

The Importance of Undertaking the Appropriate Asbestos Survey

Companies and their contractors are being fined with increasing regularity by the HSE after asbestos is disturbed during building work. The Courts are all too often hearing that the appropriate asbestos survey had not been carried out by the Client and either company could have commissioned a refurbishment/demolition survey before the work commenced.

Under the Control Of Asbestos Regulations 2012, the duty-holder / building owner / employer must ensure there is an asbestos survey in place as part of the asbestos register and that the survey is the correct type to carry out planned works.

Management Survey – This involves sampling only suspect materials. It does not involve removing boxings, insulation and therefore does not permit any type of destructive work. This is suitable only for daily use and maintenance of equipment and not for construction / refurbishment.

Refurbishment / Demolition Survey – a destructive survey involves dismantling of furniture & fittings, removing boxings, carpets and drilling through walls to identify hidden cavities. This type of survey is required for all kinds of construction work.



EXAMPLE

The importance of carrying out a refurbishment survey: Asbestos sprayed coating hidden behind plasterboard ceiling, exposed during refurbishment causing fibre release.

Benefits

A Refurbishment / Demolition Survey aims to ensure that:

- Information is passed on to anyone who is likely to disturb or come into contact with asbestos containing material.
- Nobody will be harmed by work on and Asbestos Containing Material in the premises or equipment.
- Such work will subsequently be carried out by the right contractor in the right way

For further details, contact:

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