



THE MANAGEMENT OF ASBESTOS

Up to 500,000 commercial, industrial and public buildings in the UK are likely to contain asbestos materials. Unless this material is properly managed then workers especially maintenance workers and contractors may breathe in the deadly fibres whilst carrying out their routine jobs.

Legislation

The Control of Asbestos Regulations (NI) 2007 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.

In particular the duty holder must:

- Take reasonable steps to find materials in premises likely to contain asbestos and check their condition.
- Presume that materials contain asbestos unless there is strong evidence to the contrary.
- Make a written record of the location and condition of asbestos and presumed asbestos containing materials (ACMs). Keep this record up to date.
- Assess the risk of anyone being exposed to these materials.
- Prepare a plan to manage that risk and put it into effect.



The Importance of a Management Plan

A written plan must be prepared to ensure that as far as reasonably practicable no-one can come to harm from asbestos on the premises. The plan can be a paper copy or in a version accessible from a computer database. In particular the plan must include the following elements:

- An organization structure with clear lines of responsibility.
- A survey of the premises to locate and assess ACMs. The results of the survey must be recorded in an easily retrievable form, which can then be used to make a risk assessment. In turn this can be used to draw up the remedial part of the management plan.
- A procedure for ensuring that asbestos containing materials are inspected on a regular basis to ensure that they are kept in a good state of repair.
- If necessary repair or remove any asbestos containing material due to its condition or location.
- Provide information on the location and condition of asbestos containing materials to anyone potentially at risk.
- Label or colour code ACMs.
- Define and use safe systems of work. This may include a permit to work system.
- Review the management plan at least every six months.

LEGIONELLA CONTROL

ASBESTOS MANAGEMENT

INDOOR AIR QUALITY

ENVIRONMENTAL SERVICES

WATER MANAGEMENT

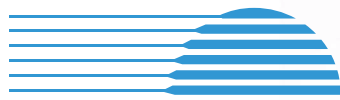
FIRE RISK ASSESSMENT

ENERGY MANAGEMENT

HEALTH & SAFETY

DISABILITY ACCESS AUDIT

WORKPLACE NOISE ASSESSMENT



(continued)

HBI Asbestos Management Services

1. HBI will develop a personalised Asbestos Management Plan for your organisation consisting of;

- An Asbestos policy and a procedures document for each site
- 24/7 online access to your records through HBI's secure web-based records system

2. Regular surveying and bulk sampling;

- **Risk Assessment Survey**
 - Location & assessment survey (presumptive survey)
- **Management Survey**
 - Standard sampling, identification and assessment survey
- **Refurbishment and Demolition Survey**
 - Full access sampling and identification survey (pre-demolition)

3. Condition reports

4. Risk management programmes

Data at your fingertips

We understand how important it is to have access to your risk assessments, so with HBI's online MyBuildingRecords Risk Management System you will have secure, realtime access to your data, as well as delivering you an audit trail for your health and safety compliance.

For more information about Asbestos Management Services call Healthy Buildings International, email: sales@hbi.ie or visit www.hbi.ie

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