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The **Methodist** Church

'the world is my parish'



**Managing ASBESTOS
in premises**

Aim:

To provide Church property stewards and other interested parties with detailed information about the introduction of a new duty to manage asbestos in non-domestic premises into the:

Control of Asbestos at Work Regulations 2002.



Objectives

- To discuss the hazards associated with asbestos and asbestos containing materials (ACMs)
- To provide information on changes to the law on asbestos which introduce a duty to manage the risk from asbestos in all non-domestic premises.
- To provide an understanding of who has duties under the regulation
- To work through the logical steps needed to comply with the new regulation
- To provide information on further sources of guidance and practical help.



What is Asbestos?

Chrysotile

White

Amosite

Brown

Crocidolite

Blue



Why is asbestos dangerous?

- Only a risk to health if fibres are released & inhaled
- Past exposure to asbestos is killing over 3,000 a year. Will go on rising
- No cure for asbestos related diseases
- 15 – 60 between exposure & onset of disease
- Only by preventing or minimising exposure will asbestos related disease eventually be eradicated.



How Does Asbestos Get Into the Body?

- The body will usually get rid of larger fibres that can enter the nose & mouth
- Tiny fibres will pass into the lower parts of the lung
- They stay there for years and can work their way into the lung lining
- The body cannot absorb the fibres through the skin or the digestive tract.



What Does Asbestos Do?

Breathing in asbestos fibres can lead to a number of diseases:

- Asbestosis or fibrosis (scarring) of the lungs
- Lung cancer
- Mesothelioma – a cancer of the inner lining of the chest wall or abdominal cavity.

Scientific evidence on levels of exposure is unclear – but we do know that the more you inhale the greater the risk!



So - what has changed?

- **Control of Asbestos at Work Regulations 2002**
- New requirement:

Those with responsibilities for the repair and maintenance of non-domestic premises must find out if there are, or may be, asbestos containing materials (ACMs) within them.

It also requires them to record the location & condition of such materials & then assess & manage any risk from them, including passing on information about their location & condition to anyone liable to disturb them.



..... and when from?

- Asbestos at Work Regs - 24th October 2002
- Came in to force on 21st November 2002
- Regulation 4 came from 21st May 2004
(an 18 month lead in)

Therefore those of you who have not carried out a survey are in breach of these regulations!

Max fine - £5,000 per offence

Magistrates Court



Where will we likely find it?

ACMs may be present if your buildings were constructed or refurbished before 1985. In some cases ACMs such as asbestos cement were in use up to 1999.

- Look at building plans
- Carry out a thorough inspection
- Consult architects who may have been involved.

You should always presume any material contains asbestos unless there is strong evidence to suggest that it does not.



Asbestos Hotspot Checklist

In groups of two or three, please spend 10 minutes answering these questions.





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**Four by Four Area of 9"
Asbestos Floor Tiles to be
Removed and Replaced.**

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**Managing ASBESTOS
in premises**

Where?

- Pipe insulation
- Tank and roof insulation
- Sprayed acoustic coatings and fire insulation
- Thermal insulation
- Firestop boards
- Wall lining panels
- Insulation board
- Insulation paper/cardboard under pipe lagging and floor tiles
- Jointing and packing yarns and materials to boilers, ovens, electric cables and fuseboards, flues, brickwork
- Fire resistant blankets, gloves, mattresses, curtains etc
- Gaskets and washers to plant and machinery



- Strings for sealing radiators
- String around glazing
- Resin wc cisterns
- Roof sheets and cladding
- Flues
- Partitioning
- Decorative panels, soffit and fascia boards
- Roof slates, decking
- Pre-formed products such as cable conduits, rainwater goods, fencing, roof promenade tiles, window sills, bath panels, draining boards, work tops & ducts
- Textured coatings such as Artex
- Roofing felts
- Floor tiles
- Suspended ceiling tiles



So - what do we need to do?

- Identify asbestos containing materials within the premises and assess their condition.
- Presume materials contain asbestos unless there is strong evidence that they do not.
- Maintain an up to date record of the location and condition of the asbestos containing materials and presumed asbestos containing materials within the premises.
- Assessing the risk from the material.
- Preparing and implementing a plan detailing how the risk from asbestos containing materials is to be managed.
- Reviewing and monitoring the management plan.
- Providing information on the location and condition of asbestos containing materials to anyone liable to work on or disturb them.



Can we do all this ourselves?

- 3 Types of Asbestos Survey
 - Type 1 - Presumptive survey
 - Type 2 - Sampling survey
 - Type 3 - Pre-demolition/major refurbishment surveys



Asbestos Survey

- The Control of Asbestos at Work Regulations 2002 states that you must use a competent person to compile your asbestos register.
- As a minimum all surveyors should hold P402 certificate issued by the British Institute of Occupational Hygienists
- Use a surveyor independent from any asbestos removal contractor. They can objectively assess your situation recommend the best course of action.
- MDHS 100 - Methods for the Determination of Hazardous Substances - Surveying, sampling & assessment of asbestos-containing materials



Type 1 - Presumptive Survey

- The purpose of the Type 1 survey is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials in the building and assess their condition.
- However, it is difficult for surveyors to presume that some materials do not contain asbestos. Many materials such as vinyl floor tiles have exactly the same appearance whether they contain asbestos or not.
- This means that a Type 1 survey may well list many materials that are presumed to contain asbestos that would be eliminated from the asbestos register by laboratory analysis of representative samples of the materials



Type 2 - Sampling survey

- The purpose and procedures used in this survey are the same as for Type 1, except that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found are collected and analysed to confirm or refute the surveyor's judgement.
- If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos
- The duty holder has a definitive report on all accessible asbestos containing materials. This means the non asbestos materials determined from laboratory analysis can be eliminated from the management plan, reducing the cost of future management arrangements.



Type 3 - Pre-demolition/major refurbishment surveys

- This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials in the building prior to demolition or major alteration.
- The inspection will involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.
- This typically involves breaking open ceilings floors, partitions and internal boxing. It can also mean removing part of a roof covering that would affect the integrity of the roof covering.
- A full sampling programme is undertaken to identify possible asbestos containing materials and estimates of the volume and surface area of asbestos containing materials is made.



What next after a survey?

- Keep and regularly update a register of the location, condition, maintenance and removal of all asbestos materials.
- Manage all aspects of asbestos materials that are to remain in place by means of a management plan.
- Inform anyone who is likely to disturb asbestos containing material about its location and condition.

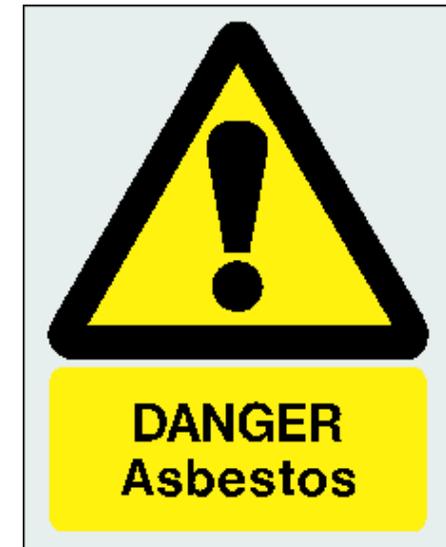


Keep and regularly update a register of the location, condition, maintenance and removal of all asbestos materials.

- Record **written** assessments in a specific file
- Assess the risk of removal against leaving in-situ
- Log any areas that were not checked due to restricted access
- A Type - 2 survey will do this for you
- Where asbestos is to be left in place this should be labelled and monitored to ensure condition has not worsened.



Warning Labels



Manage all aspects of asbestos materials that are to remain in place by means of a management plan.

- If the asbestos is in good condition - not damaged so that fibres can be released – usually safer to leave in place.
- Prepare and keep an up to date plan identifying location and conditions of the ACMs.
- These should be readily available on the premises.
- **MUST** be labelled.



Inform anyone who is likely to disturb asbestos containing material about its location and condition.

- It is vital that you provide **anyone** who is likely to work on the premises with information on the location and condition of the asbestos. This includes:
 - Emergency Services
 - Contractors
 - Caretakers
 - Church working parties
 - Membership



Asbestos Removal

- Removal of ACMs can ONLY be undertaken by an organisation registered with the Health & Safety Executive.
- Asbestos subject to the Special Waste Regulations 1996.
- Shop around – prices vary a great deal.
- Surveyor will advise
- ‘Asbestos Watchdog’ (www.asbestoswatchdog.co.uk)



Case Study - Central Brighthouse

- My own Church
- Church premises built between 1905 - 1907
- Church refurbished in mid 1980s
- One of the largest 'suites' of premises in District
- Thought to have no apparent asbestos issues - but no one really knew!
- Agreed to be "Guinea Pig" and undertake survey.



Case Study - Central Brighthouse

- Martin Bashforth, Rev Robert Gee, Norman Lane and I met several months ago to discuss District response to CAWR 2002.
- Find a suitable & reputable survey company
- Training evening
- Case study



Case Study - Central Brighthouse

- Settled on: **Asbestos Consultancy Services**
Unit 71
Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD
01422 370588
info@asbestosconsultancyservices.co.uk
www.asbestosconsultancyservices.co.uk
Russell Tiffany - Proprieter



Case Study - Central Brighthouse

- Quoted a daily rate of £350 - £400 plus VAT for a Type 2 assessment.
- £25 plus VAT per sample taken.

- Actually charged - £550 plus VAT

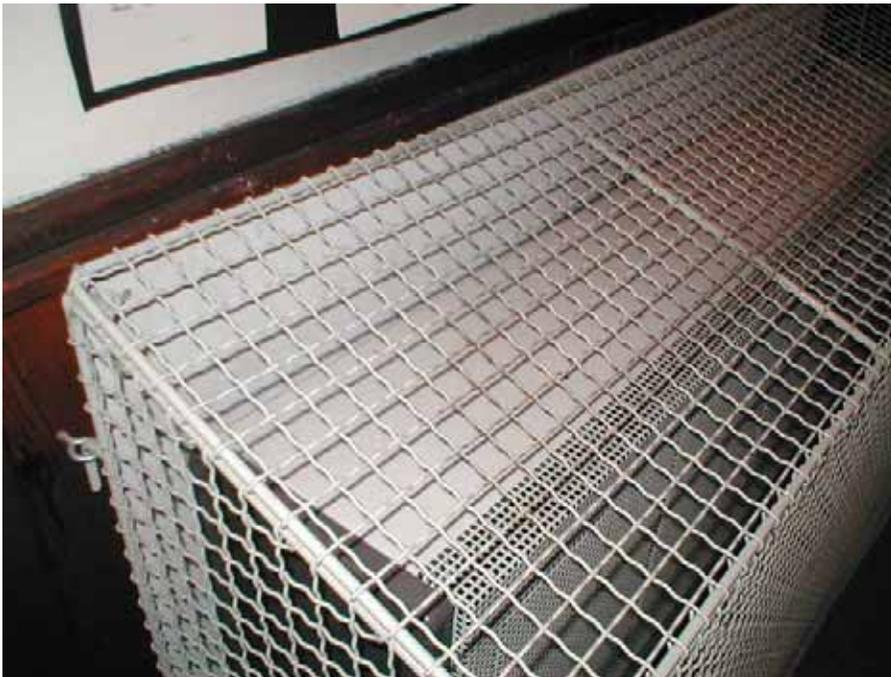
8 x samples = £200

Time = £350



Case Study - Central Brighthouse

- Samples taken were:



Heater Insulation



Sink Pad



Case Study - Central Brighthouse



Boiler Extraction



Paint in boiler house



Case Study - Central Brighthouse



Suspended Ceiling Panels



Case Study - Central Brighthouse

Result:

No asbestos found in any of the samples.

Questions

