



Safety against asbestos

What is asbestos?

ASBESTOS IS THE NAME GIVEN TO NATURAL MINERALS THAT HAVE BEEN USED TO MAKE MATERIALS IN CONSTRUCTION UNTIL BANNED FROM THE UK IN 1999. IT IS NOT UNUSUAL TO FIND ASBESTOS IN THE HOME AND IF PROPERLY MANAGED, ASBESTOS DOES NOT POSE A HEALTH RISK.

Where might asbestos be in your home?

Some of the most common places you can find asbestos

Outside the home

- Roofing panels and felt
- Gutters and downpipes
- Soffits

Inside the home

- Vinyl floor tiles
- Textured decorative coatings (ceilings and walls)
- Boxed in pipework and insulation panels
- Roof space insulation and water tank supports

How do we manage asbestos?

We manage asbestos containing materials by conducting surveys at your home if built prior to the year 2000. We will identify any asbestos and formulate an action plan to manage the asbestos material based on the asbestos type and condition.

The 2 types of surveys we conduct are:

Management Surveys: A general survey of the home identifying and sampling any potential asbestos containing materials.

Refurbishment Surveys: A more intrusive survey often to isolated rooms prior to the completion of refurbishment works.

What happens if asbestos is found in my home?

If asbestos is identified in your home, you will be provided with an asbestos location plan which identifies the location and asbestos material which can be used alongside with this leaflet.

We will determine the next steps required to manage the asbestos within your home which will likely be to monitor and recheck the condition of the asbestos material on a regular basis.

Asbestos containing materials which have been identified as damaged will either be removed, encapsulated or repaired. The decision on what action to take next will be based on the level of risk.

Common low risk asbestos containing materials such as artex textured ceilings and floor tiles present minimal risk and are unlikely to be removed unless in conjunction with any planned refurbishment works to your home.

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

Always refer to the asbestos location plan before carrying out any DIY works in your home. If you are unsure if your home needs an asbestos survey or you have misplaced your asbestos location plan, please contact us and we will be able to assist you further. Please do not commence any works in your home without receiving a copy of the location plan.

If you wish to carry out your own refurbishment works or alterations to your home, you should always notify Broadland in the first instance for approval as per your tenancy agreement*, and to prevent further complications at a later stage.

Where asbestos has been identified in your home, ensure these materials are not disturbed. This means not even inserting drawing pins, screws, nails or applying adhesive tape which may cause the material to deteriorate.

Working with asbestos is a heavily regulated industry, so whether surveying, working or disposing of these materials, this should always be dealt with by a specialist.

**If in doubt, or you need further advice,
please contact us on 0303 303 0003.**

* Please refer to making an alteration to your home section on our website or contact customer services and request a form.

Broadland Housing Head Office:

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NCFC Carrow Road, Norwich
NR1 1HU

Customer Services:

T: 0303 303 0003

W: broadlandgroup.org



**TENANTS
ONLINE**