



core

the Asbestos Specialist



**UKAS Accredited Asbestos Surveys**  
**UKAS Accredited Asbestos Bulk Analysis**  
**UKAS Accredited Air Monitoring**  
**Asbestos Management**  
**Asbestos Awareness Training and Masterclass**



**core**

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The Asbestos Specialist

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# Approachable Knowledgeable Capable

## Why Choose Core?

A dedicated team of asbestos specialists, Core's experienced surveyors and consultants are on hand to provide UKAS accredited surveys, air monitoring, bulk analysis, consultancy and training.

UKAS accredited to ISO/IEC 17020 and ISO/IEC 17025 for undertaking all types of asbestos inspections and testing, we enjoy a proven track record for fast and cost-effective results. With expertise to manage all levels of asbestos projects on your behalf, including

removal and disposal, we will assist in ensuring you conform to asbestos regulations and requirements.

We listen in order to fully understand your requirements and, whether you represent a commercial company, government body or private organisation, or you are a homeowner, we deliver the same comprehensive, client-orientated approach. We will direct you through the process and assist you with your legal obligations, whilst offering practical solutions at every stage.

### ■ Asbestos Surveys

Core specialises in asbestos surveys for a wide variety of building types, encompassing businesses, public properties and domestic properties.

### ■ Asbestos Bulk Analysis

Our in-house testing laboratory brings our clients the benefit of surveys, sampling and analysis, all under one roof.

### ■ Asbestos Air Monitoring

Core operate a fleet of mobile laboratories enabling all works to be undertaken on site, from 4 Stage Clearances to leak testing and personal monitoring.

### ■ Asbestos Management

For on-going asbestos management, our team of consultants will use their expertise to monitor and control asbestos within buildings through asbestos re-inspections.

### ■ Asbestos Awareness Training

Our asbestos awareness and masterclass training courses are designed to increase awareness and illustrate the hazards of asbestos within the working environment.

### ■ Asbestos Removal

In order that we remain wholly independent we do not undertake asbestos removal. However, we are able to fully project manage any asbestos removal works on your behalf.

**Whether you require asbestos surveys, analysis, air testing, management, training or simply asbestos advice, our specialists are on hand to help in any way we can.**



## Asbestos Surveys

We have extensive experience in all sectors of the asbestos industry. Core is a specialist asbestos consultant company undertaking Asbestos Management Surveys and both Refurbishment and Demolition Asbestos Surveys. The type of survey you require will vary during the lifespan of your premises and several may be needed over time.

We specialise in the three recognised types of asbestos survey, as set out in HSG264 Asbestos: The Survey Guide, within a wide variety of building types including industrial, commercial and domestic.

Under current legislation there is a legal requirement to manage asbestos in non-domestic premises. In order to manage asbestos a survey will often be required. If you are purely looking to comply with legislation then you will require a Management Asbestos Survey. However, if you are looking to undertake refurbishment or demolition then you will require an intrusive survey. HSG264 sets out the three survey types as follows:

### Management Surveys

The standard survey, its purpose is to locate, as far as is reasonably practicable, the presence and extent of any suspect asbestos-containing material in the building that could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess its condition.

### Refurbishment or Demolition Surveys

This type of survey is used to locate and describe, as far as is reasonably practicable, all asbestos-containing materials in the area where the refurbishment work will take place, or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.



## Sampling Service

Particularly in the case of domestic clients, a survey can be more than is required, so if you are simply looking to find out if one particular product within your property contains asbestos then our sampling service may be more appropriate. A surveyor will visit your property and take the required sample, which will then be analysed at our in-house UKAS accredited laboratory and, following analysis, you will be provided a certificate. This service can be particularly useful to the DIY enthusiast.

## Why Choose Core?

UKAS accredited to ISO/IEC 17020 and ISO/IEC 17025 for undertaking all types of asbestos inspections and testing, our dedicated team of professional asbestos consultants has a proven track record in providing bespoke and practical solutions.

All of our asbestos surveyors are employed directly and hold the P402 proficiency certificate as a minimum standard, with most also holding one or more of the following certifications: P401, P405, P406, S301 or CoCA.

In line with our UKAS accreditation, all of our asbestos surveyors have undergone our own in-house training and follow our surveying and quality procedures.

Our surveyors also hold CSCS cards and are trained in general health & safety, working at heights and lone working. We hold Employers Liability Insurance, Public Liability Insurance and Professional Indemnity Insurance.

If you would like a quotation for an asbestos survey, please call us, or complete our online Survey Questionnaire and we will contact you to discuss your project and provide a guide cost.

***"The HSE strongly recommends the use of accredited or certificated surveyors for asbestos surveys. The duty holder should not appoint or instruct an independent surveyor to carry out a survey unless the surveyor is competent."***

HSG264 Asbestos: The Survey Guide





## Asbestos Management

Our team of consultants will use their expertise to help with the on-going monitoring and control of asbestos within buildings through regular re-inspections, and we will coordinate any remedial work required, including its removal and disposal.

The Control of Asbestos Regulations 2012 (CAR2012) set out the Duty to Manage Asbestos. This imposes a duty of care for asbestos management within non-domestic properties and the communal areas of domestic dwellings. In order to deal appropriately with asbestos, your property may require a Management Survey, which will highlight any asbestos and will indicate if any remedial works are required.

The regulations also specify that if you are carrying out major refurbishment or demolition work, an asbestos survey should be undertaken prior to these works taking place. In this instance it would be necessary to carry out a Refurbishment or Demolition Survey.

At Core, our surveyors are P402 qualified as a minimum standard and carry out all asbestos surveys in line with HSG264 and in accordance with our UKAS accreditation. Our management reports include risk assessments, photographic records, plans and recommendations, which are given to you in easy-to-follow digital or hard copy format. We can also advise on mitigating the cost of asbestos removal and management.

Once you have an asbestos survey, you may require an asbestos management plan, asbestos awareness training or remedial works of some kind. Or alternatively you may already have had a survey carried out and just need further advice. We are happy to assist, whatever your circumstances and requirements.





## Asbestos Bulk Analysis & Sampling Services

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Our clients benefit from our in-house UKAS accredited asbestos testing laboratory. This enables us to offer surveys, sampling and analysis, all under one roof.

Following analysis, a certificate is issued that clearly shows whether or not asbestos is present within the sample and where applicable, what type of asbestos it is.

Particularly in the case of domestic clients, a survey can be more than is required, so if you are simply looking to find out if one particular product within your property contains asbestos, our sampling service may be more appropriate.

**Please visit our website for further information about our asbestos laboratory services or simply give us a call.**

## Asbestos **Air Monitoring**

Core undertake all types of asbestos air monitoring services, including:

- 4 Stage Clearances & Certificate of Re-Occupation
- Leak Testing
- Background Air Monitoring
- Reassurance Air Monitoring
- Personal Air Monitoring
- Hygiene Unit Clearance Certificates
- Full Asbestos Removal Project Management



## Mobile laboratories

Core run a fleet of mobile laboratories enabling all works to be undertaken on site. Hard copy documentation is left on site, later followed by PDF documents via email.

## Accreditation

We are accredited to ISO/IEC 17025 and all air testing is undertaken in accordance with HSG248: 'The Analyst Guide'.

**Please contact us for our competitive rates.**



## Asbestos Awareness Training

Our half day asbestos awareness training course is designed to increase your awareness and highlight the potential hazards of asbestos within your working environment.

We provide certificates of attendance on completion of the course, which can be used as part of your asbestos management file. Courses can be held at our premises or a suitable venue of your choice.

To attend or arrange an asbestos awareness training course or for further information, please give us a call.

### Training Topics Covered:

- Asbestos history and background
- Types and uses of asbestos
- Hazards of asbestos and health effects
- Examples of asbestos containing materials
- Emergency procedures for asbestos exposure
- Legislation / obligations.



# Asbestos MASTERCLASS

## Who is it for?

All persons who have a need to understand the workings of the industry in enough detail to be able to both meet day-to-day management requirements and become involved in coordinating remedial works.

The half day asbestos awareness training course is a prerequisite to the asbestos masterclass.

## What is covered?

With classroom, lab and practical training facilities set in the East Sussex countryside we will spend the day looking at a number of elements of asbestos based topics, with a mix of both theory and practical sessions, we will cover:

- Regulatory requirements
- Surveys and pre construction Information
- Material assessments
- Priority assessments
- Asbestos analysis
- The removal and remediation process
- Air testing
- Interpreting post remediation reports / project completion packs
- Updating asbestos registers

Upon completion of this course you will have a broad understanding of the key elements of the asbestos industry.

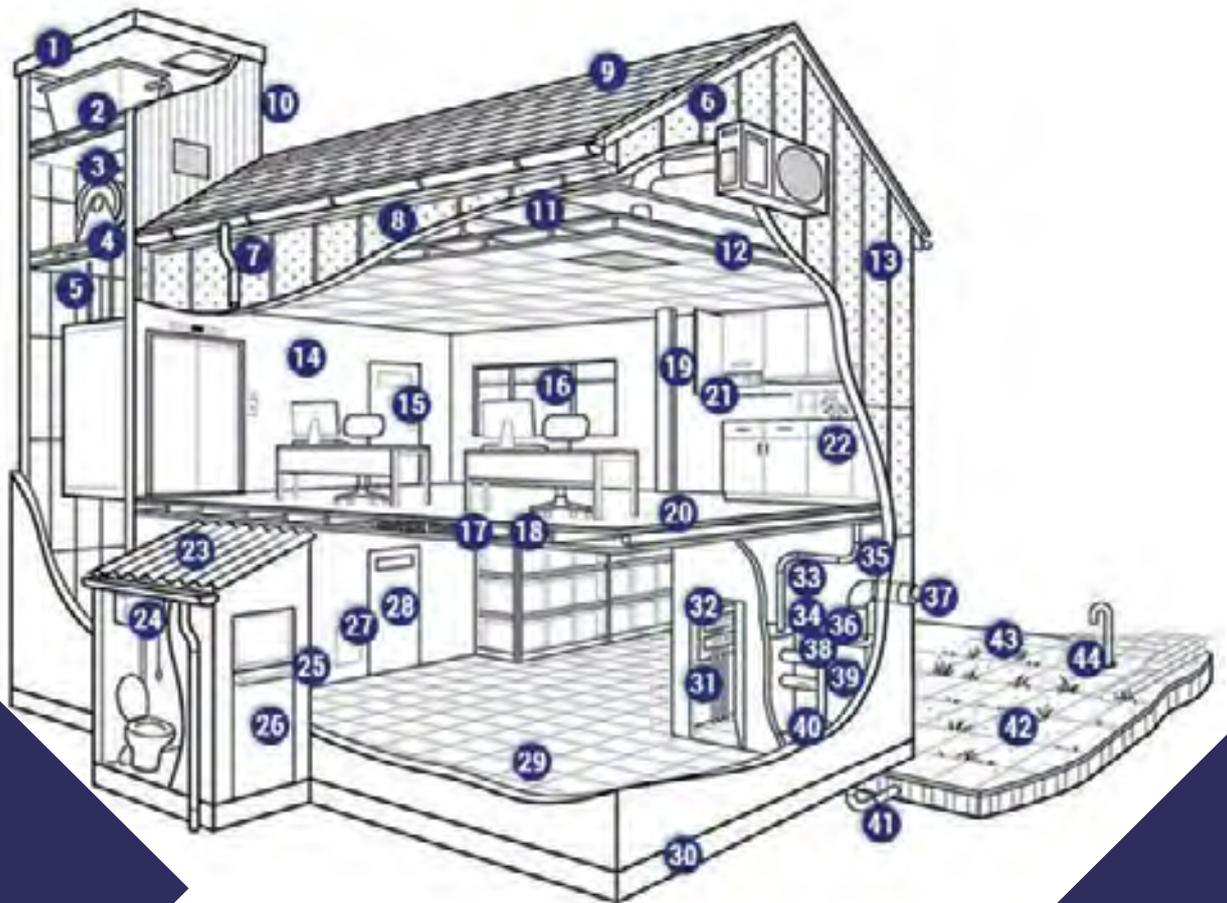
Do not worry if you do not have enough people to fill a course there are no minimum numbers, courses are run either as client specific or open courses giving you an opportunity to meet others in a similar role.

## How long is it?

One day (8 hours)

Places are limited to 10 delegates per course. Tea, coffee and a light lunch is included.

Upon completion delegates will receive a certificate of attendance.



## Asbestos Regulations and Legislation

Asbestos regulations were first introduced in 2002 with the Control of Asbestos at Work Regulations (CAWR2002). The latest revision is the Control of Asbestos Regulations 2012 (CAR2012).

Regulation 4 of CAR2012 sets out the Duty to Manage Asbestos. This imposes a duty of care for asbestos control and management on the duty holder, who may be the owner of the property, landlord or the manager of the business within the premises. This legislation covers non-domestic properties and the communal areas of domestic dwellings, such as blocks of flats.

In order to deal with and control asbestos, your property may well require a survey to be undertaken, known as an Asbestos Management Survey, which will highlight any asbestos work required.

The regulations also specify that if you are carrying out major refurbishment or demolition work, a survey should be undertaken prior to these works taking place. This is also supported by the Construction Design Management Regulations 2015 (CDM2015). In this instance it would be a requirement to carry out a Refurbishment or Demolition Survey.

Regulation 10 of CAR2012 relates to training for anyone likely to be exposed to asbestos such as trades people, contractors and staff, and ensures safe working practices.

## UKAS accredited

Core Surveys is a UKAS accredited asbestos company and our surveyors carry out all asbestos surveys in line with HSG264 Asbestos: The Survey Guide, and ISO17020.

## Typical asbestos products

You would be surprised how common asbestos products are around your home and other buildings. We've put a handy diagram together to demonstrate some examples.

1. Roofing felts
2. Water tanks
3. Panels to loft hatches
4. Brake shoes to lift motors
5. Panel linings to lift shafts
6. Undercloaking
7. Rainware (guttering & downpipes)
8. Soffit & fascia boards
9. Roof tiles
10. Coating to metal wall cladding
11. Sprayed coatings to beams
12. End panels to suspended ceilings
13. Wall cladding
14. Partition walls
15. Panels on fire doors
16. String to windows
17. Textured coatings and paints
18. Loose asbestos
19. Vertical horizontal boxing panels
20. Floor lino and paper backing
21. Fire blankets
22. Sink pads
23. Corrugated roofing sheets
24. Cisterns
25. Window sills
26. Panels beneath windows
27. Panels to access hatches
28. Panel within fire door
29. Floor tiles
30. Damp proof courses
31. Panels behind electrical equipment
32. Flashguards
33. Gaskets to pipe vessel joints
34. Insulation to pipework and chlorifiers
35. Putty to flue surrounds caulking
36. Boiler Flues
37. Flue cowls
38. Paper insulation to pipes
39. Rope seals to boiler access hatches
40. Damaged pipe insulation and associated debris
41. Cement water pipes
42. Insulation to hidden pipework
43. Soil contamination
44. Debris



# Asbestos FAQs

If there is anything else you would like to know about asbestos, please visit our website, which contains a wealth of information about the types of asbestos and the products that contain them.

## What is Asbestos?

Asbestos is a naturally occurring mineral fibre that takes millions of years to form. It was widely used in the UK construction industry between the 1950s and 1990s (properties built prior to these dates may have had it added at a later date during refurbishment). It was routinely added to products such as cement, thermo plastics, insulation products and insulating board, so most houses and commercial properties built during this period are highly likely to contain some asbestos within the structure.

Asbestos was used because it was relatively low-cost and had many beneficial properties. It:

- does not burn until 1000 degrees centigrade
- does not conduct heat
- is not affected by chemicals or electricity
- has a very high tensile strength
- can be flexible

Materials containing asbestos are generally safe if they are in good condition. However, if they are damaged or broken, they can release fibres and dust into the air. These fibres can damage the lungs and lead to serious diseases such as lung cancer and mesothelioma.

## Where can it be found?

Asbestos was used in over 3000 products and materials - you'd be surprised what everyday items it can turn up in. Here are some examples:

- Asbestos cement products include garage roofs, sheds, guttering, down-pipes, wall panels, bath panels, flue pipes, water tanks, patio tiles, roofing tiles and soffit boards.
- Asbestos insulating board has been used for things like fire protection panels on cupboards and doors, ceiling tiles, partition walls and soffit boards.
- Asbestos lagging was used to insulate pipes and boilers. However, it is less common in homes, especially those built after the mid-1970s, but we still come across it fairly frequently in commercial premises.
- Asbestos sprayed coatings were used to protect structural steel from fire, amongst other uses.
- Other asbestos products include some decorative coatings (most commonly known as Artex), plastic floor tiles, paper-backed floor lino and even toilet cisterns.

## What type of survey do I need?

There are three types of asbestos survey, as set out in HSG264 'Asbestos: The Survey Guide', which replaced MDHS100 in January 2010. These are 'management surveys' and 'refurbishment or demolition surveys'.

Management asbestos surveys help you comply with the law. They identify asbestos in all accessible areas, provide risk assessments on all asbestos-containing materials and make recommendations where problems are identified.

Refurbishment or demolition asbestos surveys are much more intrusive and use destructive methods in order to access areas that would normally be classed as inaccessible within a management survey. You would only require this type of survey if you were carrying out major refurbishment or demolition. The aim of these surveys is to locate all asbestos within all areas of the building so that the correct measures can be taken prior to refurbishment or demolition.

## Why was it used if it's so dangerous?

Asbestos was used because it was relatively low-cost and had many beneficial properties. It:

- does not burn until 1000 degrees centigrade
- does not conduct heat
- is not affected by chemicals or electricity
- has a very high tensile strength
- can be flexible

## Can I deal with asbestos myself?

Prior to carrying out any works involving asbestos, it is essential you talk to an expert. We don't charge for advice over the phone and a simple conversation in most cases can ascertain whether or not you are permitted to deal with the type of asbestos you have, or whether you would be breaking the law if you did so.

## How do I identify asbestos? What does asbestos look like?

With so many products having been produced and so many non-asbestos products that may look similar, it can be very difficult for the untrained eye to identify asbestos products. Core's surveyors have an expert knowledge of the uses of asbestos and the types of products it may be contained within, but even then, samples are taken in order to confirm if asbestos is present and identify the exact type of asbestos.

Materials containing asbestos are generally safe if they are in good condition. However, if they are damaged or broken they can release fibres and dust into the air. These fibres can then harm your lungs and lead to serious diseases such as lung cancer and mesothelioma.

## What do I do if I think my property may have asbestos?

Leave the affected areas alone and contact us. We can give you further advice and we'll only recommend a survey if it is necessary. Avoid sanding, sawing, drilling or disturbing these materials. Do not attempt to remove asbestos of any kind without seeking professional advice. Many products can only be removed by a licensed asbestos removal contractor.

## If Core finds asbestos in my property, what happens next?

If we detect that there is a problem, we can arrange for the damage to be repaired or for the asbestos to be removed and disposed of safely. We will keep you fully informed and give you a number of possible options. Core always aims to provide practical, financially viable solutions and offers a full project management facility.

## If there is asbestos and it's not damaged, does it have to be removed?

No. Generally it is better to leave asbestos-containing materials in place, especially if they are in good condition, so as to avoid unnecessary disturbance of asbestos fibres. In this situation, strategies to seal, encapsulate, repair, enclose and protect are preferred. A risk assessment will be carried out on all products, which will help in deciding the best course of action.

## I've heard there are asbestos regulations. What are they and do they affect me?

Regulations were first introduced in 2002 and were the Control of Asbestos at Work Regulations (CAWR2002) but these were superseded in 2006 by the Control of Asbestos Regulations (CAR2006) and most recently the Control of Asbestos Regulations 2012 (CAR2012).

The most important points to note are Regulation 4 and Regulation 10. In summary, Regulation 4 places a duty to manage asbestos on the duty holder, this may be the owner of the property, landlord or the manager of the business within the premises. The regulation covers non-domestic premises and the communal areas within domestic dwellings - blocks of flats for instance. Note that it is a duty to manage, not a duty to survey. It just so happens that often you will need to have a survey carried out in order to be able to manage asbestos.

But the survey is only the first step to managing asbestos, by having a survey carried out and then allowing it to gather dust on the shelf you are not complying with the regulations. Regulation 10 relates to training. Those most likely to be exposed to asbestos nowadays are people within the trades, electricians, plumbers, etc., those who may be disturbing asbestos on a regular basis, often without knowing they are doing so. By implementing training, trades people, contractors and staff are more likely to be able to identify possible asbestos materials and therefore ensure safe working practices. Training saves lives.

Also note that the Construction Design Management Regulations 2015 (CDM2015) may also require an asbestos survey to be carried out, specifically where major refurbishment or demolition is taking place.

**Core cover London, Sussex, Surrey and Kent from our South East offices and the South West and South Wales from our office in Monmouthshire. We also travel nationwide to service clients further afield.**

Our website provides a wealth of information. You will find details about the different types of asbestos and asbestos products, the current regulations in force and a useful section answering a range of frequently asked questions. If you cannot find the answers you require there, then please complete our enquiry form or simply give us a call.

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