

MID TOTTENHAM AREA HOUSING OFFICE MEETING 19.3.87.

ARMADALE CLOSE, N17. FERRY LANE ESTATE.

SEALING OF ASBESTOS-CEMENT COLD WATER STORAGE TANKS

Present: S. Clarke Housing  
M. Murray "  
P. Purdie "  
C. Hawyes Public Works Service  
B. Day " " "  
M. Warr Borough Engineer & Surveyor  
S. Pritchard Environmental Health Service  
L. Reith Ferry Lane Tenants & Residents Association  
R. Searle " "  
P. Ackah " "

Distribution: Those Present plus A. Ludlow, I. Bowers Housing, Cllr. Peter Chalk.

Action

1.0 Scope of Works

1.1 SC confirmed briefly scope of works. Contract no longer includes sealing of asbestos-cement sheets to electricity intake of garages to town houses with integral garages (65-115 Yarmouth Crescent) because upon inspection they are already sealed.

CH to note

1.2 Sealing of tanks to proceed in all dwellings with the exception of

(i) Those houses, flats or maisonettes purchased freehold or leasehold, or in the process of being bought ie. 'Right to Buy' submitted.

(ii) Houses with tanks in lofts (65 - 115 odds Yarmouth Crescent),

(iii) Houses with tanks behind fixed panels to bathrooms that have been decorated (2 storey houses 1-36, 124-137 odds and evens Yarmouth Crescent).

1.3 Purpose of work is to seal the outer surfaces and inner surface of the tanks down to the water line to provide a durable coating to prevent accidental damage/abrasion to the asbestos cement tank.

1.4 Lids to all of tanks (excl. those properties in 1.2) will be replaced.

1.5 Warning labels will be stuck to those tanks treated, to the tanks not treated in the loft spaces, and made available to be stuck on those tanks in 1.2 (iii) if the panel is removed either for re-decoration or maintenance, note with the latter properties tanks are to be sealed on a one-off basis if panels are removed for re-decoration or maintenance or when the property becomes void. Labels to be stuck to those panels to the integral garages (as para 1.1).  
Samples of labels given to T & R Association representatives.

MM

2.0 Programme

2.1 CH outlined the programme of works and sequence of roads to be done.

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|--------|--|
| April  | 1-35 Armadale Close<br>116-137 Yarmouth Crescent |
| May    | 36-113 Armadale Close                            |
| June   | 1-115 Yarmouth Crescent                          |
| July   | 1-118 Kessock Close                              |
| August | Erskine Crescent, Jarrow, Queensferry            |
| Sept.  | 1-223 Reedham Close                              |
| Oct.   | 2- <del>114</del> <sup>144</sup> Reedham Close   |

PWS to programme in Runcorn Close and Gosport Walk.

2.2 Housing to give PWS definite statement of addresses to be done. Updated Right to Buy list will be kept at 1 Armadale Close.

MM/PP

3.0 Work Content/Method of Working.

- 3.1 All accessible areas of tank will be coated with 'Decadex', the areas to the rear of the tank will be filled with a foam. All lids will be replaced together with any damaged tanks. Specifications for the work including the removal of lids and tanks where breakage is necessary have already been given to and agreed with the Residents Association.
- 3.2 Tanks will be drained which will cause some disruption to water service including the w.c. (Cold water service will be maintained to kitchen sink). Any residue water to bottom of tank together with any loose scale will be cleaned out using 'Aquavacs'.
- 3.3 PWS will provide floor coverings to protect carpets from front entrance door to tank cupboard (noted that maisonettes this will include the staircase).
- 3.4 EHS will be carrying out an approximately 10% random sample inspection where no breakages are necessary and a 100% inspection where they are including air testing etc in accordance with Safeworking Practice for Asbestos.

4.0 Supervision/Who's Who

4.1 From PWS Colin Hawyes is the Contract Manager, Bill Day will be in charge of the day-to-day working of the team of two (if necessary this can be increased in order to stay on programme or if extra labour is required to keep appointments). Ian Bowers from Housing will be in daily contact with the team to help with access difficulties and monitor progress. Manley Murray from Housing will be checking on progress weekly. Malcolm Warr from Borough Engineers will advise PWS and Housing on any Technical difficulties. Maria Williams or Stephen Pritchard from Environmental Health will ensure the work is being carried out according to all safety procedures. Regular monthly site meetings are to be held with all the above present, invite to be extended to Residents Association

MM

5.0 Communication/Consultation

- 5.1 Prior to starting each road, residents meeting to be called to explain the works etc, information sheet to be distributed with names and telephone numbers of relevant people. Public Works Service to be based at 1 Armadale Close, residents to be encouraged to bring enquiries there. Ansaphone will be fitted for messages. Following residents meeting, PWS to arrange letter drop 1 week before plus follow up cards for appointments. All access arrangements to have a written record at 1 Armadale, to be checked by Ian Bowers daily. PWS
- 5.2 Initial letter to all residents explaining the works and outlining other parts of the building that contain asbestos. Draft letter sent out for comments. EHS still to respond. EHS  
Residents Association suggested notices reminding people of where asbestos is to be pinned up at 1 Armadale, School and Community Centre SC/MM
- 6.0 Empty Dwelling
- 6.1 PWS to carry out 'practice runs' on any empty dwellings in the first week. Housing to let them know the addresses. PP/MM

Next Meeting - To be arranged within 2 weeks of start date.