

Important Changes for asbestos survey types

New: HSE 264 Compliant Asbestos Surveys

There were three types of existing asbestos surveys, all serving different purposes. They were simply known as Management, and Refurbishment and Demolition surveys.

Under new HSE Guidance Note HSG 264 there are now only two types of asbestos survey that can be carried out; the management survey and the refurbishment /demolition survey.

The option for a type 1 survey (also known as a presumptive survey with little or no sampling involved) has now been withdrawn and the work is incorporated within the Management survey. This type of survey will involve sampling each material suspected of containing asbestos.

Management Asbestos Survey

During an asbestos survey, the surveyor will look closely at each aspect of the building with a view to identifying materials suspected as containing asbestos. Because asbestos was used in such a wide range of building, insulation & fire-protective materials, they can crop in the most unexpected places.

Refurbishment carried out in the past might be hiding other surfaces that contain asbestos and for this reason, the surveyor will need to look into suspended ceiling voids, behind doors and into service risers. If the surveyor cannot access these areas, the area will be presumed to contain asbestos.

Also, if it cannot be conclusively proven that certain materials do not contain asbestos, then they too will be presumed to contain asbestos. All such materials need to be logged and their condition has to be assessed. It is only possible to confirm or refute the presumption that a material contains asbestos by taking a small sample at or shortly after the time of the survey.

The new regulations mean that the surveyor now has to sample certain materials where presumption of asbestos presence could cause the duty holder inconvenience or additional expense later. This is where the experience of the asbestos surveyor really counts, because sometimes, it is more logical and appropriate to sample a material in order to rule out the presence of asbestos than it is to confirm that asbestos is present.

Refurbishment and Demolition Survey

These are now referred to as demolition or refurbishment asbestos surveys, because they are conducted only when a building (or part of a building) is to undergo refurbishment or demolition. The aim here is to protect demolition and refurbishment contractors, as well as anyone else involved in a construction project, from accidental exposure to asbestos.

A full sampling programme is undertaken to identify the types of asbestos present in the building and also to calculate approximate volumes of materials involved. This type of survey is particularly useful for the basis of tendering for the removal of ACM's from the building and as such, the survey does not assess the condition of the materials. We are able to project manage asbestos removal contracts and liaise with the contractors on your behalf.

If required, we are also able to prepare tender documents and manage the tendering process for their removal of asbestos on your behalf, please call 0121 446 4088 for more details.