

Your guide to asbestos

What is asbestos?

Asbestos is a material that was commonly used in homes and buildings up until the 1980s. It was often used because it was strong, durable and fire resistant.

Most asbestos is safe if it is in good condition and left undisturbed. It only becomes a potential health risk if it is damaged and fibres are released into the air.

How does ccha manage asbestos?

We have a programme of asbestos surveys and inspections across our homes and communal areas and treat it in line with our Asbestos Policy.

If asbestos-containing materials are in good condition and are not disturbed, they do not usually present a risk.

For this reason, asbestos is often monitored and managed rather than removed immediately. In some cases, leaving asbestos in place is the safest option.

To manage asbestos, we will:

- Survey communal areas for asbestos
- Carry out surveys before maintenance or improvement works where required
- Maintain records of known or suspected asbestos-containing materials
- Monitor the condition of asbestos materials
- Repair, encapsulate or remove materials where necessary
- Provide asbestos information to contractors and others carrying out work in our properties.

Where might asbestos be found?

Asbestos may be present in some older homes and communal areas. Common locations include:

- Pipe and boiler insulation
- Ceiling or floor tiles
- Textured wall or ceiling coatings
- Insulation boards
- Garage or shed roofs
- Gutters and rainwater pipes

Not all properties contain asbestos, and where it is known to be present, we manage it in line with health and safety regulations and our policy.

Can I decorate or carry out DIY to my home?

If we've informed you that you have asbestos in your home, please contact us before carrying out any work that could disturb walls, ceilings, floors or other building materials in your home.

Do not:

- Drill into walls or ceilings where asbestos may be present
- Sand, scrape or rub down surfaces that may contain asbestos
- Remove building materials that could contain asbestos
- Break up garage roofs, panels or insulation materials.

Some improvements may require our written permission and specialist contractors.

What should I do if I damage something that may contain asbestos?

- Stop work immediately.
- Do not touch, sweep, vacuum or attempt to clean up the material.

If possible:

- Leave the area undisturbed
- Keep other people away
- Close the door if safe to do so
- Contact us as soon as possible.

We will arrange for the material to be assessed and advise what action is needed.

Reporting concerns

Please contact us if:

- You think asbestos-containing material has been damaged
- You are planning DIY or home improvements and are unsure whether asbestos may be present
- You have concerns about a material in your home or communal area.

Do not attempt to remove suspected asbestos yourself.

Telephone: 020 8680 7532

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Website: www.ccha.biz