

What should I do if I suspect there is asbestos in my home?

If ACMs are in good condition and in a location where they are not going to be disturbed or damaged, then it is safer to leave them where they are and ensure that the risks are managed. Your local Housing Executive office will inform you of any asbestos containing material which has been damaged or is deemed a risk due to its location and will arrange its removal by trained and licensed operatives appointed by the Housing Executive.

Any tenant who thinks there may be asbestos in their home and is concerned about its condition should contact their local Housing Executive office and where necessary an inspection of the area will be carried out.

.....

What are my responsibilities as a tenant?

Alterations, such as replacement of bathroom fittings, kitchen cupboards, installing central heating, etc. are not permitted under your tenancy agreement without prior approval in writing from the Housing Executive. This can be obtained by contacting your local Housing Executive office, informing them in writing of your proposals before any work is carried out, and requesting a copy of the asbestos report on your home.

.....

Housing Executive Contact Details

If you have any concerns about Asbestos in your home, please contact us between 8.30am to 5.00pm by telephoning

General Enquiries 03448 920 900

Repairs 03448 920 901

Text Relay Service for Deaf or Hard of Hearing

General Enquiries 18001 03448 920 900

Repairs 18001 03448 920 901

Addresses for your local Housing Executive Offices are available at www.nihe.gov.uk

Health and Safety Executive Northern Ireland

The Health & Safety Executive is the Government body that is responsible for enforcing the legislation relating to the Asbestos management. If you require further information and advice please visit the Health & Safety Executives website: www.hse.gov.uk/asbestos

Asbestos Awareness

Asbestos in the Home

Information leaflet for Tenants



DANGER ASBESTOS

This leaflet is available in alternative formats.

Housing Executive

www.nihe.gov.uk
January 2021

AM-44-01-21-SC

Housing Executive

What is Asbestos?

Asbestos the name given to a group of naturally occurring minerals composed of soft and flexible fibres that are resistant to heat, electricity, moisture and corrosion.

These properties have led to it being used in a wide range of building materials and products for waterproofing, fireproofing electrical and thermal insulation.

What is the health risk?

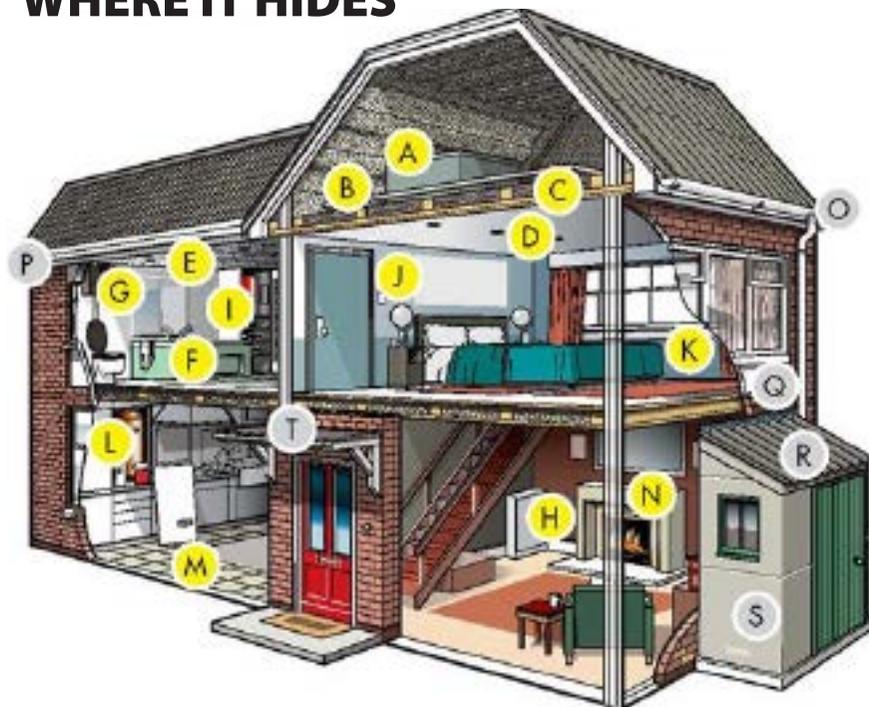
Asbestos containing materials (ACM's) are not a risk if they are in good condition and are not disturbed.

There is a risk when asbestos materials are disturbed or damaged; such as when drilled, sawn, scrubbed or sanded, they can release fibres into the air which may cause a possible health risk.

Where is asbestos likely to be found in your home?

Asbestos may be found in slates, corrugated cement sheeting, soffit boards, gutters/downpipes, chimney flues, water tank trays, textured decorative coatings, wall and bath panels, plastic floor tiles, toilet seat and cistern, open fire/room heaters and pipe ducting.

ASBESTOS WHERE IT HIDES



Inside

- A Water tank
- B Pipe lagging
- C Loose fill insulation
- D Textured decorative coating e.g. Artex
- E Ceiling tiles
- F Bath panel
- G Toilet seat and cistern
- H Flash guards in fuse boxes
- I Airing cupboard
- J Partition wall
- K Interior window panel
- L Insulation to boilers
- M Vinyl floor tiles
- N Back boilers to open fires/ room heaters

Outside

- O Gutters and downpipes
- P Soffits boards
- Q Exterior window panel
- R Asbestos cement roof
- S Asbestos cement panels
- T Roofing felt

ASBESTOS WHERE IT HIDES

Source - <http://www.hse.gov.uk/asbestos/building.htm>

Landlord?

The Housing Executive as a Landlord has a statutory responsibility to identify and manage asbestos within its properties. The Housing Executive has a Survey Strategy and Management Plan in place which sets out how it will identify and manage asbestos in its properties.

This information is retained on an asbestos register.

How does the Housing Executive achieve this?

The Housing Executive has appointed specialist surveyors to undertake surveys of its properties to determine and record if there are any ACM's present, its type, its location and its condition.

The Housing Executive also undertakes asbestos surveys to its properties prior to any refurbishment or improvement works being carried out to identify the locations of materials suspected to contain asbestos.

The Asbestos Surveyor will give prior notice to each tenant when a survey is to be carried out. The survey will be completed in a single visit.

Tenants must allow access for an asbestos survey, where required, prior to any works commencing inside or outside your home

The Housing Executive will carry out re-inspection surveys when it is deemed necessary to update the asbestos register. – due to changes in future legislation or to check that the condition of previously identified asbestos has not deteriorated.