

Tenants guide to asbestos



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Housing
Executive

This leaflet gives information on how the Housing Executive manages asbestos in its properties and what we are doing.



We understand that you may be worried about asbestos and its possible dangers. When properly managed, asbestos does not pose a risk to health.

We have a legal obligation to survey properties prior to any works, and we may be unable to carry out any repair or improvement work to your home until a survey has been completed.

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.

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 your home?

Asbestos may have been used in a number of parts of the 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.

What are we doing?

The Housing Executive has a procedure for managing asbestos which includes appointing independent consultants to survey/inspect all our properties for asbestos. 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 are carrying out improvement work to your home we may carry out a follow-up survey.
- Your local office will inform you of the survey details.
- The surveyors will give notice of when they wish to visit, their work should be completed in a single visit.

The reason for the survey is to identify if there is any asbestos in your home, and if it presents any 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 if an inspection is required in your home. You should not give access to the surveyor unless they have shown you their identification.

What happens next?

You will be contacted by your local office with the results of the survey if we need to take any remedial action.

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.

Your local office will arrange any necessary works and keep you informed.

Where asbestos materials have been discovered and when we need to take remedial action in our properties, we will advise owner occupiers of our findings.

What if I want to buy my own home?

If a survey has been carried out to your property the Housing Executive will provide you with a copy of the survey and relevant information.

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

Contact your local office in line with your tenancy agreement, if available a copy of any 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 you think you have asbestos in your home do not do anything that could release fibres into the air. This means do not insert drawing pins, screws or nails or apply adhesive tape.

The disposal of asbestos is a matter for specialists.

If you have any concerns about asbestos in your home or need further advice please contact us on:

Tel: 03448 920900

Email: asbestos.managementunit@nihe.gov.uk