



Asbestos in the home What you need to know

Please read this information
carefully and keep it somewhere
safe for future use.

Tendring
District Council



What is asbestos?

Asbestos is a natural mineral that is found in rocks all over the world. It was widely used in building materials between 1930 and right up to 2000 due to its strength and fire resistance. It was also used in household products such as ironing boards.

Where are asbestos materials likely to be found in a home?

Some of the areas in your home where you may find asbestos include:

- Gutters and rainwater pipes
- Garage and shed roofs
- Roof tiles
- Soil stacks
- Textured wall or ceiling finishes, such as Artex
- Bath panels
- Soffits
- Floor tiles
- Airing cupboard door backs



What are the risks?

Many people have worries about asbestos but, left undisturbed, this usually poses no problems.

Asbestos containing materials that are in good condition and not disturbed do not pose a risk to your health.

The Health and Safety Executive advises that it is often best to leave asbestos containing materials where they are – especially if they are in good condition and unlikely to get damaged.

However, when asbestos materials do become damaged – for example, when they are drilled into, scrubbed or sanded, they can release fibres and dust into the air and these can harm your lungs and cause a serious risk to health.





What is the Council doing about asbestos?

We are required to hold a register of where asbestos is located within any communal areas of our blocks of flats. Since 2015, we have also been carrying out surveys inside our properties whilst carrying out major works, such as kitchen refurbishments or new heating installations. Other properties are being surveyed on an ongoing basis and we will continue until with this until every one has been done. The information from these surveys is recorded so that we can tell you and any of our contractors about the risks that may be present.

We will only remove asbestos containing materials if they are damaged or in poor condition or, because of their location, are a high risk. This work will be carried out by a specialist contractor who will make sure that the material is moved safely from your home to a licensed waste site. Any asbestos containing materials left in your property will be in good condition – otherwise it will be removed.

What are your responsibilities?

If you want to carry out any alterations or improvements to your home, you must get our written permission first. This is in accordance with the conditions in your tenancy agreement. If you need to remove or work on any asbestos containing materials, for example if you want to remove textured coatings, you must do so at your own expense and use a suitably qualified contractor as there are strict regulations about the removal and disposal of asbestos. You will also need to tell us about any asbestos materials that you have removed so that we can update our register.

What should I do if I think there is asbestos in my home?

If you have or think you may have asbestos containing materials in your home, please do not panic. Asbestos containing materials that are in good condition will not release any fibres or dust.

Any asbestos containing materials in your home should not be disturbed.

Do not attempt to remove any asbestos containing materials and dispose of them – this can only be done by a suitably trained contractor.

