



Asbestos in your home

Important information about Asbestos, which may be present in your home.



What is Asbestos?

Asbestos is a fibrous form of rock used widely in buildings constructed before 2000, due to its good insulation and fire performance.

Am I safe if there is Asbestos in my home?

We will ensure that your home is safe before you start your tenancy. As such if any asbestos containing materials are present in your home, they will be low risk and they will not pose a risk, as long as they aren't damaged.

When asbestos material becomes damaged, it releases fibres into the air, which if breathed in can be harmful.

If you think there is damaged asbestos in your home, please email [**buildingsafety@stonewater.org**](mailto:buildingsafety@stonewater.org)



What are we doing to manage Asbestos in our buildings?

Asbestos present in your home is safe as long as it is not damaged or disturbed.

As your landlord, Stonewater is committed to ensuring that we proactively manage and reduce the risk of asbestos in our buildings to do this we:

- Ensure we have an up to date survey, for the communal areas of all our buildings.
- Carry out regular inspections of asbestos materials to ensure they are in good condition.
- Provide information to residents regarding the location and condition of asbestos materials in their home at start of their tenancy, or as part of the conveyancing process.
- Remove or make safe any material which we believe has the potential to cause harm.
- Ensure we employ licensed contractors to undertake any works involving asbestos material.

DO:

-  Leave asbestos undisturbed.
-  Report any damage us immediately.

DON'T:

-  Sand or scrub the surface, knock nails or screw into anything you know or think could contain asbestos.
-  Don't break pieces of material off.
-  Lift or break up old floor tiles or vinyl leave them in place and put new flooring over them.
-  Jet wash or clean cement products.
-  Try and remove any material you know or think could be asbestos.

Where is asbestos likely to be in my home?

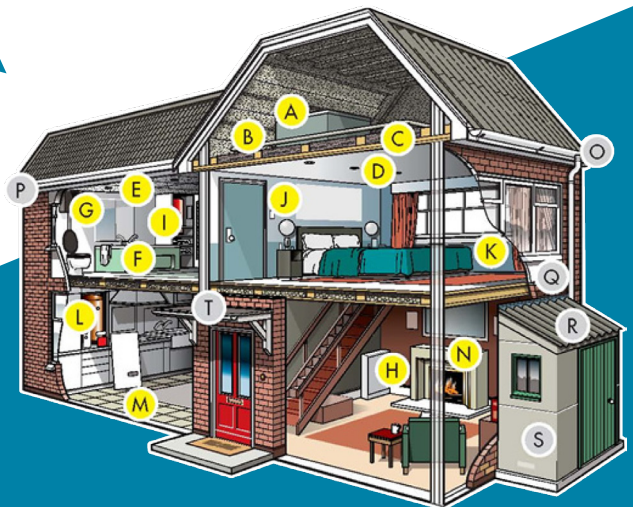
Inside

- A** - Asbestos cement Water tank
- B** - Pipe lagging
- C** - Loose fill insulation
- D** - Textured decorative coating e.g - artex*
- E** - AIB ceiling tiles
- F** - AIB bath panel
- G** - Toilet seat and cistern
- H** - AIB behind fuse box
- I** - AIB airing cupboard and/or sprayed insulation coating boiler
- J** - AIB partition wall
- K** - AIB interior window panel
- L** - AIB around boiler
- M** - Vinyl floor tiles
- N** - AIB behind fire

Outside

- O** - Gutters and Asbestos cement downpipes
- P** - Soffits – AIB or asbestos cement
- Q** - AIB exterior window panel
- R** - Asbestos cement roof
- S** - Asbestos cement panels
- T** - Roofing felt

AIB = Asbestos Insulating Board



Advice for leaseholders and shared owners

Under your lease, you are responsible for the maintenance of your home. If we hold information regarding the presence of asbestos inside your property, this will be provided to your solicitor as part of your conveyancing pack.

We however may not hold records for your home, as such you should commission your own survey to determine if asbestos containing material is present inside your property. This is particularly important if you intend to do any alterations or improvements to your home.

Further information and advice, can be found at www.hse.gov.uk including guidance regarding how to find a licensed contractor to undertake asbestos work.

Please note, if you intend to do any work to your home, you may require our permission, please visit our website stonewater.org for further information.

How to get in touch:

MyHome

Go to

myhome.stonewater.org

Report repairs, set-up a direct debit and manage your tenancy 24/7

Call us on

01202 319 119 

Lines are open Mon-Fri 8am-8pm and Saturday 9am-1pm

Go to

stonewater.org 

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