



Catalyst Safety

health & safety specialists

Asbestos

Specification

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Introduction

Deaths from asbestos exposure remain high at over 5000 a year. People involved in building maintenance and property management remain at risk. The Control of Asbestos Regulations 2012 place responsibility on the 'dutyholder' to manage asbestos. The dutyholder is defined as the person in control of maintenance. This could be the landlord, managing agent, employer or occupier.

Asbestos may be present in buildings constructed prior to 2000, including those that have been refurbished. The presence of asbestos may not be obvious as it may be located behind wall, ceiling and floor linings.

The key to asbestos management is to understand where asbestos containing materials may be located and ensure that those who may be working in these areas are aware of its location and condition. The most effective way of achieving this is to appoint a competent person to complete an asbestos survey. The HSE publication *Asbestos: The Survey Guide (HSG264)* explains how to plan and complete a survey as well as how to select a competent surveyor.



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Asbestos Surveys

Catalyst has a team of competent and experienced asbestos surveyors who can complete all types of asbestos survey to the highest standard. The company has adopted a management system in line with ISO 17020 (Requirements for Performing Inspections) and the surveys are carried out to the method described in HSG264. There are three main types of asbestos survey:

Asbestos Management Survey

This type of survey is non-intrusive. The surveyor will systematically inspect all areas under your control. Where there are suspect materials identified, they be sampled and a record made of the type of asbestos, location, condition, extent and easy of contact.

A report will be prepared which contains the results of the survey:

- Any remedial work required to minimise exposure and the priority of this work.
- Survey results for each asbestos material, supported by photographic evidence.
- Asbestos register which identifies all asbestos containing materials or suspect materials.
- Marked plan identifying each asbestos material.
- Results of asbestos samples.

Asbestos Refurbishment or Demolition Survey (R&D Survey)

This is an intrusive survey. An Asbestos Refurbishment Survey will systematically inspect all areas which are subject to refurbishment. A specification of works will be needed, so that the survey can be effectively planned and we ensure that all relevant areas area included. The surveyor must gain access to all areas where works are planned, including behind wall, ceiling and floor linings.

Where a building is being demolished, then an Asbestos Demolition Survey will be needed prior to such works commencing. This is similar to a refurbishment survey; however the surveyor must inspect all areas. This will include all of the building fabric, both internally and externally, and could include below floor slabs.

The report in each case will be similar to the Asbestos Management Survey, however all asbestos materials will normally be marked for removal before the works commence.



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Asbestos Re-inspection Survey

The condition of asbestos can deteriorate and buildings use and layout can change; therefore we offer an annual Asbestos Re-inspection Survey which is effective in the management of asbestos. This survey will re-assess all remaining asbestos containing materials, identify any materials that have been removed or deteriorated and provide an updated Asbestos Register.

Asbestos Management

Where there is a portfolio of properties or a large complex site with multiple buildings, we provide an online asbestos management tool to enable you to effectively deal with asbestos. This system enables surveys, asbestos materials, remedial work and maintenance work to be planned and progress monitored.

Asbestos Exposure

In the event of potential asbestos exposure, for example inadvertent damage to materials due to fire or property manager or the discovery of debris, we can provide a team of experts to attend site at short notice and assist in the management and control of the situation, including re-assurance air monitoring.

Asbestos Remedial Works

Where asbestos containing materials need to be encapsulated, repaired or removed, we can project manage this process including specifying the works, selecting contractors, checking workplans, monitoring site work, completing air testing and pulling together an asbestos information pack including all the relevant documentation, e.g. contractor information, workplans, monitoring visits, air clearance and waste notes.



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Further Information

For further information please contact info@catalystsafety.co.uk or call 07973 736 967.

Catalyst Strategic Safety Management delivers solutions to all your health and safety risk management needs, including the following:



Health & Safety

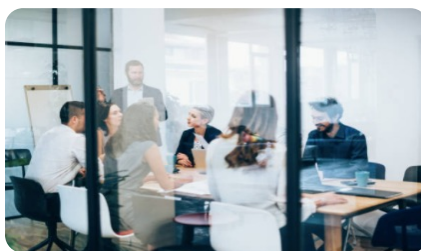
- Business Review
- Risk Assessments
- CDM
- Accident Investigation
- Expert Witness
- Policy Development
- ISO45001 Evaluation

Fire Safety

- Fire Risk Assessment
- Fire Strategy
- Passive Surveys
- Fire Engineering

Asbestos

- Asbestos Management Surveys
- R&D Surveys
- Project Management



Legionella

- Legionella Assessments
- Compliance Audits

Training

- Accredited NEBOSH and IOSH training
- Business specific training

Covid/Infection Control

- Compliance Audits
- Policy Development
- Guidance



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**To discuss this specification further,
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