



ECHOMOVE LIMITED
T/a East Kent Industrial Insulation
Kent Surveys (Asbestos)
VAT Reg. No. 445 0795 39

Main Office: 47A Strand Street, Sandwich,
Kent CT13 9EU

Telephone / Fax No 01304 614647/614453

Email: ekii@btconnect.com

www.kentsurveys.com

February 2009

Asbestos Survey: Purpose, Aim and Scope

The following is an outline of the purpose, aim and scope of the proposed asbestos survey to help and assist clients with an overall explanation of the survey and how it should be used to effectively manage the risks from asbestos materials found in the survey. The requirement for an asbestos survey is detailed in the Control of Asbestos Regulations 2006.

Asbestos materials that are suitably sealed can be left in place and managed, there is usually no reason to remove asbestos materials unless, they are too damaged to repair, they are regularly damaged by normal use of the building and no effective controls measures can be employed, they are likely to be unavoidably disturbed by planned work within the building.

Purpose

The main purpose of the asbestos survey is to locate, as far as practical, the Asbestos Containing Materials (ACM's) used for the construction of the building, including internal and external materials. The materials will be assessed for risk using several parameters or aspects of the material, recorded at the time of the survey.

The survey will assist in the management of the risks (risk of exposure) from the materials, through an asbestos management plan, the survey itself will not constitute a management plan but the information it contains should be used to reduce the risk of exposure through effectively managing the materials.

Aim

The main aim of the survey is assist in reducing the risk of exposure through effective management of the materials by ensuring they are in a safe condition and are not disturbed by staff or tradesmen etc.

Many tradesmen, contractors, maintenance staff etc have been exposed in the past as a result of disturbing materials that they were unaware contained asbestos, the surveys and management of asbestos etc are designed to reduce these incidents to the lowest practical level. This can be achieved through information (asbestos survey) and the application of that information (asbestos management plan).

Asbestos Management

Asbestos management need not be difficult, expensive or disruptive to the daily operation of the building(s), many aspects of asbestos management are basic common sense for a hazardous material, **find it, make it safe and keep it safe.**

- Asbestos Management will include ensuring the materials are suitably sealed and remain in a good sealed condition.
- Asbestos Management will require a review of general daily operations carried out within the building that may result in regular accidental damage to the materials, this may involve restricting access to the area containing the materials
- Asbestos Management will include informing staff working near asbestos materials of their presence.
- Asbestos Management will require the creation of a workable **asbestos management plan** to reduce the likelihood of accidental disturbance by tradesmen, contractors and maintenance staff etc by referring to the survey/register, prior to any work being carried out, to ensure the work they are planning to do will not disturb any asbestos materials.
- Asbestos Management will include regular inspections of the materials to ensure they remain in a safe condition
- Asbestos Management will include instruction to staff to report any damaged asbestos materials and an emergency plan if asbestos materials are accidentally disturbed.

Scope

The scope of the survey will include a discussion of the purpose of the survey with the client and an initial walk-through of the building. The survey should be conducted when the occupation level of the building is at its lowest in order to carry out any sampling with limited risk and to avoid causing any undue anxiety amongst staff etc.

Materials that are historically known to contain asbestos and materials that are viewed as 'suspect' will be sampled using suitable control measures as detailed in the method statement and risk assessment.

Areas where there is limited access because of either safety or physical access limitations will be discussed, any areas not accessed will be deemed to contain asbestos materials by default subject to further investigation and by agreement with the client. These caveats will be limited wherever possible, the details of any areas not accessed will be included in the survey.

The information recorded will include: Material type, material usage, material condition, material surface treatment, material amount, asbestos type, exact location, photograph, occupation level of the area, duration of occupation, size of area, disturbance through maintenance, disturbance through normal use of the area, location on plan/drawing.

Material Assessments

These aspects of the material are assigned an algorithm score based on the risk factors for each aspect (asbestos cement = 1 asbestos insulation = 3, sealed material = 1 unsealed material = 2 etc), the scores are then used to create a **material assessment score**, a **location assessment score** and a **priority assessment score**.

Material Assessment: Details the material's aspects, what is it, what is it used for, the condition, whether it is sealed, the amount, the type of asbestos it contains, the density of the material etc.

Location Assessment: Details where it is found, air volume of the area (size), the occupation level of the area, the occupation frequency of the area, the accessibility of the material etc

Priority Assessment: Details the use of the area and general likelihood of disturbance, the likelihood of disturbance through maintenance activities etc.

The scores are then totalled to give an overall **total assessment score** for each material. These scoring systems are explained in more detail within the survey, the priority assessment will indicate materials that require remediation in order of priority.

The recommendations in the survey may include, sealing, labelling, mechanical protection, restricting access, environmental cleaning, removal, or any other controls required to reduce the risk of disturbance and exposure.

By following the recommendations and thereby reducing the risks from the materials, the scores can be lowered accordingly to represent an effective management of the risks, this will be illustrated in a re-inspection survey or short term revisit survey.

We offer full backup and support for survey clients to enable them to manage the risks from asbestos in their properties

Jeremy Holdcroft