



Caring for Our People

Manaakitia ā tātou tāngata

April 2018

Malo e lelei! Talofa lava! Bula! Greetings! Tēnā koutou, tēnā koutou, tēnā tātou katoa!

Asbestos again - Sorry... it has to be done

So the due date has come and gone for asbestos management plans to be in place.

If you are one of the many who does not have an asbestos management plan, Do Not Fret! Here is an acceptable asbestos management plan that we may all use as our starting point.

We do not yet know what does, or does not, contain asbestos within our buildings. Therefore:

- **we will treat all surfaces and building materials as if they contain asbestos, which means**
- **we will leave all surfaces and building materials alone until they have been assessed further.**
- **we will undertake further, indepth assessment before we undertake any building work.**

Here is the first parish Asbestos Management Plan I have received.

The Property Committee figure we only have one property with asbestos (Parsonage) and they know where it is (which is true), and how to handle it (they don't – they leave it to contractors). The other buildings are new (2016/7), or newish (2001).

There is debate around paying a professional to undertake the assessment, or an in-house building professional. Regardless, the core essence of the assessment is the same.

- Identify the risk
- Evaluate the risk
- Control the risk
- Review the risk

Lessons learnt in Christchurch

- Reputable contractors only undertake work with current asbestos test results.
- Contractors don't like to gamble with workers lives.
- Therefore, time delays between initial asbestos test results and project works, may cost you twice for asbestos testing.
- A plan can include when you are going to test – in the mean time ensure the risk stays low!

I would always recommend to undertake the laboratory testing closer to the time of any project works.

If a parish have a number of commercial buildings or other rentals then hiring somebody to undertake the initial survey is fine. But they should have the conversation regarding what gets tested and why, and figure out what this does to any building planning work.

One parish in Taranaki has arranged for a retired building inspector to carry out their inspections for <\$1000. I expect this is visual only, but they will have their plan in place until any planned building works start.

Assessment may include but does not equal testing. *Testing always equals money.*

Of course, if your building was completely built after 2001 then you can consider it asbestos free!

Congratulations! The rest of us will get there eventually!

Mā te kōrero ka mōhio
Mā te mōhio ka mārama
Mā te mārama ka mātau
Mā te mātau ka ora

From information comes realisation
 From realisation comes understanding
 From understanding comes knowledge
 From knowledge comes vitality

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