

Asbestos issues in Victorian buildings: what to spot

Overview

- Cement rainwater goods
- Reinforced black resin **cisterns**
- Cement **bath panels**
- Textured coating to ceilings and covings
- Bitumen **sink pads** fitted to stop drumming when water is run
- **Old boilers**, as these would typically have cement flues and may have rope gaskets

Why not get in touch to find out how we could help you?



From stately homes to modern commercial spaces to churches, we're fortunate to work with many different kinds of buildings. Over the years we've been asked many times whether it's possible to spot common asbestos risk spots in specific building types. In answer to this question, we've put together a brief guide to one of the most popular types of buildings, the Victorian property. It is important to note that the list below is most definitely not fully comprehensive as there could be many other possible risk areas!

Because most Victorian buildings will not have had asbestos installed when new, they should only have had materials added if alterations have been made. However, that having been said, most of the materials could have been reused. Typically, though, many Victorian properties will have been refitted as flats in the 1970s. This could mean that Asbestos Insulating Board has been used in stairwells and fire door cover panels. It could also mean that the following issues may feature, where retrofitted:

Vinyl floor tiles or bitumen to floors, particularly in ground floor rooms where concrete is the floor base. This is usually covered up with carpet, modern laminate or vinyl flooring, but can be spotted in under-stair cupboards. It's also possible to find it in the form of stair nosing and stair skirting.

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- Reinforced black resin cisterns
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Fuse boards if never replaced, they could have a variety of asbestos materials inside – flash pads, fuse carrier insulation plugs, rope seals around the box itself and the cement spark arrester panels inside the box.

Where an original heating system may have been present (notably in the basement of the larger sites), these may have **'robin hood'-type boilers** with rope gaskets. Another risk area is insulation around the boiler in a number of forms, from paper to full-on lagging, which could extend throughout the property.

On the outside of the building, look out for **cement garage roofs** and **cement rainwater goods** linking the garage and the house, plus **mastics** to windows and door frames. Sash cord type windows may also have **asbestos rope cords** which are used to balance the window frame.

This list is not exhaustive and even if a property does have one or more of these features, it does not necessarily mean that they come with a risk of asbestos! If you have any concerns at all, don't hesitate to contact us for more information.

We appreciate that dealing with asbestos is just one of many responsibilities you have. That's why we work flexibly around you and your schedule. You might be surprised to see how much easier we make asbestos management. Why not get in touch to find out more?

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