

অনুরোধসাপেক্ষে অনুবাদের ব্যবস্থা করা যাবে – অনুগ্রহ করে আমাদের জিজ্ঞাসা করুন

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अनुवाद किए जाने पर अनुवाद उपलब्ध है - कृपया हमसे पूछें।

Tłumaczenie dostępne na życzenie — prosimy o zgłoszenie nam takiej potrzeby.

ਬੇਨਤੀ ਕਰਨ ਤੇ ਅਨੁਵਾਦ ਮਿਲ ਸਕਦੇ ਹਨ - ਕਿਰਪਾ ਕਰਕੇ ਸਾਨੂੰ ਦੱਸੋ।

Ang mga pagsasalin ay makukuha kapag hiniling - mangyaring hingin ito sa amin.

درخواست کرنے پر ترجمے دستیاب ہیں - براہ کرم ہم سے طلب کریں

If you would like a copy of this document in larger print, another language or on audio tape, please contact us.

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INVESTOR IN PEOPLE



Asbestos in your home?

What happens next



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Introduction

This leaflet sets out what happens when asbestos is found in your property.

Survey work carried out by Helena Homes often uncovers asbestos containing products in our properties – and there is usually no need to worry.

This leaflet will tell you what we do having found asbestos in your home. It explains how we decide whether to leave, remove, or enclose the product and how you will be affected.

By now we should have written to you explaining what type of asbestos we have found and where it is in your home. Read on to find out what happens next.

This information is available in other formats such as large print or audio tape, as well as other languages. For information please call: **01744 63 73 83**.

What is asbestos?

Asbestos is a very strong naturally occurring fibre found in rocks. Its use became popular in buildings in the 1960s and 1970s where it was used as insulation material or for fire protection. The asbestos fibres are hidden behind protective materials and so cannot be breathed in. It is only if these materials become damaged or worn that there is a chance of this happening. These fibres are harmful if breathed in – and it was this which led the government to ban the material in 1999. However, if the asbestos is contained in products which prevent the release of fibres it is safe and legal to leave it in place.

How does Helena decide what to do when it finds asbestos?

First of all we undertake a full risk assessment of the asbestos in your property. The results of this will decide what action we take.

If we decide the asbestos presents a high risk we will remove it **IMMEDIATELY**.

If we decide the asbestos presents a medium risk we will remove it as part of our planned maintenance programmes, or alternatively seal or cover in order to remove any risk. Where this is appropriate we will take this course of action.

Some materials containing asbestos may be in a good condition and therefore present no risk to you. Where this is the case we will leave the material in place and keep an eye on it.

What if I want to make some improvements to my home?

To carry out any home improvement or maintenance work yourself you must first get permission from Helena. It's important not to tamper with any products or materials in your home which may contain asbestos. If in doubt – leave it alone and call us for advice.

How will you remove or cover the asbestos?

If we decide to remove the asbestos we will instruct our specialist removal consultants to carry out the work. They will explain to you exactly what they plan to do and how you will be affected. Please help us by allowing contractors access to your property.

Remember – if we decide to leave the asbestos in place we need to revisit your home to check on it.

They will do their best to carry out work with the minimum disruption and will endeavour not to damage any of your décor or fixtures and fittings. Should this happen though, we will give you a decorating payment or voucher to pay towards the cost.

What is Helena's Asbestos Register?

Helena's Asbestos Register records all the asbestos which has been found in our properties and what action we have taken. It is regularly updated and is shared with our contractors, staff and customers.

What happens if I have bought my house under 'right to buy'?

As the homeowner you are responsible for any asbestos containing materials in your home – and you must therefore make your own arrangements for its management or removal. In this instance it is still advisable to take note of the advice and guidance in this leaflet.

Asbestos dos and don'ts

- DO** keep away from any damaged products which may contain asbestos
- DO** inform us straight away if you have concerns about any products in your home

- DON'T** carry out DIY works including drilling, sanding or stripping of any products known to contain asbestos
- DON'T** dust, sweep or vacuum debris that may contain asbestos

- DON'T** take risks

