

SUITABLE FOR: Cost Consultants, Quantity Surveyors, Building Surveyors, Project Managers, Property Managers

What type of asbestos information do you require?

If you are responsible for procuring or managing works which may involve disturbing the building’s fabric a management asbestos survey **WILL NOT** be sufficient – you must obtain a refurbishment or demolition survey of the affected areas.

SURVEY TYPE	INVOLVES	SUITABLE FOR
Management	Non-intrusive assessment of surface materials	Day-to-day management of asbestos
Refurbishment	Intrusive sampling of materials in affected areas	Refurbishment, repairs or invasive maintenance works
Demolition	Intrusive sampling of materials in all areas	Demolition

How to instruct a consultancy

To save time, cost and programme provide as much background information as possible about the building and the project to your asbestos consultancy in advance i.e. scope of works, building plans, schematic drawings, reinstatement requirements etc.

Invite prospective consultants to visit site, if possible, to scope the survey correctly. Let them know, in advance, of any health & safety issues. To avoid expensive re-visits to survey excluded areas try and facilitate full access for the surveyors on the day i.e. arrange for all keys to be available or preferably a member of the FM team to accompany them. Arrange for specialist trades to be present to arrange safe-access to lift shafts, live services and confined spaces such as ducts, risers etc. Consider hiring plant to allow any high-level access.

Intrusive surveys inevitably involve some damage to enable samples to be taken. If the location of the works is likely to be re-occupied before the building works commence instruct your consultant, in advance, how you wish the sample points to be re-instated.

If you need reassurance of a consultant’s credentials select one that has been independently accredited by UKAS against ISO 17020.

How to procure a contractor

Avoid potential conflicts of interest by ensuring your asbestos consultancy and contractor are separate entities.

While some asbestos materials are not considered sufficiently hazardous to require the contractor to be licenced by the Health & Safety Executive, a licenced contractor will be able to cover all eventualities.

Avoid asking contractors to price works based on the survey alone. Invite prospective contractors to visit site to assess the situation for themselves. If the works are complex or involve substantial volumes of asbestos consider preparing a remediation specification which will interpret the survey results in a forensic manner and provide the detail to create a level playing field for evaluating contractors’ proposals/prices. You may wish to ask your consultant to provide assistance in preparing the specification. Consider procuring the analytical works (air testing) yourself or ask your consultant to do so. It will avoid any potential for conflict of interest and may even save you money.

If you need reassurance of a consultant’s credentials select one that is a member of the sector’s leading trade body, the Asbestos Removal Contractors Association (ARCA).

To instruct your consultant or contractor comprehensively first time download and complete the attached [Briefing Document](#).