

# An introduction to Asbestos Management

## Asbestos: The Survey Guide – An understanding of HSG 264

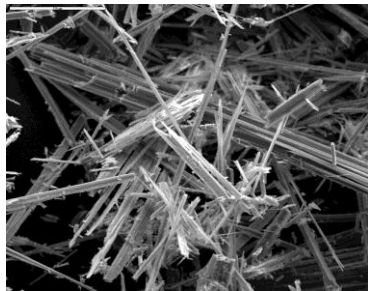
**Adam Harding**  
Associate Director

# asbestos facts

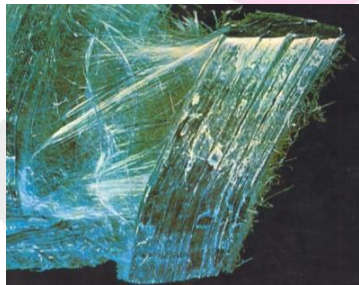




- Chrysotile (white)



- Amosite (brown)



- Crocidolite (blue)

# asbestos facts

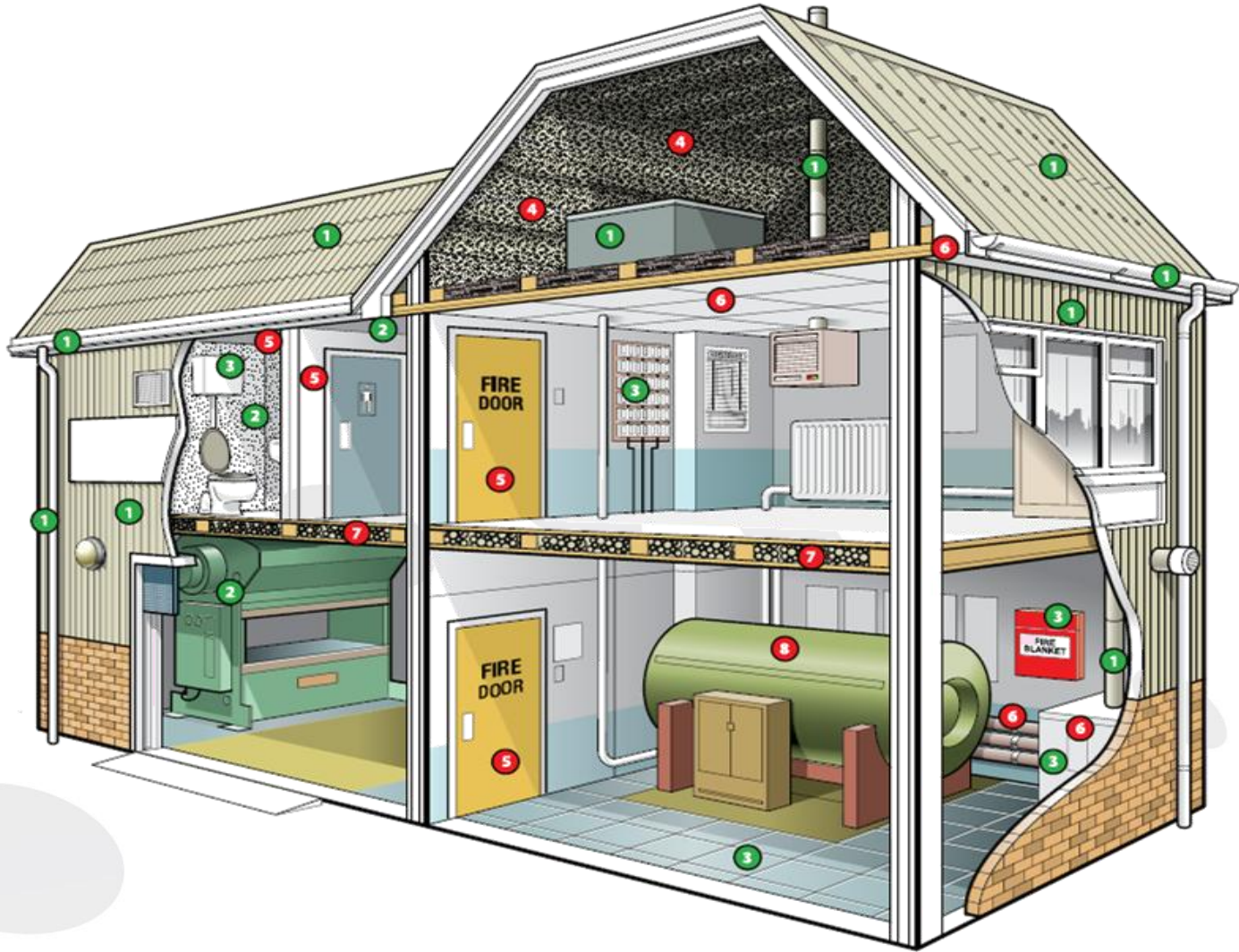
- high tensile strength
- can be woven
- chemical resistance
- electrical resistance
- heat resistance
- acoustic insulation





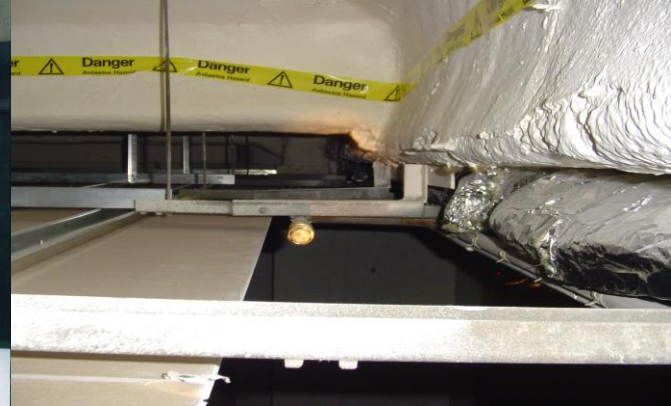
# asbestos products

# asbestos products





# asbestos products

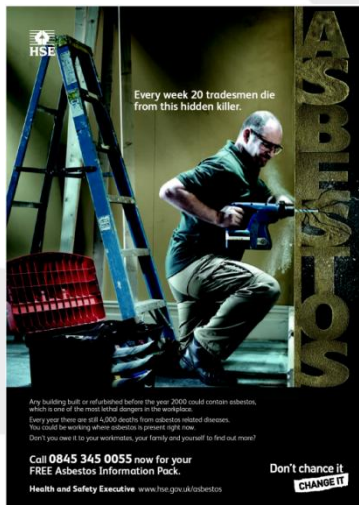


# health risks of asbestos



# health risks of asbestos

- 4,000 asbestos related deaths in the UK each year
- expected to peak in 2013 at approximately 5,000
- research shows those most at risk are workers in the construction and maintenance trades



# health risks of asbestos

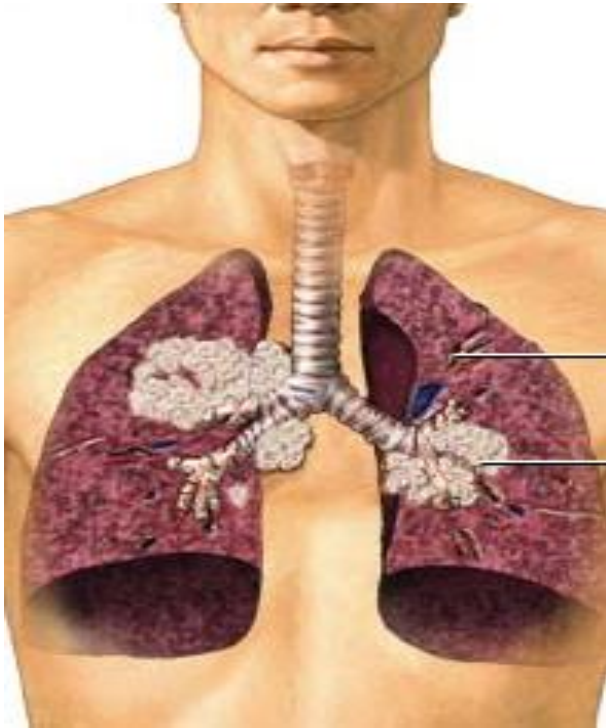
## asbestosis



- scarring of the lung tissue
- impairs the elasticity of the lung and ability to exchange gases
- common among those who have had regular and high exposures
- latency period of 15 to 30 years

# health risks of asbestos

## lung cancer

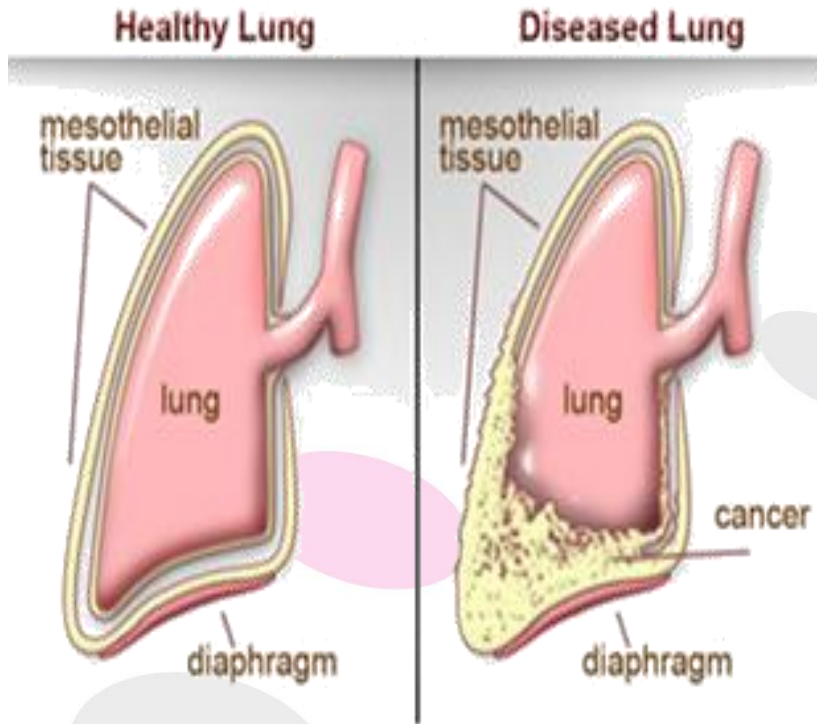


- malignant tumour of the bronchial covering
- tumour grows through surrounding tissue invading and obstructing air passages
- typical latency period of 20 years



# health risks of asbestos

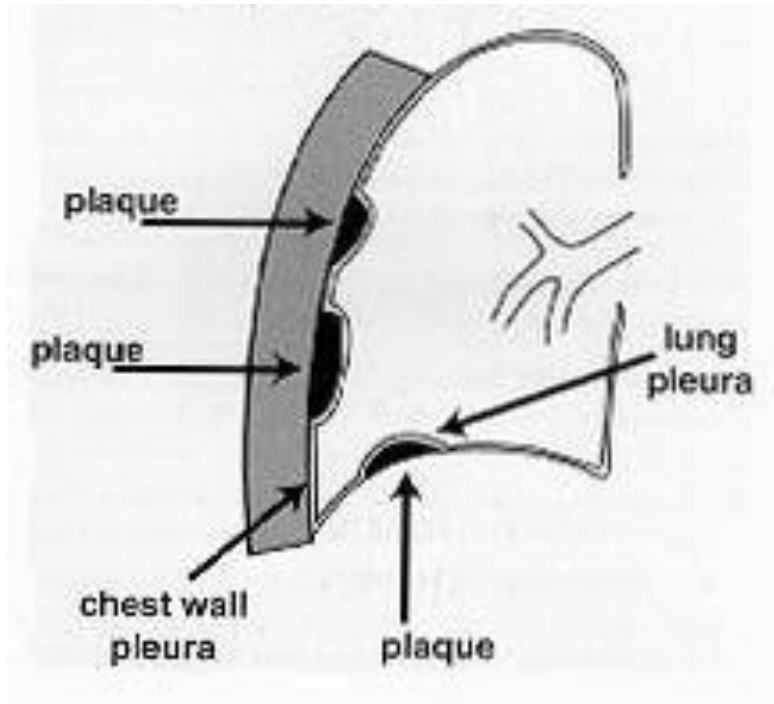
## asbestosis



- cancer of the pleural and peritoneal lining
- almost exclusively related to asbestos exposure
- by the time of diagnosis, almost always fatal
- latency period of 15 to 60 years

# health risks of asbestos

## pleural plaques



- patches of scarring formed on the inside of the chest wall
- an indicator of asbestos exposure not a disease
- by themselves are benign and cannot change into cancer
- at least 10 years to develop

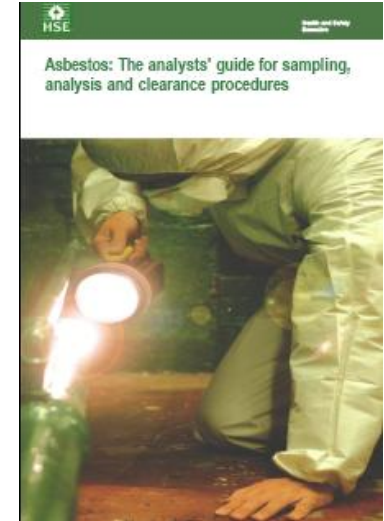
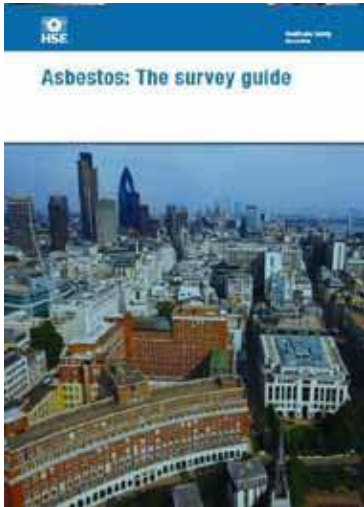
# asbestos legislation



# asbestos legislation

- **Health and Safety at Work Act 1974**
- **Management of Health and Safety at Work Regulations 1999**
- **Construction Design and Management Regulations 2007**
  
- **Control of Asbestos Regulations 2006**
  - Asbestos (Prohibition) Regulations 1992
  - Asbestos (Licensing) Regulations 1998
  - Control of Asbestos at Work Regulations 2002

# asbestos legislation



# asbestos legislation

- **Regulation 4** – Duty to Manage asbestos
- **Regulation 6** – Assessment of work which exposes employees to asbestos
- **Regulation 10** – Training required by law for those whose work could foreseeably disturb asbestos
- **Regulation 11** – Prevention or reduction of exposure to asbestos
- **Regulation 16** – Duty to prevent or reduce the spread of asbestos



# managing asbestos

## Regulation 4: The duty to manage asbestos

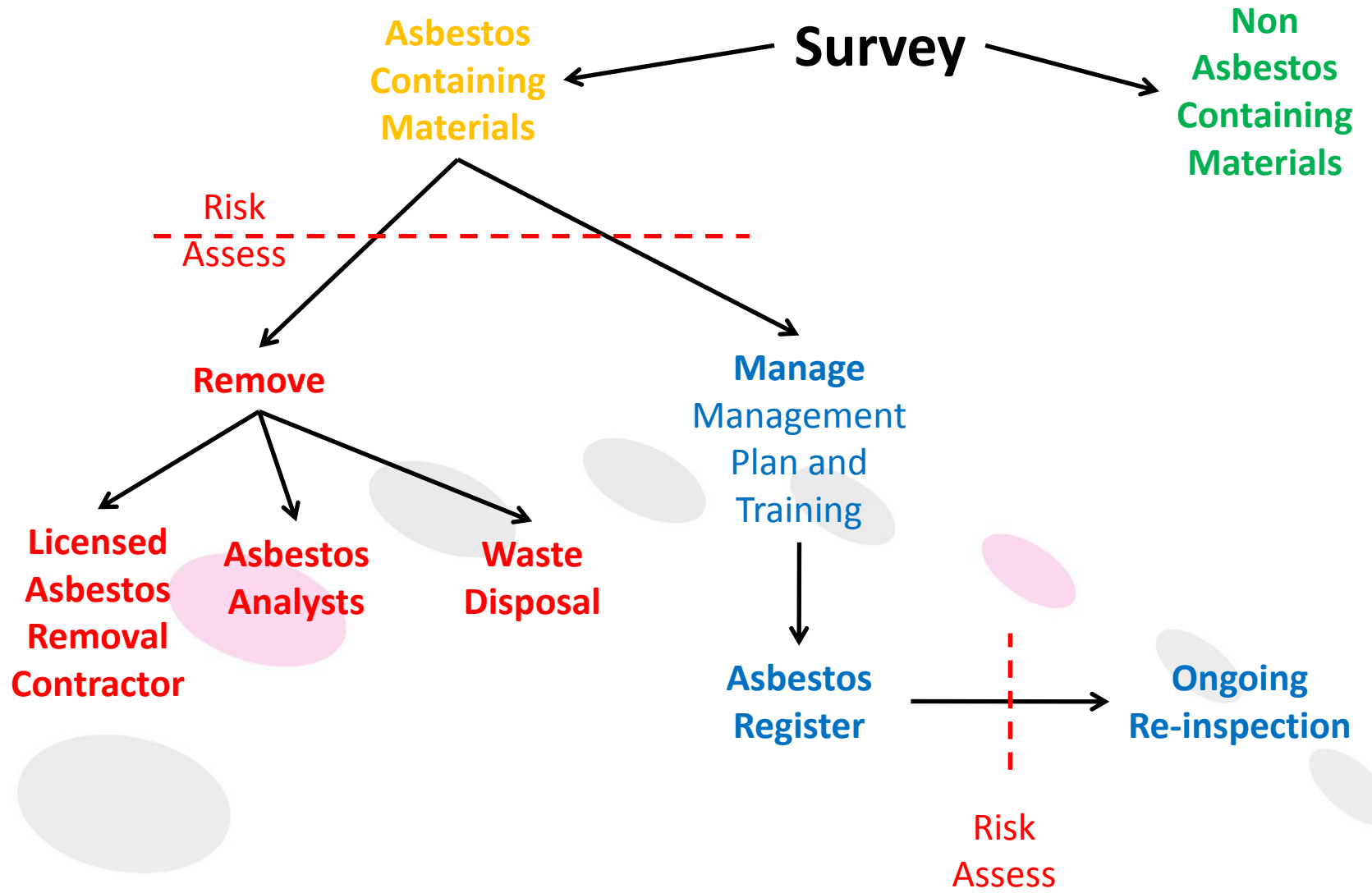
- identify and cooperate with duty holder(s)
- assess the risk from the ACMs
- written plan on how to manage the risk
- implement the plan
- review and monitor all arrangements
- inform all who need to know of the location and condition of ACMs

# managing asbestos

Identify

Assess

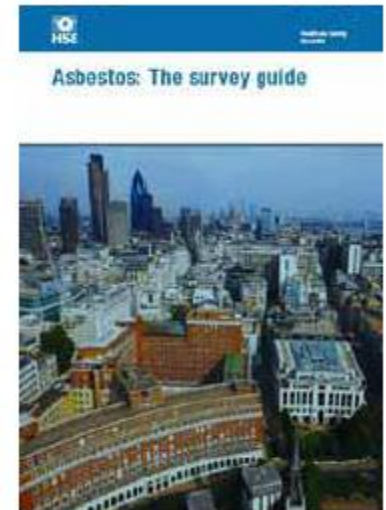
Manage



## Asbestos: The Survey Guide

### Competence and Quality Assurance Procedures

- training and experience required by surveyors
- competency of the surveying organisation and the surveyor
- quality management systems
- HSE strongly recommends the use of certified or accredited surveyors or organisations, UKAS accreditation demonstrates technical competence and will ensure that surveys are carried out by competent people





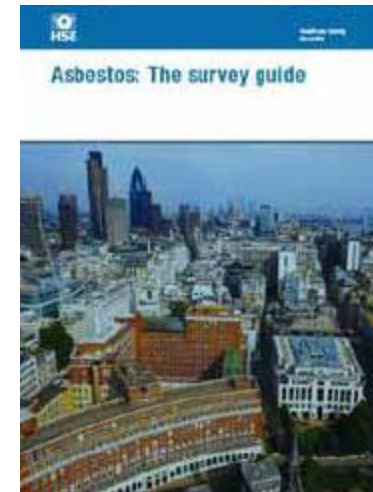
## Asbestos: The Survey Guide

### Asbestos Surveys



**Previously MDHS 100**

Type 1, 2 and 3



**Now HSG 264**

Management Survey  
Refurbishment and Demolition  
Survey

## Asbestos: The Survey Guide

### Asbestos Surveys

- **Management Survey** - standard survey used for the purposes of managing asbestos within properties
- involve minor intrusive work and some disturbance with a combination of sampling to confirm asbestos is present or presuming asbestos to be present
- an assessment of the condition and ability to release fibres should also be undertaken for each ACM



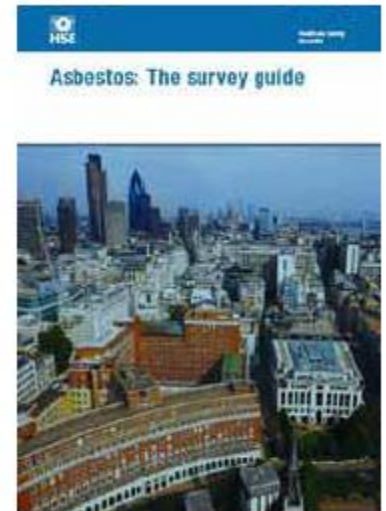
## Asbestos: The Survey Guide

### Asbestos Surveys

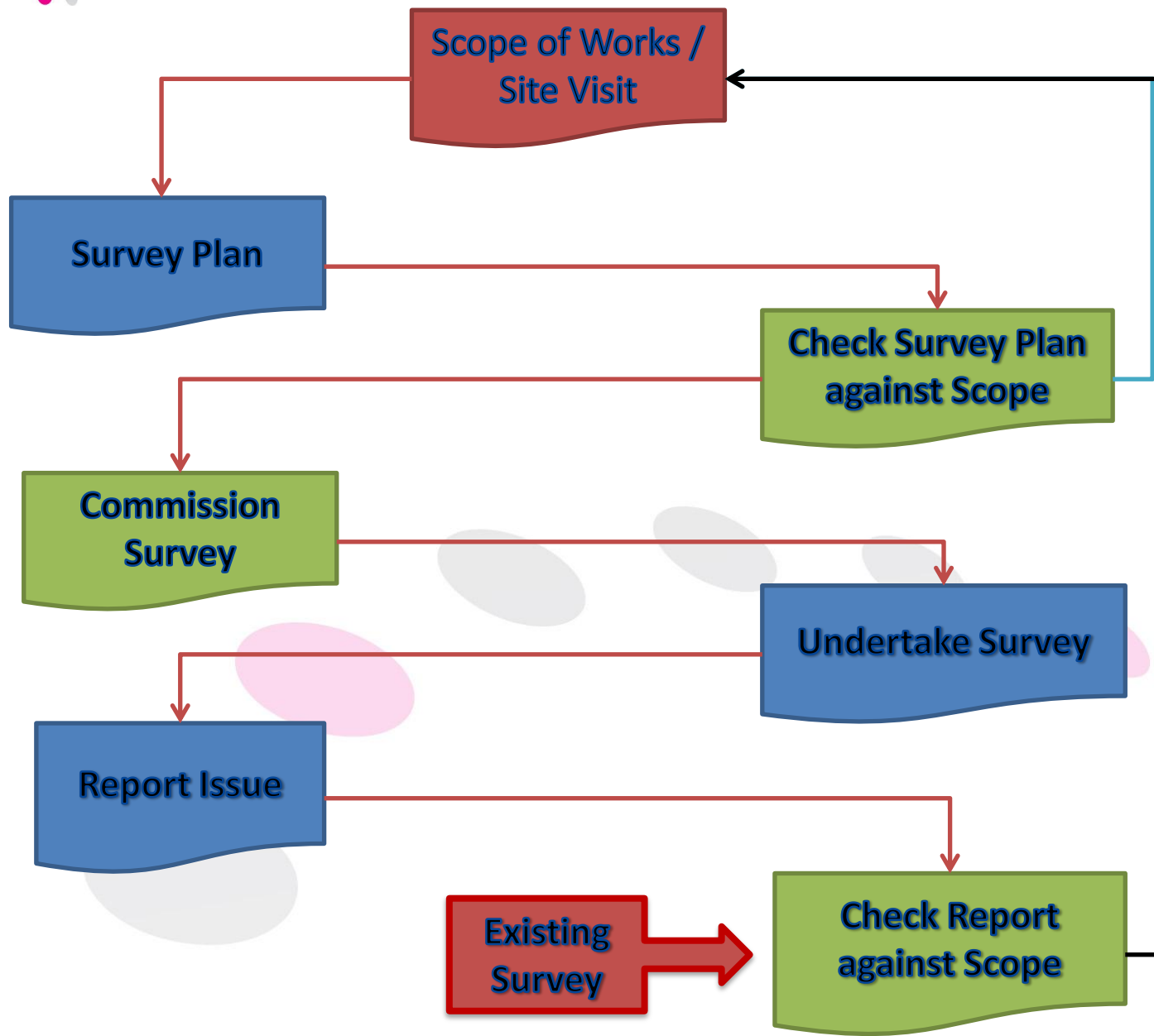
**Refurbishment Survey** - required for all works which disturb the fabric of the building in areas where the management survey has not been intrusive

**Demolition Survey** - should be conducted in the whole building if demolition is planned.

**Refurbishment and Demolition Survey** - is required when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling



# managing asbestos

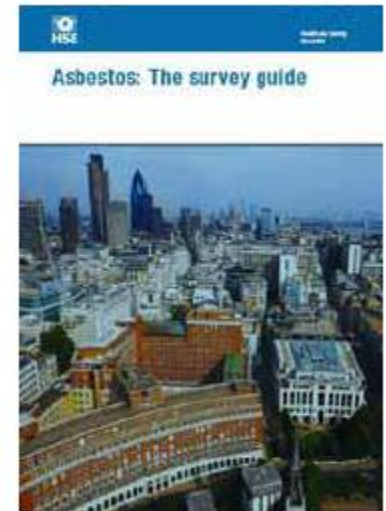




## Asbestos: The Survey Guide

### Domestic Premises

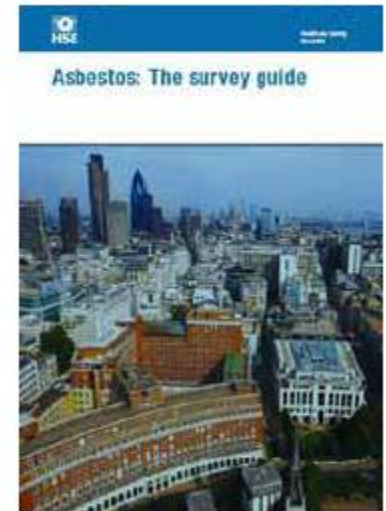
- specifically targeted at Local Authorities and Housing Associations managing large numbers of domestic properties
- this process involves a desktop study to establish probable asbestos status of groups of properties and details when management surveys and when refurbishment surveys should be conducted in these properties
- survey strategy should be reflective of the findings of the desktop study



## Asbestos: The Survey Guide

### Dutyholder's use of survey information

- survey reports will in most cases not be the asbestos register which will be a simpler document containing much less information
- regular updating of the asbestos register is also addressed briefly stating that it should be updated where asbestos is removed, new areas are sampled / surveyed and changes to the condition of ACM's



## Asbestos: The Survey Guide

### Box 5: Information the surveyor needs from the client

- Details of buildings or parts of buildings to be surveyed and survey type(s).
- Details of building(s) use, processes, hazards, priority areas.
- Plans, documents, reports and surveys on design, structure and construction.
- Safety and security information: fire alarm testing, special clothing areas (eg food production).
- Access arrangements and permits.
- Contacts for operational or health and safety issues.

### Box 6: Information the client/dutyholder should expect from the surveyor

- Surveyor(s) identity, qualifications, accreditation or certification status, quality control procedures.
- References from previous work.
- Insurance (professional indemnity cover).
- Costs.
- Proposed scope of work.
- Plan of work, including plans for sampling or asbestos disturbance.
- Timetable.
- Details of caveats.
- Report, including areas not accessed/not surveyed).

Scoping &  
Commissioning  
Surveys

## Asbestos: The Survey Guide

### Caveats and limitations


- Survey restrictions and caveats can seriously undermine the management of asbestos
- Should be included where absolutely necessary and should be fully justified
- Most can be avoided by proper planning and discussion
- Must be agreed between the duty holder and surveyor and documented in the report



## Box 11: What the client/dutyholder should do to check the accuracy of the survey report

- Check the report against the original tender.
- Check for unagreed caveats or disclaimers.
- Check that the survey is as requested: Management or refurbishment/demolition (or a combination).
- Check diagrams and plans are clear and accurate.
- Check all rooms and areas have been accessed.
- Check sufficient samples have been taken (usually 1-2 per area/room) and that sample numbers are not disproportionate (eg dominated by one ACM type).
- Check sample numbers reflect variations in the same ACMs, eg different ceiling tiles in the same room.
- Check for any obvious discrepancies and inconsistencies.

## Review and Interpretation of survey reports



# managing asbestos

What we need to understand	What we need to keep
HSG 264 and the definition of survey types	The survey report
The works	The Scope and Specification
The working methods and risk assessments	The Plan of Works
The Notification to the relevant authority	The ASB5 form
Works were completed	The Project Completion Pack
Where has the waste gone	The Waste Consignment note from the contractor
Is there asbestos remaining	An up to date register

# dutyholder checklist

# dutyholder checklist

- there is an up to date register detailing where the asbestos is located
- there are controls in place to prevent it being damaged or disturbed
- all ACMs are regularly inspected to ensure they remain in good condition
- all relevant personnel have received awareness training
- there are site specific emergency procedures for accidental disturbance
- the management of asbestos is regularly reviewed



- Asbestos Surveys, Management and Removal
- Land Remediation and Demolition
- Preconstruction and Enabling Works
- Legionella Risk Assessments and Management
- Health, Safety and Environmental Training
- Scaffolding and Access Solutions
- Thermal Insulation and Cladding
- Waste Management Solutions
- Asbestos Surveys and Registers
- Air Monitoring
- Project Management
- Other Health, Safety and Environmental Services

# thank you for listening

## **Kitsons**

Unit 1, Cameron Court  
Winwick Quay, Warrington  
Cheshire, WA2 8RE  
01925 629 333  
[www.kitsons.co.uk](http://www.kitsons.co.uk)

## **Redhills**

Unit 1 Dean House Farm  
Church Lane,  
Newdigate, Dorking,  
Surrey, RH5 5DL  
01306 631820  
[www.redhills.co.uk](http://www.redhills.co.uk)

## **Silverdell UK**

Unit 2, Pacific Wharf,  
Hertford Road,  
Barking,  
Essex, IG11 8BL  
020 8591 6677  
[www.silverdell.co.uk](http://www.silverdell.co.uk)

## **SAFE**

Unit 2, Pacific Wharf,  
Hertford Road,  
Barking,  
Essex, IG11 8BL  
0845 51 95 250  
[www.silverdellacademy.co.uk](http://www.silverdellacademy.co.uk)

