

Asbestos Safety Information for Hilldale Tenants

Your safety is important to us. We carefully manage asbestos within our properties to ensure that any asbestos-containing materials are monitored and do not pose a risk to our tenants.

Asbestos Surveys and Management

We carry out asbestos surveys and re-inspections at appropriate intervals to monitor the condition of any asbestos-containing materials (ACMs) within our buildings. The frequency of inspections may vary depending on the condition and risk level of the material.

Where asbestos is identified, it is recorded and managed in line with current safety regulations and best practice guidance.

In most cases, asbestos does not present a risk if it is in good condition and remains undisturbed.





What is Asbestos?

Asbestos is a material that was widely used in building products before its use was banned in the UK. It may be found in a variety of materials, including:

- Ceiling tiles and panels.
- Textured wall and ceiling coatings.
- Floor tiles and floor coverings.
- Certain types of pipe boxing and building boards.
- Insulation materials.

The presence of asbestos does not automatically mean there is a danger. The risk arises when asbestos-containing materials are damaged or disturbed.

Your Responsibilities

As a Hilldale tenant, you can help us keep everyone safe by:

- Not drilling, cutting, sanding or disturbing materials that may contain asbestos.
- Seeking permission before carrying out any DIY work, alterations or improvements to your home.
- Reporting any damage to walls, ceilings, fixtures or fittings that may contain asbestos.
- Allowing access for surveys, inspections and any necessary maintenance works.



**If you have any questions or concerns,
please contact us; we're here to help.**

When Can Asbestos Be Dangerous?

Asbestos can become hazardous if it is damaged or disturbed, as tiny fibres may be released into the air and inhaled.

Please contact us immediately if you notice:

- ✓ Damaged, cracked or crumbling materials.
- ✓ Dust or debris from suspected building materials.
- ✓ Areas that have been disturbed during DIY work or maintenance activities.
- ✓ Any accidental damage to walls, ceilings or fixtures that may contain asbestos.



Reporting concerns



If you have any concerns about asbestos in your home, please contact us on 01257 367374. Do not attempt to investigate, disturb, remove, repair, or dispose of any materials you suspect may contain asbestos, as this could release harmful fibres into the air. We will arrange for the appropriate assessment and advice to ensure the matter is dealt with safely and in accordance with relevant regulations.