

Asbestos

Repairs and maintenance

Asbestos has not been used in the UK as a building material since the early 1980s. It is not dangerous if it is in good condition but can cause illness if it is broken up and inhaled. This fact sheet explains more about asbestos and our commitment to safeguarding our tenants by managing its removal correctly.

What is asbestos?

Asbestos is a natural mineral made up of small fibres. There are three main types of asbestos: white asbestos (chrysotile), brown asbestos (amosite), and blue asbestos (crocidolite).

Why was asbestos used?

Asbestos was used as a building material because the fibres are strong, resistant to heat and chemicals and have good insulation properties. It was cheap and effective. Asbestos building materials were used from around 1930 to 1980, particularly from the 1960s onwards.

Where might asbestos be found?

In Futures Housing Group properties, asbestos is most commonly found in:

- Gutters and rain water downpipes
- Soffit boards, boarding under canopies

- Textured paints and artex
- Flat corrugated roof or wall sheets, especially garages
- Cold water tanks
- Roof slates, felts and linings
- Bath panels
- Roof and wall claddings
- Some storage heaters
- Internal partitions.

Much of the asbestos in Futures Housing Group properties has now been removed.

Why can asbestos be a problem and when is it harmful?

When asbestos materials age or become damaged they can release fibres into the air. These fibres can be breathed deep into the lungs where they may stay for a long time, causing possible damage. The body naturally gets rid of any asbestos fibres that you might take in with food and water. Asbestos fibres cannot be absorbed through your skin. The people most at risk are those who have worked with asbestos without protection.

What is Futures Housing Group doing about asbestos? Will all asbestos be removed?

Futures Housing Group has carried out asbestos surveys on many of its properties. All properties that have had major improvement works have had asbestos tests. The survey findings are held on the Futures Housing Group asbestos register and acted on accordingly.

There is no need for Futures Housing Group to remove all the asbestos that the surveys may have found, providing it is in good condition.

Asbestos that is in good condition and kept undisturbed is not dangerous. Where improvement or other works have identified the presence of asbestos we have normally removed the asbestos at that time. Where asbestos has not been removed the most important thing is to keep it in good condition and leave it undisturbed. We may wish to provide further information and to survey your home from time to time to check on its condition.

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

Should any asbestos materials, or materials that you think may contain asbestos, become damaged or you wish to carry out DIY work that could disturb asbestos materials, then contact the Futures Housing Group Asset Management team immediately. If in doubt STOP and get it checked.

If your property has had an asbestos survey then Futures Housing Group will be able to advise you as to whether or not your property contains asbestos, and if it does what actions need to be taken. If we have no current survey then Futures Housing Group will arrange for the property to be surveyed prior to you undertaking any works.

Remember

In Futures Housing Group properties the asbestos that has been found is of the low risk type such as asbestos cement products, floor tiling and artex. These are perfectly safe if they are in good condition and left undisturbed.

If you have any queries or require further information please contact us by telephone on 0300 456 2531, email us via enquiries@futureshg.co.uk or visit our website at www.futureshg.co.uk

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