

# Asbestos management

textured decorative coatings in your home



**Asbestos is the commercial name given to a group of naturally occurring mineral rocks which, when broken open, contain mineral fibres.**

Because these fibres are resistant to heat, fire and chemicals, and don't conduct electricity, asbestos-containing materials (ACMs) were widely used inside homes until 1999 when all use of asbestos was banned. This means that there are still many buildings which contain asbestos.

Where asbestos materials are in good condition and unlikely to be disturbed they don't present a risk. However, where the materials are in poor condition or are disturbed or damaged, asbestos fibres are released into the air, which can cause serious health issues if breathed in.

### **Textured decorative coatings**

Some homes owned by the Council have textured decorative coatings on the ceiling or walls which may contain asbestos. This is commonly known by the trade name 'Artex'.

Example below of Artex in a good sealed condition:



### **Does all Artex contain asbestos?**

Not all Artex contains asbestos. Asbestos was banned in the UK in November 1999, so any Artex produced after this will not contain asbestos.

However, if the Artex in your building is from before 1999 it is likely to contain asbestos, and it is always safest to assume it does.

## Is Artex that contains asbestos dangerous?

The asbestos in Artex poses no risk at all if left undisturbed. If this is the case it can be painted over with regular emulsion paint.

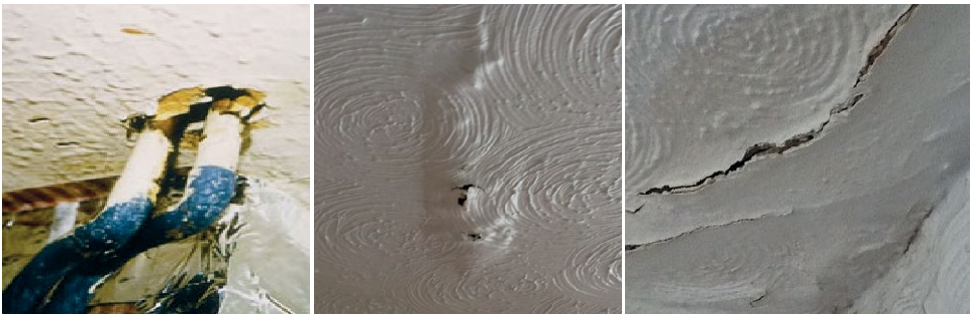
However, if Artex is disturbed (such as by drilling, hammering nails, or being removed) or is in poor condition (for example cracking, peeling or water damage) it can cause a health risk.

## Can I paint textured decorative coatings in my home?

If the Artex is in good condition, completely sealed without ANY form of damage then it is perfectly safe to paint over using a soft roller and normal emulsion paint.

However, if your Artex has ANY form of damage then you should seek our advice.

Examples of Artex that you should seek advice on before painting:



Examples of Artex that CAN be painted:



## Still concerned?

If in any doubt about the condition of your decorative textured coatings or any other suspected asbestos containing materials within your home, contact the repairs contact centre for them to raise a request for an asbestos survey. Call us on 020 7926 6000, Monday-Friday 8.00am-8.00pm and Saturday 8.00am-1.00pm. Use our online form to [request a non-emergency repair](#).