



Asbestos



WHAT IS ASBESTOS?

Asbestos is a naturally occurring mineral with fibres that are strong and resistant to heat and fire. It was used in a wide range of building materials and products from the 1950s - 1980s.



CAN ASBESTOS BE A PROBLEM?

When asbestos materials age or become damaged they can release fibres into the air. When high concentrations of these fibres are breathed in over a long period of time there is a risk of lung disease. The symptoms of this disease often do not appear for 20-30 years. People who have worked with asbestos for many years are most likely to be affected by it. Exposure to low levels of asbestos fibre is unlikely to damage health.



WHAT SHOULD I DO IF I SUSPECT THERE IS ASBESTOS IN MY HOME?

You cannot tell whether a product contains asbestos simply by looking at it - it has to be analysed by a laboratory. If you are concerned that you might have asbestos in your home, please contact us on **0330 100 0272**. We will provide you with the relevant details and, if necessary, arrange an asbestos survey for your home.



WHERE IS ASBESTOS FOUND?

Below is a list of the most common locations where you could possibly find asbestos. Please note that asbestos may be found in other areas not included in this list.

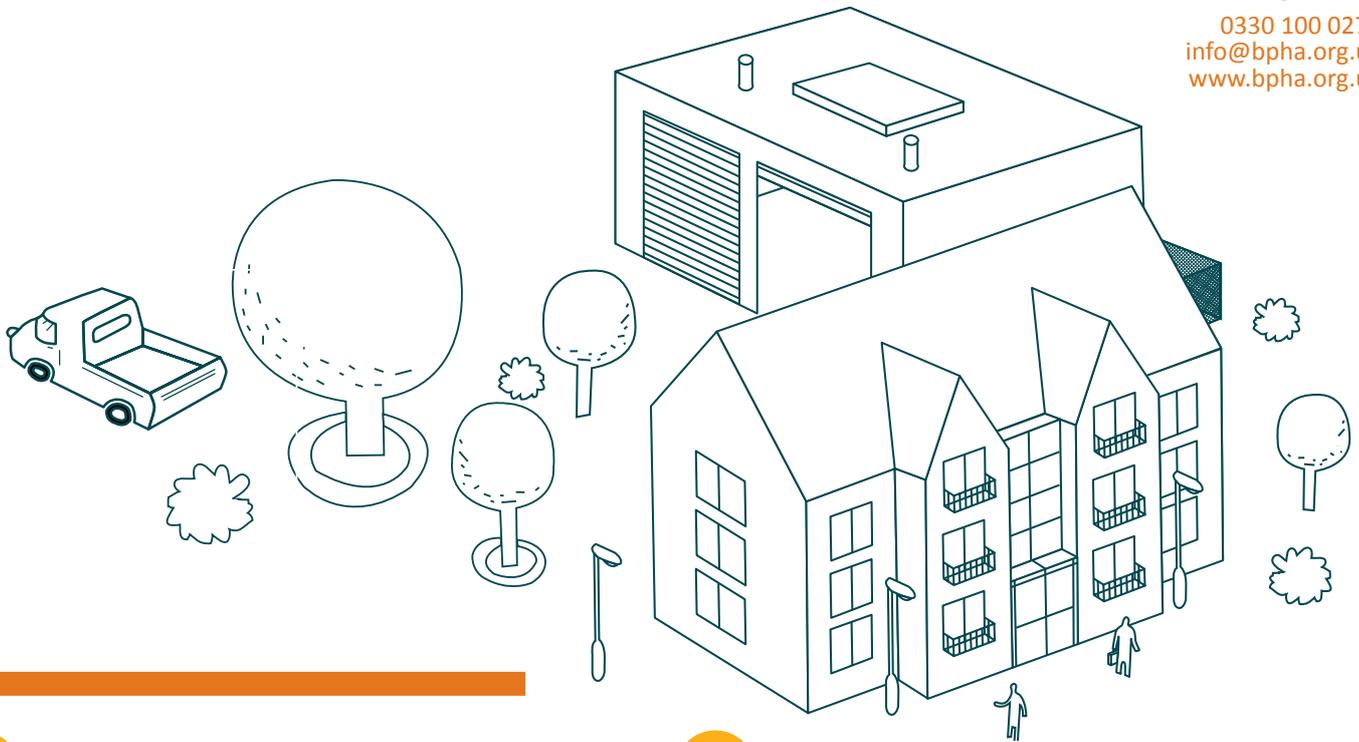
Outside

- Eaves and soffits
- Rainwater pipes and guttering
- Roof tiles
- Central heating flues
- Garage and shed roofs/walls
- Corrugated cement

Inside

- Decorative coating on ceilings and walls (Artex)
- Linings for walls, ceilings, duct panels and internal doors
- Insulation in some electrical heaters
- Bath panels
- Floor tiles and adhesives
- Boarding around fireplaces
- Cold water tanks





HOW CAN I HELP?

As stated in your Tenancy Agreement, please remember that changes to the structure or the fabric of your home are not allowed without written permission from **bpha**. Any such changes may result in disturbance or damage to asbestos containing materials. DIY work can result in brief but high levels of exposure to asbestos fibres in the air.

If you wish to carry out any works and have our permission, we can check our asbestos register to see if there is a record of any asbestos in your home. It may be necessary to carry out a survey and take samples to analyse for your safety.

Please follow these simple rules:

- Do not undertake any work that may involve removing asbestos-based materials.
- Leave asbestos alone. It is safe unless it is damaged or disturbed.
- Never sand, drill or saw asbestos materials.
- Always seek professional advice if you need to work on it or near it.
- Do not attempt to remove asbestos by yourself. Asbestos materials should only be safely removed by a registered contractor.



HOW DOES **bpha** MANAGE ASBESTOS IN ITS PROPERTIES?

bpha carries out surveys to gather information on the location and condition of materials containing asbestos within its properties built before 2000. The information is stored on a database and updated regularly. We survey before we start major works to your home and when any property becomes vacant.

As part of the survey a risk assessment is carried out and **bpha** will take one of the three following actions:

- If the asbestos material is in a good condition that cannot be easily damaged, it may be left safely in place. This is because the removal of it could lead to higher levels of fibre being released into your home. In this instance, we recommend that you check the condition of the asbestos materials from time to time to make sure they have not become damaged.
- Asbestos material that is slightly damaged will be repaired by sealing or enclosing the material.
- Asbestos material that is badly damaged will be removed.

We also ensure that our registered contractors are informed that there may be asbestos in your home before they carry out a repair.