



ASBESTOS SURVEYS AND SAMPLING

Asbestos-related diseases are currently killing an estimated 4,500 people each year in the UK. This figure is continuing to rise and there is no cure for such diseases.



There is usually a long delay between the first exposure to asbestos and the onset of disease, varying between 15 and 60 years. The majority of people currently dying were exposed to asbestos in the 1950s and 1960s when the use of asbestos was widespread. Even so exposure is still occurring resulting in a slow death for many employees.

The name asbestos is a generic term for various forms of fibrous metallic silicates. It is a natural mineral, which can be broken down into very fine fibres. When these fine fibres are released into the air they can by pass the body's defences, move into the lungs and then attach themselves to the lung wall, causing in time lung cancer, scarring and damage to lung tissue (asbestosis), plural plaques and mesothelioma. All asbestos is now banned for general commercial use in the UK.

Legislation

Regulation 4 of the Control of Asbestos Regulations 2006 (CAR) places a legal duty on those parties responsible for maintaining and repairing the premises, (owners, managing agents, employers, self-employed), to manage the risk from asbestos. The first step in managing the risk from asbestos is to determine the location of materials likely to contain asbestos and to assess their condition.



The 3 main elements to an asbestos survey are:

It must locate and record the location, extent and product type of any presumed or known asbestos containing materials (ACMs).

Secondly, inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.

Finally, it should determine and record the asbestos type, either by collecting representative samples of suspect materials or by making a presumption based on the product type.

Legionella Control

Asbestos Management

Indoor Air Quality

Water Hygiene

Water Management

Fire Risk Assessment

Health & Safety

Disabled Access

Workplace Noise Assessments

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Asbestos: The Survey Guide (HSG264)

On the 29th January 2010, the Health & Safety Executive launched a new asbestos guidance document that includes important regulatory changes for the way asbestos surveys are planned and delivered. The guide replaces and expands on the surveying industry standard- 'MDHS100: Surveying, sampling and the assessment of asbestos containing materials'.

The new guidance assists asbestos surveyors, as well as providing advice for those who are required to implement and manage asbestos under Regulation 4 of the Control of Asbestos Regulations (CAR 2006) in non-domestic premises (i.e. Clients/ Duty Holders).

There are now 2 types of survey: the 'Management Survey' and the 'Refurbishment and Demolition Survey'. The new surveys are more self-explanatory and promote better liaison between surveyor and duty holder pre survey to ensure accurate and useable survey information.

Management Survey

The management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

The survey will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, and will include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as

it will identify the materials, which will most readily release airborne fibres if they are disturbed. The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. Although it can also involve presuming the presence or absence of asbestos.

Refurbishment and Demolition Survey

The refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

HBI Asbestos Services

- Asbestos Awareness Training
- Production of Asbestos Management Plans
- Asbestos Policy and Procedures Document and www.RecordsForBuildings.com - HBI's Secure Web-based Asbestos Register
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- Risk Management Programmes
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Reading Office

Parkside, Basingstoke Road
Spencers Wood
Berkshire RG7 1AE

Tel: +44 (0) 1189 889999
Fax: +44 (0) 1189 885599
Email: info@hbi.co.uk

Wakefield Office

Evans Business Centre
Monckton Road, Wakefield
West Yorkshire WF2 7AS

Tel: +44 (0) 1924 888166
Fax: +44 (0) 1189 885599
Email: info@hbi.co.uk

www.hbi.co.uk

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