

As a responsible landlord we need to ensure that our properties are maintained in a good condition. In some older properties, asbestos may have been used, particularly in ceilings and floor tiles. It is important that we are aware of any asbestos in our homes. Therefore, we may carry out surveys across our homes at any point and if asbestos is identified we will re-inspect at regular intervals. If your property is chosen to be inspected we can assure you that this is routine and there is nothing to be concerned about; just because your home has been selected it does not mean it contains asbestos.

What is asbestos?

Asbestos, in its various forms, is a building product that was used extensively in the 1960s and 70s and in some cases up until 1999. It was used for products such as floor tiles, panels, pipe lagging and textured paint (Artex).

Should I worry about asbestos?

When asbestos is in good condition, it generally poses no significant health risks. The danger only arises if asbestos is damaged or disturbed. Individuals working in the building and maintenance trades (e.g. builders, plumbers, electricians, cable installers) are at greatest risk from asbestos and so we have a responsibility to our contractors too to make them aware of any possible asbestos.

Is there any danger or risk to my family?

Asbestos is not always an immediate hazard. In fact, if asbestos can be maintained in good condition, it is recommended that it be left alone and surveys carried out to monitor its condition and so we simply record where it is and monitor its condition. It is only when asbestos is disturbed or the materials containing it become damaged that it becomes a hazard and so we would ask you to refrain from cutting or drilling any area identified as containing asbestos.

What happens if a survey is required at my home?

Our appointed surveyors may contact you to arrange a survey. The survey will not usually take longer than 1 hour to complete and this should cause very little disruption. Depending on the results we may contact you to make arrangements for any further work to be carried out. However in most cases, further works are unlikely to be necessary.

For further advice or information, contact us on 020 8659 3055 or email repairs@pcha.co.uk.