



Asbestos Surveying Information Sheet



We would like to draw your attention to the information provided within this document to ensure that you are fully aware of all the implications and issues arising from the proposed asbestos survey. There are four main types of asbestos survey undertaken at different stages during the life of a building:-

Management Survey

In compliance with the Control of Asbestos Regulations 2012 Reg 4 the Duty to Manage, it is the responsibility of all duty holders to determine if their buildings contain asbestos and, if so, it is their duty under the regulations to safely manage all ACMs (Asbestos Containing Materials). A management survey will determine the presence of asbestos and allow the duty holder to compile a management plan to effectively monitor and safely manage it. It is important to note that a management survey does not constitute a management plan. Allium Environmental can advise on the production of a Management Plan or indeed compile this document for clients following liaison with the duty holder, at additional cost.



Re-inspection or Condition Survey

As a part of effectively managing asbestos within a building, ACMs should be inspected on a regular basis to ensure they have not deteriorated and become more hazardous. The condition of the ACMs should be recorded in a report and a recommendation made of any action required. The frequency of the re-inspections will be dependent upon the asbestos type, location and vulnerability and should be specified within the management plan.



Refurbishment Survey

A refurbishment survey becomes necessary when the building or part of the building is due for refurbishment. This could mean rewiring, replacing the heating system, building an extension or carrying out any structural changes. This type of survey is more intrusive than a management survey and every effort will be made to discover if any ACMs exist within the refurbishment area(s). This may mean breaking into the building structure, including partitions, behind door and window frames, fixed and false ceilings, removing insulation and cladding, and accessing floor coverings and voids (this list is not exhaustive).



Demolition Survey

A demolition survey is undertaken to a building or a part of a building prior to its demolition. This is a fully intrusive inspection and therefore significant damage is likely to be caused to gain access to all areas.



Communication:

It is vital that we fully understand the scope of works that you require and any limitations that you wish to impose upon us **PRIOR** to the survey being undertaken.

It is equally vital that you understand the implications of such limitations and why we try not to deviate from the requirements of HSG 264.

1. Prior to a Refurbishment or Demolition survey you will be issued with a request for further information in which you can communicate to us any changes to scope, limitations regarding damage, any remediation required to areas of intrusion and levels of post survey cleanliness expected.

2. Unless specifically expressed otherwise to us we will not undertake extensive cleaning works or making good. If required this should be made clear prior to our quoting for the survey. We will always leave the site in a safe condition.

3. We are unable to access live equipment and plant unless we are issued with certification of isolation for electricity and gas. Please make clear to us at quoting stage if you are to provide engineers for carrying out isolation or if you require that we provide them and cost for them accordingly.

4. It is extremely difficult, if not impossible, to carry out thorough Refurbishment and Demolition Surveys to occupied buildings or to buildings that will be reoccupied immediately after the survey. We are able to carry out surveys in stages and can return to site to undertake more intrusive works when a building has been vacated. We need to know this however at quoting stage.

5. We are frequently unable to gain access to areas simply because keys are not available. If during the survey there are areas of non-access for whatever reason we will endeavour to contact you to discuss the reasons for non-access and to explore the possibility of resolving this issue. If we are subsequently unable to resolve non access issues the areas will be listed as not having been accessed within our report and presumed to contain asbestos.

6. Within HSE Guidance HSG 264 it is a requirement to keep all caveats to survey reports to an absolute minimum. If it becomes necessary in the opinion of Allium Environmental Ltd to put a caveat into a report we will contact you to discuss and agree the reasons for its insertion.