

## What about leaseholders?

Under the terms of your lease you are responsible for the fixtures and fittings in your property. BGRMO recognises that any removal of such a hazard is a specialist occupation and has a list of recommended asbestos removal contractors. Please contact the estate office for further details. For more information on asbestos, visit [www.hse.org.uk](http://www.hse.org.uk)

### Ways to contact us:

Blenheim Gardens RMO  
24 Prague Place  
London SW2 5ED

Phone: 020 7926 0158  
Website: [www.bgrmo.org.uk](http://www.bgrmo.org.uk)  
Email: [blenheimgardens@lambeth.gov.uk](mailto:blenheimgardens@lambeth.gov.uk)

*If you would like this information in large print, Braille, or in another format or language, please contact us on 020 7926 0158.*

**Español:** *Si desea esta información en otro idioma, rogamos nos llame al 020 7926 0158.*

**Français:** *Si vous souhaitez ces informations dans une autre langue veuillez nous contacter au 020 7926 0158.*

**Português:** *Se desejar esta informação noutra idioma é favor telefonar para 020 7926 0158.*

**Twi:** *Se wope saa nkaeboy yi wo kasa foforo mu a fre 020 7926 0158.*

**Yoruba:** *Tí ẹ ba fẹ imoràn yíí, ní èdè Òmíràn, ẹjọ, ẹ kàn wà l'ágogo 020 7926 0158.*



## Blenheim Gardens RMO Guidance Leaflet

# Asbestos: Information you should know

In partnership with



We receive a number of enquires each month regarding asbestos in properties. Here is a general overview of what asbestos is and what we are doing about it.

## What is Asbestos?

Asbestos is strong fibrous rock, which can resist heat and chemicals. It was commonly used in buildings between the 1950s and 1980s. Almost all buildings constructed and/or altered during this period are likely to have asbestos in situ. The difficulty is that products containing asbestos can look the same as those that do not, such as 'supalux'. Often the difference between the two can only be found under a microscope by a specialist laboratory.

## Am I at Risk?

The simple answer is no. You will not be at risk if products that contain asbestos are undisturbed and undamaged. If they do become damaged or deteriorate, then you and others may be at risk as asbestos fibres may be released in to the air. Current scientific advice tells us that if materials are in good condition and unlikely to be disturbed, then the risk presented is minimal.

DIY activities such as sanding or drilling may disturb and possibly damage products containing asbestos. So please do not place yourself at risk and seek advice before you carry out such work. We can arrange to have a sample taken and tested to establish if it contains asbestos. There will be charge for this service for both leaseholders and freeholders.

It should be emphasised that asbestos does not present a hazard to health providing it is in good condition. However, where this is not the case, we will deal with it in a safe and controlled manner. We would like to assure residents that BGRMO follows all the rules and regulations concerning asbestos very strictly, and that the health and safety of people is our most important consideration.

## Where can asbestos be found?

### Exterior of buildings including:

- Roof sheets and tiles
- Exterior cladding
- Guttering and drain pipes
- Fascia boards
- Boiler flue pipes
- Some interior working of boilers
- Storage radiators

### Interior surfaces:

- Textured walls and ceilings
- Duct panels
- Infill panels
- Panels behind warm air units
- Fire place panels
- Water tanks
- Garage and shed roofs
- Pipe lagging

The above is not exclusive, but all of these items potentially contain asbestos and should be treated as such unless you know otherwise.

## What is BGRMO doing about asbestos?

BGRMO is completing its own stock condition survey in order to identify the properties affected on the estate. Residents will be notified in writing where asbestos is suspected. Properties where asbestos is positively identified are placed on our asbestos register. Council residents on a central heating replacement program will have asbestos removed under this programme.