

# Trusted Asbestos Management for Social Housing: B3 Living Partnership

Since 2016, Our specialist asbestos services company, [Lucion Services](#), has been providing comprehensive asbestos management services to B3 Living, supporting their portfolio of 4,500 homes across Hertfordshire and Essex.

This long-standing partnership, demonstrates our expertise in managing [asbestos risks](#) within social housing environments while prioritising resident safety and comfort.



**4500**

Homes Surveyed

**7+**

Years of Continuous  
Partnership (since 2016)

**8k+**

Samples Analysed  
(as of August 2025)

# Protecting People and Planet.

Established in 2002 and part of the wider Lucion Group of companies, Lucion Services Ltd is a UK leading provider of hazardous materials testing, inspection and consultancy services, designed to 'Protect People and Planet' through effective risk management.



## Contract Challenges

Managing asbestos in occupied residential properties presents unique challenges, particularly around resident access and communication.

Our client B3 Living needed a partner who could deliver thorough [asbestos management services](#) while maintaining resident confidence and ensuring minimal disruption to their daily lives. The diverse portfolio, including both tenanted properties and communal areas, required a systematic yet flexible approach to asbestos management.

## Our Solution

We developed a comprehensive service delivery model that prioritises both safety and resident comfort. Our South East and London regional team, working alongside our centralised housing team, manages all aspects of the programme, from initial resident communication to final reporting.

We conduct detailed asbestos surveys across B3 Living's portfolio through our integrated service approach, which includes:

- [Asbestos Management Surveys](#) and annual re-inspections of tenanted and void properties
- [Asbestos Refurbishment](#) and [Demolition Surveys](#) supporting property improvement programmes
- [Air Quality Monitoring](#) including background, personal, and reassurance testing
- [Asbestos Removal Project Management](#) with full four-stage clearance procedures

Our project management expertise ensures smooth delivery of these services, from writing detailed specifications through to contractor vetting and on-site management. As B3 Living's preferred supplier, we carefully programme work schedules to meet specific project requirements and reporting deadlines, maintaining consistent quality across all services.

## Resident Focused Approach

Understanding the importance of resident trust, we've implemented specific measures to enhance accessibility and comfort. All surveyors and analysts undergo regular DBS checks every 24 months, wear smart uniforms and photo ID cards, and use branded company vehicles. This professional approach, combined with clear communication protocols, helps build resident confidence and ensures high levels of access.

## Compliance Support

Our experience with B3 Living demonstrates our ability to deliver comprehensive asbestos management services in residential settings. We understand the unique challenges of working in occupied properties and have developed effective solutions that prioritise both safety and resident comfort. This resident-centric approach, combined with technical excellence and robust project management, has established us as a trusted partner in social housing asbestos management.

Our commitment to excellence is underpinned by our professional accreditations, including BOHS P402 qualified surveyors, UKAS accredited testing procedures, and [ISO 17025 accredited laboratory services](#).

## Trusted Partnership

*"Lucion has proven to be an invaluable partner in managing our asbestos compliance requirements since 2016. Their resident-focused approach, combined with technical expertise, has made them a trusted presence across our housing portfolio."*

*Their surveyors' professional appearance and conduct have helped build resident confidence, while their thorough reporting and project management ensure we maintain the highest standards of safety."*

*The renewal of our contract to 2029 reflects our confidence in their continued excellence."*

- Lisa Boulton  
- Health & Safety Compliance Manager

