

TENANTS GUIDE TO ASBESTOS IN THE HOME

Asbestos was sometimes used in the construction of homes built before 2000. It is highly resistant to fire and chemicals and is strong and flexible, which meant it was used for many different purposes including:

- Roof tiles, roof felt, soffit boards and fascias
- Insulation
- Textured coatings to ceilings and walls
- Liners under sinks
- Floor tiles
- Fire proofing boards to doors or behind boilers or electrical equipment

Now that the potential health risks of asbestos are known, it is no longer used in the construction industry but it may still be present in older homes. Asbestos does not pose any danger to health if it is in good condition and left undisturbed. Asbestos becomes dangerous if it is damaged, for instance by cutting, drilling or sanding as this can release asbestos fibres into the air and allow them to be inhaled.

Langstane maintains a register of all known asbestos in the communal areas of our properties and also carries out investigative surveys of domestic properties before we carry out works such as kitchen, bathroom or heating upgrades.

Where we identify the presence of asbestos, our preferred approach is to leave it in place and monitor its condition. If the asbestos is in poor condition or is in an area where it could easily be damaged we will remove it or seal it in place (known as encapsulation).

It is important that you do not carry out disruptive work to your property without getting permission by submitting an alteration request form to us. When we receive the form from you we will check our register of asbestos information and advise you if there is a risk of the proposed alteration disturbing asbestos.

Disruptive work will include – installing new kitchen or bathroom fittings; installing downlighters; any work that requires drilling into walls, floors or ceilings; alterations to the electrical or plumbing system.

Please get in touch with Langstane if :

- You are concerned you may have found or disturbed asbestos in your home. We can quickly arrange to have the suspect material sampled.
- You want to check whether there is asbestos in your home. We don't have surveys for all our domestic properties but if we have information for your property / scheme we are happy to provide you with it.