

Decorating and carrying out home improvements

Even with asbestos present, you can still carry out home improvements, but you must let us know first. If the improvements you are making could increase the asbestos risk, you must comply with asbestos regulations and use specialist licensed contractors. You must get our written permission before you start any home improvement work. Please read our 'Improving your Home' leaflet for more information.

Contact us immediately if:

- Materials that you think may contain asbestos have been damaged or disturbed.
- Protective coatings or sealants are peeling or breaking off, or special warning labels have been removed in communal areas.
- The surface of asbestos cement based products such as guttering and shed roofs is damaged or eroded.

Do not:

- Work on, damage or remove materials containing asbestos.
- Break off pieces or break up large pieces of materials that you think contain asbestos.
- Drill, sand or scrape anything you think contains asbestos.
- Remove textured coatings from ceilings.
- Wash any areas of flaking paint before re-painting.
- Jet wash or clean down asbestos cement products, such as sheds or garage roofs.

If you want to remove old floor tiles or linoleum which you think contain asbestos, leave them in place and lay your new floor coverings over them. For example, if you want to lay carpet instead of floor tiles, lay it directly on top and use tape to hold it down instead of carpet grippers. If you have any questions or concerns about asbestos, please speak to your housing officer.

Caring for your environment

We use environmentally friendly materials in all our building work. We aim to remove, or otherwise manage, materials which may be harmful to health, such as lead water mains and asbestos materials. Wherever possible, paper and other materials will be recycled and we provide equipment which conserves energy and reduces fuel bills.

If you have any questions about asbestos, or any of the information contained in this leaflet, please contact us.



ASBESTOS

Why asbestos may be in your home and what you should know

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Regional office addresses are available on our website, please visit www.accentgroup.org/contact-us for details.

Note: visitors to our offices are by appointment only

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SOME OF OUR HOMES MAY STILL HAVE ASBESTOS IN THEM AS IT WAS USED IN THE HOUSEBUILDING INDUSTRY UNTIL THE YEAR 2000.

Should I worry about Asbestos?

Asbestos is not a risk to health as long as it is not damaged and is properly sealed, or it is in a place where it cannot be easily disturbed.

What are we doing about Asbestos?

In line with the control of asbestos regulations 2012, and health & safety executive guidance, our policy is to leave asbestos where it is unless it is in poor condition, is likely to be disturbed, or where it can be removed as part of a repair, improvement or alteration.

As a landlord, by law, we must record information about asbestos in the buildings we own and we are currently carrying out surveys on all our homes. All the information we collect about our homes, and if they have asbestos in them, will be stored on our asbestos register so we have up-to-date information to respond to any queries and manage asbestos effectively.

The surveys are being carried out by an asbestos specialist. If they need to carry out a survey on your home, they will contact you directly by phone or letter to make an appointment to do it. After the survey, we will let you know if they have found asbestos in your home and, if they have, what you need to do to make sure it is not disturbed or damaged. We will also tell you whether or not the asbestos needs to be removed or just made safe. If it needs to be removed, we will explain to you how it will be done.

Where could asbestos be in my home?

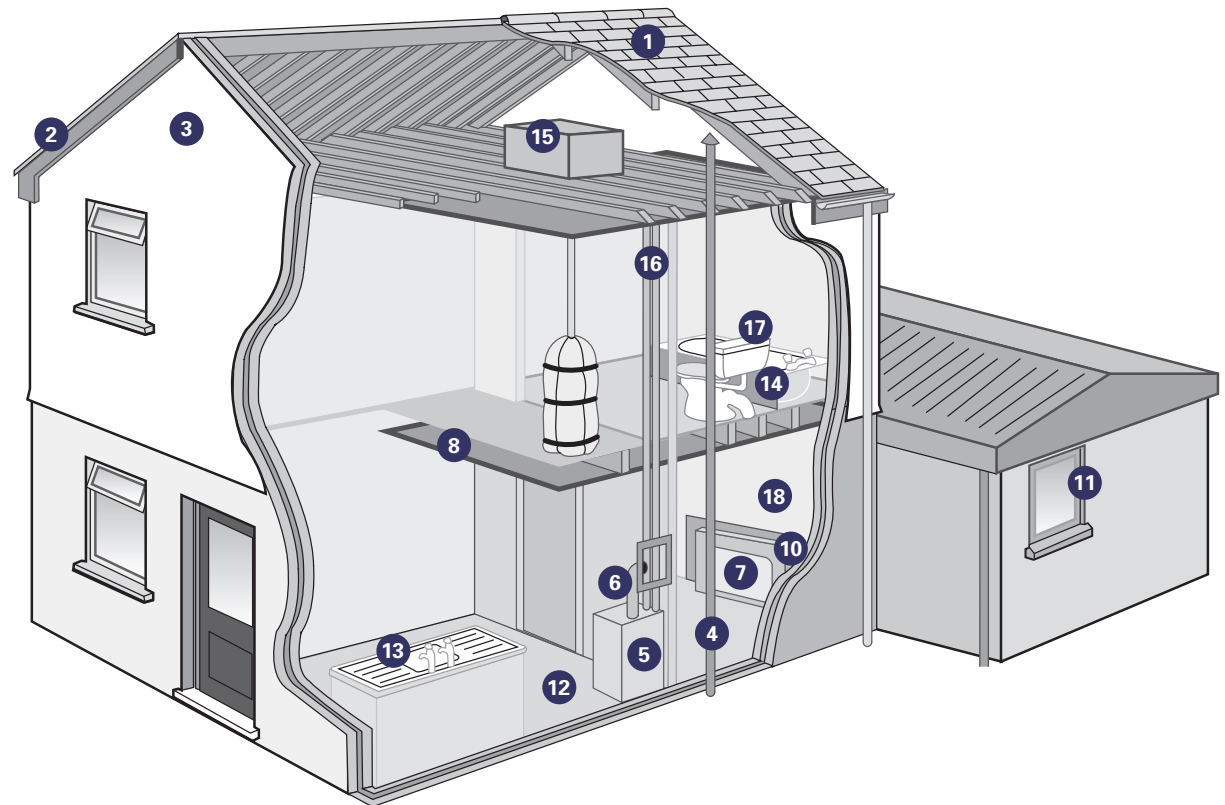
This diagram shows some, although not all, possible uses and locations of asbestos materials.

Exterior of building

- 1 Roof of sheets and tiles
- 2 Fascia boards
- 3 Exterior cladding
- 4 Guttering and drain pipes

Boilers

- 5 Some interior parts of boilers
- 6 Boiler Flue pipes
- 7 Storage radiators



Interior surfaces

- 8 Textured ceiling coatings and ceiling panels
- 9 Duct panels (access to pipework)
- 10 Panels behind radiators/heaters
- 11 Infill panels (above, below or next to doorways/windows)
- 12 Floor tiles

Other places

- 13 Panels to underside of sink
- 14 Bath panels
- 15 Water tank
- 16 Pipe lagging
- 17 Toilet cistern
- 18 Fireplace panels