

A GUIDE TO ASBESTOS IN THE HOME



Contents



03

Asbestos in your home

04

Asbestos register

04

Is it safe to have asbestos in your home?

05

Where are you likely to find asbestos in your home?

06

Asbestos is considered safe when it is...

07

If you think you have asbestos in your home

08

Reporting damaged asbestos in your home



Asbestos in your home

Asbestos safety is critical to protect yourself and your family from exposure to asbestos fibres which can cause serious health issues including lung cancer. Asbestos is a naturally occurring mineral fibre that was once commonly used in various building materials and products due to its strength, durability, and resistance to heat and chemicals. There are several types of asbestos minerals including chrysotile (white asbestos), amosite (brown asbestos), and crocidolite (blue asbestos) among others. These minerals are comprised of long thin fibres that can easily become airborne when asbestos containing materials (ACMs) are disturbed or damaged.

Asbestos Register

Babergh and Mid Suffolk District Council will maintain and keep an asbestos register which will include details of asbestos containing materials in the properties we own and manage, with information on the property address, the type of asbestos, its location and condition. The register is used to monitor and manage any ACMs, this will involve us revisiting selected properties regularly to carry out checks on certain asbestos materials. Where required we will carry out specialist surveys to make sure our records are kept continuously up to date.

Is it safe to have asbestos in your home?

Having ACMs in the home can pose a health risk if the materials are damaged, deteriorating or disturbed for example by drilling, cutting, sawing or sanding causing asbestos fibres to become airborne. If you breath these fibres in, you are at risk of developing an asbestos related disease.

**The following page shows
where you are likely to find
asbestos in your home**

Where are you likely to find asbestos in your home



1 Flue pipes to boilers

2 Bath panels

3 Textured wall and ceiling coatings like Artex

4 Insulation

5 Guttering, downpipes and soffits

6 Vinyl or thermoplastic floor tiles

7 Toilet cisterns

8 Wall panels

This list is not exhaustive but demonstrates the variety of places asbestos can be found

Asbestos is considered safe when it is...

Undisturbed and in good condition

if ACMs are intact, undamaged and in good condition they are less likely to release fibres into the air.



Encapsulated or sealed

Asbestos encapsulation is a process that involves covering or enclosing ACM's with a protective coating or material to prevent the release of fibres into the air. This method creates a barrier that seals off the asbestos fibres and prevents them from becoming airborne.



Not easily accessible

ACMs that are not easily accessible or are in areas where they are unlikely to be disturbed, behind walls and boilers for example, pose lower risks.



Special Note

Buildings constructed after 2000 are unlikely to contain asbestos.

If you think you have asbestos in your home

Don't panic, remember, asbestos is usually only a problem if it gets disturbed or damaged.

Before you carry out any alterations to your home you must seek permission first. We have an asbestos register and can check our records to see if there are any asbestos containing materials in your home and their location. To see what alterations require permission first, please follow the link. [Apply for alterations](#).

You should have received a copy of your properties asbestos report. If asbestos is identified in your home don't do any work which involves drilling, cutting or disturbing materials in this area. Special precautions are required if this work is necessary. Please contact us in the first instance.

Don't scrape or sand suspected asbestos materials before painting or decorating. Some types of asbestos materials are very soft and can release large number of fibres if rubbed or scraped.

You must not attempt to remove any asbestos yourself. All work must be carried out by a competent person or depending on the type of asbestos, by a licenced contractor. Asbestos waste must be removed and disposed of in an appropriate manner in line with Hazardous Waste Regulations 2005.

How to report damaged asbestos in your home, or, if you are unsure if something in your home contains asbestos

If you find damaged asbestos in your home, let us know immediately, if you are unsure if something contains asbestos, call or email us and we will check our register. If we haven't got a record of it, we can arrange to have the material inspected and tested by a specialist.



0300 123 4000



asbestos@baberghmidsuffolk.gov.uk

We value your feedback

We would love to hear your feedback on this guide to asbestos in the home. Please email us at housinghealthandsafety@baberghmidsuffolk.gov.uk with your thoughts.

To see our policies and read similar documents please visit our websites;

Babergh District Council

Mid Suffolk District Council

