

Asbestos Information for Residents



Your safety is important to us. We have prepared some information about asbestos which may be in your home, why it is dangerous, and what we are doing to reduce any risks to you.

WHAT IS ASBESTOS AND WHAT IS THE POTENTIAL DANGER?

Asbestos is a naturally occurring fibrous material which was regularly used in buildings until the late 1990s. It is still found today in many buildings, including homes, schools, offices and hospitals. If disturbed, it can be hazardous. There are 3 main types:

- **Chrysotile** – Known as white asbestos. Chrysotile was banned in the UK in 1999.
- **Amosite** – Known as brown asbestos. It was used mainly between the 1920s and the late 60s. Amosite was banned in the UK in 1986.
- **Crocidolite** – Known as blue asbestos. Crocidolite has been used since the 1880s and was finally banned by the Asbestos (Prohibitions) Regulations in 1985.

Asbestos was widely used as an insulation and fire proofing solution. In particular, it found its way into many products including ceiling tiles, pipe insulation, boilers, sprayed coatings and garage roof tiles.

When materials that contain asbestos are disturbed or damaged, fibres are released into the air. When these fibres are inhaled they can penetrate deep into the lungs. They can stay there a long time and can't be coughed out. This may overtime cause serious diseases. These diseases will not affect you immediately; they often take a long time to develop, but once diagnosed, it is often too late to do anything. These diseases include, Mesothelioma, Asbestosis, asbestos related lung cancer and Pleural thickening.

WHERE MAY ASBESTOS CONTAINING MATERIALS BE IF IT IS IN MY PROPERTY?

Building materials known to contain asbestos containing materials (ACMs) include (but are not limited to):

- Floor materials – vinyl sheet flooring and floor tiles
- Ceiling tiles
- Boiler system insulation – piping and fittings such as valves, elbows, tees, hangers and gaskets
- HVAC system insulation – on chillers, duct work, gaskets
- Drywall joint compound (drywall mud)
- Texture coatings – artex, layers of plaster
- Asbestos-containing vermiculite (granular-type insulation found in attics and wall cavities)
- Cement (Transite) materials – siding, roof sheets, underground sewage piping, and tiles
- Fire-stop and fire-shield materials.

HOW WILL THCH DEAL WITH THE ASBESTOS CONTAINING MATERIALS?

THCH has hired an experience and competent contractor to conduct inspections - Airborne Environmental Consultants (AEC). This will result in an up to date asbestos register across all of our housing stock covering our communal areas and relevant residential properties.

In addition THCH has a certified asbestos removal contractor in place to handle any subsequent removal or encapsulation works.

WILL I HAVE TO MOVE?

No, it is THCH's intention to manage ACMs in accordance with legislation. If ACMs are present (and in poor condition) in a THCH property, they will be repaired or removed, as may be required.

If ACMs are present in mass quantities and found to be in poor condition, such that repair or removal of ACMs means temporarily displacing someone from their residence, appropriate accommodation will be made available. Note: displacement would only occur when high hazards or high risk situations exist, and these are rare occurrences.

WHAT SHOULD I DO IF I WANT TO WORK ON THE BUILDING FABRIC OF MY PROPERTY OR IF I THINK I MAY HAVE SOME IN MY HOME?

If you are considering carrying out work in your property, which may disturb the fabric of the building, you must contact THCH for advice. Do not disturb any part of your property's building fabric. For repairs or regular maintenance, please phone our contact centre on 020 7780 3070 (Mon – Fri 8am – 6pm) and THCH will arrange for the necessary work to be completed.

In the event that building materials are disturbed, please do not clean up any debris or disturb further. THCH has competent contractors in place who will be able to offer advice and if necessary conduct any removal of suspected asbestos debris.

WHEN WILL SOMEONE TAKE THE ASBESTOS CONTAINING MATERIALS OUT IF ANY ARE FOUND?

Legislation does not require that all ACMs have to be removed. Based on the condition of the material and its potential for disturbance, repair or removal of the ACMs may be required. If the material is in good condition, in most cases it will be left in position as it poses no hazard. This will be handled on a case-by-case basis.

WHERE I CAN GET MORE INFORMATION?

If you have any questions you contact us via:

Email: customerservices@thch.org.uk

Or

Call our customer services team: 020 7780 3070 (Mon – Fri 8am – 6pm), state you have questions about asbestos and ask to speak with a Technical Officer.