

Dealing with Asbestos in Domestic Properties. Your Questions Answered.



I have identified an asbestos containing material (ACM) in my property. What should I do?

First of all don't panic. Just because you have discovered asbestos does not mean you or your family are automatically at risk of exposure. The important thing to do is assess the material and work out what needs to be done to minimise any potential risk. If the ACM is in good condition and not disturbed it is likely to be perfectly safe. For it to pose a risk it would need to be disturbed in such a way that might give rise to airborne fibres.

If you have had a sampling or survey carried out by one of our Surveyors you will already have a 'material assessment' and recommendations. The recommendations will be based on a number of variables including the ACM type, location, condition and likelihood of exposure.

If you do not have a 'material assessment' or recommendation please phone our office as we may be able to give some basic advice over the phone or arrange for one of our Surveyors to visit your premises.

Call 01923 661144 for more details or to talk to one of our experts.

I'm having building works and the builder/architect believes I might have some asbestos. What do I do?

If your property was built before 2000 your architect/builder should have commissioned a refurbishment asbestos survey before any works started. This type of survey is designed to identify any asbestos containing material that may be disturbed during the planned works. Failure to do this can lead to an uncontrolled release of asbestos which can ultimately lead to exposure of those in the property as well as considerable expense and delays while the contamination is cleaned up by a specialist asbestos removal contractor.

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Contact us now for more guidance and information
info@vintecclabs.com
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www.vintecclabs.com



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I have been told the asbestos needs to be removed. Can Vintec do this for me?

Vintec do not carry out removal works but we do have a list of approved asbestos removal Companies who we can approach on your behalf. We can obtain competitive quotes and oversee the whole removal process to ensure that all regulations are met and that your safety is not put at risk.

It is also worth remembering that removal is not the only option. In many cases the asbestos can be managed in situ without the need for expensive and disruptive removal works.

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My builder says he can do the asbestos removal himself. Is he right?

Possibly. This would depend on the classification of removal work. If you're dealing with friable materials such as asbestos insulation board (AIB) which is often mistaken for asbestos cement by builders, lagging and spray coatings then the answer is NO. These materials must only be worked on by Licensed Asbestos Removal Contractors who have all the specialist training and equipment to ensure that the materials are removed safely.

If it is a non-friable, lower risk material (asbestos cement, bitumastic, thermoplastic or vinyl floor tiles, textured coating etc.) then it may be possible for the builder to do it himself. He will need to have appropriate training, insurance, equipment and be undergoing HSE medical surveillance. You should always check that anyone working on asbestos in your premises

is competent to do so. You can do this by asking to see insurance and training documents. If they do not specifically mention asbestos then they are not valid.

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“Our own Analysts are equipped with mobile laboratories and can undertake this testing for you.”

The asbestos has been removed. How do I know it's safe to re-enter my property?

If the work has been undertaken by a Licensed Asbestos Removal Contractor they will, depending on the material type, have arranged for an analyst to undertake a 'Four Stage Clearance' test. On satisfactory completion of the testing they will issue you with certification which will state that it is safe to reoccupy the property. Our own analysts are equipped with mobile laboratories and can undertake this testing for you.

If the work was with lower risk materials then it is unlikely that the Four Stage clearance test would be appropriate. In these cases it is permissible for the company undertaking the removal work to self-certify that the works have been completed to the appropriate standard. It is always worth considering having an air test and independent inspection carried out by an analyst to give you peace of mind that the area is safe and that all the asbestos has been successfully removed.

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