire, chemical and biological degradation and are mechanically strong.



These properties have led to it being used in a wide range of building materials and products for waterproofing, fireproofing, electrical and thermal insulation.



General Information Asbestos:

- *there are 2 sub-groups; serpentine (white asbestos) and amphiboles (including blue and brown asbestos) of which serpentine was the more commonly used*
- *prior to use being banned asbestos was used in many products including insulation material for buildings, boilers and pipes; car brakes and floor tiles*
- *the importation, supply and use of all asbestos has been banned in the UK since 1999; the amphibole type has been banned since 1985*
- *amphibole (blue and brown) asbestos is much more hazardous than serpentine (white) asbestos*
- *asbestos is not considered harmful when in large pieces and undamaged*
- *when damaged asbestos can release smaller fibres that can be breathed in or swallowed*
- *breathing in asbestos can lead to a condition called asbestosis that leads to an increased susceptibility to cancer*
- *asbestos has been classified as being carcinogenic to humans*



Where is Asbestos likely to be found in the home?

Asbestos may be found in slates, corrugated cement sheeting, soffit boards, gutters/downpipes, chimney flues, water tank trays, textured decorative coatings, wall and bath panels, plastic wall tiles, toilet seat and cistern, open fire/room heating and pipe ducting.



How does CRHA manage asbestos?

Asbestos is not a problem if it is left alone and is undamaged. If it does become damaged or its condition deteriorates, it presents a risk. Asbestos can be dangerous if it is damaged or disturbed by drilling, sawing, sanding or scrubbing, as asbestos fibres are released into the air.

CRHA has specialist surveyors to undertake surveys to its properties to determine and record if there are any ACM's (Asbestos Containing Materials) or presumed ACM's present, its type, its location and its condition. Where there are ACM's identified or presumed, a routine programme of surveys take place which continues to check that the asbestos is in a safe condition.

CRHA also undertakes asbestos surveys to its properties prior to any refurbishment or improvement works being carried out to identify the locations of materials suspected to contain asbestos.

CRHA will notify customers when their home is due for survey and their Asbestos Surveyor will make appointments to arrange access requirements. The survey will be completed in a single visit.



How can you help us?

If you notice any change or note any damage in the condition of your property, please contact our Property Services team immediately so that checks can be carried out and inspections arranged.

Under the terms of your tenancy agreement any alterations which you wish to make must, in the first instance, be given approval by your landlord. This enables your landlord to provide any information relating to asbestos containing materials (ACM's) or presumed ACM's in your property.