

## MORE ADVICE?

If you have any concerns or questions about asbestos, please talk to us, tel: 01452 505359

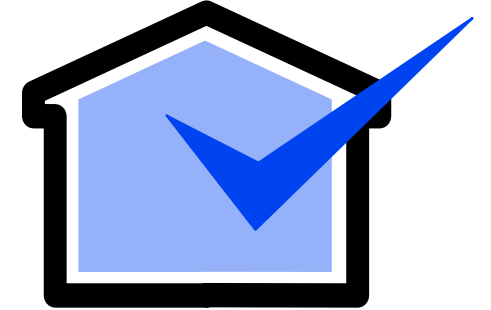


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A guide to asbestos  
in the home



Please contact the Oxbode Office on 01452 505359 if you need this document translated, in large print, Braille or audio tape.

તમોને જો આ દસ્તાવેજ ગુજરાતીમાં, મોટા અક્ષરોમાં, અંધશ્રિષ્ટિ કે ઓડિયો ટેપમાં જાઈતો હોય તો મહેરબાની કરીને ઓક્સબોડ ઓફિસનો ૦૧૪૫૨ ૫૦૫૩૫૯ નંબર પર સંપર્ક સાંધશો.

આપની যদি এই પ્રકાશનાટિ અન્ય ભાષા, વડૂ છાપાય, બ્રેઈલ-એ અથવા કાને શોનાર ટેપ-એ ઠાન, તાહલે દયા કરે ૦૧૪૫૨ ૫૦૫૩૫૯ નંબરે અક્સબોડ ઓફિસેર સાથે યોગાયોગ કરકેન ।

如果你需要這份文件翻譯為中文，或製成大型字體、凸字本或音帶，請聯絡安士堡辦事處 (Oxbode Office)，電話是 01452 505359。

اے آر اےپ لو یہ دستاویز اردو زبان ، بڑی چھپائی ، بریل ، یا اڈیو ٹیپ میں درکار ہے نو براہ مہربانی آکس بوڈ آفس سے 01452 505359 نمبر پر رابطہ قائم کریں۔



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## Our promise to you



✓ We will respond to all reports of suspected asbestos within 4 working days

✓ We will ensure that your health and safety is our main priority

✓ We will visit you if you are concerned about asbestos

✓ We will provide you with information on all the issues about asbestos

✓ We have carried out a detailed survey of all properties more than 10 years old

## What is asbestos?

Asbestos is a natural mineral made up of small fibres. Asbestos has been used in the past and up until the mid 1980s in many areas of the home and in industry.

When asbestos becomes damaged it releases fibres into the air, which can cause problems if breathed in.

**Due to the age of our properties, (99% were built after 1985) it is extremely unlikely that your home contains any asbestos.**

## Where might asbestos be?

If your home was built after 1986 it is extremely unlikely that any asbestos products were used when your home was built. In general, asbestos is mainly found in roofing and flooring products, artexing, floor tiles, pipe lagging and guttering and downpipes. The asbestos used in these products is known as white asbestos and is the least likely to cause any health problems.

## Why was asbestos used?

It is very good for thermal insulation and fire protection. One of the most common products is asbestos cement. Flat or corrugated asbestos sheets were used for garage and shed roofs and walls. Moulded asbestos cement was used for cold water tanks, external rainwater pipes, guttering and roofing tiles.

## Why is asbestos a problem now?

Asbestos, which is sealed, in good condition and kept undisturbed, is not a problem, indeed it may be more dangerous to remove it and cause unnecessary disturbance.

The possible adverse health effects related to asbestos have been known for some time, although research has been slow because it takes many years for the symptoms to appear.

The most vulnerable people are those who work with asbestos without protection.

**None of our properties contain blue or brown asbestos, which is the most hazardous to health.**

Due to the age of our properties it is extremely unlikely that your home contains any asbestos. We have acted promptly and properly to make sure you are not at risk.

## Will all asbestos be removed?

If asbestos is present it is very unlikely that the levels of asbestos fibres found will be harmful but just to make sure we have carried out a detailed inspection of every property built before 1986.

For all other properties we will carry out a visual inspection as part of our stock appraisal surveys. If we find any asbestos there is no need for it to be removed. The most important thing is to ensure that it is kept in good condition and left undisturbed.

In extreme situations it may be necessary to repair or remove the asbestos under controlled conditions. We will remove asbestos as part of any future planned maintenance contracts wherever this is practicable.