



Asbestos Awareness



Cadder Housing Association
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What is asbestos?

Asbestos is a naturally occurring mineral made up of small fibres which are resistant to heat and chemicals

As a result of having these qualities, asbestos fibres were added or mixed to a wide range of building materials and other products between the 1950s and early 1980s.

The widespread use means that air in our towns and cities contains many asbestos fibres that we are breathing in every day. It also means that, although much asbestos has already been removed, there are still a lot of asbestos products in UK buildings.

Gradually the use of Asbestos Containing Materials (ACMs) has been banned in the UK, and completely since 2000 due to concerns about the health risk if abused.

This means that ACMs are only a risk when fibres are released into the air – if asbestos materials are in good condition they are completely safe, providing they are not disturbed.

Where might I find asbestos products?

Asbestos is found in a variety of older products; some of the most common include:

External

- Roof eaves and soffit boards
- Gutters and downpipes
- Flues and terminals
- Roof tiles
- Corrugated cement sheets (usually garage roofs)

Internal

- Vinyl floor tiles and their adhesive
- Artex type finishes (Prior to 1990)
- Old lagging around pipe work and hot water cylinders
- Water storage tanks
- Lining boards at the back of boilers and gas/electric fires
- Lining boards at the back of Electrical Distribution Boards (Fuse boxes)
- Bath panels

This leaflet is only a guide and asbestos may also be found in other products and household items such as old ironing boards and oven gloves.

What should I do if I suspect asbestos in my home?

Asbestos is not dangerous if it's sealed safely (encapsulated with paint or other protective covering) and in good condition. It's only dangerous when it is broken and fibres are released into the air.

It is important that you don't:

- **Drill a hole through any asbestos products**
- **Cut or break off any parts of asbestos products**
- **Rub down asbestos panels or artex, with sandpaper**
- **Use wallpaper scrapers on asbestos products**
- **Remove asbestos panels to gain access to services**

It would generally be safe to paint or decorate over non damaged asbestos products. If you are not sure whether a product contains asbestos it is safest not to do anything that may damage or disturb it.

What if I want to make alterations to my home?

You must not carry out structural alterations or improvements to your home unless Cadder Housing Association have given you permission. Please contact our Maintenance Team for the appropriate application and guidance.

What are we doing about asbestos?

Cadder Housing Association has a duty to manage asbestos in its properties and we are responsible for conducting surveys in a selection of houses and common closes recording, recording survey information and assessing its risk of causing harm.

If any asbestos containing material is identified as being in a harmful condition we will arrange for them to be sealed or removed. Any asbestos material, not in a dangerous condition, will remain in place and the condition will be monitored.

Please do not be concerned if your actual home is not surveyed – this only means that enough information has been gathered from similar neighbouring properties.

- Asbestos material in good condition are not dangerous
- Ask for advice if you are doing DIY or making alterations
- If you have any specific concerns contact our Customer Services Maintenance Team on 0141 945 3282