

# Asbestos in your home

You may have heard more about asbestos in recent years and the risks it can pose. It was banned for construction use in 1999, so homes built before 2000 may still contain some materials that include asbestos.

Before we carry out any work in your home, we'll always check if asbestos is present so it can be handled safely.

Asbestos is only a risk if it's damaged or disturbed. If it's in good condition and left alone, it doesn't pose a danger to your health.

We're currently updating our records about asbestos in our homes. As part of this, you may be contacted by one of our approved contractors to arrange a survey or re-check of your property.

## Where could asbestos be in my home?



# Where is asbestos found?

Asbestos could be present in any building that was built or refurbished before the year 2000.

Below is a list of the most common places asbestos can be found in standard houses but it may also be present elsewhere in your home

- 1 Water Tank** is usually made of asbestos cement and is often found in older properties (pre 1980).
- 2 Pipe Lagging:** Asbestos insulation on pipes. Used to keep heat in or cold out. Often painted over or protected by outer coating so not obviously asbestos
- 3 Property Insulation:** Loose asbestos can be found as insulation in wall and floor cavities and in lofts.
- 4 Textured coating (eg artex):** Can be found throughout property on ceilings and sometimes walls.
- 5 Soffit Board (roof overhang):** Soffit board sits behind fascia at eaves level. Board can be made from asbestos cement or asbestos insulating board.
- 6 Toilet cistern:** Toilet cisterns can contain asbestos-reinforced resin composite materials.
- 7 Wall Panelling:** Asbestos can be found as external wall cladding and as internal wall panelling both particularly around windows.
- 8 Fuse box:** Often found in hall or under stairs. Each fuse wire has an individual asbestos flash guard. Panel behind fuse box can be asbestos.
- 9 Heater Cupboard:** Heater cupboard around domestic boiler often contains asbestos insulating board.
- 10 Floor tiles:** Vinyl and thermoplastic floor tiles can contain asbestos. The tile backing may also contain asbestos paper.
- 11 Rainwater items:** Roof gutters and down pipes can often be made of asbestos cement.



## Please remember that:

- There's no need to be alarmed if asbestos is present in your home.
- In many cases, only a small amount is contained within materials.
- If these materials are in good condition and left undisturbed, they do not pose a risk to your health.
- Before we carry out any work that could disturb asbestos, we may arrange a survey to check the area.
- If you're thinking about DIY or making improvements, please check the asbestos information first. If you're unsure about anything, get in touch with us before you start.

Our diagram highlights some of the places asbestos might be found in your home.

Please take extra care if you're planning any DIY or making changes in these areas. Always get in touch with us before starting any work that could disturb these materials.

## What is Asbestos?

Asbestos is a naturally occurring mineral fibre that was widely used in various construction materials.

Asbestos materials were often used in buildings for insulation, fire protection, reinforcement, and decorative finishes for the internal and external areas as well as the fabric of the building itself.

## Can I smell Asbestos?

No, asbestos itself does not have any aroma.

**If you have any further questions on the presence of asbestos in your home, please contact us:**

Call us on 0300 123 1567

Email us at [hello@abri.co.uk](mailto:hello@abri.co.uk)

Talk to us via LiveChat using My Abri