

## **Keep Yourself Safe from Asbestos**

### What is Asbestos?

Asbestos is a naturally occurring fibrous material that became a popular additive to building materials to increase performance in the 1950s. It was commonly used as an insulator and has good fire protection properties.

Asbestos is most likely to be found in homes built between the 1950's and the early 1980's. Asbestos has been banned since November 1999 because it can pose a danger to health. Properties built after the year 2000 should not contain asbestos products anywhere in the building.

### Where is asbestos found?

Asbestos fibres may be found in the below materials:

- Floor tiles (vinyl or thermoplastic tiles)
- Wall & ceiling boards
- Artex (textured) ceiling finishes
- Sprayed coatings to steelwork
- Lagging around pipework and hot water cylinders
- Water tanks
- Wall boards / lining boards
- Inside electrical distribution boards and fuses
- Bath panels

**Asbestos fibres may also be found elsewhere therefore please contact us if you are in any doubt about the presence of asbestos in your home.**

### When is Asbestos dangerous?

The presence of asbestos containing materials in your home does not necessarily pose a risk.

If the asbestos containing material is sealed (encapsulated) and is in good condition then it will not be a problem unless the sealant is damaged – asbestos is only dangerous when fibres are released into the air.

The most common disturbance of asbestos results from DIY. In order to ensure your safety when carrying out any DIY please follow the guidelines below:

- **DO NOT** drill a hole through any asbestos boards
- **DO NOT** cut or break off any parts of asbestos products
- **DO NOT** rub-down asbestos panels or Artex with sandpaper
- **DO NOT** use wallpaper scrapers on asbestos products
- **DO NOT** remove asbestos panels to gain access to services
- **DO NOT** cut any asbestos products with power tools or break asbestos products with a hammer.

**If you are unsure if a product contains asbestos it is safest not to carry out any works until you have contacted us for further advice.**

#### What do Loreburn do about asbestos?

We work closely with Health & Safety specialists to identify and manage the risk of asbestos to ensure that all known asbestos containing materials are effectively managed to reduce the risk to its lowest practical level.

Sample asbestos surveys are carried out prior to all planned maintenance works and annual condition surveys are carried out at properties found to contain asbestos.

To date a very low proportion of our properties have been found to contain asbestos materials. However, if you think your home may contain asbestos, particularly damaged asbestos, you should contact us immediately. If necessary we will arrange a survey.

If asbestos containing materials are found they **may** be removed. This can be a disruptive process therefore if materials are found to be in good condition and do not pose a danger we would recommend that they are managed rather than removed.

**For further advice on asbestos please contact Simon Taylor on 01387 321361**

Alternatively information regarding asbestos can be found at:

Health & Safety Executive: [www.hse.gov.uk](http://www.hse.gov.uk)

Asbestos Watchdog: [www.asbestoswatchdog.co.uk](http://www.asbestoswatchdog.co.uk)