



Maple Surveys Ltd

Environmental and property consultants

Statutory Asbestos Compliance Through Management Solutions



Quick Facts:

- All non-domestic premises built before 2000 in the UK are required by law to have an asbestos survey in accordance with the Control of Asbestos Regulations 2006.
- A management plan to accompany the asbestos survey report is also mandatory.
- An asbestos survey is required before any non-domestic property is sold/leased.
- Before any works can commence to an existing site, an asbestos survey is required to identify any Asbestos Containing Materials (ACM's).
- Any employees likely to come into contact with ACM's (carpenters etc.) must attend "Asbestos Awareness Training"
- Asbestos kills 20+ tradesmen per week (4000 annually), the single greatest cause of work-related deaths in the UK.
- **Maple Surveys** offer full compliance solutions to your asbestos obligations

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Maple Surveys is a dynamic, independent asbestos consultancy, offering asbestos surveys, asbestos awareness training, asbestos management and project management services to domestic, public and private sectors.

Maple Surveys Ltd is a London based asbestos consultancy, providing comprehensive asbestos services throughout the UK

Formed in 2008, we have gone from strength to strength, building strong and lasting professional relationships with local authorities, estate agents, architects, landlords, developers, project management consultants, surveyors, schools and property professionals. **Maple Surveys** is a member of Trading Standards' *'Buy With Confidence'* Scheme, the Federation of Small Businesses and Constructionline.

We specialise in asbestos surveys, asbestos management plans, asbestos training and project management services. Our experienced consultants are qualified to BOHS P402 - Building Surveys and Bulk Sampling for Asbestos in Buildings and P405 Asbestos Management, and are frequently audited to maintain our high standards, ensuring compliance with the Control of Asbestos Regulations (CAR 2006). All staff are CRB checked and cleared ensuring due diligence for all sensitive properties.

Testimonials:

Below is an example of our clients' testimonials. Additional references are available on request:

"I found that the service provided was excellent in that the survey was carried out very promptly and the subsequent report was clear and concise. Subsequently the testing, quotes and supervision of the remedial works were carried out in a very professional way"

Brian Dowling, Director, Church Road Estates

Asbestos Surveys

Management Surveys

This is the standard asbestos survey, which aims to identify, quantify and provide a risk assessment on all asbestos containing materials within a premises. The survey involves sampling materials by way of a representative sample specimen, which is subject to a risk assessment and subsequently analysed by a UKAS ISO 17025 accredited laboratory. It is undertaken as a starting point to satisfy the requirements of the Control of Asbestos Regulations 2006 (CAR 2006).

Refurbishment/Demolition Surveys

This type of survey is required by CAR 2006 (and often CDM 2009) before any works on the fabric of a building can commence. The aim is to identify all asbestos containing materials and may involve destructive and aggressive inspection techniques. The survey involves sampling materials by way of a representative sample specimen and subsequently analysed by a UKAS ISO 17025 accredited laboratory. There is no risk assessment as all asbestos containing materials (ACM's) detected are recommended to be removed under suitable condition as required by CAR 2006 regulation 5. There is no risk assessment as all asbestos containing materials (ACM's) detected are recommended to be removed under suitable condition as required by CAR 2006 regulation 5.

Asbestos Management Plans:

The emphasis is upon Regulation 4: Duty to Manage Asbestos in Buildings under the Control of Asbestos Regulations (CAR 2006). One of the greatest misconceptions is that by having an asbestos management survey undertaken statutory compliance is met. The survey is the starting point of managing your asbestos issues, and forms the basis of a management plan. At **Maple Surveys Ltd** we can formulate a specific management plan as individual as you and your business. Our system of managing asbestos on our clients' behalf is our '**DHMP system**'. This system ensures full regulatory compliance on behalf of our clients.

Due Diligence and Pre-Acquisition Services

It is advisable to have a pre-acquisition survey undertaken before the purchase of premises. There is no legal framework for an asbestos survey prior to purchasing property in the UK, with the attitude of "BUYER BEWARE" adopted by the vendor. **Maple Surveys Ltd** can undertake a survey on your behalf and, dependant upon the findings, the survey report can be used to re-negotiate the purchase price, or simply avert the purchase of somebody else's problem. This is especially true of properties purchased at auction. Asbestos issues are not included as part of a home buyers survey, commercial survey or condition survey. Should the building surveyor advise upon asbestos, advice on their professional accreditations and certificates should be sought (specifically the BOHS P402 – Asbestos Surveying and Bulk Sampling in Buildings).

There are also tax benefits to having an asbestos surveys and/or works undertaken. Please see section 'Our Benefits to Your Company'.

Introduction to Asbestos

This course is aimed at construction and property professionals (surveyors, architects and CDM co-ordinators) to increase asbestos awareness and knowledge. The course is similar to the asbestos awareness training in content. Upon completion of the course each delegate is subjected to a test and a certificate of attendance is presented. The course is aimed to assist each delegate's respective CPD training and development.

Asbestos Awareness Training

The course is designed to give an understanding and general awareness of asbestos within the workplace. The course is tailored to individuals who are most likely to come into contact with asbestos i.e. carpenters, gas fitters, builders, electricians, IT installations, etc.

The course content consists of:

- Asbestos history/background
- Types of asbestos
- Effects upon health
- Asbestos use within buildings
- Safe working with ACMs
- Documentation
- Legislative requirements

A certificate of attendance is provided to each delegate at the end of both courses. The location of the course is flexible, and catering can be accommodated.

Our Benefits to your Company:

The benefits to your company include:

- 24 Hour report turnaround
- Competitive pricing
- Full statutory compliance
- Independent for removal contractors, ensuring impartial advice
- Project management of remedial and/or removal works
- 24 hour call out available
- 24/7 access to all reports via our online portal.
- Tax benefits
- Quick response
- Flexibility of service – available out-of-hours, weekends etc.

Tax benefits explained

As part of the Governments' Urban Regeneration Scheme (under the Finance Act 2001), a 150% tax relief scheme has been introduced on land remediation which includes buildings. So now the costs of asbestos removal can be set up against company profits as tax relief.

For example, if £10,000 is spent on removing asbestos, £15,000 can be deducted from the property owner's taxable income. It is also possible that part of our professional and survey fees and possibly, dependant on the nature of the project, the reinstatement expenditure may also qualify.



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