

## What do I do if I think I have damaged asbestos in my home?

If you think there is damaged asbestos in your home **DO NOT** try to deal with it yourself – contact our repairs call centre on **01695 720681**.

## Who can I speak to for more information?

### TELEPHONE:

**Repairs Call Centre: 01695 720681**

**Property Services: 01695 585294**

### SOME USEFUL WEBSITES:



**West Lancashire**  
District Council

**[www.westlancsdc.gov.uk](http://www.westlancsdc.gov.uk)**



**[www.hse.gov.uk/website](http://www.hse.gov.uk/website)**

The Health & Safety Executive

Asbestos Information Centre Ltd

**[www.aic.org.uk](http://www.aic.org.uk)**

Asbestos Information Centre



**[www.nasca.org.uk](http://www.nasca.org.uk)**

National Society for Clean Air



**West Lancashire**  
District Council

### Head Office

**West Lancashire District Council**

52 Derby Street, Ormskirk, West Lancashire L39 2DF

**Call: 01695 577177**

**Email: [customer.services@westlancsdc.gov.uk](mailto:customer.services@westlancsdc.gov.uk)**

**Click: [www.westlancsdc.gov.uk](http://www.westlancsdc.gov.uk)**

**For Housing Repairs Emergencies Out of Hours**

**Call: 01695 720681**

We can provide **Repairs & Asbestos - A Guide for Council Tenants** and other Council publications on audiotape, CD, large print, braille and in other languages as appropriate on request.

Visit our website **[www.westlancsdc.gov.uk/access](http://www.westlancsdc.gov.uk/access)**

**Or telephone: 01695 577177**

**West Lancashire District Council**  
**Housing & Property Maintenance Services**

61 Westgate

Sandy Lane

Skelmersdale

West Lancashire

WN8 8LP

**Call: 01695 585294**

# Repairs & Asbestos

## A GUIDE FOR COUNCIL TENANTS

This leaflet helps explain some of the most frequent questions asked about Asbestos in the home.

You should read this leaflet carefully and keep it in case you need to refer to it in the future.



**West Lancashire**  
District Council

# Repairs & Asbestos A GUIDE FOR TENANTS

This leaflet tells you more about asbestos, including what asbestos is and where it could be found in your home. It will also help you to make sure that you and your family are not put at risk if there is asbestos.

## What is asbestos?

Asbestos is the general name given to natural minerals, which are found all over the world. There are 3 types of asbestos: blue asbestos (crocidolite), brown asbestos (amosite) and white asbestos (chrysotile).

Asbestos is very strong, flexible, stable and heat resistant. It was used widely in house building between the 1930s and the mid-1980s but mostly in the 60s and 70s. If your home was built or improved during this time, there is a good chance that it will contain some Asbestos Containing Materials (ACMs) it is estimated that 75% to 85% of the county's houses built before 2000 contain asbestos materials, this will also include private properties throughout the district. Asbestos can occasionally be found in its pure form but this is usually in commercial or industrial situations. In homes it is usually found mixed with other materials such as cement to give the building materials strength and heat resistance.

## Where could I find asbestos?

This is a list of some of the more usual uses of Asbestos Containing Materials around the home:

- Airbricks
- Bath panels
- Boilers and pipework
- Cold water tanks
- Corrugated cement sheeting – normally on sheds/garages
- Decorative coatings e.g. artexing
- Fire surrounds
- Flooring materials – vinyl type floor tiles; paper backing
- Flue pipes
- Rainwater guttering and downpipes
- Roof and exterior walls
- Waste pipes
- Sprayed coating on steel framed buildings
- Wall boarding – internal partitions, airing cupboard linings, duct and pipe covers
- Pipe lagging and duct linings

## Are there any health risks?

**Any asbestos containing material that is undamaged will not present a health risk** but if asbestos materials are damaged, drilled, sawn, scrubbed or sanded, there can be a risk.

When asbestos containing materials get damaged, asbestos fibres can be released into the air. These fibres can sometimes get into the lungs where they may stay for a long time. This may cause cancer and thickening of the lungs. The level of risk depends on how easily the material releases fibres, the type of asbestos contained within the material and the time you have been working in such areas and the amount of damage to the material.

## What is the Council doing about asbestos?

We have an Asbestos Management Plan for all Council homes, which sets out how we are going to identify and manage asbestos.

We have checked our home types to identify the places of any high-risk materials that may contain asbestos and have sealed and labelled them where appropriate.

In 1997/8 we carried out a major programme where we removed higher risk materials that could easily be disturbed.

We continue to carry out inspections to identify lower risk materials and to monitor their condition and label them as necessary.

**We are not aware of any of the highest risk materials being within our homes.**

If during a check we find a material damaged, we will assess it and take the necessary action to ensure you are not exposed to any undue risk. We will always make sure that work is done by qualified contractors who work to strict safety standards.

## What do I need to do?

If you work on asbestos containing materials without training, expertise and personal protection you can put yourself and your family at risk.

Alterations and changes to the structure of your home are not allowed under your tenancy agreement without prior written approval from the Council. This includes work to any artex covering.

If you want to carry out any improvements that could disturb any asbestos containing material, or if you are unsure whether the work you are planning would disturb any asbestos containing material, you must contact Housing & Property Maintenance Services on 01695 585294 for permission and we will tell you about the proper and important controls that are needed to reduce exposure to you, your family and any person carrying out the work (if not yourself).

If you carry out any work or allow others to carry out work without the Council's prior written approval, you will be liable for costs of dealing with any asbestos related incidents that may result.

## What happens if a workman finds or thinks there is asbestos in my home?

We share information about the areas and type of asbestos found in homes with all our contractors so that they can take the necessary safety precautions when carrying out a job. If one of our contractors discovers asbestos or thinks that asbestos may be present in the area to be worked they will immediately ask for an inspection to assess any risks or carry the work out using a safe method of working on any low risk materials. Steps will be taken to minimise risks to the workmen, yourself and persons living with you. Where possible the workmen will also give advice as to what you should do next.

