



# Asbestos

## A TENANT GUIDE



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

Abertay has 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 and is it dangerous to me?

Asbestos is the name given to six natural minerals that were commonly used from 1950s to the mid-1980s in the construction of homes until its use was banned in 1999.

Asbestos is not a danger provided it is in good condition, sealed or not likely to be damaged or worked on.

### Where might asbestos be in your home?

Depending on the age of your property, asbestos may have been used in some of the following locations:-

- **Roof tiles, slates and felt**
- **Decorative coatings to ceilings**
- **Bath panels**
- **Parts of boilers including flues**
- **Floor tiles**
- **Gutters and downpipes**
- **Roof space insulation and pipe lagging**
- **Packing between floors and partition walls**
- **Garage and shed roofs**
- **Cement fireplace surrounds**
- **Fuse boxes**

### What are Abertay doing?

Abertay has a procedure for managing asbestos which includes appointing independent specialists to survey our properties. In some cases we may already have carried out an inspection and hold a survey but for others this means:-

- **We may need to update our records**
- **Your home may need a full survey carried out**
- **If we are carrying out improvement works we may carry out a follow up survey**
- **Abertay will inform you if we need to do a survey.**
- **The surveyors will give you 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 so that any works are not delayed. You should not give access to the surveyor unless they have shown you their identification.

### What happens next?

We will contact you with the results of the survey if we need to take any remedial action. We will implement the independent specialist's recommendations. This means asbestos:

- **may be removed unless it is in a location and condition which will ensure it is not liable to damage nor affect future maintenance plans or**
- **may be repaired or otherwise left in situ but its condition will be regularly monitored**

You will be informed of the location and presence of any asbestos in your home and reminded not to disturb it.

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

Contact Abertay in line with your tenancy agreement. If available a copy of any survey will be provided. If not and depending on the nature of the work you intend to carry out, we will obtain a survey. You should not commence works until you have received a copy of the survey. One will be requested.

If you think you have asbestos in your home, do nothing 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: 01382 513838**

**E-mail: [queries@abertayha.co.uk](mailto:queries@abertayha.co.uk)**

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Abertay Housing are committed to providing the best possible service, however, if you feel we have failed please contact us for our complaints procedure.

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