

Asbestos Surveys Explained

Under Regulation 4 of the Control of Asbestos Regulations 2012 the duty-holder, building owner, employer and surveyor need to be clear on the type of survey needed, where the survey is needed, and what records should result.

There are two types of survey for asbestos-containing materials (ACM)

1. Management

This survey is required to manage ACM during the normal occupation and use of premises.

The survey aims to locate ACMs that could be damaged or disturbed by normal activities, by foreseeable maintenance, or by installing new equipment.

Did your survey find ACM?

Yes

No

Recommended actions in the report need to be completed.

An asbestos management programme should be implemented (which must be subject to annual review).

Periodic reinspections are recommended to assess the condition of ACMs.

Keep the report as part of your register and management plan.

If you intend to carry out future building renovations then a refurbishment and demolition survey is required before work takes place.

2. Refurbishment & Demolition

This intrusive survey is required where the premises, or part of it, is being refurbished or demolished.

The survey aims to locate and identify all ACM so it can be removed, before any structural work begins.

Did your survey find ACM?

Yes

No

Asbestos has been found and it needs to be removed.

The type of ACM found will dictate whether the material is licensable, and requires a Licensed Removal Contractor. Non-licensed can be removed by competent trained staff for example.

Complete the refurbishment or demolition works

AEC's experienced project managers can manage the complex removal process for you.

Our consultants act independently to the removal contractor and provide support with:

- Site visit to assess the recommended works
- Writing specification of the recommended works
- Facilitating the tender / procurement process
- Plan, implement and manage recommended works and associated air monitoring