



The Management of Asbestos

Legislation

Up to 500,000 commercial, industrial and public buildings in the UK are likely to contain asbestos materials. Unless this material is properly managed, then workers, especially maintenance workers and contractors, may breathe in the deadly fibres whilst carrying out their routine jobs.

Regulation 4 of the Control of Asbestos at Work Regulations 2002 (CAW) places a legal duty on those parties responsible for maintaining and repairing the premises, (owners, managing agents, employers, self-employed), to manage the risk from asbestos. In particular the duty holder must:

- Take reasonable steps to find materials in premises likely to contain asbestos and check their condition.
- Presume that materials contain asbestos unless there is strong evidence to the contrary.
- Make a written record of the location and condition of asbestos and presumed asbestos containing materials (ACMs). Keep this record up to date.
- Assess the risk of anyone being exposed to these materials.
- Prepare a plan to manage that risk and put it into effect.



Management Plan

A written plan must be prepared to ensure that as far as is reasonably practicable no one can come to harm from asbestos on the premises. The plan can be a paper copy or in a version accessible from a computer database. In particular the plan **must** include the following elements:

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- An organisation structure with clear lines of responsibility.
- A survey of the premises to locate and assess ACMs. The results of the survey must be recorded in an easily retrievable form, which can then be used to make a risk assessment. In turn this can be used to draw up the remedial part of the management plan.
- A procedure for ensuring that asbestos containing materials are inspected on a regular basis to ensure that they are kept in a good state of repair.
- If necessary repair or remove any asbestos containing material due to its condition or location.
- Provide information on the location and condition of asbestos containing materials to anyone potentially at risk.
- Label or colour code ACMs.
- Define and use safe systems of work. This may include a permit to work system.
- Review the management plan at least every 6 months.

HBI Asbestos Services

- Production of an Asbestos Management Plan consisting of;
 - Asbestos policy and procedures document and
 - www.RecordsForBuildings.com - HBI's secure web-based asbestos register, management plan and risk assessment tool.
- Surveying and Bulk Sampling
 - Type 1 – Location & assessment survey (presumptive survey)
 - Type 2 - Standard sampling, identification and assessment survey
 - Type 3 – Full access sampling and identification survey (pre-demolition)
[See HBI datasheet 'Asbestos Surveys and Sampling.]
- Condition reports.
- Risk management programs.

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