

Brentford Dock Limited – In-property Asbestos Guidelines

Introduction

This guide has been produced to address concerns or questions about asbestos which may be in your property.

All residents should be aware that due to the age and construction of the buildings, most properties have asbestos containing materials (ACMs) within them. Provided these are undisturbed and in good condition they do not present a hazard.

Brentford Dock Limited (BDL) is responsible for effecting an asbestos management plan for all ACMs in communal areas (eg. walkways, parking areas). It also has a duty of care to inform contractors, flat owners, residents, visitors and staff that ACMs may be present within dwellings.

What is asbestos and why was it used?

Asbestos is a naturally occurring mineral. It is mined from rock and milled into fibres from which a wide range of materials were produced. As it is strong and resistant to heat and chemicals, asbestos was once used extensively in building products.

During the 1960s and 1970s, ACMs were widely used in commercial and residential buildings; wherever a material was required to be fire resistant and hard wearing asbestos based products were often the preferred option.

What is the risk from asbestos?

There is no risk from ACMs provided they are undamaged and undisturbed. ACMs are a potential hazard if disturbed or damaged and the fibres released. Some fibres, because of their size and shape can get lodged in the lungs when breathed in. These can cause lung disease and cancer.

Where am I likely to find asbestos within my home?

BDL is not responsible for the ACMs within your dwelling. However, indicative surveys have identified the following areas / items as being likely to have contained ACMs when originally constructed. Please note that in some cases it is possible that original features (such as wall panels) have been covered with other materials (eg tiles) leaving the original ACMs in-situ and undisturbed.

You should not carry out works unless you are sure that ACMs have been removed or are not present, in particular you should not:

- Attempt to remove it yourself
- Disturb by banging nails into it
- Drill, saw or sand it using either hand or power tools
- Strip it by scraping or using a steam stripper

Room	Item
Toilet	High level cisterns – ‘Shires Lynx’
Toilet	Ceiling panel
Toilet	Rear wall panel / riser panel
Bathroom	Low level panel adjacent to riser
NB – In many cases the toilet and bathroom have been combined into a single room by removing the partition wall. It should not be assumed that ACMs were removed at the same time.	
Kitchen	Original sinks – black bitumen ‘rumble pad’ on underside of sink
Floor	Original floor tiles
Balcony	Side panel (within timber frame)*
Balcony	Panels between windows*
Balcony	Ceilings*
Balcony (top floor)	Fascia panels above balcony*
Items marked * are painted by BDL during cyclical redecorations	

What safety precautions should I take?

As there is a strong possibility that there is asbestos within your dwelling, you should consider obtaining an asbestos survey before embarking on any invasive works within your flat. Invasive work may include, but is not limited to, bathroom refurbishments, window replacement and installation of sun awnings.

You should also notify any contractor working within your property that there may be asbestos present.

Further Information

The Health and Safety Executive (HSE) is the public body responsible for the regulation and enforcement of asbestos works. For further information please contact www.hse.gov.uk/asbestos