

Guidance Notes

What Asbestos Survey Should I Use?

Types of Asbestos Surveys

- **Management Survey:** The purpose is to locate, 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.
- **Refurbishment / Demolition Survey:** is needed before ANY refurbishment or demolition work is carried out. This type of survey is used to locate and describe, 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.
- The only way to ensure competence for Inspection Bodies is UKAS accreditation to BS EN ISO 17020.

Assessment Algorithms

Once all ACMs in a building have been located, Regulation 4 requires the dutyholder to carry out a risk assessment for all ACMs.

The material assessment looks at an ACMs ability to release asbestos fibres if disturbed. The priority assessment is the likelihood and frequency of that disturbance occurring.

Material Assessment

The four main areas of the assessment are:

- Product type
- Extent of damage
- Surface treatment
- Type of asbestos

The four scores are added together to give a total score of between 2 and 12.

- More than 10 = High potential of fibre release if disturbed
- 7 to 9 = Medium potential
- 5 to 6 = Low potential
- Less than 4 = Very low potential
- The material assessment should be calculated and recorded as part of the survey.

Priority Assessment

Factors to be considered are:

- Location of the material
- Extent of material
- Use of location
- Number of occupants in the area
- Activities in the area
- Frequency of maintenance

Management Plan

- Material assessment identifies high risk materials. These materials however may not be a priority for remedial action.
- Management must carry out a Risk Assessment for every ACM – see HSG 227 for guidance
- Risk Assessment = Material Assessment + Priority Assessment
- Once the 'Risk Assessment' has taken place a 'Management Plan' is to be developed. The scores here are a rough indication only and each ACM must be assessed by a competent person
- **Category 1** – High Priority > 18 Points
- **Category 2** – Medium Priority 13 to 18 Points
- **Category 3** – Moderate/Low Priority < 13 Points

Risk Categories

- **High Risk** – Category 1 (> 18 Points) Indicates ACMs which require urgent attention and should be removed as soon as possible.
- **Medium Risk** – Category 2 (13–18 Points) Indicates ACMs which require some action, encapsulating, sealing, enclosing or labelling. Or to be removed as part of a phased programme.
- **Low Risk** – Category 3 (Less than 13 Points) Indicates ACMs in good / fair condition, no significant health risk if left undisturbed during maintenance or work activities.

Example of alternative assessment

The use of the very complex algorithms in HSG 227 gives erroneous results and will vary widely depending on who carries out the assessment – very subjective

Simpler algorithms give consistent comparable risk assessments.

Whichever is used MUST be UKAS accredited.

- Condition (0-6)
- Accessibility (0-2)
- Air movement/position Surface treatment (0-2)
- Asbestos type (0-3)
- Product type (1- 7) based on likely % content and friability

Management Plan

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How Can Asbestos Affect A Project?

- Downtime
- Cost
- Litigation
- Prosecution

When Is Asbestos A Problem?

- Potentially any building pre 2000
- Potentially any land with a previous history of use (including agriculture)
- When you don't know its there
- When you know it is there but you ignore it
- When you don't plan for it
- When you don't allow sufficient time and resources to deal with it

When To Act

At the beginning of the pre-tender planning stage, Why?

- Asbestos will affect the timescale
- Asbestos will affect the cost
- Designers, engineers and others may be at risk during pretender investigativework

Further Help

ATAC's members offer independent impartial advice on all aspects of asbestos management, remediation and asbestos removal.

Please visit www.atac.org.uk to find a member who can help you.