

Asbestos Report 2017

Dear owner

At the request of the contractor responsible for the painting work carried out last year an asbestos survey was carried out. This letter provides a summary based on that report. It is for information only and not a request for action.

The survey was commissioned to identify as far as reasonably practical the presence and extent of asbestos containing materials and their condition. It noted that the cement tiles on the Phase1 balconies do contain a small amount of asbestos. The recommendation is to exercise caution.

So what does this mean?

The tiles: They are made from cement and some asbestos is used to reinforce the construction. The fibre helps hold the tile together rather like steel is used to reinforce concrete. The amount of asbestos used is small, less than 5%. As a rule the more asbestos found the higher the risk of fibre release when disturbed. So in this instance the risk is small, hence the recommendation to exercise caution.

Release of asbestos fibre: As long as the tile is intact all is well. Without serious damage being caused to the tile or acted upon such as drilling or sawing the fibre is not released. Removing the tiles can cause serious damage, so this is not recommended.

Exercise caution: This is the minimum recommended course of action. There is no requirement to have the tiles removed. Be aware that no serious damage should take place including drilling and sawing. If some of your tiles are damaged and you wish to replace them we have some spares in the gate house. Your old tiles should be disposed of by following local refuse disposal advice. Currently the material should be double bagged and placed in the asbestos skip at the refuse centre. There is a small charge.

Refurbishment: If you are considering removal of these tiles before refurbishment please advise your contractor that they contain asbestos. You may use this letter and the report. Some owners rather than remove the tiles have covered them with another surface and this is acceptable e.g. decking or AstroTurf.

If you wish to read the full report it is available on the CARA website.

This letter has been developed by CARA Council under the guidance of Breeze Environmental Consultants who carried out the survey.

With Kind Regards, CARA Council.