



Asbestos

What you need to know

What is asbestos?

Asbestos is a naturally occurring mineral made up of many small fibres which are very strong and resistant to heat and chemicals. Over the years it has been used in a wide range of building materials and products. Asbestos has been banned since 1999 so is usually only found in older buildings.

Why might it be a problem?

In itself asbestos is not dangerous, but it can be if the material containing asbestos is damaged, drilled, cut, sawn, scrubbed or sanded. Therefore DIY work can cause high levels of exposure. If it's damaged, it releases tiny fibres into the air and breathing these in may damage your health.

It's rare and unlikely for you to have harmful levels of asbestos-containing materials in your home, prior to completing any DIY it is vital you contact Melin to confirm the presence or lack of presence of asbestos in your home. Your tenancy agreement makes it clear that failure to tell us of any work you are doing to your home will leave you responsible for the cost of the work. You could also be charged to undo the work you have carried out without our knowledge and permission.

Based on the information contained in this leaflet if you suspect a material might contain asbestos, don't disturb it. Please contact us immediately.

Asbestos do's and don'ts



- Do treat it with care.
- Do soak wallpaper before removing it. If possible, use a steam stripper and then gently peel away the paper before redecorating.

- Don't drill, sand, saw or disturb any asbestos-containing materials which are in good condition.
- Seek advice from us before you carry out DIY work on any part of your home which you think may contain asbestos.
- Don't try to remove textured coatings (Artex) from ceilings or walls. Wash any areas of flaking paint before repainting.
- Don't try to remove old floor tiles or linoleum. Leave them in place and lay new floor coverings over them.
- Don't plaster or board over Artex as it may contain asbestos.
- Don't throw asbestos away in the rubbish. Seek advice from us to arrange safe disposal.



Our asbestos policy

We need to ensure our properties are safe. We therefore regularly survey all our communal and public areas to record, monitor and manage the risk of asbestos fibres being released into the air.

If asbestos is found during any work to your home, the material will be inspected and if necessary it will be removed and disposed of safely.

Please contact us if you are in any doubt or have concerns about asbestos in your home. It is particularly important to do so **before** carrying out any works or if you are looking to redecorate and have textured coatings (Artex) in your home.

If we are not able to confirm the presence of asbestos, we will arrange for an asbestos survey to be carried out for you.

How to contact us

You can contact us in the following ways:

- Online at www.melinhomes.co.uk
(using the contact form) also
www.twitter.com/melinhomes
www.facebook.com/melinhomes
- Using the chat facility on our website
- Emailing us at enquiries@melinhomes.co.uk
- Call us on **01495 745910**
- Out of hours, emergency only: **01495 325333**
(Any call out that is not an emergency will be re-charged to you.)
- Write to us **Ty'r Efail, Lower Mill Field,
Pontypool, Torfaen NP4 0XJ**