

# Your Guide to Understanding Asbestos

wandle

Wandle has a long-term commitment to managing any asbestos found in our properties. Asbestos was widely used as a building material in the UK from the 1950s to the 1980s, so it is common in properties like ours that were built or worked on during that time

**Don't worry if your home has asbestos-containing material. Asbestos is not a health-and-safety risk if it is properly managed and maintained. As long as asbestos is not damaged or disturbed it is completely safe.**

## What is asbestos?

Asbestos is a natural mineral that has been used in a range of building materials to make them more rigid and fire resistant. It has also been used in household products such as ironing boards and oven gloves.

Some of the areas in your home where you may find asbestos include:

- Eaves, gutters and rainwater pipes
- Fire blankets
- Garage and shed roofs
- Linings for walls, ceilings and doors
- Insulation panels in some storage heaters
- Bath panels
- Central-heating flues
- Loose asbestos packing between floors and in partition walls
- Floor tiles
- Lagging around pipes.

Most people are exposed to low amounts of asbestos in the air with no ill-effects. However, asbestos fibres and dust can be dangerous if they are inhaled in higher concentrations over time and can cause serious lung diseases, including cancer.





## What are Wandle doing about asbestos?

We have a policy for dealing with asbestos, which we have written in line with the requirements of the Control of Asbestos at Work Regulations (revised in 2002) and the Health and Safety Executive guidance notes. According to regulations, we do not need to remove all asbestos from our properties, as it is often safer to manage the asbestos rather than disturb it.

We have an ongoing programme to survey all the communal areas of our properties that are likely to contain asbestos. We are doing this so that we have a record of where there is asbestos, what type it is, and its condition. The survey will enable us to decide whether we need to take further action. Our survey will also include some of the individual properties thought to be higher risk because of their age and construction. We will write to you with more information if you live in one of these properties. If our surveyor thinks that something in your home may contain asbestos, a small sample will be safely taken and the material analysed.

If we decide to manage the asbestos and not remove it, we will regularly check it to ensure that it has not changed or deteriorated over time. If it needs to be removed, a qualified contractor will do this. We will let you know about this and discuss with you how we can work together to do this as safely as possible.

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

It is very hard to identify asbestos, but if you think there may be some in your home:

- Don't panic. Leave asbestos alone – it's safe unless it's damaged or disturbed
- Remember, asbestos-containing products can look very similar to those not containing asbestos
- Never sand, drill or saw asbestos materials
- Always seek professional advice before working on or around asbestos materials
- Don't try to remove asbestos lagging, spray coatings or insulation board yourself. These materials can only be safely removed by a licensed contractor
- Contact our Customer Services Team if you would like more advice.

### Contact your Local Area Team:

We are open Monday to Friday: 8.30am - 5.30pm

Lambeth and Southwark  
lambethandsouthwark@wandle.com  
**0300 2000 112**

Wandsworth  
wandsworth@wandle.com  
**0300 2000 113**

Croydon, Lewisham and Bromley  
croydon@wandle.com  
**0300 2000 114**

Merton, Kingston and Sutton  
merton@wandle.com  
**0300 2000 115**

