

Rykneld Homes is in the process of developing a database with information on where asbestos is, or may be located in all its housing stock. You can find out if your home has been surveyed and included on the database by contacting Rykneld Homes Asset Management Division.

Where asbestos materials are in good condition and undamaged then provided they are not disturbed they do not represent a hazard.

## Facts about Asbestos

Where it may be found and what to do

If you would like further information or advice please contact:

A Technical and Quality Surveyor,  
Asset Management Division.  
Tel: 01246 217383  
E-mail:  
AM-Asbestos@rykneldhomes.org.uk



**No English?  
No problem**

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# Asbestos in your Home



**Facts about Asbestos:  
Where it may be found  
and what to do**

## Introduction

Asbestos fibres are strong and resistant to heat and chemicals. This led to their use in a wide range of building materials and products, often as fireproofing.

Properties built since the mid 1980s are very unlikely to contain asbestos.

## Why can asbestos be a problem?

Asbestos fibres can be breathed deep into the lungs where they may stay for a long time, causing possible damage. When very high levels of fibres are breathed in, there is a risk of lung diseases, including cancer.

## Is everyone exposed to asbestos?

There are very low levels of asbestos fibres in the air everywhere, because asbestos was so widely used in the past. Exposure to low levels of asbestos fibres are unlikely to harm people's health. Levels of fibres may be higher in buildings containing asbestos materials that become disturbed.

It is unlikely that the levels of asbestos fibre found in your home will be harmful, but if you think you may have asbestos material in your home that is damaged or likely to be disturbed you should contact Rykneld Homes Asset Management Division using the contact details on the back of this leaflet.

When carrying out DIY work do not sand, drill or cut materials which might contain asbestos.

## Where is asbestos found?

Asbestos can be found in many products particularly if manufactured before 1980.

Building materials containing asbestos were widely used from 1930 to 1980. Therefore, houses and flats built or refurbished at this time are likely to have materials that contain asbestos.

Building materials and components likely to contain asbestos are:-

- Cold water tanks.
- Flat and corrugated sheeting for cladding roofs and walls (including garages and sheds)
- Linings in ceilings and cupboards.
- Gutters, rain water pipes and flue pipes.
- Textured coatings to walls and ceilings (Artex).
- Vinyl floortiles, ropes and felts

Asbestos cement products are unlikely to release high levels of fibres because of the way they were made (unless they are subject to extreme abrasion).

Asbestos Insulation board was used for fire protection and for heat and sound insulation. It was commonly used in materials such as ducts, infill panels, ceiling tiles, wall linings and partitions. It is unlikely to be found in buildings constructed after 1982.

## What should I do if I suspect there is damaged asbestos in my home or it is likely to get disturbed?

Should any asbestos material, or material you think may contain asbestos become damaged then contact Rykneld Homes Asset Management Division (contact details are given at the end of this leaflet). We will arrange to have the material tested, if we have not done so already and arrange any necessary remedial action. If you need to carry out work (DIY or other) that could disturb asbestos materials then contact Rykneld Homes Asset Management Division first for further advice.