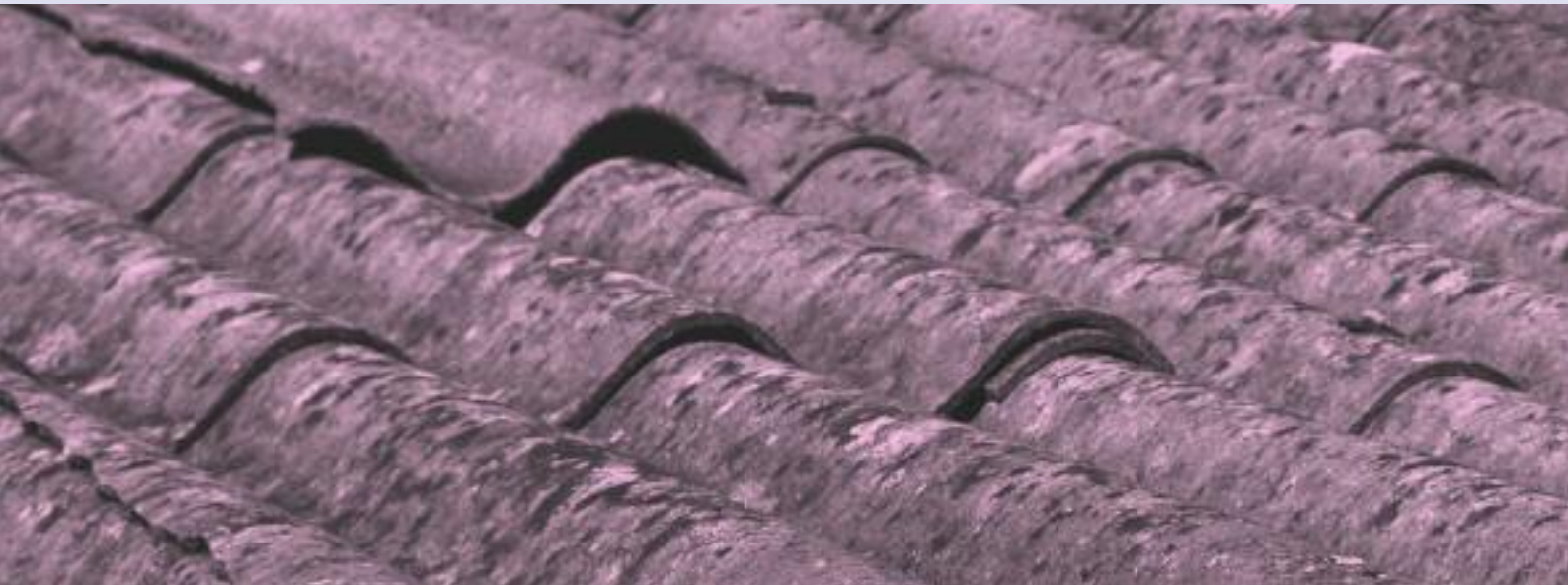


A TENANT'S GUIDE TO ASBESTOS



This guide is designed to provide you with information regarding asbestos containing materials which may be present in your home.

It will explain what asbestos is, where it is commonly found, and what action you may need to take if you are planning on carrying out any home improvements.

Carmarthenshire County Council has adopted policies and procedures to manage Asbestos Containing Materials.

You can request a copy of this policy, or view it online at www.carmarthenshire.gov.uk

For further information, advice or guidance call 0800 0851 233 or email housingservices@carmarthenshire.gov.uk

What is asbestos?

Asbestos is a natural mineral made up of small fibres, which has been used in the past to make many building materials and consumer goods.

Although there are six known types of asbestos, the most commonly used in construction materials were Chrysotile (white), Amosite (brown) and Crocidolite (blue) asbestos.

Asbestos is still commonly found in many homes but is no longer used as part of construction and manufacturing processes, and there are also strict guidelines to ensure it is managed safely.

Is there asbestos in my home?

Asbestos is present in many homes and buildings, and is completely safe if left undisturbed and in a good condition. Typical locations where it may be found in the home include:

- Textured wall and ceiling coatings, such as Artex
- Floor tiles and bitumen adhesive
- Roofs to sheds and outbuildings
- Soffit boards
- Bitumen pads to the underside of sink and drainer units
- Cold water tanks
- Bath panels
- Soil pipes
- Boxing to soil pipes
- Rain water goods, such as guttering and down pipes
- Rope gaskets around the fireplace

The only way to identify all asbestos within a property is to undertake a survey.

Carmarthenshire County Council has now had the opportunity of surveying most of its housing stock.

This survey may have been carried out before any improvements have been made to your home as part of the Carmarthenshire Homes Standard.

If your home was found to contain asbestos, we will have made a record which we will use to inform any contractors or members of staff that may be required to carry out any maintenance or improvement work at your home.

Where asbestos is in a good condition, it is usually safer to leave it alone. In other circumstances, we may arrange for it to be safely removed.



Is asbestos dangerous?

Asbestos is a perfectly safe material providing it is not disturbed, either by removal or home improvements.

If asbestos is damaged or broken - for example, if you are removing a bath panel which contains asbestos, or if you are drilling through an Artex wall covering – then tiny asbestos fibres may be released in to the air.

These fibres can be harmful if they are breathed in, which is why there are strict guidelines to ensure Asbestos Containing Materials are safely managed or disposed of.



What action do I need to take?



You do not need to take any action if the material containing asbestos is in a good condition – for example, it is painted and sealed. If this is the case, it is safer to leave it alone.

However, if you are planning on carrying out any home improvements then it is important you check with us first. We can advise you on what action may be needed. *In particular, you should not attempt to remove, rub down, drill or saw through any suspect material.*

We appreciate that you may not know how to recognise asbestos, so it is always best to check with us first. You should also contact us if you have any concerns, or if you suspect damage has occurred to materials that may contain asbestos.

For further information, advice or guidance

call **0800 085 1 233**

or email housingservices@carmarthenshire.gov.uk

PLEASE DO NOT ATTEMPT TO REMOVE OR DISTURB ANY MATERIAL YOU SUSPECT MAY CONTAIN ASBESTOS.