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Nếu bạn muốn tài liệu này liên hệ với
ngôn ngữ của bạn 01702 462246

Registered Office:


Estuary Housing Association Ltd
8th and 9th Floor, Maitland House,
Warrior Square, Southend on Sea,
Essex SS1 2JY

Phone 01702 462246

www.estuary.co.uk



Federation of
Estuary Residents
07807 123329

 business for neighbourhoods



Asbestos

what you need to know...

Homes and services meeting local needs

Approximately **4000 people die** from asbestos each year

What you need to know about Asbestos

This leaflet tells you about asbestos in your home and what to do to ensure it does not present a danger. Where it is in good condition and treated with care, asbestos does not present any health risks, but it can be dangerous if it is damaged or disturbed.

What is asbestos?

Asbestos is a natural material that is heat, fire and chemical resistant. That is why it was once often used in buildings and household goods (for example, ironing boards and oven gloves)

There are 3 main types of asbestos:

- Chrysotile (White)
- Amosite (Brown)
- Crocidolite (Blue)

However, you cannot tell if something contains asbestos just by its appearance or colour. Asbestos is

found in lots of homes, but it is most likely to be present if your home was built between the 1950s and the early 1980s. Because of the risks explained below, asbestos is now banned and no longer used in new homes and products.

Asbestos is made up of fibres that, if you breathe them in, can lodge deep in your lungs. When high levels of fibres are breathed in there is a risk of lung diseases, including cancer.

Where you can find asbestos

Around the home asbestos may have been used in:

- Floor tiles
- Textured ceiling finishes (for example, Artex)
- Some plaster finishes and wall boards
- Sprayed coatings on pipes
- Lagging around pipes and hot water cylinders
- Water tanks

- Lining boards inside boiler or service cupboards
- Inside electrical boards and fuses
- Bath panels
- Internal window sill boards
- Corrugated cement roofs (eg on sheds and garages)
- Artificial slate roofs
- Gutters and rainwater pipes
- Gas fires

As long as asbestos is sealed or in good condition, it is not a problem. Asbestos is only dangerous when fibres are released into the air.

What Estuary Housing will do

We will continue to survey all our homes to check if they have asbestos.

If we find any asbestos that presents a risk, we will arrange for it to be sealed or remove it as soon as possible.

There is no legal obligation to remove asbestos that is in good condition, but we will monitor its condition by regular inspections.

Removing asbestos is disruptive and costly, so we try to do any necessary work on asbestos when homes are empty or at the same time as other major works carried out.

Do's and Don't's

If you are not sure whether something in your home contains asbestos, it is important that you do not damage or disturb it.

Always

Get our permission before you make any alterations to your home. We will then be able to visit and tell you if there is any asbestos present.

Do not

Damage or disturb asbestos in any way. If you do any DIY work in your home, never drill, cut, break, rub down or scrape asbestos and avoid using electric tools near it.

Do not

Remove asbestos panels to gain access to services.

