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The Survey Report and
The Importance of Reporting Correctly

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The Asbestos Survey

- ▣ The purpose of the survey is:
 - To assist in managing asbestos
 - To provide accurate information on the location, amount and condition of ACMs
 - To provide clear information on any areas not accessed and presumption of materials which may be present.
- ▣ The survey will be carried out for a client, Duty Holder etc to Aid Compliance with CAR 2006



The Survey Report

- ▣ The results from the survey will be produced into a report
- ▣ The report is for THE CLIENT
- ▣ The Client needs to know where the ACMs are or could be
- ▣ The Client MUST manage asbestos risks(Reg 4)
- ▣ Straight forward with the right report!
- ▣ How difficult could this be?



Survey Reports

- ▣ “There should be extreme care and attention paid to the production of the report” (*New Survey Guide*)
- ▣ “It must be comprehensible to and usable by the client” (*New Survey Guide*)
- ▣ “A description of any areas excluded from the survey” (*New Survey Guide*)
- ▣ “exclusions and inaccessible areas (with reasons) which should be specific to the survey and not generic” (*New Survey Guide*)



Caveats

- ▣ Found within most survey reports
- ▣ “The value and usefulness of the survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope” (*New Survey Guide*)
- ▣ If the survey is undermined then ACMs may not be identified/managed.
- ▣ The Client MUST manage asbestos risks(Reg 4)



Report Contents

- ▣ executive summary
- ▣ introduction covering the scope of work
- ▣ general site and survey information
- ▣ survey results (including material assessment results)
- ▣ conclusions and actions
- ▣ bulk analysis results

THE REPORT IS TO AID THE CLIENT TO
COMPLY – *Must Not Loose Sight of This!*

Report Contents

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All sounds quite basic and *easy!*

How difficult could this be?

Realistically not that different to MDHS100 requirements

Report Problems

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- ▣ P402 – preliminary qualification needs to be supported by site work and reports
- ▣ Poor standard of reports received by BOHS, *P402, S301/CCP*
- ▣ Guidance provided to candidates on reporting requirements
- ▣ But still a high rejection and failure rate

Report Problems

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- Site description and executive summary generally missing from large percentage of reports
- No plan or sketches included
- Certificate of analysis missing
- No proper (or inappropriate) recommendations (e.g. use of licensed contractor for asbestos cement)
- Conclusions and recommendations are usually just general/generic comments and not specific to the survey.

Report Problems

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- Large percentage of reports contain the caveat “ we cannot be held responsible or accept any liability for loss, injury, damage or penalty caused by omissions or errors contained within this report”
- Conflicts between analysis and report contents
- Ridiculous caveats such as ‘we did not inspect the lift shaft’ when the property was a bungalow etc.

Report Problems

Examples from a submitted report

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- ▣ Name of building given as area to be surveyed but next sentence advises:

“Asbestos materials may exist within areas not specifically covered by this report and are therefore outside the scope of the survey”

- ▣ What areas? No mention anywhere else within the report

“Table gives areas excluded and not fully accessed during survey”

- ▣ There is no table!

- ▣ Photographs used show *low risk* ACMs (sink pads/ AC) but wall voids can also be seen – no access or exclusion information for these

- ▣ Additional advice section –

“to assist we can provide additional advice or resources. Our on-line register can ensure complete compliance with the duty to manage regulations.”

- ▣ How?

Report Problems

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- ▣ Not always surveyors fault
- ▣ Standard company format
- ▣ One page per sample

- ▣ Photographs showing general views of each location also help the client appreciate the mixture of ACMs which may be present together as these will need to be managed in context, especially when considering maintenance works which may affect more than one ACM. (*New Survey Guide*)
- ▣ It is not necessary to have a single page per photograph. (*New Survey Guide*)

The Report

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- ▣ Will be there long after the survey has been finished
- ▣ The hard work on site should not be compromised by producing a poor report
- ▣ The report is the evidence the client see's
- ▣ The client is unlikely to have a technical asbestos background
- ▣ The report needs to be easy to follow and understand!
- ▣ It **MUST** contain **ALL** the required information

Standards

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- ▣ Standards of reports must improve
- ▣ BOHS hard line approach required to improve standards
- ▣ New Survey Guide provides more emphasis on reporting requirements
- ▣ New Survey Guide strengthens BOHS reporting requirements

Simple Summary

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It's Critical that we have:

- ▣ Competent surveyors, carrying out
- ▣ Adequate surveys for the task in hand and producing
- ▣ Accurate and comprehensible reports to
- ▣ Ensure asbestos risks can be adequately and appropriately managed by the Duty Holder – *after all the purpose of the survey is to aid the client to manage their asbestos*