

What is asbestos?

Asbestos is a naturally occurring silicate material which is mined from the earth and was used extensively in the construction industry from the 1950's to the 1990's in both domestic and commercial buildings. The use of it in building materials and products peaked in the 1970's but has since been prohibited. It is not possible to tell whether a material contains asbestos simply by looking at it.

Why is asbestos dangerous?

Generally, asbestos is only a risk if you disturb or damage it and cause fibres to be released into the air. If ACMs (Asbestos Containing Materials) are in good condition and in a position where they are not going to be disturbed or damaged, then it is safer to leave them where they are and ensure that the risks are managed. The greatest risk arises when ACMs are sawn, drilled, sanded or scrubbed. Asbestos fibres released during these activities cannot be seen with the naked eye. DIY work can result in brief but high levels of exposure.

Remember, there is no safe level of exposure to asbestos, so you should not attempt to saw, drill or sand any walls, ceilings or floors in your home without first seeking advice. You must also get our written permission before you carry out any improvements or alterations to the property. Further details on this process and how to notify Hanover are contained within your tenant handbook.

Where could asbestos be found in my home?

Any buildings constructed prior to 2000 have the potential to contain asbestos materials.

As asbestos has been used in a number of building materials there is the potential for it to be present in surfaces throughout buildings, such as:

- Internal rooms – ceiling, wall, floor and service risers
- Internal fittings – tanks, pipes, electrics, heating
- Internal attics – firebreak, insulation, flues
- External areas/ fittings – roof, windows, guttering

The main building materials containing asbestos are given below:

- a) **Insulation Board** – This has been used for fire protection, heat and sound insulation.
- b) **Lagging** – This has been used for the thermal insulation of pipes and boilers (this is very rarely found in homes).

- c) **Sprayed Coating** – This was used for fire protection of structural steel and condensation protection.
- d) **Cement Products** – This is the most commonly used asbestos material. It is found in different types of buildings as roofing sheets, wall cladding, partition boards, bath surrounds, roofing tiles and slates.
- e) **Textured coating** – commonly known as “Artex” which can be used for ceiling and walls.
- f) **Vinyl products** – these are most commonly found in flooring materials.
- g) **Heat resistant household items** – ironing boards.

Please refer to the asbestos building diagram at the end of this leaflet. This leaflet and diagram are a guide to the most common uses and locations of asbestos in housing. ***It is unlikely*** that your home contains asbestos in all potential locations identified.

What is Hanover doing to manage Asbestos?

We have an **Asbestos Policy** and **Management plan** in place to ensure the safety of our tenants, employees and contractors.

Asbestos Management Surveys are in place for all development common areas.

Houses are subject to asbestos inspections when:

- A house is included in our major works improvement programme for intrusive works (e.g. roof and roughcast replacement, heating replacement, kitchen and bathroom upgrades etc.).
- A house requires an alteration or repair which involves intrusive works. Intrusive works is classified as any work that disturbs the fabric of the building.

These programmes are allowing us to collect information on our homes for future use. Where Asbestos is identified, it may be necessary for the Hanover to undertake work to fix or remove the Asbestos. When this is the case, we will inform you of the work to be undertaken and on progress during the works.

Any asbestos materials that are in good condition and that cannot easily be damaged are best left where they are as their removal can lead to higher levels of fibres in the air. Hanover will check the condition of the materials in line with legislation to make sure that they have not become damaged or have started to deteriorate.

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

Any Hanover tenant who thinks there may be asbestos in their home and is concerned about its condition should contact us and we will arrange to have an inspection made of the area.

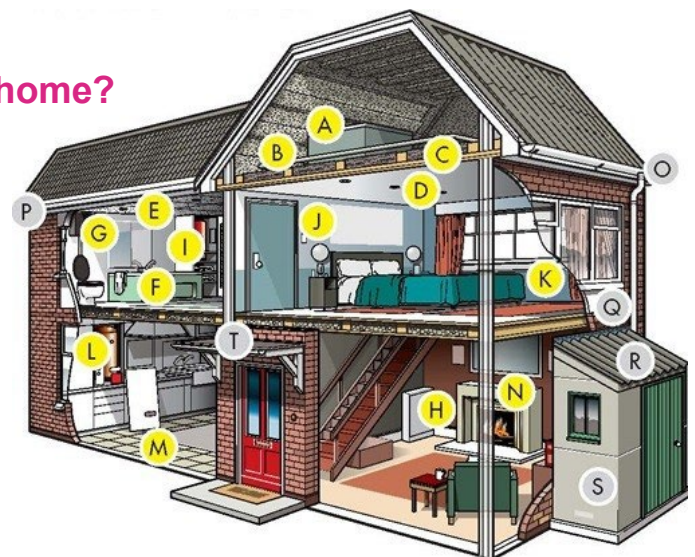
In the event of an emergency repair, tenants should report this on **0800 111 4646** or out of hours emergency contact number **0345 604 4686**. Please close the door to the affected area of the house and arrangements will be made for an assessment to be carried out.

Following inspection, asbestos sampling, remediation and removal may be undertaken by Hanover approved contractors.

If you are a Hanover tenant and are planning an improvement or alteration to your home, you MUST obtain our permission prior to starting any work.

Where would I find Asbestos in my home?

Please refer the HSE website www.hse.gov.uk/asbestos for further guidance.



Asbestos - where it can be found

Inside

- A. Asbestos cement Water tank
- B. Pipe lagging
- C. Loose fill insulation
- D. Textured decorative coating eg artex
- E. AIB ceiling tiles
- F. AIB bath panel
- G. Toilet seat and cistern
- H. AIB behind fuse box
- I. AIB airing cupboard and/or sprayed insulation coating boiler
- J. AIB partition wall
- K. AIB interior window panel

- L. AIB around boiler

- M. Vinyl floor tiles

- N. AIB behind fire

Outside

- O. Gutters and Asbestos cement downpipes
 - P. Soffits – AIB or asbestos cement
 - Q. AIB exterior window panel
 - R. Asbestos cement roof
 - S. Asbestos cement panels
 - T. Roofing felt
- AIB = Asbestos Insulating Board