

# MANAGING ASBESTOS in non-domestic properties

## The duty holder

Who is the dutyholder? What is the dutyholder? The Control of Asbestos Regulations (CAR) 2012 states that you have a 'duty to manage' and are the dutyholder if:

- you own the building;
- you are responsible through a contract or tenancy agreement;
- you have control of the building but no formal contract or agreement; or
- in a multi-occupancy building, you are the owner and have taken responsibility for maintenance and repairs for the whole building.

The dutyholder must firstly identify any asbestos-containing materials (ACMs) within the premises they manage/ own and secondly they must manage the risk of any ACMs found in order to comply with his/her 'duty to manage'.

## Competent surveyors

To be competent, the surveyor MUST:

- have sufficient training, qualifications, knowledge, experience and ability;
- have sufficient knowledge of the specific tasks to be undertaken and the risks which the work will entail;
- be able to demonstrate independence, impartiality and integrity;
- have an adequate quality management system;
- and carry out the survey in accordance with recommended guidance

## NON-DOMESTIC PREMISES

### How do we comply with the law?

Regulation 4 of the Control of Asbestos Regulations (CAR) 2012 contains an explicit duty on the owners and occupiers of non-domestic premises to assess and manage the risk of asbestos.

The 'duty to manage' requires you to manage the risk of asbestos by:

- finding out **if there is asbestos in the premises, its location and what condition it is in;**
- making and keeping **up-to-date records of the location and condition of the asbestos-containing materials (ACMs)** or presumed ACMs in your premises;
- **assessing the risk** from the material(s);
- preparing a plan that sets out in detail, **how you are going to manage** the risk from this material;
- taking the steps needed to **put your plan into action;**
- **reviewing and monitoring your plan** and the arrangements made to put it in place; and
- **setting up a system for providing information** on the location and condition of the material to anyone who is liable to work on or disturb it.

## Duty to manage

Carrying out an asbestos survey is the first step required to help manage the asbestos in the dutyholders premises.

The requirements of CAR 2012 state that **you MUST identify asbestos, carry out a risk assessment** of work liable to expose employees to asbestos and **prepare a suitable written management plan of work**

**THE 'DUTY TO MANAGE' APPLIES TO ALL NON-DOMESTIC PROPERTIES BUILT OR REFURBISHED BEFORE 2000.**

Furthermore, the Health & Safety at Work Act (HSAWA) 1974 details requirements for organisations who own, or are responsible for non-domestic properties to ensure the health and safety of their staff and others.

## ASBESTOS SURVEYS

### The purpose of an asbestos management survey

HSG264 Asbestos: The survey guide issued by the HSE states that the purpose of an asbestos survey is to:

- help manage asbestos in your premises.
- to provide accurate information on the location, amount and condition of any ACMs.
- to use survey information to prepare a record of the location of any asbestos, commonly called an Asbestos Register, and an asbestos plan of the building.
- to help identify all the ACMs to be removed before any refurbishment or demolition works take place.

The dutyholder should not appoint or instruct an independent surveyor to carry out a survey unless the surveyor is competent.

**ACMs may be present in any non-domestic building built or refurbished before 2000.**



david@2masbestos.co.uk



daniel@2masbestos.co.uk



www.2masbestos.co.uk/



@2MAbestos



2MAbestos

# MANAGING ASBESTOS in non-domestic properties

## SUMMARY: 10 Steps to Managing Asbestos

1. Is this building built before 2000?  
Carry out a management survey.
2. Prioritise your ACMs based on risk.
3. Deal with Priority 1 ACMs urgently.
4. Update your records to show that you have repaired or removed Priority 1 ACMs.
5. Manage or remove ACMs that remain.
6. Implement a written Management Plan on how you are going to manage ACMs.
7. Provide training, including Asbestos Awareness.
8. If you wish to work on ACMs, you require training on "Working with non-licensed ACMs"
9. Review your Management Plan annually, inspect ACMs and update these records.
10. Keep your records up to date as and when changes occur.

## Why choose 2M Asbestos?

- Our quality management system is ISO 9001 Certified.
- We are members of Constructionline.
- We are Acclaim Accredited for Health & Safety and satisfy the requirements for Safety Schemes in Procurement.
- All our surveyors hold BOHS P402 – Bulk Sampling & Surveying qualifications with at least 10 years surveying experience.
- Our Quality Manager is a BOHS S301 Certified Competent person.
- All samples are analysed by UKAS Accredited Laboratories.

## 2M ASBESTOS CONSULTANCY Asbestos management services

2M Asbestos Consultancy are experts in providing you all the services you will require to comply with the Control of Asbestos Regulations (CAR) 2012.

Not only by carrying out asbestos surveys, assessing the risk and providing training, but our advice and guidance can aid you in developing and implementing your written asbestos Management Plan.

We will:

- **Conduct the appropriate, work-specific asbestos management survey.** This will identify through sampling & UKAS Accredited analysis, what ACMs are present as well as their location and condition, through photographic data and asbestos building plans.
- From the survey results, you will receive a written report detailing our findings & an **Asbestos Management Register** which will record the condition and location of any ACMs. This allows you to comply with your duty to create up-to-date records of your ACMs.
- Create a **Priority Risk Assessment (PRA)**, with input from you, which will enable you to give high priority to damaged materials and materials that are likely to be disturbed, in order to identify their need to be repaired or removed. Also, materials that are in a good condition can be easily identified as such, which allows them to remain and be managed.

This data will also be uploaded onto 2M's Online Database which will allow you 24-hour access to all of your property data. This forms one component of your requirement, as dutyholder, to create a system for providing information on the location and condition of materials to anyone who is liable to work on or disturb identified ACMs

## Ongoing services and consultancy

2M can provide support and guidance in relation to your long term asbestos management plan in order to monitor the condition and presence of ACMs in your premises.

We also provide:

- **Annual ACM Inspection services.** When ACMs are identified, you must inspect the condition of these materials in order to identify any damage which these materials may have sustained.
- **Asbestos Awareness training.** These courses are required for tradesmen and should be made available to any person who works within a building which contains asbestos
- **Working with Non-licensed ACMs.** This course allows attendees to learn the practical procedures and techniques required to safely work with, repair and remove non-licensed ACM's.

*Non-licensed ACM's are materials such as asbestos cement, decorative finishes (artex) which contains asbestos, asbestos plastics (sink pads, floor tiles etc.).*

**2M were established in 1987 and currently have over 930 customers with over 42,000 properties that we manage asbestos data for.**



[david@2masbestos.co.uk](mailto:david@2masbestos.co.uk)



[daniel@2masbestos.co.uk](mailto:daniel@2masbestos.co.uk)



[www.2masbestos.co.uk/](http://www.2masbestos.co.uk/)



[@2MASbestos](https://twitter.com/2MASbestos)



[2MASbestos](https://www.facebook.com/2MASbestos)