



Asbestos in garages & sheds

Summer 2022

Introduction

The information in this leaflet explains what asbestos is, where it is commonly found within garages/sheds and how we manage it to keep you, our staff and contractors safe. Asbestos was banned in the UK in 1999, any building constructed before this time may contain asbestos. The important thing to remember is that as long as materials containing asbestos are left undisturbed, they are a low risk.

What is asbestos?

Asbestos is a strong fibrous material which can resist heat and chemicals. It was most commonly used in building materials between the 1950s and 1980s, because it:

- Resisted chemicals
- Was fireproof
- Was a good insulation material



Where can it be found within a garage/shed environment

- Roofing felt made with bitumen
- Corrugated roofing sheets
- Flat cladding sheets with or without an aggregate finish
- Flat roof decking tiles – modular tiles used as a walking surface to spread the load on flat roofs
- Rainwater downpipes and guttering
- Bitumen damp proof course

The most commonly found place will be within corrugated roofing sheets.

This is a cement-based product mixed with chrysotile (white asbestos). They are often covered in moss and other growths as they've been there for many years.



What does it look like?

Asbestos cement is just ordinary cement mixed with asbestos. In some cases asbestos can make up over a third of the cement. It is a hard, grey material which was moulded and compressed.

What are the risks?

Asbestos is not a problem if it is left alone and is undamaged. If it does become damaged or its condition deteriorates, it presents a risk. Asbestos can be dangerous if it is damaged or disturbed by drilling, sawing, sanding or scrubbing, as asbestos fibres are released into the air.

If you breathe in asbestos, this can cause serious lung diseases. You may sometimes briefly breathe in high levels of asbestos when you are doing activities such as DIY.



If you think a material might contain asbestos, DO NOT work on it, and contact us for advice. If asbestos is in good condition it is not dangerous to your health. However, if asbestos is damaged, we will deal with it in a safe and appropriate way. We follow all the rules and regulations on asbestos very strictly, as your health and safety is the most important thing to us.

What are we doing about asbestos?

Housing Solutions has a long-term commitment to manage materials containing asbestos in our properties. We are doing this by:

- Carrying out surveys to find material that contains asbestos
- Keeping a detailed asbestos database
- Assessing the risk from materials containing asbestos in all identified locations
- Making arrangements to manage the risk arising from materials containing asbestos
- Making sure that the appropriate action is taken by anyone who is likely to disturb materials containing asbestos, including staff, contractors and consultants



Advice – do's and don'ts

Do contact us straight away:

- If any materials you think may contain asbestos have been damaged or disturbed

Also, please ensure:

- Anything you think may contain asbestos stays in good condition
- Before you carry out any DIY work you ask for our advice. You may also need our permission under the conditions of your tenancy

Remember, materials that contain asbestos which are in good condition and not disturbed are not a risk to your health.

Make sure you don't:

- Work on, damage or remove materials containing asbestos
- Sand down, drill, scrape off, cut or sand materials you think may contain asbestos
- Break off pieces or break up large pieces of materials that could contain asbestos
- Jet wash or clean asbestos cement products

What happens now?

You do not need to do anything. The important thing to remember is that asbestos materials will not cause you harm if they are in good condition and left undisturbed. If materials you think may contain asbestos have been damaged or disturbed contact us immediately by phoning us on 01628 543101 or by emailing contact@housingsolutions.co.uk

More information

You can get more information, help and advice on our dedicated asbestos line on 01628 543114 or email asbestos@housingsolutions.co.uk

Fly Tipping

If you see anyone dumping asbestos or other building material on Housing Solutions land please report it to us.

Extra advice on asbestos

Health and Safety Executive phone:
0300 790 6787 (Option 2)

www.hse.gov.uk/asbestos

<https://www.hse.gov.uk/asbestos/building.htm>

The Environment Agency phone:
03708 506 506

www.environment-agency.gov.uk





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