

**Asbestos management in buildings webinar  
20 August 2018**

**Additional questions answered:**

What is your opinion on FAAM? Is it beneficial for determining if surveyors are competent as being UKAS accredited is more for the company they work?

*I don't think that FAAM can replace UKAS, however it appears to be a form of membership to an association (BOHS). I don't think it will demonstrate that the Surveyor that you employ will be competent, as that Surveyor may have only ever surveyed small scale buildings. I would much prefer the chosen surveyor company to provide you with a breakdown of the Surveyors (the actual Surveyor planning to do the survey) experience and maybe demonstrate this by providing you with copies of internal audits or even UKAS audits on that particular Surveyor.*

Whilst occupied parts of 'rented domestic' premises such as a social housing provider fall outside the scope of reg 4 DTM they become a workplace once a repair etc is needed therefore DTM would apply. How would you reconcile this?

DTM would not apply, what would apply is Regulation 5 (1), of CAR 2012. This regulation requires the employer to identify asbestos in the work area before any refurbishment, maintenance and demolition.

Extract below:

*1) An employer must not undertake work in demolition, maintenance, or any other work which exposes or is liable to expose employees of that employer to asbestos in respect of any premises unless either—*

- 1. (a) that employer has carried out a suitable and sufficient assessment as to whether asbestos, what type of asbestos, contained in what material and in what condition is present or is liable to be present in those premises; or*
- 2. (b) if there is doubt as to whether asbestos is present in those premises that employer—*
  - 1. (i) assumes that asbestos is present, and that it is not chrysotile alone, and*
  - 2. (ii) observes the applicable provisions of these Regulations.*

Does a non-licensed task require a separate plan of work / method statement, or is the HSE asbestos Essentials plus a risk assessment enough?

The essential task manual is that, a task manual, it falls short of meeting the requirements of Regulation 6 (assessment) and 7 (Plan of Work (POW)). It would be advised that the task sheets are compiled and then a cover sheet to cover the specifics for the given task, when, where, No. of employees, why the work is NLW etc, and when compiled together with the task sheets the documentation will become a POW.

Would domestic properties let by Housing Associations or commercial enterprises come under CAR? Especially with Housing Associations as staff members would visit the properties?

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With regards refurbishment surveys, can a so-called full refurbishment survey be carried out and used for all or most refurbishment works or is separate refurbishments required for each piece of planned works?

The refurbishment survey undertaken will be based on the scope of works planned, provided by the client. It can be done on specific individual areas, or it can be done as one survey on the proviso that the scope of works is clearly defined to the Asbestos Surveyors so that they are aware of ALL areas that the planned works is likely to disturb. Remember that most Asbestos Surveyors are not from a construction or building background and they may not fully understand refurbishment works, so the client needs to be very clear on all the areas likely to be affected.

Some years ago the statistics indicated that annual death rate from ACM's would peak 2017 / 2018. Are the deaths still at a constant level or are there any indications to show that they are reducing?

Not sure how old these statistics are, but if we work on the latest, the expectations are that the peak deaths from asbestos will be reached by approximately 2025, this is based on the peak imports and usage of asbestos in 1975, with the 50 year latency period, this takes us to 2025. After this time it is still unsure when there will be a decline.

You mentioned a 2-phase approach for refurbishment /demolition surveys. Could you provide clarification is this before and after soft strip?

If the R&D survey cannot access all areas due to H&S issues and/or structural disturbance, it might have to be phased when the demolition starts and access to some of these difficult areas becomes more accessible, for example high level areas, structural voids, buttressing etc.

What is the exposure limit as per guidelines?

If you are asking what the Control Limit is it, is currently set at  $0.1 \text{ f/cm}^3$  over a four hour period. The actual exposure is determined by the product being worked on and the control measures used. This is often assessed by the use of air monitoring by a UKAS analyst. These levels will then be recorded by the contractor to assess future works based on the same measures being deployed.

Is following the Asbestos Essentials guidance on HSE website good enough for undertaking Non-licenced work?

Yes, it is the basis of the NLW that is undertaken. The training delivered by UKATA training providers follows the main sections (EM1 – EM10) and then the specific tasks can be followed.

What qualifications should a surveyor hold? Is he also subject to medical checks?

As minimum the P402 or equivalent offered by other training providers. And no they do not require medicals as they will not exceed the control limit, they apply the exemptions of Regulation 3 (2).

Is there any special PPEs that should be considered while undertaking the asbestos working?

The PPE is determined y the work being undertaken, but generally they will wear disposable coveralls (Category, Type 5), P3 reusable or FFP3 disposable RPE, lace less footwear and gloves. Along with any other PPE as required by the risk assessment.