



**Black Country
Housing Group**

Tenants' guide to asbestos

Worried about asbestos?
Call us on **0121 561 1969**

Our commitments

At Black Country Housing Group (BCHG), we give top priority to the health and safety of our customers and staff. We want you to work and live in homes that are well maintained, creating safe places where any potential risks are managed.

We appreciate that customers who think they have asbestos in their property may be worried about the possible dangers.

The information in this leaflet will let you know how we are dealing with any potential risks.

BCHG has a procedure in place for managing asbestos containing materials (ACMs), this includes:

- Checking your property against our database of ACMs
- Arranging a site visit by our own Asbestos Surveyor to check its condition
- Arranging for the repair or removal of ACMs as necessary by an appointed licensed contractor

In addition to this we also:

- Survey selected void properties to establish any ACMs in the main structure of the building
- Survey all properties not previously surveyed for ACMs
- Survey all the communal parts of our buildings on an annual basis as part of our commitment to the health and safety of our customers, workforce and contractors





Q. What is asbestos?

A. Asbestos is the name given to a group of fibrous materials found naturally in many parts of the world. In the past, asbestos was added to various products to strengthen them and to provide fireproofing and noise reduction.

Q. What are the possible health risks?

A. When asbestos materials age or become damaged they can release fibres into the air. These can be inhaled into the lungs causing possible damage. When very high levels of these fibres are inhaled, there is a risk of lung disease, including cancer.

Historically in the UK, people who have worked extensively with asbestos products, their families or those who lived near factories that produced such products have a significant risk of developing health problems.

Q. Could my home contain asbestos?

A. Asbestos was used extensively in the building industry until the mid-1980s usually for fireproofing or heat and moisture resistance.

Properties built since the mid-1980s are very unlikely to contain asbestos in the fabric of the building, and those built after 1990 are extremely unlikely to contain asbestos as the material was completely banned from 1999.

Asbestos cement is the most widely used asbestos containing material and is still found in many building locations. Typically, the most common location for this product in BCHG properties is:

- Garage or shed roofs and walls
- Gutters and down pipes
- Soffit boards to roofs
- Pipe casings
- Cylinder cupboard panels
- Some stair bulkhead panels
- Thermoplastic floor tiles
- Mounting boards for electrical mains units
- Artex pre 1980s



Asbestos cement products are unlikely to release high levels of fibres because of the way they are made, unless they are subject to extreme abrasion.

Q. What do I do if I find asbestos?

A. Do not panic – you should not be alarmed that some properties contain asbestos, as these materials pose no risk to health if they are in good condition and are left undisturbed.

If you think you may have asbestos in your home and are concerned about its condition, then contact BCHG on **0121 561 1969** immediately and we will do all we can to reassure you.

Q. Could DIY or decorating disturb asbestos?

A. If asbestos containing materials become damaged, there is potential for asbestos fibres to be released.

You are advised not to undertake any work on material that you suspect may contain asbestos or attempt to remove asbestos materials yourself.

We want to remind our customers that as part of your tenancy agreement you must obtain permission from us before carrying out any building work such as modernisation or DIY, other than redecoration, is completed.

If your home was constructed using traditional methods, i.e. brick or plaster, the risk of exposure while decorating will be negligible.

In some properties, materials containing asbestos may have been used as wall panels and wallpapered over.

Therefore, care should be taken to ensure that asbestos is not present when stripping walls from any non-plaster surfaces. If in doubt, stop work and contact us on 0121 561 1969.

If you discover a previously painted surface which is not wood, plaster, metal or brick it should NOT be sanded down. Wet and clean it, prior to painting.

Asbestos products that have been sealed with paint, covered with other materials or enclosed behind panels, pose no risk if left undisturbed.



Remember...

Asbestos does not pose a risk to health where it is in good condition, undamaged and is managed properly.

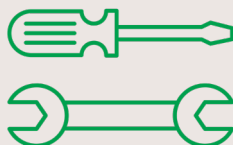
If you have any questions or concerns about asbestos in your home which is not dealt within the leaflet, call us on 0121 561 1969, we are here to help.

Do not saw, drill, break, scrape, brush or screw any asbestos materials. If in doubt, call 0121 561 1969 immediately.

Useful contacts and information:

Homeforce (repairs team)

- **Email:** homeforcejobs@bchg.co.uk
- **Phone:** 0300 555 0302
- **Webpage:** <https://www.bchg.co.uk/report-a-repair/>







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www.bchg.co.uk

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