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**TECHNICAL GUIDANCE SERIES**

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The Technical Guidance Series aims to provide clarity on industry concerns, queries and any issues raised with the core focus on education and improvements.

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## Re-Inspection Survey and Report

The Control of Asbestos Regulations 2012 requires that any known asbestos containing material is re-inspected on a period basis. It is the Duty Holder's responsibility to determine what that inspection period should be.

There are many factors that will affect the time period for inspections and these have to be considered when the decision is made. In essence high risk materials will be inspected more frequently. Low risk materials where the matrix makes fibre release very difficult are likely to have extended inspection periods.

For example, bitumen sink pads and vinyl floor tiles, under normal circumstance, are unlikely to release fibres regardless and it could be considered that an inspection period of 3 – 5 years would be suitable. However, accessible higher risk materials such as asbestos insulating board and insulation may need to be inspected more frequently than annually.

Whatever time frame is used for the inspection program the Duty Holder should justify the decision made and record it within their management plan.

The purpose of the re-inspection is to determine if any of the identified asbestos materials have deteriorated since the last inspection. Therefore, the only element of the material assessment score that would need to be inspected would be the 'Extent of Damage'. The product and asbestos type would not have changed and neither should the surface treatment. For the 'Surface Treatment' to have altered work would have been undertaken on the ACM. This should have been reflected within the asbestos register at the time the work was completed.

The assessment of damage to a material can be subjective. What one surveyor records as medium damage others may record as either low or high. The key to a successful re-inspection is consistency. The previous information should be used to assess the current conditions and then any changes can be noted.

If the organisation undertaking the re-inspection has accreditation to ISO 17020 then their scope should be extended to include this activity.

HSG 264 Asbestos: The Survey Guide should be used as guidance for the report.

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The report should still have an introduction that explains what was done and why. However, the main focus should be the executive summary.

An executive summary within a Management, Refurbishment or Demolition Survey report will detail what asbestos has been found, its condition and suggested actions to be taken. When a re-inspection is undertaken the asbestos items are already known and therefore simply repeating this information provides the Duty Holder with no value.

The purpose of the inspection is to evaluate if any of the ACMs have deteriorated. This should therefore be the content of the executive summary. The Duty Holder should be able to identify which materials have degraded since the last inspection and where they need to act. It may also be useful to highlight any remaining ACMs that are in poor condition where urgent action is also required.

The main section of the report would then detail all of the technical aspects of all asbestos materials that have been re-inspected with a current picture showing that material. This information would then be used to update the asbestos register to ensure that a current photographic record is available for each asbestos material.