

Client Information: Asbestos

Asbestos related diseases currently kill on average 4000 people a year in the UK. That figure is expected to double in future!

Frighteningly a large proportion of people who may still be unknowingly exposed to asbestos are those that work in construction and its allied trades, particularly those who work on demolition and refurbishment projects.

Contractors helping to deliver projects within the Southern Construction Framework have considerable expertise and experience in managing contracts that involve major demolition and refurbishment and have thorough procedures that prevent people from being exposed to asbestos.

Frequently they find that the information on the presence, type, location and condition of asbestos within existing buildings is inadequate and inaccurate for the works being undertaken.

Under the Construction Design and Management Regulations 2015, clients have a duty to provide information to contractors that may affect the health and safety of people working on the contract (Regulation 4). This duty extends to information relating to the presence and location of asbestos.

The information required with regard to asbestos is set out in HS(G) 264 "Asbestos: the Survey Guide"

Clients who commission work involving demolition and refurbishment must ensure an intrusive survey of existing buildings known as a "Demolition and Refurbishment Survey" is available before works commence on site.

If there is a delay in a contractor receiving these surveys or if they are rushed or incomplete, he may discover asbestos that was unexpected. This could result in:

- Putting at risk the health of those working in the building
- A 14 day delay whilst an asbestos removal contractor notifies the Health and Safety Executive
- Significantly increased preliminary costs and delayed completion
- Prosecution of the client for not fulfilling his statutory obligations

To avoid the risks and expense associated with discovering unknown asbestos on demolition and refurbishment projects:

- Undertake timely surveys before works commence
- Undertake thorough surveys of the correct type to meet HSG 264
- Ensure surveys are undertaken by a competent contractor.



**Safe
Clear
Focused**