



# Asbestos awareness in your home

*A landlord services information leaflet*



CITY OF  
**Lincoln**  
COUNCIL

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## Overview

This leaflet is to provide information to you, the tenant on asbestos containing materials (ACMs) that may be present within your home and to explain what the Council is doing about it.

Asbestos containing materials will have risk assessments carried out on them, and this is recorded within a management system at the Council. The Council make an assessment as to whether asbestos materials need to be removed from the property and, if any future works are planned that may disturb these materials, they will be removed prior to the works commencing to ensure that the property remains in a safe condition.

## What is Asbestos and why was it used?

Asbestos is a naturally occurring mineral which can be found in rocks all over the world.

Asbestos fibres are strong, flexible and have excellent fireproofing and insulating qualities.

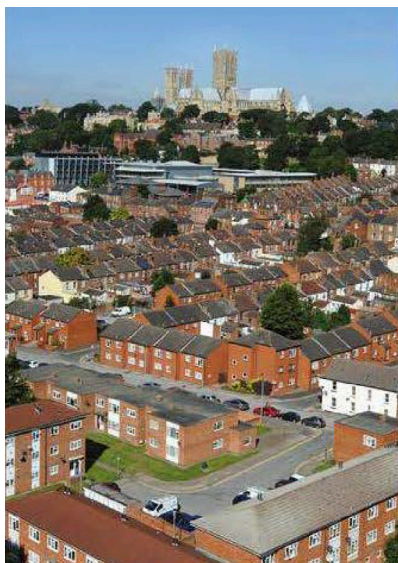
Asbestos was commonly added to building materials because of its qualities. Most homes built between the 1930s and 1990s feature some building products with Asbestos Containing Materials (ACMs). Its use in the construction industry was finally banned in the UK in 1999.

If your home was built after this date, it is very unlikely to contain asbestos.

You can't tell a material contains asbestos with the naked eye which is why samples are examined under a microscope at a laboratory.

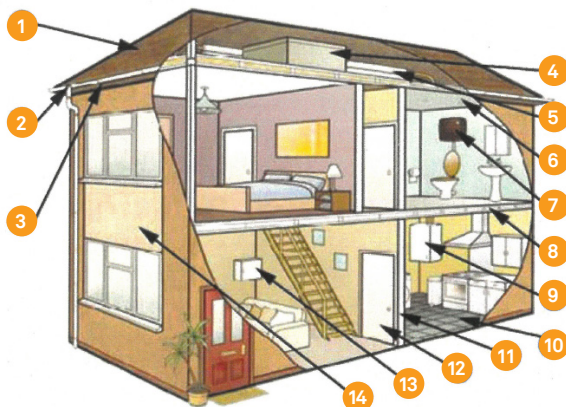
The three common types of asbestos used in the UK were:

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



# Where could asbestos be in your home?

Some typical locations where asbestos may be present within a domestic property are:



**1. House Insulation:** In wall and floor cavities, in lofts and in roof tiles.

**2. Rainwater items:** Roof gutters and downpipes.

**3. Soffit Boards (roof overhang):** Soffit boards sit behind fascia at eaves level.

**4. Water Tanks:** Usually made of asbestos cement and often found in older houses (pre-1980).

**5. Pipe Lagging:** Asbestos insulation on pipes.

**6. Textured Coating (e.g. Artex):** May be found throughout on ceilings and walls.

**7. Bathroom:** Toilet cisterns and toilet seats may contain asbestos-reinforced resin composite materials; bath panels may be asbestos insulation board or cement.

**8. Insulation to floor voids.**

**9. Heater Cupboard:** Heater cupboard around domestic boiler often contains asbestos insulating material as well as gaskets and seals to gas appliances.

**10. Floor Tiles:** Vinyl and thermoplastic floor tiles can contain asbestos. The tile backing may also contain asbestos paper. The floor adhesive can also contain asbestos.

**11. Partition Walls.**

**12. Panels:** On or inside fire rated doors.

**13. Fuse Boxes:** Fuse wires can have an asbestos flash guard. The panel behind the fuse board can be asbestos.

**14. External wall cladding and internal wall panelling:** Both particularly around windows.

**15. External Structures:** May include old garages, sheds and corrugated cement roofing, can all contain asbestos.

*Note this not an exhaustive diagram / list of all possible uses and locations of asbestos material. A detailed survey would be required to identify asbestos materials within your home.*

## Is Asbestos dangerous?

Asbestos containing materials (ACMs) are generally safe if the material is not damaged, and the fibres aren't disturbed. It is sometimes safer to leave the material in place than remove it. The risk from asbestos occurs when the material becomes damaged or disturbed and asbestos fibres become airborne.

Exposure to asbestos fibres may cause asbestos related diseases but these types of diseases only usually occur in people who have worked or come into contact with asbestos over a number of years.

**ASBESTOS WITHIN  
YOUR HOME DOES  
NOT PRESENT A  
RISK IF IT REMAINS  
UNDISTURBED AND  
IN GOOD CONDITION**



We are all exposed to low levels of asbestos because it was used so widely in buildings, machinery, and around the home. These background levels are not dangerous.

## Your responsibility as a tenant

As a tenant your cooperation is important, to prevent exposure to asbestos from any asbestos containing materials.

- ▶ **Be Aware** of the places that asbestos might be in your home
- ▶ **Think before you start** any works in your property.  
Do you need permission? Permission may be needed for any additions or alterations to your properties.
- ▶ If you are unsure about a material in your property, **seek advice** from the Council.
- ▶ If carrying out DIY work within your property, avoid asbestos materials. **Do not drill, sand or disturb** any materials that contain asbestos.
- ▶ If damage or disturbance occurs to asbestos, **make contact** with the Council immediately.
- ▶ **Do not attempt to clean up or repair** any damaged asbestos.
- ▶ **Do not use a regular brush or vacuum cleaner** which may make the harmful fibres airborne.



# Emergency Actions

If you have disturbed or damaged a suspected asbestos containing material in your property you should take the following steps:

1. Stop what you are doing.
2. Isolate the area by closing the door and remove yourself from the source of contamination. Contact Customer Services to advise them of the problem.
3. Try to give Customer Services as much information as possible as this will enable a suitable response to the issue.
4. If you have any debris and/ or dust on your clothing, remain where you are, isolate yourself from others, and wait for someone from the Council to arrive.
5. Don't panic. We are professionals and we will be with you to help as soon as possible.

## Further information

If you have any further questions/ queries regarding asbestos information please contact Customer Services:

**Telephone:** 01522 873333

**Email:** [asbestos@lincoln.gov.uk](mailto:asbestos@lincoln.gov.uk)

Other useful information can be found at:

**Website:** [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)



# Obtaining copies in alternative formats

The City of Lincoln Council is passionate about promoting equality and diversity. If you have difficulty in understanding anything in this document, please call us on 01522 873333, or email us at [customer.services@lincoln.gov.uk](mailto:customer.services@lincoln.gov.uk), where we can call in an interpreter for you.

## Bangla

ইকোয়ালিটি এ্যান্ড ডাইভার্সিটির (সমতা ও বৈচিত্র্যের) অগ্রগতি করতে এই সিটি অভ লিঙ্কন কাউন্সিল প্রবল ভাবে উৎসাহী। এই নথিতে কোন কিছু বুঝতে আপনার অসুবিধা হলে, দয়া করে 01522 881188, নম্বরে আমাদের কল করবেন অথবা [customer.services@lincoln.gov.uk](mailto:customer.services@lincoln.gov.uk), ঠিকানায় আমাদের ইমেইল করবেন যে ক্ষেত্রে আপনার জন্য আমরা একজন দোভাষীকে ডেকে আনতে পারব।

## Bulgarian

Община Линкълн изключително много държи да насърчава равенството и разнообразието. Ако се затруднявате да разберете нещо в този документ, моля, обадете ни се на номер 01522 881188 или ни изпратете имейл на [customer.services@lincoln.gov.uk](mailto:customer.services@lincoln.gov.uk), където можем да Ви свържем с преводач.

## Chinese (Simplified, PRC)

林肯市议会 (the City of Lincoln Council) 热衷于促进平等与多样性。如果您难以理解本文档中的任何内容, 请致电01522 881188与我们联系, 或发送电子邮件 [customer.services@lincoln.gov.uk](mailto:customer.services@lincoln.gov.uk), 我们可以为您提供翻译服务。

## Lithuanian

Linkolno savivaldybė aistringai skatina lygybę ir įvairovę. Jei jums sunku suprasti tai, kas parašyta šiame dokumente skambinkite mums 01522 881188 arba rašykite el. paštu [customer.services@lincoln.gov.uk](mailto:customer.services@lincoln.gov.uk) ir mes galėsime jums suorganizuoti vertėją.

## Polish

Radzie Miasta Lincoln zależy na promowaniu równości i różnorodności. Jeżeli mają Państwo trudności ze zrozumieniem treści zawartych w niniejszym dokumencie, prosimy skontaktować się z nami pod numerem telefonu 01522 881188 lub wysyłając e-maila na adres [customer.services@lincoln.gov.uk](mailto:customer.services@lincoln.gov.uk), w ten sposób będziemy w stanie zamówić usługi tłumaczeniowe dla Państwa.

## Romanian

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## Russian

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If you would like this information in an alternative format, for example enlarged print or electronically, please contact us on 01522 873333 or email [customer.services@lincoln.gov.uk](mailto:customer.services@lincoln.gov.uk).

## Further information

If you have any comments on what you have read in this guide, or any service that you receive from the City of Lincoln Council, please let us know. Equally, we are interested in any suggestions that you have on how to make this a more user-friendly document.

**Website:** [www.lincoln.gov.uk](http://www.lincoln.gov.uk)

**Email:** [customer.services@lincoln.gov.uk](mailto:customer.services@lincoln.gov.uk)

**Telephone:** 01522 873333

**Write to:** Directorate of Housing and Investment  
City of Lincoln Council,  
City Hall,  
Beaumont Fee,  
Lincoln,  
LN1 1DE



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