

Asbestos Survey Guidance

HSG264 Asbestos: The Survey Guide – Released 2010

On January 29th 2010 the new Health and Safety guidance document which refers to asbestos surveys was released. This document replaces the previous guidance document MDHS 100 which has been in place since 2001.

This change will affect you if you are:

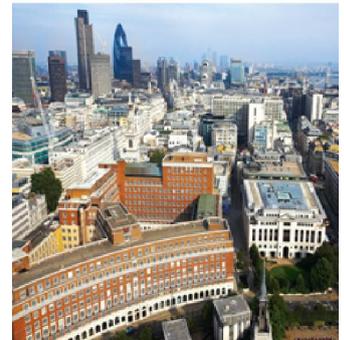
- § A duty holder - a person or organisation having responsibility for non-domestic or domestic properties on whom falls the statutory duty to manage such premises so that occupants or employees are not exposed to risk from the presence of ACMs.

Unlike MDHS 100, the new survey guidelines impose express obligations on the Duty holder in relation to the planning and execution of the asbestos survey.

So what is new?



Asbestos: The survey guide



1. Types of Asbestos Survey

Type 1, Type 2 & Type 3 Asbestos surveys are no longer referred to. The following asbestos survey types are detailed within the new guidance:

- § **Asbestos management survey** (akin to the Type 2 survey) - designed to locate, as far as reasonably practicable, the presence and extent of ACMs, so that the Duty holder can prepare a plan for the management of asbestos.
- § **Asbestos refurbishment/demolition survey** (akin to the Type 3 survey) - a much more intrusive survey, designed to locate all the ACMs so they can be removed before the refurbishment (whether small scale or a large project) or demolition takes place. Aggressive inspection techniques are required.

2. Planning the Survey

This involves a proactive approach from both the surveyor and the duty holder. Its success will depend upon extensive exchange of information and a clear understanding of each party's responsibilities.

The duty holder should provide:

- § Clear information on the number of buildings to be inspected;
- § Plans and relevant reports or surveys on the building design, structure and construction;
- § Information as to the use of the buildings and any known hazards;
- § Details of access arrangements to all relevant areas.

3. Checking the results

The new Survey Guide contains detailed instructions to the surveyor and largely reproduces in expanded form the contents of MDHS 100. The same applies in relation to the presentation of results. In addition, the new Survey Guide imposes an obligation on the duty holder to check the accuracy of the survey reports by checking:

- § The report against the original quotation;
- § That the survey is of the type requested;
- § That all required rooms and areas have been accessed;
- § That sufficient samples have been taken;
- § For any obvious discrepancies and inconsistencies.

Conclusion

Although the new survey guide does not depart radically from the framework laid down in MDHS100, it does represent an advance in relation to asbestos surveying. This fact sheet is only an introduction to the new guidance. A full copy of the new guidance can be downloaded from our web site: www.oraclesolutionsltd.co.uk

If you require any additional information or detail with regards to these changes we offer full advice and guidance as required. Please feel free to contact us to discuss.

