



Consultancy

Surveys

Any construction site is likely to be affected by the presence of existing utilities. Having utility asset maps available is crucial. However, undertaking a full PAS 128 utility survey before work commences is essential to comply with relevant legislation.

OVERVIEW

Premier Energy can offer advice on procuring PAS 128 utility surveys. Having previously carried out this service in-house we understand the different types of utility surveys and can help you in specifying the right survey for your needs. We can even manage this procurement on your behalf and obtain quotations from survey companies for you to accept and if necessary, we can manage the survey process as well.

WHY CHOOSE US?

Our survey partners will only carry out PAS 128 compliant surveys, using qualified staff to ProQual Level 5 in Utility Mapping and Surveying and are classified as Senior Surveyors by the Construction Skills Training Academy.

In addition to tracing buried assets, our survey partners can also offer other types of surveys such as topographical; measure building; 3D mapping; trial holes and other visualisation options.

As utility consultants, we can interpret information provided by Survey Companies, review the information provided and feedback any anomalies in the data that is being provided.

THE SERVICE

- Clients provides details of area to be surveyed
- Client provides information on types of survey required e.g. topo, utility, etc.
- Our team reviews request and agrees with the client the scope of the surveys
- Our team can either provide contacts for the client to procure directly or requests that we procure on the clients behalf
- Our team provides the quotes for conservation and acceptance by the client
- Client instructs the survey company
- Our team can help manage the works being undertaken
- Our team can provide feedback on the survey to client / survey company

BENEFITS OF A SURVEY

- Can provide a safer working environment
- Complies with Health & Safety legislation
- Helps avoid costly damage to utility infrastructure
- Assists in planning construction works to reduce utility costs
- Helps avoid delays by allowing you to plan and prepare

LIMITATIONS OF SURVEYS

- Be aware that surveys are not guaranteed to be 100% accurate unless verified at Quality Level A (exposed by trial hole or lifting a chamber lid)
- Weather, ground condition, diameter of assets, type of material, if cables "live or dead", congestion of assets, accessibility, other buried objects etc. all play a part in the accuracy and production of a plan

FOR FURTHER INFORMATION OR TO TAKE THE NEXT STEPS, PLEASE CONTACT US

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PAS 128

As part of a suite of services we offer we can cover the requirements of PAS 128. Our Utility Search report provides Quality Level D whilst our Surveys team can offer Quality Level C, B and A.

CDM REGULATIONS

From 1st April 2015, there are new Construction, Design and Management Regulations. These new rules require the Client and Principal Designer to deliver to the Contractor pre-contract information. Buried services, being a major health and safety risk, are no longer just the Contractor's responsibility to do proper utility discovery.

HEALTH AND SAFETY GUIDE NO. 47 (HSG47)

"Avoiding Danger from Underground Utilities", updated in 2014, now goes as far as to suggest that clients buy a utility report or use a searching system. This is because of the complexities of who owns which assets since deregulation. It goes on to give guidance on recording where contractors move plant.

The guidance also has recommendations for the use of locating devices in detecting buried services.

More can be expected when PAS 256 "Buried assets - Collection, recording and sharing of location information data" is finalised through the BSI.

POTENTIAL FOR PROSECUTION

All three of these regulations are tools that are likely to form key parts of any Health & Safety Executive prosecution in the event of any non-compliance that leads to an accident.

WHO ARE OUR CLIENTS?

- Developers, Local Government, Housing Associations
- Engineers - Highways, Transport, MEP Consultants
- Individuals looking to carry out works around utilities
- Anyone involved in the management, planning, design, modifying, construction and safety of projects who requires utility plans in an AutoCAD DWG format

PAS 128 QUALITY LEVELS (QL)

- 🔍 **QL - D : Desktop Utility Search**
Where utilities are identified through the collation and analysis of existing paper/online asset maps
- 🔍 **QL - C : Site Reconnaissance**
Where existing maps are supported and validated by a visual inspection of physical evidence observed during a site visit
- 🔍 **QL - B : Detection**
Where existing utilities are detected and located by geophysical techniques (EML/GPR). Two methods of recording information, either directly on-site or through post-processing*
- 🔍 **QL - A : Verification**
Where utilities are observed and located in an inspection or manhole chamber or excavated and exposed through trial holes

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