

How do I get repairs or any decorating done?

Please call Customer Services on 0121 271 0789 and they will arrange for a contractor to complete any repairs or decorating. Please do not undertake any repairs or decorating yourself.

Don'ts

- Don't drill, saw, sand or disturb any material which may contain asbestos
- Don't try to remove textured wall or ceiling coatings
- Don't try to remove old floor tiles. Leave them in place, put new coverings over the top and secure them with double sided tape
- Don't vacuum or sweep any pieces of material you think may contain asbestos. If you find any broken pieces of material, keep the area wet by covering it with a damp cloth. You should phone Customer Services on 0121 271 0789 and they will arrange collection and disposal of the material.

What are the risks from material in my home containing asbestos?

In most cases, if asbestos is found in your home it will put you at a very low risk. As long as the material which contains the asbestos is in good condition, not split, cracked or flaking, it is best to leave it alone.

If you see that a material which contains asbestos, or you suspect a material to be asbestos that is damaged, please call Customer Services on 0121 271 0789.

Adullam Homes will check the asbestos register and can arrange a visit to test the material to see if it contains asbestos. If we find asbestos we will tell you what action we need to take.

What is Asbestos?



What is asbestos?

Asbestos is a fibrous mineral that was commonly used in building materials between the 1930s and 1980s. It was used to insulate buildings.

Asbestos has been banned from use in the construction of new buildings since 1999.

What does asbestos look like?

It is impossible to tell which products contain asbestos without examining them in a specialist laboratory. Materials that contain asbestos look exactly the same as materials that do not contain asbestos.

Why was asbestos banned?

When materials that contain asbestos become damaged or deteriorate, the fibres are released into the air.

Fibres can also escape into the air when you are carrying out DIY or maintenance work such as drilling, cutting or sanding material that contains asbestos. The fibres can be breathed in and can lead to an asbestos-related lung disease. It can take 15 to 60 years between breathing in asbestos and having any problems.

You will not be at risk if there is asbestos in your home, provided you do not damage or disturb it.

Where might there be material that contains asbestos?

You would usually find asbestos in areas outside of buildings such as roofing sheets and felt, cladding panels and guttering from the 1960s and 1970s.

Inside of buildings it may be in items including Artex or similar finishes from the 1960s and 1970s, duct panels, infill panels and underneath staircases.

Other areas or items where it might be found are bath panels, storage radiators and under-sink pads from the 1960s and 1970s

If you have household equipment such as ironing board stands and cooker door seals from the 1960s and 1970s, we suggest that you replace them.



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What is Adullam doing to manage asbestos?

As a landlord Adullam is legally responsible for managing asbestos in its properties.

We have an asbestos register which tells us where we have identified asbestos in our properties and where we think asbestos may be.

We employ a specialist surveyor to regularly undertake surveys and take samples of suspect materials as part of an ongoing inspection programme. From time to time we may write to you to ask for access to your home to carry out an asbestos survey.

The information gathered during these surveys allows us to keep our register up to date and helps us support you in managing any asbestos within your home.

