



your experts in church properties

Asbestos Surveys for Churches

A Church Growth Trust Service Paper
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ASBESTOS SURVEYS FOR CHURCHES

Regulation 4 of the Control of Asbestos Regulations 2012 states that owners and occupiers of non-domestic premises who have maintenance and repair responsibilities for those premises have a duty to assess them for the presence and condition of asbestos. The duty requires you to manage the risk from asbestos and this should start with an asbestos Management Survey (previous known as Type 2 Survey) and Management Plan. This should have been put in place by May 2004

In conjunction with a number of churches across the country and particularly in the South East of England we have given some thought to standardising the charging arrangement for providing Management Surveys to ensure the costs are economic for each church. This will also allow each church to assess the costs before committing to having the survey carried out.

The standard time allowed for each survey would be based on the following:

For each survey to include general attendance on site, travel and organising the visit	2.0 hours
Inspection of first five rooms	0.2 hours per room
Inspection of additional rooms	0.1 hours per room

Conditions:

1. Our current charge-out rate is £90 per hour.
2. In addition to the hourly charge we would need to charge a fair proportion of mileage for each property, currently at 45p per mile. We would also recharge the cost for any asbestos samples tested. These are charged by the laboratory and the current cost for these is approximately £30 per sample but will be subject to change.
3. A “room” will include all separate rooms, corridors, general WCs (rather than each cubicle where there are a number of WCs in the same room), stairwells, roof space, outbuildings and external viewing of property. (e.g. A property with main worship area, three separate meeting rooms, kitchen, ladies WCs, gents WCs, foyer and corridor would allow 1.0 hour for first five rooms and 0.5 hours for the remaining 4 rooms and outside, being a total of 1.5 hours.)
4. The costs are based on us carrying out a number of other surveys while in your area. If we are required to only carry out one survey in isolation, we would need to allow for additional travelling time.
5. We are assuming that each church will provide floor plans for the building(s). These do not need to be architect’s drawings, but should be a good representation of the floor layout (ideally to scale, but not necessarily). If we are required to measure the property in order to produce a sketch plan, we will need to charge for this additional time.
6. Access to all parts of the property will be available and safe ladders will be provided by the client for access to lofts or roofs if necessary.

Contact **Jonny Heaney:**

Church Growth Trust

1 Manor Farm Barns, Baines Lane

Seaton, Oakham, LE15 9HP

Telephone: 01536 647162

Email: jonny.heaney@churchgrowth.org.uk