

DANGER
ASBESTOS HAZARD

PROPERTY

Asbestos: Safety in the home



Asbestos: Safety in the home

This leaflet is designed to give you accurate information and overcome any fears and concerns you may have about the possible presence of asbestos in your home.

If Venture knows a property contains asbestos, we will ensure it is in a safe condition and does not pose a risk to the occupiers. If a repair is carried out in your home that may disturb an asbestos product, we will ensure the work is carried out by trained employees or licensed contractors to ensure your safety. Venture tenants should not carry out any work to the property without first asking for written permission.

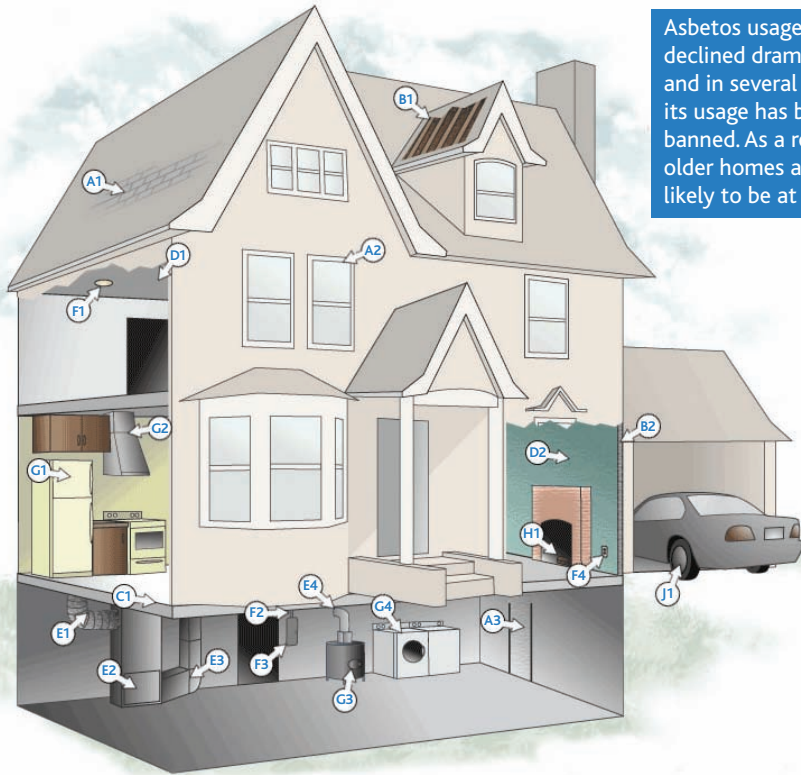
What is asbestos?

Asbestos is a naturally occurring mineral. It is found in most homes in different forms. Asbestos products are only dangerous when they are damaged, worn or worked on with power tools. This is because they can release fibres into the air. Asbestos dust is made up of tiny fibres which, if inhaled, can be harmful to the lungs. The levels of exposure to asbestos fibres that can cause ill health are not known. What we do know, is that the more asbestos fibres people are exposed to, the greater the risk.

Where might you find asbestos?

Products containing asbestos were used in the building industry for many years until about twenty years ago when the manufacture of such products was banned.

Asbestos usage has declined dramatically and in several cases, its usage has been banned. As a result, older homes are more likely to be at risk



A Exterior surfaces

- 1 Roof felt and shingles
- 2 Window putty
- 3 Cement asbestos boarding siding/undersheeting

B Insulation

- 1 Vermiculite insulation
- 2 Batt insulation

C Flooring

- 1 Vinyl asbestos flooring Material

D Interior surfaces

- 1 Sprayed-on ceiling material
- 2 Textured paint

E Boilers, heating and piping

- 1 Heat source covering
- 2 Door gaskets
- 3 Duct lining
- 4 Wall gaskets and lining

F Electrical equipment

- 1 Recessed lighting
- 2 Wiring insulation
- 3 Fuse boxes
- 4 Outlets

G Appliances

- 1 Refrigerators/freezers
 - 2 Range hoods
 - 3 Wood stoves (heat reflectors)
 - 4 Clothes dryers
- *Not shown: Dishwashers, toasters, slow-cookers, portable heaters, hair dryers

H Miscellaneous

- 1 Fireplace logs

J Automotive

- 1 Brake linings, gaskets and clutch facings

Asbestos products do not pose a health risk when they have not been damaged. They are often protected by a paint sealant or are located in places where they cannot be easily disturbed.

Asbestos was used in many products found in and around the home. It was used for a specific purpose, either to provide heat resistance such as behind gas fires or to provide rigidity, as in asbestos cement garages. Buildings constructed since the late 1980s are unlikely to contain asbestos products and those built after 1990 are highly unlikely to contain any asbestos.

Asbestos cement

One of the most common domestic uses of asbestos is in cement products. These have the appearance of a hard grey material produced either as sheets or mouldings. It is commonly found in the construction of garages, sheds, soffit boards, roof tiles, fire surrounds, drainpipes, flue pipes and some water systems.

Other building products

Some roof felts, textured plaster – Artex, paints, floor tiles, bath panels, wall plugging compounds and specialist adhesives can also contain asbestos.

Domestic equipment

Asbestos was commonly used in oven door seals, ironing boards and oven gloves.

It may also be found in fire blankets and electric heaters. Since 1976, British manufacturers have put labels on their products to show they contain asbestos, and since 1986, all products containing asbestos carry the European label.

Artex and textured coatings

There was considerable use of textured coatings throughout the 1970s and 1980s, so the possibility of your home (if it was built or modernised before 1990) having a textured coating as a decoration to the ceilings is very high. Some of these coatings contained small amounts of asbestos, between 3% and 5%.

Asbestos is safe when it is coated with a sealant, like paint, and not damaged. Asbestos fibres are only dangerous if they become air borne and are then breathed in. To ensure you and your family are not exposed to any asbestos materials you should follow these simple guidelines:

- If the textured coating is in a sound condition (not damaged or flaking), it should be left undisturbed. **Do not** sand, drill, break off or attempt any work on textured coatings unless you have written permission. Doing any of these things could release fibres into the air.
- If large areas of the textured coating are damaged or flaking, due to property defects, you should inform Venture's Repairs Line on 0151 261 2199 (Please note that any damage not caused by fair wear and tear to wall surfaces will be treated as a rechargeable repair.)

The Health and Safety Executive (HSE) recommends that asbestos materials should be left in place, especially if they are of sound quality, sealed by a coat of paint and not going to be disturbed by any maintenance type works

Identification

Identification is not easy. You can't tell if a product contains asbestos just by looking at it with the naked eye and the colour of the material is not a guide to the type of asbestos it contains.



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Important Rules

Never...

- sand, drill or work on asbestos containing materials with power tools
- break up materials that contain asbestos
- try to remove materials that contain asbestos
- dispose of asbestos products without getting expert advice.

If you are concerned that your home may contain asbestos that has been damaged or disturbed, report it to us on **0151 261 2199** and we will arrange for it to be inspected and tested. Leave asbestos labels on products to highlight its presence.

Remember – asbestos fibres are only dangerous if they become airborne and are breathed in.

When disposing of small amounts of asbestos waste (like oven gloves or a fire blanket) you should first ensure it is thoroughly wet; this will stop any dust from being disturbed and getting into the air.

Never place asbestos materials in your bin. If you want to dispose of any material containing asbestos, please contact our Repairs Team who will be happy to provide you with appropriate advice



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How does Venture Housing Association deal with Asbestos?

Venture Housing has to comply with the Asbestos at Work Act. It is our policy to leave asbestos-based products in place, as long as it is undamaged and not causing a health risk to occupants or to contractors. If we have to carry out work on asbestos materials or need to remove it, we will use a licensed contractor.

Tenants must abide by the same regulations. If a tenant wishes to improve their home, subject to Venture's approval, they would have to use a licensed contractor to carry out the work and deal with any asbestos-based materials.

We keep an asbestos register that details the type and location of asbestos found in our properties. The register helps us manage asbestos products and ensure that residents and contractors are aware of its existence. This register is available on our website www.vha.org.uk



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To find out if our properties contain asbestos, we carry out three kinds of survey:

- Firstly, during our annual stock condition survey (when we survey up to 20% of our properties each year) we complete a walk round survey. Here we note any product that is likely to contain asbestos and record its location.
- Secondly, we survey all communal hallways and common parts to our buildings on a phased basis. This is due to be completed by December 2010.
- And thirdly, we carry out sample surveys before beginning major improvement works to any property.

For both the communal and major repair surveys, a trained surveyor will take a sample of the product and then send it away for testing and analysis. Once we have carried out a survey and/or sampled the product, we can then decide the best course of action.

When the product is at the end of its useful life or it is posing a health and safety risk, we will arrange to have the product completely removed. However, we normally leave the product in place and use a licensed contractor to ensure that any building work is done safely in accordance with Asbestos legislation.

General Information

Please make sure that you request and check the Surveyor's ID badge.

Do not allow anyone into your home if they do not have identification.

To report damaged asbestos products, please contact our Repairs Line on 0151 261 2199 to arrange an inspection.



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Translation, braille, audio tape and large print available on request



0151 261 2100

ستترجم عند الطلب

ব্রাধ করলে এর অনুবাদ করানোর ব্যবস্থা করা হবে

若有需要時將會翻譯成中文。

अनुसोध करने पर अनुवाद करने की व्यवस्था की जाएगी।

ਬੇਨਤੀ ਕਰਨ 'ਤੇ ਤਰਜਮਾ ਕਰਵਾਇਆ ਜਾਵੇਗਾ

درخواست کرنے پر ترجمہ فراہم کیا جائے گا۔

Marka la sooda codsado ayaa laturjumi doona.

Si vous voudriez cette information dans une autre langue, ou dans un autre format tel que Braille ou grande copie svp contactez-nous sur **0151 261 2100**.

Si usted quisiera esta información en otra lengua, o en otro formato tal como Braille o ampliación de foto por favor éntrenos en contacto con en **0151 261 2100**.

Se você gostar desta informação em uma outra língua, ou em um outro formato tal como Braille ou a cópia grande por favor contate-nos em **0151 261 2100**.

Jesli Chcialbys otrzymac ta informacje w innym jezyku lub formacie np. jezyku Braille/teks napisany duza czcionka. Zadzwon pod numer **0151 261 2100**.

Contact details

Venture Housing Association Limited, Venture House
212H Boaler Street, Liverpool L6 6AE

Tenant helpline: **0151 261 2100** (Lines are open Monday to Friday, 9am to 5pm)

www.vha.org.uk Email: **info@ventureha.co.uk**

Please note, if you call our helpline outside these hours a trained operator will offer advice and take a message which will be passed on to the Venture team on the next working day.

Repairs hotline: **0151 261 2199**

Rent payment helpline: **0800 389 4438**

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