

Your Guide to Asbestos



Choice manages asbestos through regular surveys and inspections of properties where asbestos has been detected. We have robust asbestos management procedures which exceed the requirements of the Health and Safety Executive.

There are various types of asbestos and some are of higher risk than others. There are no high risk types of asbestos within our properties. We have only identified low risk types of asbestos within our properties. All identified areas of asbestos, if undisturbed present no risk to tenants.

Choice will inspect these areas of asbestos on a yearly basis to ensure that the asbestos material remains in good condition.

What is asbestos?

Asbestos is the name given to six natural minerals that have been used as insulation, reinforcement and fire protection.

It is not unusual to find asbestos in homes as it was used extensively in the building industry until approximately 1999.

Where might asbestos be in your home?

Asbestos may have been used in a number of locations within your property. Such as:

- Slates
- Felt for roofs
- Decorative coatings to ceilings
- Bath panels
- Parts of boilers
- Gutters and downpipes
- Fire doors and door frames
- Floor tiles
- Roof space insulation and tank supports

How is Choice Managing Asbestos?

Choice has a procedure for managing asbestos which includes appointing independent consultants to survey our properties in accordance with asbestos regulations. This means:

- Your home may already have had a survey and we may just be updating our records.
- A number of homes will require a full detailed survey.
- If we carry out improvement work to your home we may carry out a follow-up survey.
- The surveyors will give notice of when they wish to visit; their work should be completed in a single visit.
- You can find out the results of the survey by contacting Choice on **0300 111 2211** or **asbestos@choice-housing.org**

The reason for the survey is to identify if there is any asbestos in your home, if it presents any health risk and to advise you of the appropriate action which we need to take.

We would be grateful if you would co-operate when contacted for an inspection at your home. You should not give access to the surveyor unless they have shown you their identification.

What happens next?

If we need to take any remedial action, we will contact you to discuss the results of the survey.

Please note from the surveys that we have already completed, there has been no high risk asbestos identified within our properties

We are committed to fully implementing the independent consultant'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.

Choice will arrange any necessary works and keep you informed.

If asbestos materials have been discovered in your property and if we need to take remedial action we will advise you accordingly.

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

Contact Choice in line with your tenancy agreement, if available a copy of a survey will be provided, if not, one will be requested for your benefit. You should not commence works until you have received a copy of the survey.

If your home was constructed before 1999 and you think that you may have asbestos in your home do not carry out any works which may disturb the fabric of the building without contacting us first.

