

# Family Mosaic

A guide to asbestos in your home



we can 

# What is asbestos?

Asbestos is the name given to a natural mineral made up of many small fibres.

These are the main types of asbestos:

- Chrysotile (commonly referred to as white asbestos)
- Amosite (commonly referred to as brown asbestos)
- Crocidolite (commonly referred to as blue asbestos)

Asbestos fibres are strong and resistant to heat and chemicals. This is why they were used for heat and sound insulation and for fire protection in many homes and buildings in the past.

# Is my home affected?

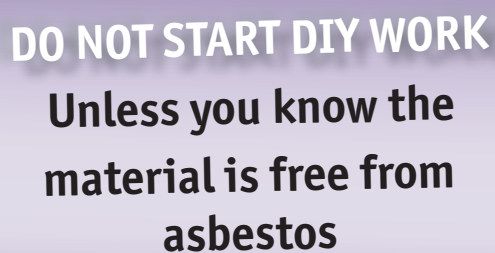
There is a good chance that asbestos is present in homes built between the 1950s and the late 1990s. It may also be found in homes before these dates.

Asbestos was used in all sorts of materials found in homes. It is impossible to determine whether a material contains asbestos by visual inspection alone, which is why our appointed asbestos surveyors also need to take material samples from your home for further laboratory analysis.

## Can it affect my health?

Asbestos in your home is not necessarily dangerous. If it is in good condition and not disturbed, there is no risk to your health.

A greater risk to health can arise when asbestos is damaged, or if the material is drilled, cut into, sanded, or scrubbed.



**DO NOT START DIY WORK**  
**Unless you know the material is free from asbestos**

D.I.Y. (do-it-yourself) work on asbestos materials can result in brief but high levels of exposure which is dangerous.

When asbestos is disturbed it may release dust containing fine fibres into the air. These fibres can be breathed deep into the lungs where they may stay for a long time, which could lead to a number of asbestos related illnesses including:

- **Asbestosis** – this is scarring of the delicate lung tissue.
- **Lung cancer** – people who get asbestosis may also develop bronchial cancer, although lung cancer is not necessarily preceded by asbestosis.
- **Mesothelioma** – this form of cancer affects the membranous linings of the chest and abdomen.

Asbestos materials in good condition, that cannot be readily damaged, are usually best left alone. This is because their removal may result in high levels of potentially harmful fibre being released into the air.

## Why does this affect you?

Family Mosaic takes your health and safety very seriously.

Most people have heard about how asbestos can be a health and safety hazard. We carry out any work related to asbestos with the highest regard to health and safety, and to the law and regulations surrounding it.



## Why is Family Mosaic carrying out

As your landlord, Family Mosaic has a duty, under the Control of Asbestos Regulations 2006, to manage the risks from asbestos that might be present in your home. This duty requires us to:

- Identify the location and condition of asbestos in your home.
- Carry out risk assessments.
- Prepare and implement a plan to manage those risks.

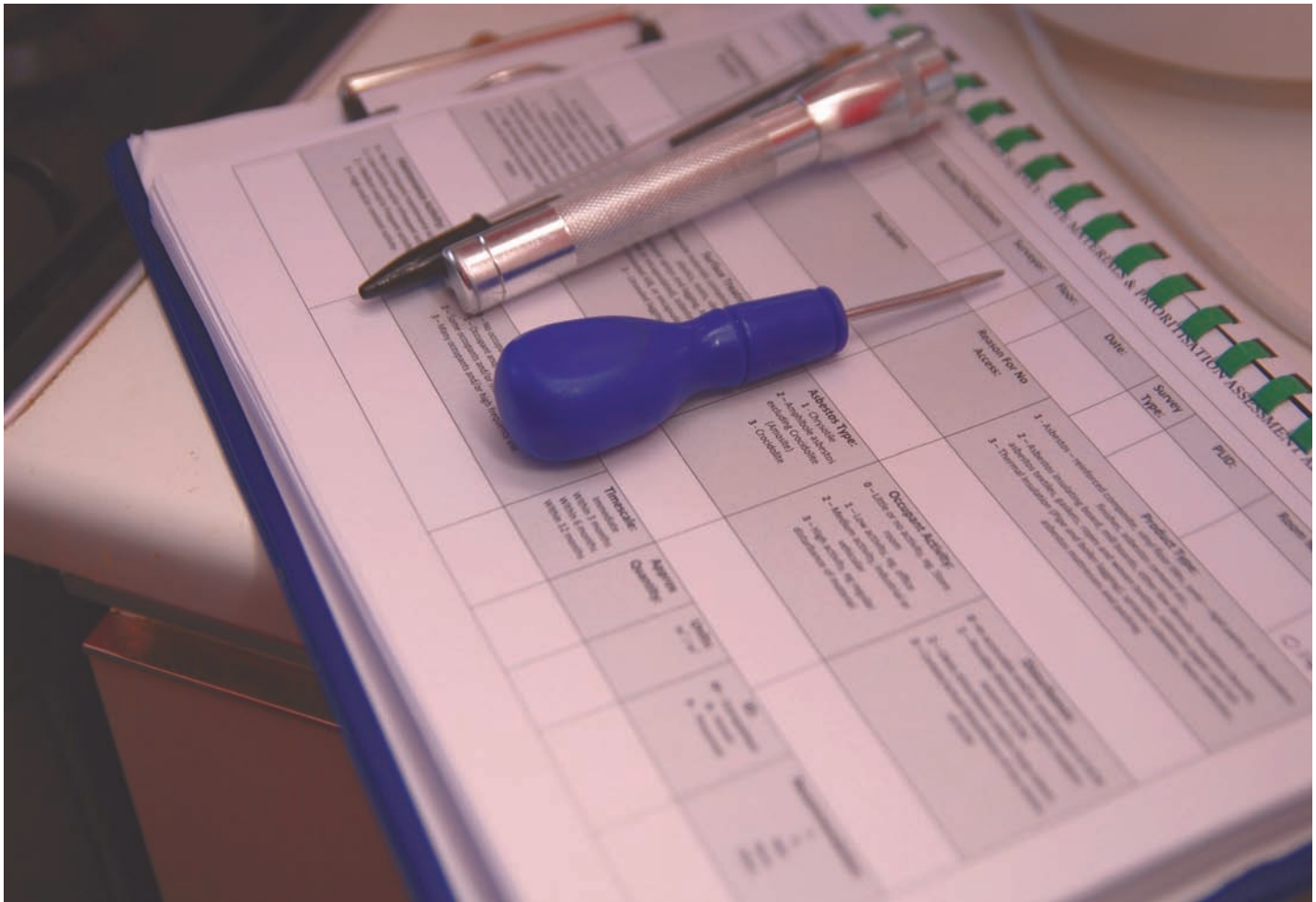
We have arranged for our approved contractor to conduct a planned survey of your home, to gather the necessary information to enable us to comply with our duty.

The survey will identify whether there is any asbestos present within your home by using a combination of visual inspections and material sampling.

Any material samples that are taken from your home are analysed under strictly controlled laboratory conditions to determine whether they contain asbestos.

Surveys are conducted in accordance to guidance issued by the Health and Safety Executive.

The results of the survey will be held on Family Mosaic's asbestos database. This will be checked before we start any works in your home in future, to ensure that asbestos materials are not disturbed.



## asbestos surveys in my home?

Once your property has been surveyed, we will be able to:

- Prioritise a removal programme for asbestos that has been identified as being in poor condition and requires removal.
- Identify any asbestos material in good condition that cannot be easily damaged and presents no hazard to you as long as it remains undisturbed.
- Monitor the condition of any asbestos material in your home to ensure that it has not become damaged or started to deteriorate.



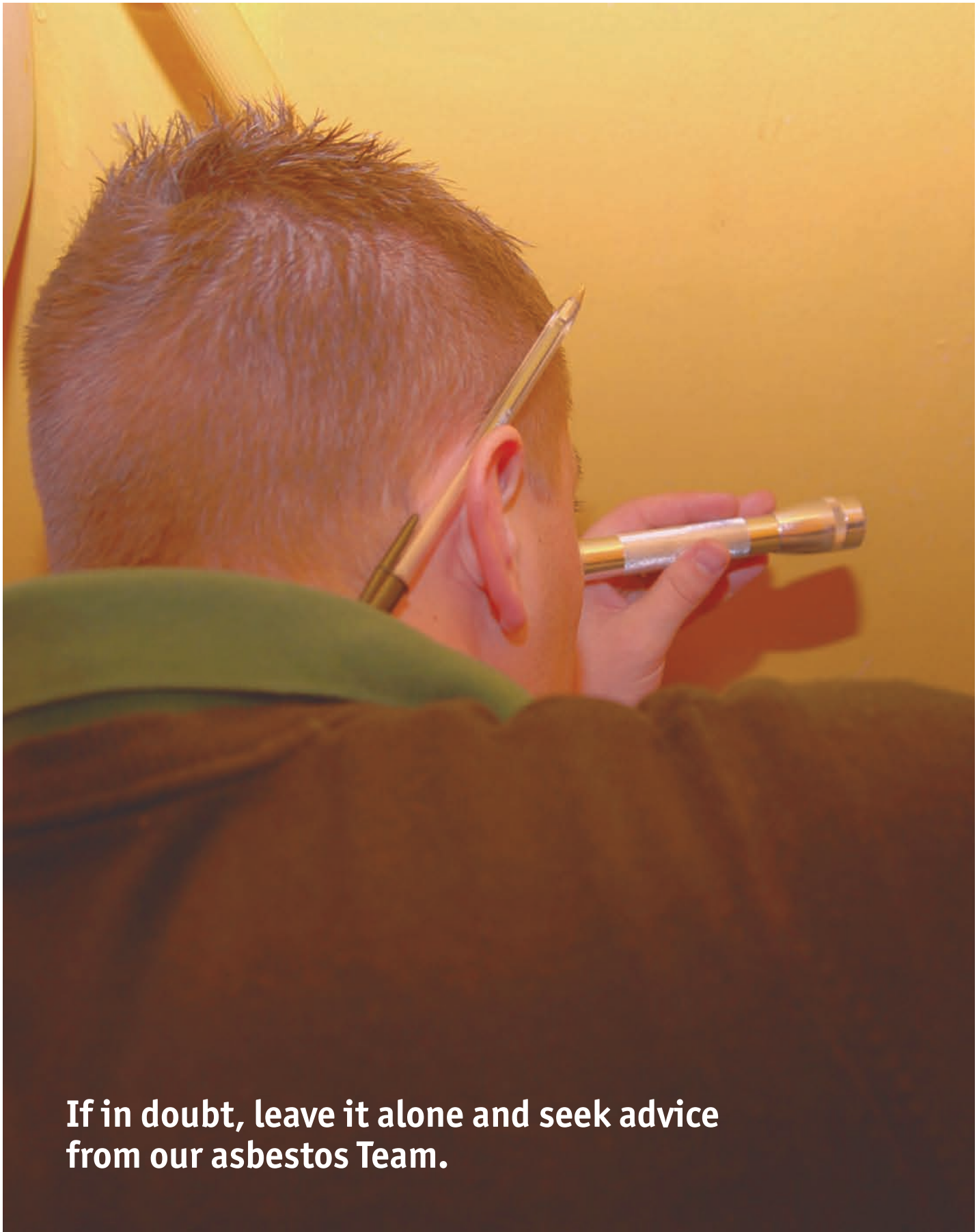
### General Guidance

*Don't drill, cut or disturb asbestos.*

*Don't panic or worry unnecessarily if asbestos is found in your home. It is usually only a problem if disturbed. These simple precautions will help keep you and those around you safe.*

*Don't scrape or sand asbestos materials before painting and decorating (covering over existing decoration rather than attempting to remove them).*

*Don't attempt to work on any type of asbestos material yourself. A licensed asbestos removal contractor must undertake this work. If in doubt seek advice.*



**If in doubt, leave it alone and seek advice from our asbestos Team.**

# Further information about where asbestos may be found in your home

For practical reasons, the following information is only intended as a general guide to where asbestos may be found in the home. The information is not intended to be exhaustive.

## **Sprayed asbestos**

A soft material, vulnerable to damage, used for protecting structural steel work and for insulation. It may be found in a small number of steel-framed houses and in communal areas of flats.

## **Asbestos cement**

A widely-used material consisting of asbestos bonded into cement. Flat or corrugated sheets are used for garage and shed roofs and walls. Moulded asbestos cement was used for cold-water tanks, external rainwater pipes, guttering, decking and roofing tiles, lining under eaves and flue pipes. Asbestos cement may be held in place with screws or bolts.

## **Asbestos lagging**

A variety of types of asbestos materials have been used for insulating pipes and boilers. Asbestos lagging is unlikely to be found in modern houses, but was sometimes used in flats or older houses. A preliminary inspection for asbestos should be made before the repair or removal of older central heating systems.

## **Asbestos insulation board**

A sheet material softer than asbestos cement, it was used for fire protection, heat insulation, ceiling tiles and as a building board e.g. partitions and lofts.

## **Other asbestos materials**

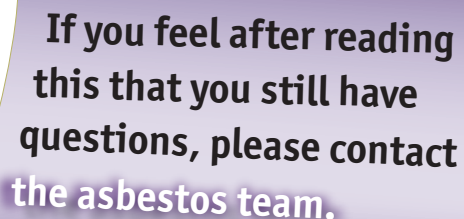
Some plastic floor tiles, cushion flooring, WC cisterns, roofing, felts, tapes, ropes, textured plasters and paints contain a small percentage of asbestos.

## **Domestic equipment**

Simmering pads, oven gloves and fire blankets were sometimes made of asbestos. Ovens, ironing boards and heaters may also have asbestos components.

## **Heating systems and storage heaters**

Asbestos insulation blocks, insulating board and asbestos paper have been used in some warm air heating systems. Asbestos insulating board and asbestos cement were sometimes used to line heater cupboards and ducting. Some electrical storage heaters made before 1976 also contain asbestos.



**If you feel after reading this that you still have questions, please contact the asbestos team.**



**Asbestos Team  
020 7089 1304**

# Talking your language

## Arabic

إذا كنت ترغب في الحصول على أي جزء من هذه المعلومات مطبوعًا بأحرف كبيرة أو بطريقة برايل أو مسجلًا على أسطوانة مدمجة أو شريط صوتي أو مشروحًا باللغة التي تتحدثها، يرجى الاتصال بنا على الرقم الموضح أدناه.

## Farsi

اگر مایل به داشتن هر بخش از این اطلاعات به صورت چاپ شده با حروف بزرگ، خط بریل، روی CD، نوار صوتی و یا توضیح داده شده به زبان خودتان هستید، لطفاً با استفاده از شماره تلفن زیر با ما تماس بگیرید.

## Kurdish

Heke hewceya we ji bo vê belgeyê bi herf û tîpên mezîn, bi alfebeya koran, li ser CDyê, li ser kasêtê an jî bi zimanê we bi xwe hebin; ji kerema xwe dîgel jimara jêr va têkilî û munasebetê bi me ra daynin.

## Spanish

Si necesita esta información en Braille, en CD, en cinta o en su propio idioma, póngase en contacto con nosotros en el teléfono siguiente.

## Bengali

যদি আপনি এই তথ্যগুলোর যে কোন একটির সম্বন্ধে বিস্তারিত জানতে চান, অথবা আপনার নিজের ভাষাতে ব্রেল, সিডি, অডিও টেপ-এ পেতে চান তাহলে নিম্নলিখিত নম্বরে আমাদের সাথে যোগাযোগ করুন।

## French

Si vous souhaitez obtenir une partie de ces informations en Braille, sur CD, cassette audio ou expliqué dans votre langue, veuillez nous contacter au numéro indiqué ci-dessous.

## Polish

Jeżeli potrzebujesz aby całość lub część tego tekstu były przedstawione większą czcionką, w języku Braille'a, na nośniku CD, na kasecie audio lub zostały przetłumaczone na Twój język ojczysty, prosimy o kontakt pod numerem podanym niżej.

## Turkish

Bu bilginin herhangi bir kısmının büyük boyutlu harflerle, Braille alfabesiyle, CD'de, ses kaseti şeklinde veya ana dilinizle olmasını istiyorsanız, lütfen aşağıdaki telefon numarasından bize ulaşınız.

## Chinese

本文件提供关于公共场所方面的信息。如果您需要将这些信息的任何部分以盲文形式，或通过 CD、磁带，或以您的本国语言的形式提供给您，请通过以下号码与我们联系。

## Gujarati

જો તમારે કોઈ પણ ભાગની આ માહિતી બ્રેઈલ, સીડી ઉપર, ઑડિયો ટેપ અથવા તમારી પોતાની ભાષામાં સમજી શકો તેની જરૂર હોય તો નીચે જણાવેલ નંબર ઉપર અમારો સંપર્ક કરો.

## Somali

Haddaad u baahan tahay warkan afkaaga-hooyo, afka loogu talagalay dadka aan arki karaan – afka faraha ama CD-ga ama ajeladda rekorka nala xirir. Namberkan isticmaal.

## Vietnamese

Tài liệu này cung cấp thông tin về các khẩu hiệu chung. Nếu bạn cần bất kỳ phần nào trong thông tin này bằng chữ in to, chữ Braille, CD, băng tiếng hoặc giải thích bằng ngôn ngữ riêng của bạn, xin liên hệ với chúng tôi theo số dưới đây.

This document gives you information about asbestos in your home if you need any part of this document in large print, Braille, on CD or explained in your own language please contact us on 0845 600 4436.

**Family Mosaic**  
Albion House  
20 Queen Elizabeth  
Street  
London SE1 2RJ

Tel: 020 7089 1000  
Fax: 020 7089 1001  
Email: [enquiries@familymosaic.co.uk](mailto:enquiries@familymosaic.co.uk)  
[www.familymosaic.co.uk](http://www.familymosaic.co.uk)



Printed on FC paper  
from mixed sources  
including recycled.