

Asbestos Factsheet: Textured Coatings

Textured coatings were widely used in Britain in the 1970s and 1980s, mainly with the familiar stippled and swirled patterns. Textured coatings were also occasionally used on walls.

Until the mid-1980s, textured coatings were often strengthened with white asbestos. Although the practise became much less common after this, it's still possible that textured coatings applied in properties built before 2000 may contain asbestos.

Hjaltland Housing Association have carried out asbestos surveys within properties that have textured coatings.

It was found that the coatings within these properties do contain asbestos. Therefore if your property has a textured coating, you must assume it does contain asbestos.

Textured coatings containing asbestos are only harmful if they are disturbed, or damaged. The material poses no risk to occupants while it is undisturbed.

Tenants whose homes contain textured coatings must never sand, grind, chip off or drill the finish without firstly seeking consent from Hjaltland Housing Association.

Chrysotile or White Asbestos



Textured Decorative Coatings

Used as a surface coating for interior decorating, most often found on ceilings, which allowed the decorator to add a texture to the surface.

Textured decorative coatings are commonly known by the brand name Artex.

Containing asbestos are thin decorative and textured finishes, such as paints and ceiling plasters (Artex), used to produce visual effects. The proportion of asbestos in such coatings is normally between 2–5% chrysotile with fibres well contained within the coating matrix and not readily made airborne.

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What Hjaltland Housing Association are doing to Keep You Safe:

- We carry out surveys on identified properties and monitor and maintain asbestos in these properties.
- Where works are required, we assess the asbestos information we have for the property and where required carry out a further asbestos survey to ensure as far as possible asbestos is identified and taken into account when planning.
- Where day to day repairs are required, we provide Hjaltland Housing Association employees and contractors with the associated asbestos information for that property.
- We ensure our employees and contractors undertake regular asbestos awareness training.
- Our aim is to remove all asbestos from a property between tenancies, however where this is not possible a full management inspection will be carried out at the property.
- We maintain a register of all asbestos identified and assumed and where removals have taken place to ensure the effective management and monitoring of the asbestos safety process.
- If your home is known to have, or is at risk of having asbestos, we will let you know and tell you what you need to do to either ensure asbestos is not disturbed or have it removed.

Textured Decorative Coatings will be inspected every 2 years.

If you are concerned you can contact us on **01595 694986** or by emailing **mail@hjaltland.org**.

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What YOU can do to Keep Yourself Safe:

Contact us before undertaking any DIY work which would disturb the fabric of the building. Particularly if you plan to:

- Remove, sand, drill or scrape any Artex coatings on surfaces, or
- Drill or other minor works

Standard decorative work

You can paint textured coatings on ceilings etc. as this helps seal the product and further minimises the risk of fibres being released.

If the material is damaged

If you have material in your home that is damaged, flaking or releasing fibres and you are worried it might be asbestos please call the Association immediately.

If you are worried about asbestos, please call the Association immediately. We will send a Technical Officer to inspect the material and take necessary actions. If we find there is a problem we will arrange for the damage to be repaired or the asbestos to be removed and disposed of safely.