



# CASWELL GROUP

Environmental Services

Surveying &  
Consultancy



Survey Department • Tel: 01438 743003 • [surveying@caswell-group.co.uk](mailto:surveying@caswell-group.co.uk)



## About us

The Caswell Group survey department have an established and committed team, specialising in undertaking individual sampling through to management surveys and refurbishment/demolition surveys.

The Caswell Group prides itself on working in conjunction with clients and contractors, to provide a precise and professional service to ensure the smooth running of contracts within such areas as demolition, the maintenance and refurbishment programmes of housing stock and the provision of annual re-inspection surveys for existing and ongoing portfolios. Due to this The Caswell Group have established a strong and trusting relationship with various councils and contractors.

In the 20 years we have been trading we have been trusted with working on projects for local authorities, hospital trusts, small to major construction companies, architects, refurbishment companies, shop fitters and high profile commercial organisations.

Our network of six UK offices enables us to provide an excellent level of service nationwide, this ensures our clients receive first class project management, site reports and client liaison wherever the project may be, this is also backed up by our emergency call out services available 24 hours a day.

Our quality of work combined with our ability to consistently deliver a specialised service to the highest standard on time, within budget and in a safe and controlled manner are just some of the reasons why we have been successful in winning new and repeat business.



## Surveys & Consultancy

February 2010 saw the replacement of MDHS 100 Surveying, sampling and assessment of asbestos-containing materials with HSG 264.

There are now two types of asbestos surveys and our staff will advise on the type you need to meet your legal requirements and to establish a safe environment.

### Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to

release fibres into the air if they are disturbed in some way. This material assessment will give a good initial guide to the priority for managing ACMs, as it will identify the materials, which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).



## Refurbishment and Demolition Surveys:

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs 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. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2006 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations, which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks

can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey, which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large.



## Re-inspection Survey

As part of the on going management of asbestos containing materials (ACMs), continual monitoring post asbestos survey is required at regular intervals. Any ACM identified or suspected ACM will need to be inspected periodically to check that it has not deteriorated or sustained damaged. As a minimum, ACMs should be checked every six to twelve months.



## Asbestos Sampling

If you suspect any asbestos containing materials in your premises, we can provide a quick and efficient sampling programme which includes sampling and analysis of the material. All our samples are analysed by a UKAS Accredited Laboratory.

A selection of our recent and current clients

**BAE SYSTEMS**

**Balfour Beatty**

**M<sup>c</sup>Nicholas**



**Roehampton  
University**  
London

**SAVOY**

**STRUTT  
& PARKER**

Here at Caswell Group we aim to provide a solution to all asbestos related problems with services that include;

Surveying | Asbestos Removal | Land Remediation | Consultancy | Demolition

For more details on the services the Caswell Group provides please feel free to view our website [www.caswell-group.co.uk](http://www.caswell-group.co.uk) . Alternatively you can contact the relevant offices listed below;

**Head Office:**

Caswell House  
Cavendish Road  
Stevenage  
Hertfordshire  
SG1 2ET

Tel: 01438 312504

Fax: 01438 748332

**Survey Department:**

14th Floor  
Southgate House  
St. Georges Way  
Stevenage  
Hertfordshire SG1 1HG

Tel: 01438 743003

Fax: 01438 743113

**Reading Office:**

1210 Parkview  
Arlington Business Park  
Theale  
Reading  
Berkshire RG7 4TY

Tel: 0118 965 7654

Fax: 0118 965 7788

**North West Office:**

5300 Lakeside  
Cheadle Royal Business Park  
Cheadle  
Cheshire SK8 3GP

Tel: 0161 246 6058

Fax: 0161 246 6100

**Birmingham Office:**

2nd Floor  
3 Brindley Place  
Birmingham  
B1 2JB

Tel: 0121 698 8522

Fax: 0121 698 8600

**South West Office:**

Unit 7 Endeavour Close  
Purcell Avenue  
Sandfields  
Port Talbot SA12 7PT

Tel: 01639 899808

Fax: 01639 884800



[surveying@caswell-group.co.uk](mailto:surveying@caswell-group.co.uk)  
[info@caswell-group.co.uk](mailto:info@caswell-group.co.uk)  
[www.caswell-group.co.uk](http://www.caswell-group.co.uk)

