

ASBESTOS

DATA SHEET

BACKGROUND

In line with the Control of Asbestos at Work Regulations 2006, commercial properties and communal areas of shared dwellings should have an asbestos management plan. This is designed to assist in the control of asbestos containing materials within the buildings to protect the property users, in line with the approved code of practice.

To assist in this it is recommended that an appropriate type of survey is conducted by a suitably qualified person.



There are three levels of survey.

Type 1 (Presumptive Survey)

A Type 1 survey locates and identifies potential Asbestos Containing Materials (ACM's). Sampling is not carried out in this survey, instead suspected ACM's are graded visually to be either **Presume** or **Strongly Presume**.

Presume - Any room, area or location, which for whatever reason cannot be surveyed, unless the area in question has previously been surveyed or any material that is likely to contain asbestos.

Strongly Presume - Products where fibres with the appearance of asbestos are clearly visible or where laboratory analysis has confirmed the presence of asbestos in material of similar appearance.

TYPE 2 (sampling survey)

In a Type 2 survey, a representative sample of each suspected ACM is taken and analysed for the presence of asbestos. A Type 2 survey can be taken after a Type 1 survey or be conducted as a separate single survey in its own right. A Type 2 survey is semi-intrusive, where access is unavailable samples are not taken and the area inaccessible is graded as either Presume or Strongly Presume, as in a Type 1 survey.

TYPE 3 (Pre-demolition / Major Refurbishment survey)

This is used to identify and locate **all** ACM's (as far as reasonably practicable) in a building due for major refurbishment or demolition. It may involve destructive inspection (e.g. removing panels to gain access to an infill).



Management Plan

This is created using the data obtained from the survey. This indicates the condition and type of asbestos at each location. The plan should be made available to anyone conducting any works on or near to the identified asbestos containing material. The plan should be reviewed and updated every six months as to the condition of the ACM, including any remedial actions which had taken place.

