

Parish Asbestos Inspection Program

(A status report from the Property Trust.)

Background

1. The 2007 session of Synod approved the funding and implementation of the parish asbestos and other hazardous materials program (the Program) that will result in up to 150 sites being inspected annually over the period 2008-2011.
2. The purpose of this report is to inform the Synod that the Program is now expected to conclude by 31 December 2010, one year earlier than anticipated by the Asbestos Inspection (Special Charge) Ordinance 2007 (the Ordinance).
3. This report also provides a review of the Program, advising that the program is forecast to be completed ahead of schedule and that the PCR charge is not required for the 2011 calendar year.

Inspection Program to date

4. The Ordinance requires that the Standing Committee is to report to each session of Synod about –
 - (a) an estimate of the costs of the Program payable in the following year, and
 - (b) the asbestos inspection charge estimated to be payable by each relevant parochial unit in the following year and details of how the charge is calculated.
5. Three specialist consultant firms were initially engaged to conduct the inspections in 2008 (Hibbs and Associates, Benbow Environmental and Noel Arnold & Associates). Following a review of their respective performances at the conclusion of the first year, Hibbs & Associates and Noel Arnold & Associates were retained for the remainder of the Program.
6. Asbestos containing material ('ACM') and lead based paint (LBP) has been identified at the majority of sites inspected to date, albeit *the vast majority of material has been deemed to be of "low risk"*, as defined by the hazardous materials consultants in accordance with the National Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018 (2005)] (the Code). As such, most of these sites simply require maintenance of a register and ongoing annual inspection and management by the parish. In cases where the Program identified "medium risk" or "high risk" sites, remedial work has been undertaken, or is planned to be undertaken, in full compliance with the requirements of the Code. In this regard, as at 31 August 2010, 3 parish sites 1.5% of all parishes inspected, have been deemed 'high risk'.

7. In all cases remedial works have been completed by the parish in question at the cost of the parish. This is in accordance with the terms of the Program as approved by the Synod in 2007. The most expensive remediation was \$30,000 and involved removal of ACM contained in a road base located within a parish property. Despite this regrettable cost imposed on this particular parish, it is encouraging to report that there have been only three "medium risk" to "high risk" remediation works undertaken that have involved costs in excess of \$20,000.

8. As foreshadowed in the Ordinance, the Program continues to be managed by SDS and is overseen by the ACPT Board through regular reporting by SDS.

Forecast completion of Program 2010

9. As of 31 August 2010, a total of 217 of approximately 270 parish inspections (comprising 355 of approximately 450 'standard sites') across the diocese have been completed.

10. The capacity of the 2 inspecting firms and competitive tension that exists will enable the Program to be completed in a shorter period of time than originally envisaged and, as a consequence, more competitively than originally envisaged. To that end, it is anticipated that the inspection of the remaining 53 parishes (which collectively contain 95 'standard sites') will be conducted during the remainder of 2010.

11. As a result of the forecast early completion of the Program, a specific PCR charge will not be required for this initiative during the 2011 calendar year.

12. In addition to the Program being completed inside the forecast time frame, on current indications, the Program will also be concluded within budget. Unutilised funding of approximately \$30,000 will be retained in the Parish Asbestos Inspection Program Fund and, unless otherwise authorized by the Synod or Standing Committee, these funds will only be available for meeting the cost of asbestos-type inspections in respect to existing buildings on future property acquired by parishes.

Recommendation

13. It is recommended that the Synod receive this report.

For and on behalf of the Property Trust.

GREG ELLEM
Head of Property Trust

16 September 2010