



Asbestos safety

Advice for residents



What is asbestos?

Asbestos is a naturally occurring fibrous material that's been a popular building material since the 1950s. Properties built in the 1950s and 1980s are most likely to contain asbestos or another material mixed with it, but it could be present in older or newer buildings. Any flats or houses refurbished during this time may contain asbestos material. If your property is less than 15 years old, it's unlikely because its use was banned in the UK from 1999. Because asbestos was often mixed with another material, it's hard to tell if it is present in building materials.

Should I worry if asbestos is in my home?

Typically, asbestos diseases arise when people are exposed to it over a long period of time, usually when they were at work. There is only a potential health risk if you disturb it.

The do's and don'ts below give you further advice if you have any concerns about asbestos.

Our approach to asbestos

BCOP is committed to making sure that all materials containing asbestos in our properties are safe. We undertake asbestos management surveys to all our communal areas in accordance with The Control of Asbestos Regulations 2012. This requires us to record, monitor and manage the risk from asbestos. We may also include a small percentage of properties in this survey to provide us with an indicative understanding if its present in our properties.



Asbestos surveys

We may carry out a survey where some form of refurbishment work is due to be carried out in your property. We may also undertake a survey if we are carrying out a repair which may involve disturbing some asbestos based material.

Any material containing asbestos we find that's in a poor condition will be removed.

Where is asbestos found?

Some common locations are

- Asbestos cement on garage or shed roofs
- Rainwater pipes and gutters
- Eaves and soffit boards
- Textured coating such as artex ceilings
- Floor tiles and its adhesive
- Insulating panels, boards or boxing in.
- Lagging on pipework

There may be others in your home – if you are in any doubt please don't touch anything and seek advice from BCOP.



Actions we take on locating asbestos

The options available to us on locating asbestos are:

- Leave it alone (where the asbestos material is in good condition and not disturbed)
- Safely remove it
- Encapsulate it (this means we enclose the asbestos to make it safe)

We will advise contractors of the possible locations of asbestos (where known) before starting any work in your home.



What precautions do I take?

Do

- contact us if you think you could have a problem with asbestos in your home

Don't

- panic if you think you have asbestos in your home – it is usually only a problem if it is disturbed
- disturb materials that you think may contain asbestos. This includes drilling or sanding
- carry out any DIY work or alterations on any part of your home which you think may contain asbestos. Seek advice from us first

