Asbestos Policy - Quick Guide (V1.4).

What this policy is about

This guide explains how Portsmouth Homes manages asbestos safely, how we reduce the risk of asbestos being disturbed, and what you should do if you have concerns.

Who it applies to

This policy applies to homes and buildings managed by Portsmouth Homes where we are responsible for asbestos management, including communal areas, garages and housing-related buildings.
Leaseholders and shared owners may be responsible for asbestos inside their home, depending on their lease.

What is asbestos and why it matters? *(See policy: Management of asbestos p.4)*

Asbestos may be present in some older homes, particularly those built before 2000. It can be found in materials such as textured coatings, floor tiles, panels, pipe boxing and some garage or shed roofs.
Asbestos is only harmful if fibres are released when it is damaged or disturbed. **If it is in good condition and left undisturbed, it does not pose a risk.**

How asbestos is managed *(See policy: Management of asbestos p.4-5)*

We assess the condition of asbestos and how likely it is to be disturbed. Depending on the risk, we may:

- leave and monitor it
- seal or repair it
- arrange for it to be safely removed.

Known asbestos in communal areas is inspected at least annually. We also check asbestos information before repairs or planned work.

Repairs and planned work *(See policy: Repairs service p.6 & Planned Projects p.7)*

Before work starts, we check available asbestos information and arrange a survey if needed. If asbestos may be disturbed, work will stop until the area has been assessed and made safe.

If asbestos may be damaged or disturbed *(See policy: Emergency Situations p.8-9)*

If you think asbestos has been damaged or disturbed:

- stop using the area
- do not touch, clean or repair it
- keep other people away
- call the Customer Repairs Team immediately on **023 9284 1311**.

We will assess the situation and arrange any specialist work needed.

The asbestos register *(See policy: Asbestos Register p.9-10)*

We keep an up-to-date asbestos register showing where known asbestos is located, its condition and how it is being managed.

DIY and alterations *(See policy: Your responsibilities p.11)*

Contact us before carrying out DIY, alterations or home improvements and obtain any permission required.
Do not drill, cut, sand or scrape materials that may contain asbestos. Portsmouth Homes tenants can request an **Asbestos in Your Home report**.
Leaseholders and shared owners may need to arrange their own survey.

Your Responsibilities *(See policy: Your responsibilities p.11)*

You must:

- follow the asbestos advice provided
- avoid disturbing known or suspected asbestos
- tell contractors about any known or suspected asbestos
- stop work and contact us if asbestos is uncovered or damaged.

Further information

This is a summary only. For full details, please read the Asbestos Policy or contact Portsmouth Homes.

Information is available in alternative formats on request.

Link: Asbestos policy