



CITY OF
Lincoln
COUNCIL

Asbestos awareness in your home

A landlord services information leaflet



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.

The council have developed an asbestos management policy to safely manage asbestos within its properties. Various steps have been created for instances when asbestos is identified, it becomes damaged, or disturbed.

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 where could it be in the home?

Asbestos is a naturally occurring material that has been mined from a number of countries around the world and used within a large number of building products. Asbestos has many uses and has been used within housing to give additional strength to building materials, for electrical and chemical insulating and also for fire protection.

In the UK asbestos has been completely banned for use and importation since 1999 with blue and brown asbestos being banned in 1972 and 1985 respectively. Properties constructed between the 1950s and early 1980s are most likely to have asbestos materials used in their construction.



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 down pipes.

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 houses on ceilings and walls

7. Bathroom: Toilet cisterns 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.

11. Partition Walls.

12. Panels: On or inside fire rated doors.

13. Fuse Boxes:

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

15. External structures: May including old garages and loose cement roofing, can all contain asbestos.

Is asbestos dangerous?

If asbestos remains undisturbed and is in a good condition then it does not present a health risk to people. It is sometimes safer to leave the material in place than to remove it. The risks from asbestos occur 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

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GOOD CONDITION**



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

When is permission needed?

You will need permission for any of the following types of works on your property:

- Any addition or alteration to your properties fixtures or fittings e.g. replacing doors or kitchen units.
- Provision of an over bath shower or free standing shower unit.
- Any addition or alteration connected with providing services to the property e.g. installing a new gas fire, fitting wall lights etc.
- Undertaking any structural alterations such as removal of an internal wall or sub-dividing any room.
- Erecting external structures or decorations e.g. garages, conservatory, greenhouses, fencing, established hedge removal.
- Erecting a radio or television aerial or satellite dish. Note, satellite dishes cannot be fitted to flats.
- Constructing major garden features e.g. ponds, decking, and patio.

Your responsibilities as a tenant

While you are a tenant within a council property there are certain steps you should take to help prevent exposure to asbestos from any asbestos containing materials.

BE AWARE of the places that asbestos may be located.



THINK BEFORE YOU START any works in your property. Do you need permission?



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.



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.



Steps to take if you have disturbed possible asbestos containing materials:

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 (if possible) and remove yourself from the source of contamination (move outside). 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 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.

If you have any further questions/queries regarding the asbestos information please contact Customer Services on **01522 873333** or email **asbestos@lincoln.gov.uk**

Other useful information can be found at the following website:

<http://www.hse.gov.uk/asbestos/member-of-public.htm>

Other Related Documents may be of interest to you and can be found on our website www.lincoln.gov.uk:

Obtaining copies in alternative formats

This publication can also be made available in large print, or electronically.

Please call 01522 873333 for more information.

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 881188, or email us at customer.services@lincoln.gov.uk, where we can call in an interpreter for you.

Bangla

ইকোয়ালিটি প্রযুক্তি ডাইভার্সিটি (সমতা ও বৈচিত্র্য) অগ্রগতি করছে এই সটি অডিও 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, 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, 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, 我们可以为您提供翻译服务。

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

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 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, w ten sposób będziemy w stanie zamówić usługi tłumaczeniowe dla Państwa.

Romanian

Consiliul oraşului Lincoln este pasionat de promovarea egalităţii şi a diversităţii. În cazul în care întâmpinaţi dificultăţi în a înţelege ceva din acest document, vă rugăm să ne sunaţi la 01522 881188 sau să ne trimiteţi un e-mail la customer.services@lincoln.gov.uk, şi vă putem chema un interpret.

Russian

Городской совет г. Линкольн пропагандирует принципы равенства и культурного разнообразия. Если Вы не уверены, что можете прочитать и понять данный документ или его части, убедительная просьба позвонить нам по телефону 01522 881188 или написать по адресу customer.services@lincoln.gov.uk. Мы запросим для Вас услуги переводчика.

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.

email: customer.services@lincoln.gov.uk

telephone: 01522 873333

website: www.lincoln.gov.uk

write to: Directorate of Housing & Investment,
City of Lincoln Council,
City Hall,
Beaumont Fee,
Lincoln,
LN1 1DE