

# TENANTS ASBESTOS INFORMATION



## Information for tenants about Asbestos and what Adur Homes are doing to protect you

### Contact us:

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## What is asbestos?

Asbestos is the name given to six natural minerals that have been used as insulation, reinforcement of building materials and fire protection amongst other reasons. It is not unusual to find asbestos in homes as it was used extensively in the building industry until 1999.

## Where might asbestos be in and around your home?

- Slates, roofing tiles and felt linings
- Garage, shed and bin store coverings and roofs
- Loft insulation and water tanks
- Decorative and textured coatings to ceilings and walls
- Fire doors, door frames and lining panels to boiler and electrical cupboards
- Bath panels
- Toilet cisterns
- Sink pads
- Floor tiles and lino to all rooms and corridors
- Debris buried in gardens
- Soffits and fascias
- Rainwater and soil pipes

## Should I be concerned if asbestos is in my home?

There is no need to be concerned if asbestos is present within your home. Asbestos in a good condition poses no risk when left alone and it is recommended by the Health and

Safety Executive (HSE) to manage asbestos in situ wherever possible.

## What are we doing to protect you?

We have procedures in place for managing asbestos which involves having a general survey for properties, and checking the condition of known and presumed asbestos in communal areas periodically.

This means:

- We will be re-inspecting communal areas once every year if asbestos is present or presumed to be present to check its condition and deal with any damage or deterioration
- When we carry out improvements and maintenance work to your home, we may carry out a more detailed survey to find any hidden asbestos in the structure

The reason for the survey in the case of improvement and maintenance works is to:

- Identify if there is any asbestos in your home
- Identify if it presents any risk
- Allow us to advise you of the appropriate action including any remedial work that we will conduct

We would be grateful if you would cooperate when contacted if a survey is required in your home.

You should not give access to the surveyor unless:

- You have received an official letter confirming an appointment
- They have shown you their identification prior to entry

## What happens next?

We will contact you if any remedial action is required within your property.

We will appoint an Asbestos Contractor who will provide recommendations to us after their visit.

We are committed to fully implement the contractor's recommendations.

This means:

- Asbestos materials which are not damaged will have their condition monitored on a regular basis
- Where possible, damaged materials will be repaired
- Asbestos will only be removed where there is no other option, or the material is likely to be disturbed

We will arrange any necessary works and keep you informed.

Where asbestos materials have been discovered and we need to take remedial action, we will advise you of our findings.

## What if I want to carry out works to my home?

Contact us in line with your tenancy agreement.

If available, a copy of any survey will be provided.

If not available, one will be requested for your benefit.

You should not commence DIY works until you have received a copy of the survey, and checked it thoroughly to prevent disturbance of any asbestos materials.

If you think you have asbestos in your home:

- Do not do anything that could release fibres into the air such as drilling or sanding
- Do not damage the material, including inserting drawing pins, screws or nails or applying adhesive tape

If you inadvertently discover or damage what you suspect to be asbestos, leave everything in place (tools, ground sheets etc.) leave the room or area and close the door, then contact us immediately.

### **NOTE:**

**The removal and disposal of asbestos is a matter for trained specialists only.**

If you have any concerns about asbestos in your home or need further advice, please contact the Asbestos Coordinator at Adur Homes:

**Tel:** 01273 263030

**Email:** [adur.homes@adur-worthing.gov.uk](mailto:adur.homes@adur-worthing.gov.uk)