

# Asbestos Update 2010



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# Asbestos Update 2010



- Introduction
  - Update on latest statistics
- HSE Awareness Campaign
  - Target Audience
- Duty to Manage Review
  - Outcomes and Likely Actions
- Changes for 2009
  - MDHS100 Revisions
  - Social Housing
- News Roundup

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# Current Statistics



- 2006 Statistics identified that each week
- ***3 Plumbers***
- ***20 Tradesmen***
- ***6 Electricians***
- ***6 Joiners***
- ***Died from asbestos exposure***

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# Current Statistics



- 2006 Death Statistics record
- 2056 Mesothelioma Deaths
- 2056 Lung Cancers Deaths
- 111 Asbestosis Deaths

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# Current Statistics



- Currently estimated that construction and allied trades account for approx 3000 of these deaths per annum.
- Question.
- What about the 1000 deaths per annum?

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# Current Statistics



- Latest research suggests that Peak in Deaths will occur around 2025.
- By this time over 90,000 people will have died.

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# Current Statistics



- *“Among women 22% of mesotheliomas were attributable to occupational exposures and 16% to domestic exposures, with 62% not attributable to occupational or domestic exposure.”*
- *HSE RR696. Occupational, domestic and environmental mesothelioma risks in Britain 2009*

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# Asbestos Risk

- Those contracting asbestos diseases and ailments can be split into 2 groups
- Occupationally Exposed
  - Developing Asbestosis, Lung Cancers & Mesothelioma
- The Non-Occupationally Exposed.
  - Developing Mesothelioma



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# Mesothelioma

- Exposure to lower levels of asbestos can potentially cause Mesothelioma
- These deaths have generally occurred as a result of both occupational exposure and non-occupational exposure

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# HSE Awareness Campaign



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# Non-Occupational Mesothelioma



- Increase in teacher Mesothelioma
- 1991-2000 122 Teacher Deaths
- 2002-2005 75 Teacher Deaths
- Increase Union concern about risks
- Greater Media coverage of schools issues
- Concerns about long terms low level exposure

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# Non-Occupational Mesothelioma



- Howie is suggesting that children are being exposed to low level asbestos at school.
- Then being exposed to low levels in the home.

# Non-Occupational Mesothelioma

- Has been identified in housewives, doctors, bankers.
- Referred to “bystander exposure”.

## Poison from washday took 20 years to kill a wife

By HELEN CARROLL

A HOUSEPROUD wife was killed by dust she shook from her husband's workclothes as part of her laundry routine.

June Thomas was unaware that the particles she breathed in for 12 years came from deadly blue asbestos at the factory where her husband Denzil worked as a welder.

Mr Thomas was unaffected. But his 49-year-old wife developed a lung tumour brought on by inhaling the asbestos, an inquest heard yesterday.

The couple split up in 1974 after 12 years of marriage. But Mrs Thomas had breathed in enough dust on washdays to kill her more than 20 years later.

Mr Thomas told the inquest: 'She always washed my working clothes during our married life.'

'Years later, when safety regulations came in, we were kitted out with overalls, masks and glasses.'

'But before these measures were

introduced my wife washed all my working clothes at home.'

Mr Thomas, of Williamstown, Rhondda, Mid Glamorgan, worked using asbestos sheets for covering pipes.

Pathologist Dr David Stock told the inquest in Talbot Green, near Llantrisant, that Mrs Thomas died from a cancer in her lung caused by blue asbestos fibres.

Mrs Thomas, of Penygraig, Rhondda, worked in a button factory and had no other contact with asbestos dust.

Coroner Phillip Walters, who recorded a verdict of accidental death, said: 'Mrs Thomas was in the habit of shaking, then washing, her husband's working clothes.'

'Her death shows the danger of blue asbestos. These fibres can lie dormant for 20, 30 or 40 years then come to light.'

'Clearly Mrs Thomas died because she came into contact with her ex-husband's clothes more than 20 years ago.'

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# Non-Occupational Mesothelioma

- Youngest victim Leigh Carlisle 28.
- Evidence to suggest that in this case exposure occurred in school and at home.



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# Non-Occupational Mesothelioma



- Freedom of Information Act.
- Throughout 2008 solicitors have been requesting asbestos information from schools
- Why?

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# Diane Willimore v Knowsley MBC



- Claimant developed Mesothelioma aged 49.
- Successfully claimed against a former employer.
- Claimed against authority as a result of exposure in school.



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# Diane Willimore v Knowsley MBC



- Judge Stated:
- *“The fact that mesothelioma can be triggered by very small quantities of asbestos does have the consequence that it may in principle have been caused by asbestos encountered in the general environment or from some other unknown cause”*

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# Diane Willimore v Knowsley MBC



- In this instance it had been held that exposure had been more than the de minimus and had materially increased the chance that she would develop mesothelioma later in life.
- The Councils legal team have stated that
  - *“local authorities were likely to face thousands of claims similar to Mrs Willimore’s over the next 40 years, but already find it impossible to obtain public liability insurances against asbestos-related risks.”*

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# Diane Willimore v Knowsley MBC



- What is the de minimus?
- *In this case it was established that the de minimus was any level above normal background levels.*
- *Rural asbestos levels 0.0001 f/ml*
- *Urban Asbestos Levels 0.0001-0.01 f/ml*
- *Domestic Levels in 1986 0.0003- 0.0011*

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# Diane Willimore v Knowsley MBC



- Questions:
- *Does your organisation have Public Liability cover if a Willimore claim occurred?*
- *Do you have evidence to confirm your properties are below the de minimus?*

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# Regulation Review



- Control of Asbestos Regulations 2006
- 2009 Should see updates on some of the key guidance.
- MDHS100. Asbestos Surveying
- Non-Licensed Asbestos Work

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# Regulation 4

- Requires an assessment be undertaken of all non-domestic premises to ensure the risks of asbestos are controlled.
- This assessment is the responsibility of the 'Duty Holder'.
- At present Regulation only applies non-domestic premises and to the common parts domestic premises.

# Regulation 4

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## Selfridges guilty of 'unbelievable' safety errors over asbestos scare

Memo reveals store allowed staff to use unsealed areas by contaminated zone

By Ian Johnston  
Monday, 22 December 2008

The department store Selfridges has been guilty of 'unbelievable' safety failings when dealing with asbestos at its flagship London store, resulting in staff and contractors being exposed to dust that can cause cancer, according to the Health and Safety Executive.

A confidential memo obtained by The Independent reveals the HSE's grave concerns that Selfridges sent in workmen to rip up a basement without a full survey - meaning that the men subsequently tore out asbestos-lagged pipes, releasing clouds of tiny fibres that can, if inhaled, cause death decades later from incurable tumours.

After the asbestos had been disturbed in May last year, contractors and staff were allowed to repeatedly walk through the area 'to see what had happened'. The room was not properly sealed off, meaning that air continued to blow around into adjoining staff locker rooms and a warehouse.

The account in the memo, written by HSE official Lisa Chappell in September last year and sent to Westminster Council, contrasts sharply with Selfridges' version of events given to this newspaper in October, when the store blamed contractors for failing to read an asbestos survey properly and insisted the area had been immediately sealed. Ms Chappell complained: "Several people from Selfridges ... and the contractor walked through the area on more than one occasion 'to see what had happened'. Unbelievable, I know."

She added that the adjoining areas continued to be used by staff even after the dangerous

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**EDITOR'S CHOICE**

Just how smart are the smart phones?

The Top Tech Camera Accessories

End of the road for Kraftwerk founder

Art home with rather bizarre theme

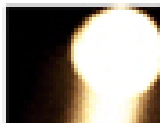
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**PROMOTIONS**





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# Regulation 5

- *“An employer shall not undertake work in demolition, maintenance, or any other work which exposes or is liable to expose his employees to asbestos.....”*



# Regulation 5

## Kier breached rules while disgarding cancer-causing asbestos

Feb 13 2009 By Ian Proctor



Construction firm Kier flouted safety rules with the improper disposal of deadly asbestos in South Harrow, a damning report found.

Workers refurbishing a property in Brookside Close ripped out floor tiles and toilet cisterns and simply dumped them in an open skip, rather than arranging a specialist licensed waste contractor to collect it.

These tossed materials were deemed "low risk" - the tiles were thermoplastic and the cisterns Bakerlite - and a "negligible risk to the public". But the practice still breached health and safety policy.

The revelation is contained in a report into the incident that remained confidential until pressure by the opposition Labour party - which originally flagged up the problem - forced Harrow Council to make it public.

The report says: "As a result of accepted poor site management and inadequate quality control measures undertaken by Kier in Area 6 (Brookside Close), operatives did not receive appropriate asbestos related information.

"This failure by the site manager of Kier was in clear contravention of the company's and Harrow Council's health and safety policy."

It transpires that before the asbestos-dumping took place, Kier had sacked an area manager responsible for Brookside Close and neighbouring streets "as a direct consequence of his failure to work within their health and safety policy."

Councillor Bill Stephenson, leader of the Labour group, said: "I am angry and so should Harrow residents that the council has tried to suppress this report.

"It makes damning reading and catalogues the carelessness and lack of procedures as far as asbestos is concerned by both Kier, who must take primary responsibility, and the council itself is as much at fault."

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# Regulation 7

- *“An employer shall not undertake any work with asbestos unless he has prepared a suitable written plan of work detailing how the work is to be carried out..”*

# Regulation 7

HSE Prosecutions Area : Case Details - Microsoft Internet Explorer

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Address [http://www.hse.gov.uk/Prosecutions/case/case\\_details.asp?SF=CN&SV=4105647](http://www.hse.gov.uk/Prosecutions/case/case_details.asp?SF=CN&SV=4105647) Go Links

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**Details for Case No. 4105647**

**Defendant** [Raymond Joseph Boyle](#)

**Summary** Prohibition Notice served due to unsafe construction work on 09/03/07 at 92 - 95 Livery Street, Birmingham. Three polish workers destroying asbestos containing materials in an unsafe and unplanned manner. AIB damaged and caused contamination of a building undergoing refurbishment.

**Offence Date** 09/03/2007

**Total Fine** £4,000.00 **Total Costs Awarded to HSE** £4,016.61

[Breaches involved in this Case](#)

**Location of Offence**

<b>Address</b>	Vacant Vaughton Gothic Works 92 - 95 Livery Street Birmingham West Midlands B3 1RR England	<b>Region</b>	West Midlands
		<b>Local Authority</b>	Birmingham
		<b>Industry</b>	Unknown
		<b>Main Activity</b>	99 - Not Applicable
		<b>Type of Location</b>	

**HSE Details**

<b>HSE Group</b>	CDOP3FMU81	<b>HSE Directorate</b>	Field Operations Directorate
<b>HSE Area</b>		<b>HSE Division</b>	Midlands

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# Regulation 10

- *“Every employer shall ensure that adequate information, instruction and training is given to those of his employees-*
- *(a) who are or who are liable to be exposed to asbestos, or who supervise such employees....”*

# Regulation 10

**construction  
news** [cnplus.co.uk](http://cnplus.co.uk)



## Firm fined £3k over asbestos ignorance

19 January, 2009 | By [Rhianon Hoyle](#)

**West Bromwich-based Scriven Electrical Contractors has been fined £3,000 for failing to provide employees working with asbestos with appropriate training.**

The Health and Safety Executive claimed an electrician at the firm had installed three heat detectors and associated cabling at a property in Smethwick without asbestos awareness training, even though the ceiling tiles contained between five and 50 per cent brown asbestos.

HSE inspector John Healy said: "Scrivens should have known of the dangers and the legal requirement to give sufficient training to protect employees from exposure to asbestos because 98 per cent of their work involves the risk of encountering asbestos."

Exposure to asbestos is the biggest single cause of work-related deaths, with around 4,000 people a year dying from asbestos-related disease.

The West Bromwich Magistrates Court fined Scriven £3,000 and also ordered it to pay £2,757 in costs.

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# Asbestos Essentials



- <http://www.hse.gov.uk/asbestos/essentials>

# a10

## asbestos Essentials

### Non-licensed tasks

This information will help employers, including the self-employed, comply with the Control of Asbestos at Work Regulations 2006, to control exposure and protect health.

It is also useful for trade union representatives.

Asbestos fibre causes lung cancer and lung diseases.

This sheet describes good practice when you need to remove debris from guttering.

This guttering may be made of asbestos cement, or it may simply collect water from an asbestos cement roof.

It covers the points you need to follow to reduce exposure to an adequate level.

It is important to follow all the points, or use equally effective measures.

Only carry out this work if you are properly trained.

#### Main points

- Asbestos fibres can kill.
- Keep exposures low using all the controls in this sheet.
- See also sheets em1, em2, em5, em6, em7 and em8.

## Cleaning debris from guttering on an asbestos cement (AC) roof

#### Access

- Take precautions to prevent the risk of falling if this work is at height.
- Where necessary, erect an access platform.
- Minimise the number of people present.
- Restrict access - use warning tape and notices.

#### Equipment

- Access platform or scaffolding;
- warning tape and notices;
- scoop or trowel;
- garden type sprayer or watering can, containing water with detergent;
- bucket of water and rags; and
- asbestos waste container, eg labelled polythene sack.

#### Personal protective equipment (PPE)

- Provide:
  - disposable overalls fitted with a hood (you may need waterproof overalls for work outside);
  - boots without laces (laced boots are hard to decontaminate); and
  - protective gloves - select single-use nitrile gloves. If you must use latex gloves, select only 'low protein powder-free' gloves.

- A respirator is not normally required. For reassurance, you may use a respirator - see sheet em6.

#### Procedure

- Sprinkle the detergent solution into the gutter. Avoid creating a slurry.
- Scoop out the debris into the waste container.
- Wet the debris again if you find dry material.

#### Cleaning

- Clean the access platform with wet rags.
- Clean the equipment with wet rags.
- Put debris, used rags, gloves and other waste in the waste container.
- Tape the container closed.

#### Personal decontamination

See sheet em8.

#### Clearance procedure

- Visually inspect the area to make sure that it has been cleaned properly.
- Clearance air sampling is not normally required.



Wet the debris again if you find dry material, but avoid creating a slurry

#### Safety Checklist

✓ Can you avoid disturbing asbestos by doing the job in some other way?

✓ Do you need a license for the work?

✓ Always follow all legal requirements.

✓ Follow the task guidance sheet.

✓ Make sure other risks (eg work at height, manual handling) are assessed and controlled.

✓ Use only suitable asbestos waste containers.

✓ Double-wrap asbestos waste.

✓ Take asbestos waste to a licensed tip.

#### Caution:

■ Don't sweep up dust or debris - use a Type H vacuum cleaner or wet rags.

■ Don't take used overalls home.

■ Don't re-use disposable PPE.

■ Don't smoke.

■ Don't eat or drink in the workplace.

#### Essential information

Download and follow these advice sheets:

- em1 *What to do if you uncover asbestos materials or they are damaged*
- em2 *Training*
- em5 *Wetting asbestos materials*
- em6 *Personal protective equipment*
- em7 *Using rags to clean surfaces and equipment contaminated with asbestos*
- em8 *Personal decontamination*

#### Further information

- *Tower scaffolds* Construction Information Sheet CIS10 (rev4) HSE Books 2005 Web only version available at [www.hse.gov.uk/pubns/cis10.pdf](http://www.hse.gov.uk/pubns/cis10.pdf)
- *General access scaffolds and ladders* Construction Information Sheet CIS49 (rev1) HSE Books 2003 Web only version available at [www.hse.gov.uk/pubns/cis49.pdf](http://www.hse.gov.uk/pubns/cis49.pdf)
- *Health and safety in roof work* HSG333 (Second edition) HSE Books 1998 ISBN 0 7176 1425 5

#### Useful links

- For information about health and safety ring HSE's Infoline Tel: 0845 345 0065 Textphone: 0845 408 9577 e-mail: [hse.infoline@natbrit.com](mailto:hse.infoline@natbrit.com).
- HSE priced and free publications are available from HSE Books Tel: 01787 881165 Website: [www.hsebooks.co.uk](http://www.hsebooks.co.uk)
- British Standards are available from BSI Customer Services, 389 Chiswick High Road, London W4 4AL Tel: 020 8996 9001 Fax: 020 8996 7001 e-mail: [cservices@bsi-global.com](mailto:cservices@bsi-global.com) Website: [www.bsi-global.com](http://www.bsi-global.com).

This document is available at [www.hse.gov.uk/asbestos.htm](http://www.hse.gov.uk/asbestos.htm)

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# a26

## asbestos essentials

### Non-licensed tasks

This information will help employers and the self-employed to comply with the Control of Asbestos Regulations 2006.

It is also useful for trade union and employee safety representatives.

Asbestos fibres can cause lung cancer and lung diseases.

The sheet covers the points you need to follow to reduce exposure to an adequate level.

It can act as a risk assessment for asbestos if it matches what you plan to do.

Follow all the points, or use equally effective measures.

Only carry out this work if you are properly trained and have the right equipment.

#### Main points

- Asbestos fibres can kill.
- Keep exposure low using all the controls in this sheet.
- Also follow sheet a0 and equipment and method (em) sheets; see 'Essential information'.



Textured coating on a ceiling

## Drilling and boring through textured coatings

### What this sheet covers

This sheet describes good practice when you need to drill through textured coating.

This sheet is NOT appropriate:

- If work lasts more than one hour per week for a worker; or
  - If work lasts two hours in total for two or more workers.
- The work is still non-licensed but you need to make a risk assessment.

If the coating is on asbestos insulating board, see sheet a1.

#### Preparing the work area

- Restrict access - minimise the number of people present.
- Close doors. Use tape and notices to warn others.
- A two-stage airlock is not required.
- Ensure adequate lighting.

#### Equipment

- 500-gauge polythene sheeting and duct tape;
- warning tape and notices;
- Class H vacuum cleaner (BS EN 60336 - see sheet em4) for cleaning;
- drill - manual or powered, set at the lowest speed;
- drill bit, or hole cutter for holes greater than 20 mm diameter;
- thick paste, eg wallpaper paste or shaving foam, or a proprietary device to contain drilling debris;
- permanent sealant;
- paint brush;
- bucket of water and rags;
- asbestos waste container, eg labelled polythene sack; and
- clear polythene sack.

#### Personal protective equipment (PPE) - see sheet em6

- Provide:
  - disposable overalls fitted with a hood;
  - boots without laces (laced boots are hard to decontaminate); and
  - respiratory protective equipment.



#### SAFETY CHECKLIST

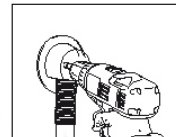
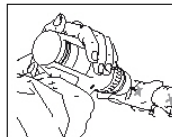
- ✓ Can you avoid disturbing asbestos by doing the job in some other way?
- ✓ Do you need a licence for the work?
- ✓ Always follow all legal requirements.
- ✓ Follow the task guidance sheet.
- ✓ Use an asbestos waste container.
- ✓ Dispose at a licensed disposal site.

#### Caution:

- Don't sweep up dust or debris - use a Class H vacuum cleaner or damp rags.
- Don't take used overalls home.
- Don't re-use disposable PPE.
- Don't smoke.
- Don't eat or drink in the work area.

#### OTHER HAZARDS

Work at height - see [www.hse.gov.uk/falls/index.htm](http://www.hse.gov.uk/falls/index.htm). Take precautions to avoid falls. Must you work from a ladder? Where necessary, erect an access platform. There may also be other hazards - you need to consider them all.



Drill through paste or foam or use a plastic cover and a Class H vacuum cleaner. A hand drill creates less dust. If you have to use an electric drill, put it on the slowest setting.

#### Procedure

- Remove furniture and fittings from the area, or protect them from contamination using 500-gauge polythene sheet.
- Protect nearby surfaces from contamination. Cover with 500-gauge polythene sheeting and fix with duct tape to non-asbestos surfaces.
- For cable and pipework, make the hole slightly bigger than required.

#### Drilling and boring

- Cover the drill entry end, if accessible, exit points with a generous amount of paste, foam or a proprietary device.
- Drill through the paste, foam or device.
- Clean off the paste, foam and debris with damp rags. Or remove the device and clean the surface. Clean the back surface with damp rags, if accessible.
- Rags and paste or foam contain dust and fibres. Dispose of as asbestos waste.
- Seal the drilled edge with sealant.

#### Cleaning and disposal

- Clean the area and equipment with the Class H vacuum cleaner and damp rags.
- Put debris, used rags, paint brush, polythene sheeting and other waste in the asbestos waste container and tape it closed.
- Put the asbestos waste container in a clear polythene sack and tape it closed.
- Disposal - see sheet em9.

#### Personal decontamination

- See sheet em8

#### MORE HELP

- Licensed asbestos contractors, and training providers - HSE's Infoline Tel: 0845 345 0055 Telephone: 0845 408 9677 e-mail: [hse.infoline@natbrit.com](mailto:hse.infoline@natbrit.com) and at [www.hse.gov.uk/asbestos/licensing/index.htm](http://www.hse.gov.uk/asbestos/licensing/index.htm)
- HSE priced and free publications - HSE Books Tel: 01787 881165 and at [www.hsebooks.co.uk](http://www.hsebooks.co.uk)
- Qualified hygienists - The British Occupational Hygiene Society (BOHS) Tel: 01332 298101 and at [www.bohs.org](http://www.bohs.org) under 'Professional > Consultants'
- Trade associations - The Asbestos Removal Contractors Association (ARCA) Tel: 01283 531126 Website: [www.arcanet.org.uk](http://www.arcanet.org.uk), or the Asbestos Control and Abatement Division (ACAD) Tel: 01325 466704
- Disposal of asbestos waste - [www.environment-agency.co.uk](http://www.environment-agency.co.uk), [www.sepa.org.uk/](http://www.sepa.org.uk/), or [www.netregs.gov.uk/netregs](http://www.netregs.gov.uk/netregs).
- More asbestos pictures - [www.hse.gov.uk/asbestos/gallery.htm](http://www.hse.gov.uk/asbestos/gallery.htm)
- Help to decide if work is licensed - [www.hse.gov.uk/asbestos/licensing/index.htm](http://www.hse.gov.uk/asbestos/licensing/index.htm)

#### ESSENTIAL INFORMATION

Download and follow these advice sheets from [www.hse.gov.uk/asbestos/essentials/index.htm](http://www.hse.gov.uk/asbestos/essentials/index.htm):

- em1 What to do if you uncover or damage materials that could contain asbestos
- em2 Training
- em4 Using a Class H vacuum cleaner for asbestos
- em6 Personal protective equipment (PPE)
- em7 Using damp rags to clean surfaces of minor asbestos contamination
- em8 Personal decontamination
- em9 Disposal of asbestos waste

This document is available at [www.hse.gov.uk/asbestos/essentials/index.htm](http://www.hse.gov.uk/asbestos/essentials/index.htm)

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# a28

## asbestos essentials

### Non-licensed tasks

This information will help employers and the self-employed to comply with the Control of Asbestos Regulations 2006.

It is also useful for trade union and employee safety representatives.

Asbestos fibres can cause lung cancer and lung diseases.

The sheet covers the points you need to follow to reduce exposure to an adequate level.

It can act as a risk assessment for asbestos if it matches what you plan to do.

Follow all the points, or use equally effective measures.

Only carry out this work if you are properly trained and have the right equipment.

#### Main points

- Asbestos fibres can kill.
- Keep exposures low using all the controls in this sheet.
- Also follow sheet a0 and equipment and method (em) sheets; see 'Essential information'.



Textured coating on a ceiling

## Removing textured coating from a small area, eg 1 square metre

### What this sheet covers

This sheet describes good practice when you need to remove a small area of textured coating, eg around 1 square metre, in preparation for other work.

This sheet is not appropriate for large areas. The work is still non-licensed but you need to make a risk assessment.

If the coating covers asbestos insulating board, use an HSE-licensed contractor.

#### Preparing the work area

- Do you need to isolate any services?
- Restrict access - minimise the number of people present.
- Close doors. Use tape and notices to warn others.
- A two-stage airflow is not required.
- Ensure adequate lighting.

#### Equipment

- 500-gauge polythene sheeting and duct tape;
- warning tape and notices;
- Class H vacuum cleaner (BS EN 60395) - see sheet em1;
- penetrating stripping fluid or gel, or a steam generator;
- permanent sealant;
- plastic dustpan;
- scraper;
- paint brush;
- bucket of water and rags;
- asbestos waste container, eg labelled polythene sack; and
- clear polythene sack.

#### Personal protective equipment (PPE) - see sheet em6

- Provide:
  - disposable overalls fitted with a hood;
  - boots without laces (leak boots are hard to decontaminate); and
  - respiratory protective equipment.



1 of 3 pages

#### SAFETY CHECKLIST

- ✓ Can you avoid disturbing asbestos by doing the job in some other way?
- ✓ Do you need a licence for the work?
- ✓ Always follow all legal requirements.
- ✓ Follow the task guidance sheet.
- ✓ Use an asbestos waste container.
- ✓ Dispose at a licensed disposal site.

#### Caution:

- Don't sweep up dust or debris - use a Class H vacuum cleaner or damp rags.
- Don't take used overalls home.
- Don't re-use disposable PPE.
- Don't smoke.
- Don't eat or drink in the work area.

#### OTHER HAZARDS

Work at height - see [www.hse.gov.uk/falls/index.htm](http://www.hse.gov.uk/falls/index.htm). Take precautions to avoid falls. Must you work from a ladder? Where necessary, erect an access platform.

Slips and trips - see [www.hse.gov.uk/slips/index.htm](http://www.hse.gov.uk/slips/index.htm). Floors protected with polythene become very slippery when wet.

There may also be other hazards - you need to consider them all.



Gently brush on penetrating fluid, or dampen and loosen the coating with steam



Gently scrape the coating into the dustpan

#### Procedure

- Remove furniture and fittings from the area, or protect them from contamination using 500-gauge polythene sheet.
- Protect nearby surfaces from contamination. Cover with 500-gauge polythene sheeting and fix with duct tape to non-asbestos surfaces.

Caution: Never scrape through or sand down textured coatings or stripped surfaces. Don't use power tools to cut through textured coatings.

#### Removal

- Dampen and pick off any loose pieces of coating and put them in the waste container.
- Either brush on penetrating fluid gently, or dampen and loosen the coating with steam.
- When loose, gently scrape the coating into the dustpan. Empty this into the waste container.
- Seal the stripped surface with sealant.

#### Cleaning and disposal

- Clean the area and equipment with the Class H vacuum cleaner and damp rags.
- Put debris, used rags, paint brush, polythene sheeting and other waste in the asbestos waste container and tape it closed.
- Put the asbestos waste container in a clear polythene sack and tape it closed.
- Disposal - see sheet em9.

#### Personal decontamination

- See sheet em8

#### MORE HELP

- Licensed asbestos contractors, and training providers - HSE's InfoLine Tel: 0845 345 0055 Telephone: 0845 408 9577 e-mail: [hse.info@natbrit.com](mailto:hse.info@natbrit.com) and at [www.hse.gov.uk/asbestos/licensing/index.htm](http://www.hse.gov.uk/asbestos/licensing/index.htm)
- HSE priced and free publications - HSE Books Tel: 01757 981165 and at [www.hsebooks.co.uk](http://www.hsebooks.co.uk)
- Qualified hygienists - The British Occupational Hygiene Society (BOHS) Tel: 01332 298101 and at [www.bohs.org/](http://www.bohs.org/) under 'Professional > Consultants'
- Trade associations - the Asbestos Removal Contractors Association (ARCA) Tel: 01283 531126 Website: [www.arcanet.org.uk](http://www.arcanet.org.uk), or the Asbestos Control and Abatement Division (ACAD) Tel: 01325 466704
- Disposal of asbestos waste - [www.environment-agency.co.uk](http://www.environment-agency.co.uk), [www.sepa.org.uk/](http://www.sepa.org.uk/), or [www.netregs.gov.uk/netregs](http://www.netregs.gov.uk/netregs).
- More asbestos pictures and help to decide if work is licensed - [www.hse.gov.uk/asbestos/index.htm](http://www.hse.gov.uk/asbestos/index.htm)

#### ESSENTIAL INFORMATION

Download and follow these advice sheets from [www.hse.gov.uk/asbestos/essentials/index.htm](http://www.hse.gov.uk/asbestos/essentials/index.htm):

- em1 What to do if you uncover or damage materials that could contain asbestos
- em2 Training
- em4 Using a Class H vacuum cleaner for asbestos
- em6 Personal protective equipment (PPE)
- em7 Using damp rags to clean surfaces of minor asbestos contamination
- em8 Personal decontamination
- em9 Disposal of asbestos waste
- em10 Statement of cleanliness after textured coating removal

Asbestos essentials a28

This document is available at [www.hse.gov.uk/asbestos/essentials/index.htm](http://www.hse.gov.uk/asbestos/essentials/index.htm)

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Published by the Health and Safety Executive 12/07

This guidance is issued by the Health and Safety Executive. Following the guidance is not compulsory and you are free to take other action. But if you do follow the guidance you will normally be doing enough to comply with the law. Health and safety inspectors seek to secure compliance with the law and may refer to this guidance as illustrating good practice.

Removing textured coating from a small area, eg 1 square metre

3 of 3 pages

# a29 asbestos essentials

## Non-licensed tasks

This information will help employers and the self-employed to comply with the Control of Asbestos Regulations 2006.

It is also useful for trade union and employee safety representatives.

Asbestos fibres can cause lung cancer and lung diseases.

The sheet covers the points you need to follow to reduce exposure to an adequate level.

It can act as a risk assessment for asbestos if it matches what you plan to do.

Follow all the points, or use equally effective measures.

Only carry out this work if you are properly trained and have the right equipment.

### Main points

- Asbestos fibres can kill.
- Keep exposures low using all the controls in this sheet.
- Also follow sheet a0 and equipment and method (em) sheets; see 'Essential information'.



## Clearing up debris following collapse of a ceiling or wall covered with textured coating

### What this sheet covers

This sheet describes good practice when you need to clear up wall or ceiling debris with a textured coating.

This sheet does not apply to the removal or renovation of remaining coatings.

It is NOT appropriate if the coating covered asbestos insulating board. Use an HSE-licensed contractor for such work.

### Preparing the work area

- Ensure that the area is safe to enter.
- Do you need to isolate any services?
- Restrict access - minimise the number of people present.
- A two-stage airflow is not required.
- Ensure adequate lighting.

### Equipment

- Warning tape and notices;
- Class H vacuum cleaner (BS EN 60335) - see sheet em4;
- scoop or trowel;
- shovel;
- bucket of water and rags;
- asbestos waste container, eg labelled polythene sack;
- lockable skip for larger quantities of waste; and
- clear polythene sack.

### Personal protective equipment (PPE) - see sheet em6

- Provide:
  - disposable overalls fitted with a hood;
  - boots without laces (laced boots are hard to decontaminate); and
  - respiratory protective equipment.

### Procedure

- Shovel or scoop smaller pieces into the asbestos waste container.
- Put larger amounts in the lockable skip.

### Cleaning and disposal

- Clean contaminated furniture and furnishings with the Class H vacuum cleaner.



1 of 2 pages

### MORE HELP

- Licensed asbestos contractors, and training providers - HSE's Infoline Tel: 0845 345 0055  
Telephone: 0845 408 9577  
e-mail: [hse.infoline@natbrit.com](mailto:hse.infoline@natbrit.com)  
and at [www.hse.gov.uk/asbestos/licensing/index.htm](http://www.hse.gov.uk/asbestos/licensing/index.htm)
- HSE priced and free publications - HSE Books Tel: 01787 881165 and at [www.hsebooks.co.uk](http://www.hsebooks.co.uk)
- Qualified hygienists - The British Occupational Hygiene Society (BOHS) Tel: 01332 298101 and at [www.bohs.org/](http://www.bohs.org/) under 'Professional > Consultants'
- Trade associations - the Asbestos Removal Contractors Association (ARCA) Tel: 01283 531126 Website: [www.arcaweb.org.uk](http://www.arcaweb.org.uk), or the Asbestos Control and Abatement Division (ACAD) Tel: 01325 466704
- Disposal of asbestos waste - [www.environment-agency.co.uk](http://www.environment-agency.co.uk), [www.sepa.org.uk/](http://www.sepa.org.uk/), or [www.netregs.gov.uk/netregs](http://www.netregs.gov.uk/netregs)
- More asbestos pictures - [www.hse.gov.uk/asbestos/gallery.htm](http://www.hse.gov.uk/asbestos/gallery.htm)
- Help to decide if work is licensed - [www.hse.gov.uk/asbestos/licensing/index.htm](http://www.hse.gov.uk/asbestos/licensing/index.htm)

### ESSENTIAL INFORMATION

Download and follow these advice sheets from [www.hse.gov.uk/asbestos/essentials/index.htm](http://www.hse.gov.uk/asbestos/essentials/index.htm):

- em1 What to do if you uncover or damage materials that could contain asbestos
- em2 Training
- em4 Using a Class H vacuum cleaner for asbestos
- em6 Personal protective equipment (PPE)
- em7 Using damp rags to clean surfaces of minor asbestos contamination
- em8 Personal decontamination
- em9 Disposal of asbestos waste

- Wrap cleaned furniture in polythene sheeting. Remove cleaned furnishings.
- Dispose of any contaminated furniture or furnishings that cannot be cleaned.
- Clean the equipment and the area with damp rags.
- Put debris, used rags and other waste in the asbestos waste container and tape it closed.
- Put the asbestos waste container in a clear polythene sack and tape it closed.
- Disposal - see sheet em9.

### Personal decontamination

- See sheet em8

### Clearance and checking off

- Visually inspect the area to make sure that it has been cleaned properly.
- Clearance air sampling is not normally required.
- Get the premises owner, duty-holder or client to check off the job.

### OTHER HAZARDS

Manual handling - see [www.hse.gov.uk/msd/index.htm](http://www.hse.gov.uk/msd/index.htm). Plan how to remove and handle heavy material and articles safely.

Electrical hazards - see [www.hse.gov.uk/electricity/index.htm](http://www.hse.gov.uk/electricity/index.htm). Get a competent electrician to isolate and reconnect electricity supply.

There may also be other hazards - you need to consider them all.

### SAFETY CHECKLIST

- ✓ Can you avoid disturbing asbestos by doing the job in some other way?
- ✓ Do you need a licence for the work?
- ✓ Always follow all legal requirements.
- ✓ Follow the task guidance sheet.
- ✓ Use an asbestos waste container.
- ✓ Dispose at a licensed disposal site.

### Caution:

- Don't sweep up dust or debris - use a Class H vacuum cleaner or damp rags.
- Don't take used overalls home.
- Don't re-use disposable PPE.
- Don't smoke.
- Don't eat or drink in the work area.

This guidance is issued by the Health and Safety Executive. Following the guidance is not compulsory and you are free to take other action. But if you do follow the guidance you will normally be doing enough to comply with the law. Health and safety inspectors seek to secure compliance with the law and may refer to this guidance as illustrating good practice.

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Published by the Health and Safety Executive 12/07



Health and Safety  
Executive

# em10 asbestos essentials

## Non-licensed tasks

This information will help employers and the self-employed to comply with the Control of Asbestos Regulations 2006.

It is also useful for trade union and employee safety representatives.

This guidance is issued by the Health and Safety Executive. Following the guidance is not compulsory and you are free to take other action. But if you do follow the guidance you will normally be doing enough to comply with the law. Health and safety inspectors seek to secure compliance with the law and may refer to this guidance as illustrating good practice.

## Statement of cleanliness after textured coating removal

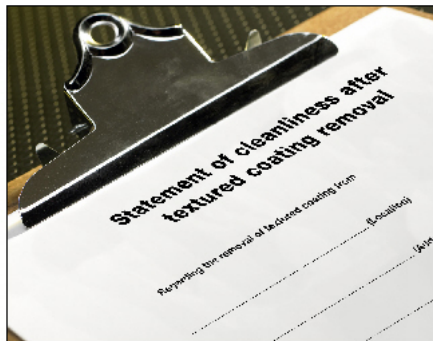
### Equipment and method sheet

### What this sheet covers

This sheet is intended for trained contractors who remove textured coatings.

It sets out a model statement to issue to the client, premises owner or the occupier.

- After removing textured coating, you need to let the client know the premises are safe to use again.
- Before you do this you need to be sure that textured coating has been removed as agreed, and all debris cleaned up.
- The next page shows an example of a form to give to the client, premises owner or occupier.



This document is available at [www.hse.gov.uk/asbestos/essentials/index.htm](http://www.hse.gov.uk/asbestos/essentials/index.htm)

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1 of 2 pages



Health and Safety  
Executive

Regarding the removal of textured coating from

\_\_\_\_\_ (Location)

\_\_\_\_\_ (Address)

\_\_\_\_\_

on: \_\_\_\_\_ (Date)

The removal work consisted of:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Job description)

by: \_\_\_\_\_ (Name of contractor)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (Contractor's address)

I have checked that textured coating was removed and the area was cleaned thoroughly. I inspected the following areas to make sure that there were no visible traces of dust or debris:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (Areas inspected)

I am satisfied that the area can be returned to normal use.

Signed: \_\_\_\_\_

Name: \_\_\_\_\_ (capital letters)

Date: \_\_\_\_\_

# em6 asbestos essentials

## Non-licensed tasks

This information will help employers, including the self-employed, comply with the Control of Asbestos Regulations 2006, to control exposure and protect health.

It is also useful for trade union representatives.

Asbestos fibre causes lung cancer and lung diseases.

This sheet describes what personal protective equipment (PPE) you need.

It also describes respiratory protective equipment (RPE).

### Main points

- Check it out before you start work.
- You must be trained to use PPE and RPE properly.
- PPE and RPE are your last lines of defence against asbestos fibres. Follow the methods in the task guidance sheets.



A respirator intended for use with general dust, doubled up to 'fit' and give more protection is inadequate and should not be used.

## Personal protective equipment (PPE)

### Equipment and method sheet

#### Equipment

##### Overalls

- Provide disposable overalls. Type 5 (BS EN ISO 13982-1) are suitable. Cotton overalls hold dust and need specialist laundering.
- You may need waterproof overalls for outdoor work.
- Wear one size too big - this will help to prevent ripping at the seams.
- If the cuffs are loose, seal them with tape.
- Avoid wearing a long-sleeved shirt - these are difficult to cover properly.
- Wear the overall legs over footwear. Tucking them in lets dust into footwear.
- Wear the hood over the RPE straps.
- Dispose of used overalls as asbestos waste.



Wear the overall hood over the straps of the RPE

Caution: Never take used overalls home.

##### Gloves

- If you wear protective gloves, select single-use disposable gloves. If you must use latex gloves, select only 'low protein powder-free' gloves.
- Dispose of used gloves as asbestos waste.

##### Footwear

- Boots are preferable to disposable overshoes which cause a slipping risk.

Caution: Never use laced boots, these are very difficult to clean properly.

#### Respiratory protective equipment (RPE)

- Select suitable RPE with an Assigned Protection Factor of 20 or more.

##### Suitable types of RPE:

- Disposable respirators to standards EN149 (type FFP3) or EN1827 (type FFP3).
- half masks (to standard EN140) with P3 filter; or
- semi-disposable respirators (to EN409) with P3 filter.
- This equipment should be suitable for most short duration non-licensed work. Workers should select a make and size that fits them.
- This equipment will not be suitable for people with beards or stubble, or for long periods of continuous use. Powered equipment will be necessary in such situations.
- More information on the selection of suitable RPE is given in HSG247, HSG53 and can be obtained from equipment suppliers. See 'Further information' and 'Useful links'.

1 of 3 pages

#### Planning and preparation

- Plan for and practice emergency procedures.
- Workers need to be fit tested to make sure that the RPE fits them properly.
- Arrange fit testing and training before the work starts, ask the supplier for help or contact BOHS (www.bohs.org or 01332 298101). Also see 'Useful links'.

#### Using RPE

- Workers must be medically fit to wear RPE - seek medical advice if you are not sure.
- All types of RPE restrict what the wearer can do. It is uncomfortable to wear, particularly for long periods.
- The RPE has to be worn all the time and until the worker is away from the contaminated air.
- A person must be clean-shaven for the RPE to work.
- Fit the mask in accordance with the manufacturers instructions. Make sure it is worn correctly.
- Place the straps firmly around the top and back of the head. The mask should be tight against the face.
- When using disposable masks, pinch the top of the respirator over the nose.
- Carry out a fit check in accordance with the manufacturers instructions
- If the worker wears spectacles, they should put them on now. They must not create a gap between the mask and face.
- Put the overall hood over the straps.
- At the end of the shift, take off RPE last and, if it is disposable, put it in the asbestos waste. If it is any other type decontaminate, clean and store it properly for the next use.
- With half-mask type change filters regularly - your supplier may be able to advise you how often. Dispose of used filters as asbestos waste.

Caution: Never leave the respirator lying around where it can collect dust. Never dangle the respirator round your neck.

#### Maintenance of non disposable equipment

- Keep RPE clean and in good working order - follow the manufacturers instructions.
- Inspect and check RPE for damage every time. Carry out more formal checks on a monthly basis (or every three months if used infrequently). Inspect all parts including valves and seals. Replace the respirator as appropriate.
- Clean RPE after use and store in a safe place away from contamination.

Caution: Make sure the correct filter is fitted.

#### Training

- Make sure that RPE users know how to check their equipment is working properly before they put it on, how to check face fit, how to identify and replace worn or defective parts and that they know about the limitations of the RPE they are using.
- Instruct users to throw away disposable RPE/PPE as asbestos waste after one use.
- Tell workers to stop work and leave the area if they think their RPE is not working properly.



Disposable RPE worn incorrectly



Disposable RPE worn correctly



# em4 asbestos essentials

## Non-licensed tasks

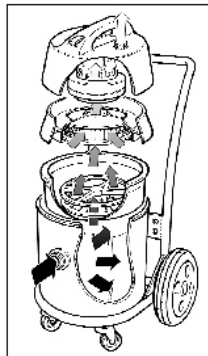
This information will help employers and the self-employed to comply with the Control of Asbestos Regulations 2006.

It is also useful for trade union and employee safety representatives.

Only carry out this work if you are properly trained and have the right equipment.

### Remember:

- Asbestos fibres can cause lung cancer and lung diseases.
- Check that the vacuum cleaner is in good working order before you start.



Class H vacuum cleaner

## Using a Class H vacuum cleaner for asbestos

### Equipment and method sheet

### What this sheet covers

This sheet describes the Class H vacuum cleaner, how to use it to minimise asbestos fibres released during a task, and how to use it to clean contaminated items.

The cleaner must comply with British Standards.

Never use domestic vacuum cleaners, even those fitted with HEPA (high efficiency particle arrester) filters.

### Equipment

- You can hire a Class H vacuum cleaner with a range of attachments; look up 'asbestos safety equipment hire' on the internet or see 'More help' over the page.
- Ensure hired cleaners are clean and in good working order on receipt.
- The hire company should thoroughly examine and test the cleaner at least once every six months. They need to be licensed by HSE to do this.

### Procedures

#### Vacuuming

- Pick up bigger pieces of debris and put them in a suitable waste container.
- Vacuum clean with care; it is easy to disturb asbestos fibres, make them airborne and breathe them in.
- Wet material can damage the HEPA filter.
- Clean floors, carpets and fabrics with the adjustable floor attachment.
- Clean areas of limited access with the tapered attachment.
- Clean solid surfaces such as desk tops with the flat attachment.
- Check for damage after use.

Caution: Avoid using brush attachments for area cleaning. Brushes are difficult to clean properly.



Hire a Class H vacuum cleaner from a licensed hire company and follow all instructions

1 of 2 pages

### MORE HELP

- Licensed asbestos contractors, and training providers - HSE's Infoline Tel: 0845 345 0055 Telephone: 0845 408 9577 e-mail: [hse.infoline@natbrit.com](mailto:hse.infoline@natbrit.com) and at [www.hse.gov.uk/asbestos/licensing/index.htm](http://www.hse.gov.uk/asbestos/licensing/index.htm)
- HSE priced and free publications - HSE Books Tel: 01787 881165 and at [www.hsebooks.co.uk](http://www.hsebooks.co.uk)
- More asbestos pictures - [www.hse.gov.uk/asbestos/gallery.htm](http://www.hse.gov.uk/asbestos/gallery.htm)
- British Standards - BSI Customer Services, 389 Chiswick High Road, London W4 4AL Tel: 020 8996 9001 Fax: 020 8996 7001 e-mail: [cservices@bsi-global.com](mailto:cservices@bsi-global.com) and at [www.bsi-global.com](http://www.bsi-global.com)
- Trade associations - the Asbestos Removal Contractors Association (ARCA) Tel: 01283 531126 Website: [www.arcanet.org.uk](http://www.arcanet.org.uk), or the Asbestos Control and Abatement Division (ACAD) Tel: 01325 466704. ARCA's website contains a list of members who can hire equipment and offer training and other services.
- Disposal of asbestos waste - [www.environment-agency.co.uk](http://www.environment-agency.co.uk), [www.sepa.org.uk/](http://www.sepa.org.uk/), or [www.netregs.gov.uk/netregs](http://www.netregs.gov.uk/netregs).
- These equipment and method sheets and task (a) sheets can be downloaded free from [www.hse.gov.uk/asbestos/essentials/index.htm](http://www.hse.gov.uk/asbestos/essentials/index.htm)
- See sheet a0 for details of more guidance

This guidance is issued by the Health and Safety Executive. Following the guidance is not compulsory and you are free to take other action. But if you do follow the guidance you will normally be doing enough to comply with the law. Health and safety inspectors seek to secure compliance with the law and may refer to this guidance as illustrating good practice.



Control measures: shadow vacuuming and using plastic enclosures as local extraction

### Used as a control measure - dust extraction

- You can use the Class H vacuum cleaner to control asbestos fibres 'at source', eg:
  - Shadow vacuuming: hold the nozzle close to the task (eg screw removal).
  - Local dust extraction at the cutting point; enclose the tool (eg drill bit) with a cowl and attach the nozzle.

### Possible problems

- Reduced suction:
  - You have a long extension cable, resulting in low supply voltage.
  - The waste container is full.
  - The hose has blocked. Clearing it can release asbestos; clear it carefully or get help from the hire company.

### Emptying and cleaning

- Follow the hire company's instructions for waste disposal.
- Never clean inside the vacuum cleaner yourself.
- After each use, clean the vacuum cleaner's outer casing and attachments with the vacuum and then with damp rags.
- Inspect the case, hose and attachments visually.
- Keep the hose and attachments in a labelled plastic sack.
- Replace the sealing cap over the hose opening in the cleaner's casing.

Caution: You, and other people, will be exposed to high levels of asbestos fibres if you fail to take the proper precautions.

### British Standards

You should only hire a Class H vacuum cleaner that conforms to the following standards. For more information on British Standards see 'More help'.

- BS EN 60335-2-69:2003 Specification for safety of household and similar electrical appliances. Particular requirements for wet and dry vacuum cleaners, including power brush, for industrial and commercial use. (The old standard was BS5415 - 2.2 Part 1)
- Publicly available specification, PAS 69:2004 Equipment used in the controlled removal of asbestos-containing materials. Operation, cleaning and maintenance of class H vacuum cleaners. Code of practice.

This document is available at [www.hse.gov.uk/asbestos/essentials/index.htm](http://www.hse.gov.uk/asbestos/essentials/index.htm)

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Published by the Health and Safety Executive 12/07

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# Asbestos the Survey Guide.



- Revised Guide to Asbestos Surveys
- Publication due 29<sup>th</sup> Jan 2010
- Key Changes
  - Types of asbestos survey
  - Guidance for Housing Associations
  - Competency of Surveyors

---

# Management Survey. (Old Type 1 & 2).

- 2.2 A “**management**” survey (see paragraphs 2.8-2.11) is undertaken to address the risks from asbestos associated with the continued use of the building (ie normal occupancy and activities, and associated maintenance and development). This type of survey is performed to ensure that no one is harmed by the continued presence of asbestos in premises (ie ACMs remain in good condition and that no-one inadvertently disturbs ACMs during maintenance and other work). The purpose of this type of survey is to locate, as far as reasonably practicable, 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. All buildings normally require a management survey as part of the on-going arrangements to manage asbestos. Management surveys will often involve minor intrusive work and some disturbance.

---

# Management Survey. (Old Type 1 & 2).



- 2.3 There are also circumstances where a far more intrusive survey is necessary to establish the full extent and complete presence of asbestos. This type of survey is necessary prior to any refurbishment (including “minor”) or demolition work being carried out. These “**refurbishment/ demolition**” surveys (see paragraphs 2.12-2.15) will be much more intrusive and destructive compared with management surveys as their intention is to locate all the ACMs so that they can be removed before the refurbishment or demolition takes place. Refurbishment/demolition surveys are required as necessary when the needs or use of the building changes and the fabric of the building will be disturbed or complex fixed plant (eg large ovens) are to be dismantled.



---

# Domestic Premises.

- 3.27 In the domestic sector, Local Authorities and Housing Associations have responsibility for very large numbers of properties (ie houses and flats). The dwellings often fall into particular archetypal groups in terms of style, design and age eg flats within blocks would generally be similar at construction. These factors can be used to develop the survey strategy for dwellings. The properties are also generally occupied and contain the personal possessions of the occupants. The premises need a range of maintenance and repair work as well as general improvement and upgrading and occasionally demolition. Works can include electrical rewiring, structural repairs and alterations, replacement windows, central heating, insulation, renewal of bathroom and kitchen fittings or complete renovations. The work may be necessary on individual or small numbers of premises (eg emergency work due to fire/water/storm damage) or on large numbers where there are major improvement or upgrading schemes (eg “Decent Homes Improvement” programme).

# Domestic Premises.

- (3.30 Management Surveys should be carried out on properties which contain or possibly contain ACMs. “Asbestos free” dwellings should be recorded as such in the management plan and do not need surveying. However workers in such premises particularly pre 1999 should always be vigilant (see para ). A proportion of properties in each category (ie contain or possibly contain ACMs) and each archetypal group should be surveyed. Specific sampling ratios cannot be specified as the proportion will depend on the variability of housing stock. A proportion should be surveyed until the results demonstrate as far as reasonably practicable that there is consistency in the extent of asbestos in the property type and there is an accurate picture of ACM presence (ie ACM locations are “stable” within archetypal groups). Where there is considerable variability the ratio surveyed will be high.
- 
-

# Domestic Premises.

- 3.33 Refurbishment and Demolition surveys will be required where refurbishment work or other work which involves disturbance of the fabric of the building (eg behind panels, tiles and carpets, in ceiling voids etc) is carried out. The survey strategy for refurbishment works is similar to that for Management Surveys. Refurbishment and Demolition surveys should also be carried out on a proportion of properties in the work programme. The ratio again will depend on the variability within the housing stock and may be high where there is substantial variation. A proportion should be surveyed until the results demonstrate as far as reasonably practicable that there is consistency in the extent of asbestos in the property type and there is an accurate picture of ACM presence. The Refurbishment and Demolition survey will only be necessary in the specific area/location where the works will take place eg cupboard, part of room, kitchen/bathroom. However further Refurbishment and Demolition surveys will necessary in other locations when new improvement schemes are proposed. These localised Refurbishment and Demolition surveys should have the specific purpose of identifying ACMs for removal, control or avoidance during the refurbishment works.
- 
- 3.34 For house improvement schemes and other project work, Refurbishment and Demolition surveys should be incorporated into the planning phase of such work as far as possible. This will avoid delays and disruption etc. Where the work is urgent (eg essential or emergency maintenance, repair and installation), the refurbishment surveys may have to be carried out just prior to the work itself. Surveys should be performed with due diligence.
-

---

# Competency



- *“HSE strongly recommends the use of accredited or*
- *certificated surveyors for Asbestos Surveys.*
- *The Duty Holder should not appoint or instruct an independent*
- *surveyor to carry out a survey unless the surveyor is competent.”*
- In house teams may no longer be appropriate for undertaking in house works. Requirements will mean that only UKAS inspection bodies or certificated individuals will be competent.

# Questions

- For updates and further information  
register

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