



## Release notes

Asbestos Module

22/03/2024

Document Version 3.2



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## Introduction to Asbestos Module 3.9

This guide relates only to IPR 3.9. There is an equivalent document version 3.1 to cover Asbestos Module 3.7 & 3.8.

This guide is provided for the step-by-step process in capturing asbestos data from the perspective an asbestos survey consultancy.

The Micad IPR, Internet Property Register is a space management system. Micad clients use this system to identify space records accurately. The majority of Micad's clients will use CAD floor plans to create space records with dimensional accuracy. The essence is to identify all space (rooms), to never miss a room and to never double count a room. This holistic view on a property portfolio captures all the rooms that need to be surveyed. Therefore any building with any one single ACM needs all rooms inspecting – and that state needs to be recorded Asbestos module to corroborate.

Assumptions:

- Client has a mature and up to date IPR portfolio
- Client facilitates access to the IPR
- Client coordinates asbestos survey works in line with Consultant – And makes no changes to the IPR portfolio without joint agreement.
- Consultancy understand that IPR is the host for an Asbestos register, as well as other professional modules
- Consultancy is trained and can produce a valid Micad training certificate
- Client is responsible for providing and maintaining desktop licenses

## User rights, configuration, requirements and best practice

An IPR user account to allow log in – this could be as low as a read only IPR account.

To access the Asbestos module an IPR user account needs to be granted rights specifically via the Asbestos module. The list of IPR users will appear in the Asbestos module, and the Micad client administrator will grant the rights for their survey contractor.

Note: There is no assumption that an IPR administrator is automatically granted any rights within the asbestos module. Ideally, the client IPR administrator will adopt the role as the space manager and the contractor will adopt the role as asbestos manager while performing the site surveys. A best practice scenario is where both parties collaborate, accurate space records form 50% of the survey, they validate the Priority Assessment (12 points from 24). The Material Assessment provides the proof that asbestos is identified, this forms the remaining 50% (12 points from 24). Coordination of survey work vs actual site layout creates quality data. This benefit is the result from working synergy between both parties. Plan surveys and capture change from refurbishment or factual inaccuracies identified on site.

Micad clients rarely manage their own asbestos data, rather they audit the input from the contractor. Micad advise that the asbestos contractors are granted Administrator rights to the asbestos module. Although asbestos module user rights have granular detail control and can be custom defined.

Typically look out for the following configuration that can be applied to the asbestos module.

The Micad client administrator needs to configure the asbestos module ready for use by their Contractors.

These are the features and access levels in the module that require consideration:

1. Provide at least one member of the survey team admin rights
2. Grant the Contractor's users access to the appropriate survey locations
3. Grant the Contractor user access to the IPR FileStore – to upload photos
4. Contractor configures the Asbestos Module with correct lookups / observation defaults
5. Enable the Contractor's users with access to the (optional) MiAsbestos App
6. Enable drag and drop asbestos profile tool (optional)

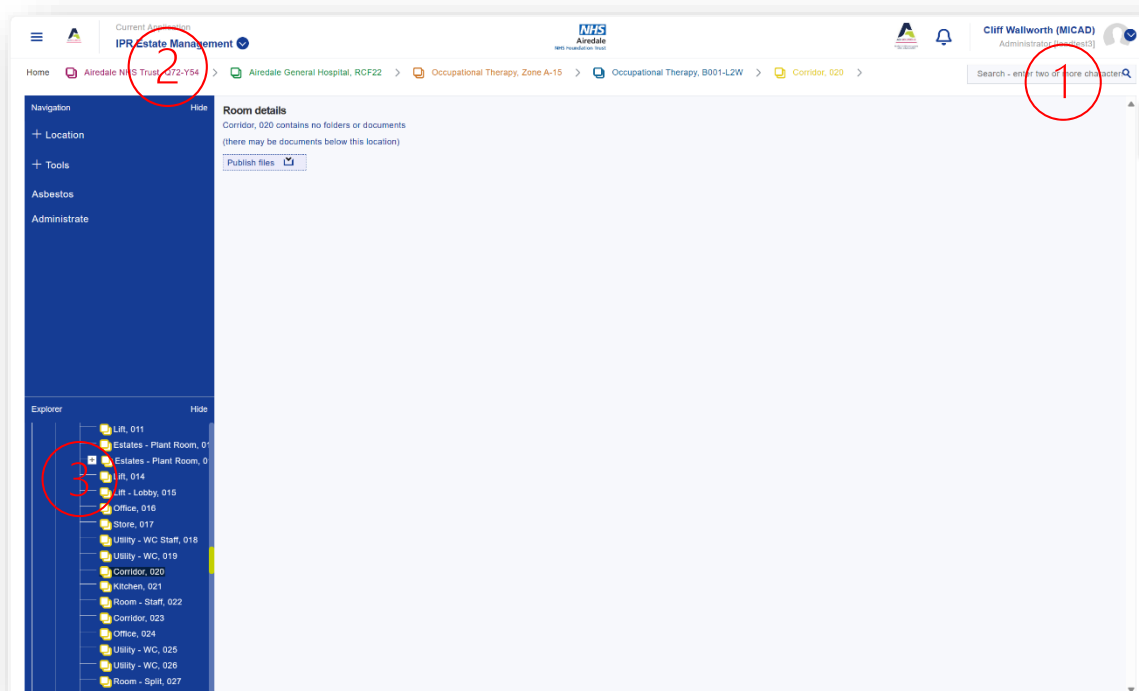
There are two optional data entry features for the Asbestos module, these require optional licence keys available from Micad. The Micad mobile App, Mi Asbestos and the Profile tool.

## Find the correct location for your inspection and samples

There are 3 ways to access the exact location to input your asbestos data. Speed of access is important and often the format of location name data can play a big part in aiding productivity. Review the location data and choose the most convenient way that gets you there fastest.

Most Micad clients have CAD drawings, look for these at the floor level. The master floor plan in IPR is marked As-Built. Ask the client to provide access in IPR to review the As-Built floor plans.

*In the following example will be the lifecycle of an ACM. Beading found in Corridor, 020.*



*We need to get to room 'Corridor, 020' on the Airedale NHS estate. To do this you will be using the client's IPR property portfolio.*

Note: IPR always displays two location identifiers, the name and its code. Codes are most likely to be formed of building, floor and room numbers. Codes are not necessarily door numbers, these more likely be number schemes that are aligned with a client's information systems.

In this order, the quickest access methods are available when working with an established IPR property portfolio. Our clients take care to set up accurate IPR property portfolios. Between clients, there are subtle differences in the schemes used so look for unique location identifiers. Building names help but codes are more use, particularly if unique room number is available. Codes are a great advantage and time saver.

1. Search (choose location filter in the search results)
2. Navigate the location bread crumb across the top of IPR
3. Use IPR Explorer to expand each node

Note: Many clients have unique building identifiers and/or room numbers, using these will save you keyboard time.

### **Asking for help, working with clients and colleagues - sharing system links**

If you work on IPR and the Asbestos Module, you can share the exact property locations and asbestos module pages with colleagues, clients or Micad support. Copy the web browser URL and include this in your communications, when they click the link they will open the system in the same view.

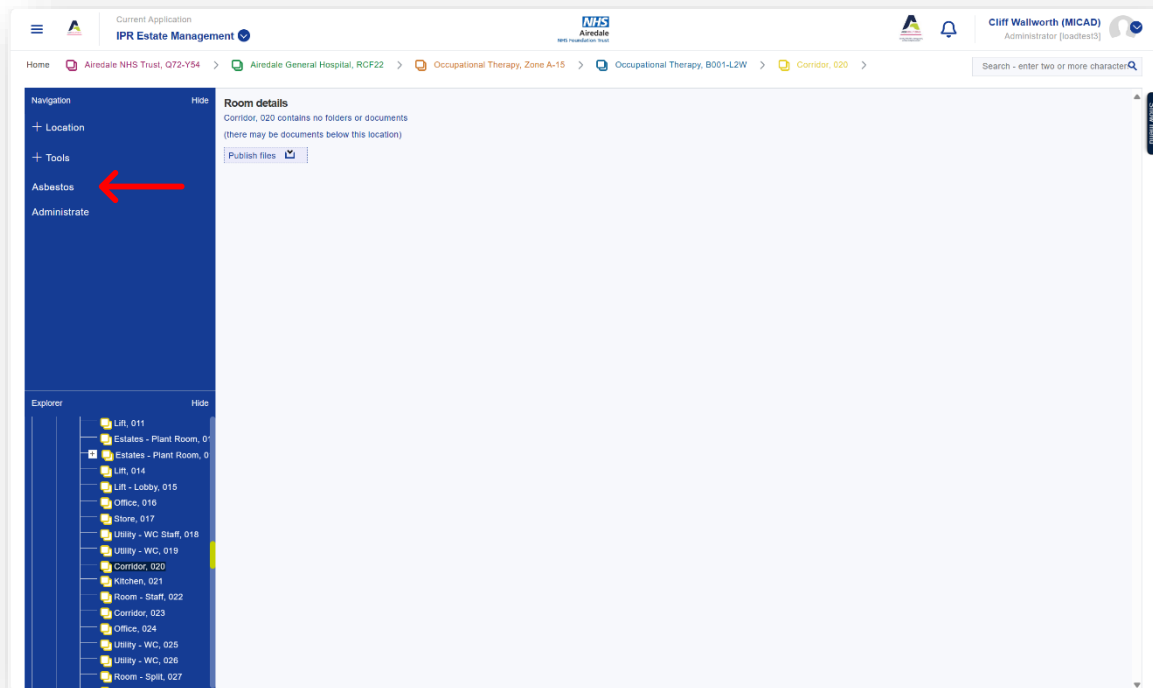
The screenshot shows the MicadIPR web application interface. The browser's address bar is highlighted with a red box, showing the URL: <https://micadipr.net/asbestos/survey/items.asp?id=20465780>. The application header includes the NHS Airedale logo and the user's name, Cliff Wallworth (MICAD), with a role of Administrator. The breadcrumb trail indicates the current location: Home > Airedale NHS Trust, Q72-Y54 > Airedale General Hospital, RCF22 > Occupational Therapy, Zone A-15 > Occupational Therapy, B001-L2W > Corridor, 020. The left sidebar contains navigation links for IPR Home Page, Asbestos Module, Asbestos settings, Survey items, Risk register, Miasbestos uploads, Asbestos systems, Information, Tools, and Asbestos Explorer. The main content area is titled 'Asbestos location' and shows '8 survey items at this location'. Below this is a table with the following data:

Survey item description	Reference no	Material description	Position/Location	Extent	Action
Beading	UID_4F58510B-77ED-4FB4-A7A2-A481A175B37BF	Board - insulation	To door head over double doors to main corridor	4 m2	More
Ceiling Heater	UID_C4D7D310-T529-43DC-BF91-6F542EEF3533	A.I.B	Beading to ceiling heater adjacent main entry doors from Corridor	5 m2	More
Ceiling Heater	UID_41E45F0C-EC32-4CE3-A897-33DE2D15F415	A.I.B	beading to ceiling heater adjacent Room 017	5 m2	More
Ceiling Heater	UID_DBDE38F7-17EC-4877-8209-772AG1687B10	A.I.B	Beading to ceiling heater adjacent Room 025	5 m2	More
Door headers / fire break	UID_8550C614-E251-4802-A288-87332364DA4B	Board - insulation	Over doors to cupboards and rooms - Numerous	0 No.	More
Fire break	UID_FE001CC3-7394-41FE-9A05-5EFD4FA7641B	Board - insulation	Over doubles doors to Corridor 023	2 m2	More
Green floor covering	UID_CBFSDA0B-3254-4D71-8B7C-B4FDBFED3ABC	Vinyl		32 m2	More
Pipework insulation	UID_335F33F7-5B70-443D-8B17-6A464966F4F5	Fibreglass	In ceiling void	0 lm	More

*Copy the browser URL link and add this to your communications. Any recipient will land in exactly the same view as you have on your screen.*

## Accessing the Asbestos Module

The Asbestos Module is one of many optional modules of IPR. The client or system administrator needs to grant users access to the Asbestos Module before it becomes visible. If you think you should have access but cannot see Asbestos in the left menu, check that you have been specifically granted access to the Asbestos Module.



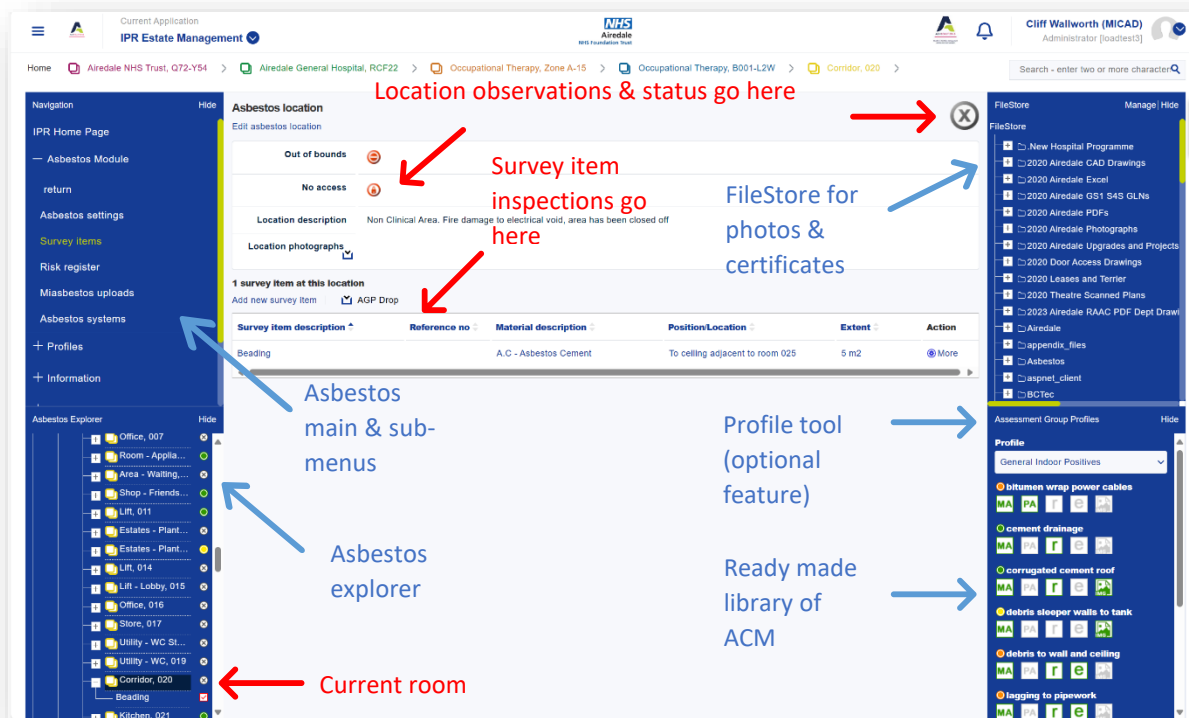
*You can access the Asbestos Module on the left menu of IPR it is visible at Site, Block, Floor and Room levels.*

*I have found my room 'Corridor, 020'*

Note: Indoor assessments for Asbestos Containing Material (ACM) are recorded in IPR in the exact room/space. External items should be recorded at the IPR's building/block level, this way IPR provides certainty of placement of items on the outside of the building.

Note: Do not be tempted to create rooms or floors in IPR called 'outside' or 'external'.

## The Asbestos Module



The Asbestos Module workspace appears in the central article, here is where all your inspections will appear. Around the workspace are the essential productivity tools. You may also appraise the location itself, recording general notes about the fundamental building fabric of the property. We use large location status icons at the top of the workspace to clearly communicate out of bounds or a No Access situation.

To record your inspections, you need to first create survey items, these are the building fabric and assets you observe as you identify and sample. Photographs taken on site need to be uploaded via FileStore.

On the left is the main Asbestos Module menu, the features that are listed here play their role based on the location level in IPR.

On the right, FileStore is visible so that you may arrange the folders, photos and certificates in a neat and logical order for the client. Our clients use IPR to store and share files for many collaborative purposes, an organised filesystem is essential for the client.

Assessment Group Profiles is an advanced feature unique to Micad Asbestos Register. It's a library pre-configured inspection for known and common products. With this tool, you set up this library once before you start to record samples, the just drag and drop fully inspected asbestos items. You can set up all your scenarios using Profiles. Adding inspections this way creates a very neat and uniform set of risk assessments and will save you 95% of the keyboard work compared to hand tying each time. Assessment Group Profiles is tool suited best to new clients, fresh starts or for converting legacy records rapidly to IPR's space validated property portfolio.



## Making an inspection

Use IPR's property portfolio to record the correct location for your ACM. Placing indoor items in the corresponding room seems quite obvious but there are external building fabrics that to be considered as well. To accommodate these varied scenarios, follow this rule of thumb.

Each ACM inspected has its place within the IPR property schema:


Indoor items – these are recorded in IPR's rooms (stair nosing, cisterns, ceiling tiles etc.)

Outdoor items – these are recorded in IPR's Building level (Roof tiles, DPC, soil pipe etc.)

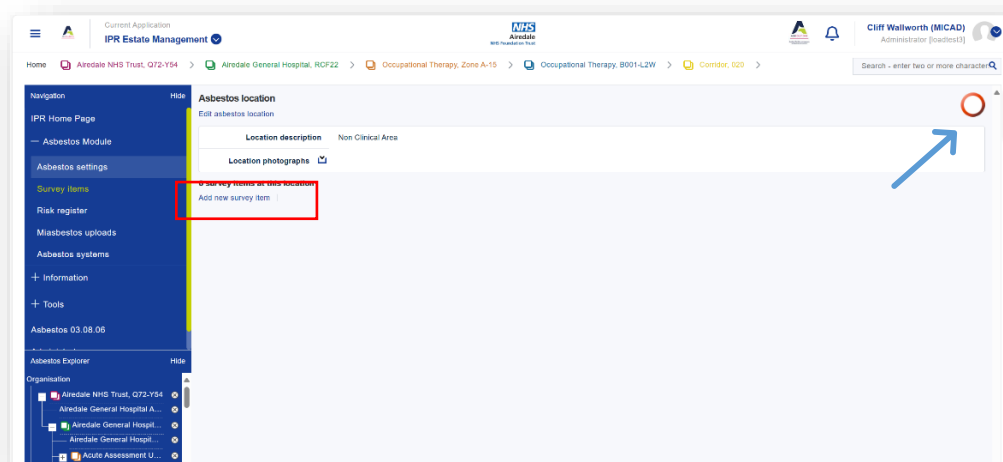
Note: It is possible to record items at floor level, though these circumstances are uncommon. Perhaps, rope seal around a whole concrete floor. AIB shuttering above a whole floor in a ceiling void.

To build a clear unambiguous picture, you should consider where the risk for human contact really fits in rather than thinking directly about the physical shape or material of an ACM. Ask yourself how contamination may manifest itself and what would you need to reference a location to warn people. A common ceiling void above a whole floor can be recorded as 'Void above suspended ceiling' as one item in any room under this ceiling. You then simply copy the full item and inspection to all the remaining rooms.

## Creating the first inspection

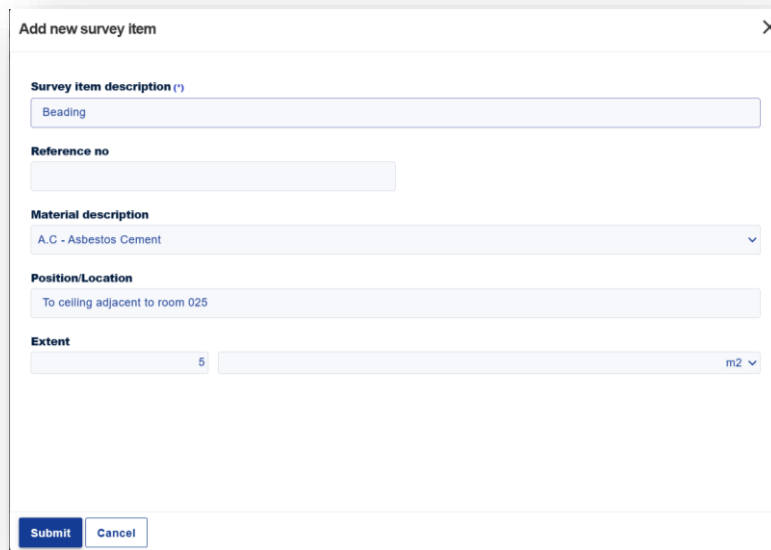
The example shows the asbestos workspace empty, there's no asbestos data here at all. Note the Asbestos Module displays a red ring  in the top right corner. This is the default status for an Unsurveyed location. The location is currently unqualified until you commence the addition of items you pickup during your inspections. Risk scores from your inspection influence this status to favour worst-case scenario for the room (highest scoring item).

Note: An Unsurveyed state is not a qualification of assessment, it is a fail state by way of omission.



Click Add new survey item

*We will add a suspended ceiling Beading to Corridor 020.*



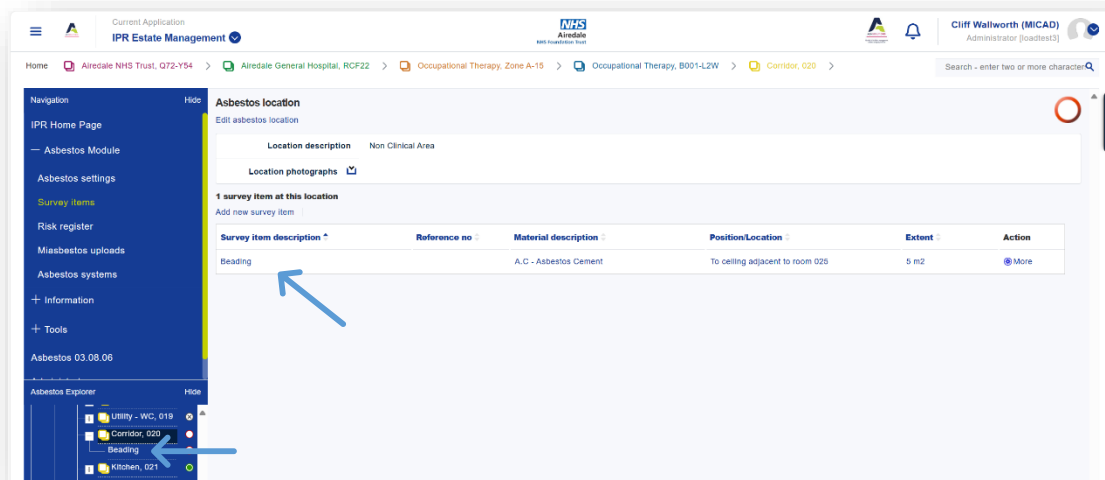
The image shows a web form titled "Add new survey item" with a close button (X) in the top right corner. The form contains several input fields and a submit button. The fields are as follows:

- Survey item description (\*)**: A text input field containing the word "Beading".
- Reference no**: An empty text input field.
- Material description**: A dropdown menu showing "A.C - Asbestos Cement" with a downward arrow.
- Position/Location**: A text input field containing "To ceiling adjacent to room 025".
- Extent**: A field with a numeric input "5" and a unit dropdown menu showing "m2" with a downward arrow.

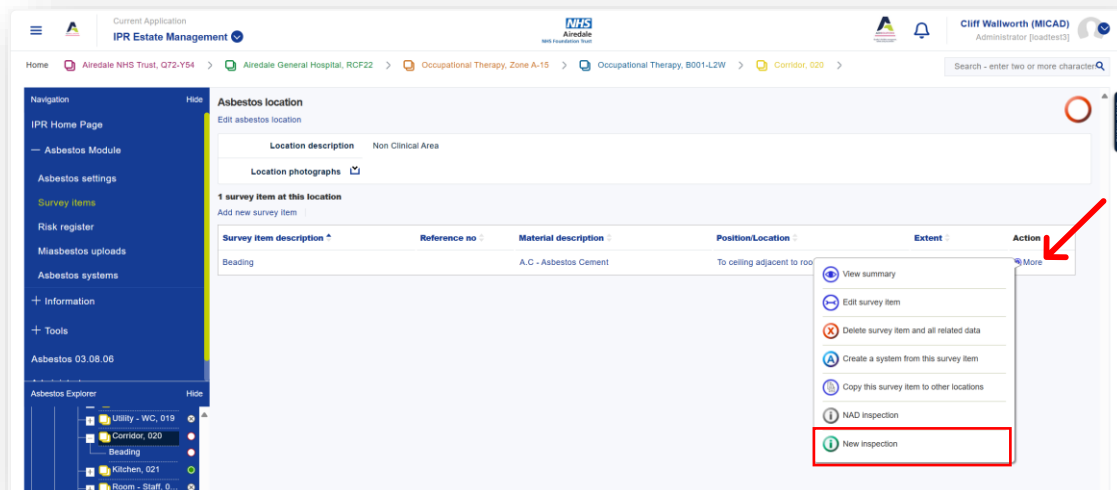
At the bottom left of the form are two buttons: "Submit" (in blue) and "Cancel" (in white with a blue border).

*Fill out the details for the item to be inspected. Provide sufficient information to describe the item and where it can be found. Click Submit.*

Your survey item now shows in the Asbestos Module workspace and the Asbestos Explorer. If you prefer you can repeat the process and add all the items first before inspecting.



You are now ready to inspect your item.



You can click on the item itself and progress through or use the direct-Action menu.

Click on the More link to open the Actions menu.

Select New inspection

Fill out the inspection form carefully and click Submit.

Home

Occupational Therapy, B501-L2W

Corridor, 020

Current Application

IPR Estate Management

Cliff Wallworth (MICAD)

Administrator [loadtest3]

Inspection page

Survey item details

Survey item

Beading

Material description

A.C. Asbestos Cement

Position / Location

To ceiling adjacent to room 025

Material extent

5 m2

Inspection

Inspection details

Survey reference no (\*)

PRN16740

Inspection date (\*)

04/03/2024

Survey type (\*)

Management Survey

Surveyor organisation (\*)

Its house

Surveyor name (\*)

C Wallworth

Consultancy

Consultancy details

Sample reference (\*)

S14306

Consultancy (\*)

In house

Analyst name (\*)

Analyst name CW

Analysis result presumed

Analysis result

☐ Actinolite

☒ Amosite

☐ Anthophyllite

☒ Chrysotile

☐ Crocidolite

☐ No Asbestos Detected

☐ Tremolite

Material assessment (M+ED+ST+AT)

Set to no asbestos detected

Material assessment (M+ED+ST+AT) details

Material (\*)

AIB, mill boards, other low density insulation boards, asbestos textiles, gaske

Extent of damage (\*)

High Damage or de-lamination of materials, sprays and thermal Insulation. Vis

Surface treatment (\*)

Unsealed A.I.B. or encapsulated lagging and sprays

Asbestos type (\*)

Amphibole (Excluding Crocidolite, Blue Asbestos)

Score

9

Category

B

Priority assessment (OA+average(LA,EM)+average(NO,FU,AU)+average(MA,FM))

Set to no asbestos detected

Priority assessment (OA+average(LA,EM)+average(NO,FU,AU)+average(MA,FM)) details

Main type of activity

Rare disturbance activity (eg little use store room)

Location

Rooms up to 100 sq.m

Accessibility

Easily disturbed

Extent of material

< 10m³ or < 10m pipe run

Number of occupants

0

Frequency of use

Daily

Average time is in use

<1 hour

Maintenance activity

Medium disturbance (eg lifting one or two AIB ceiling tiles to access a valve)

Frequency of maintenance activity

> 1 per month

Score

6

Overall risk assessment

Overall risk assessment details

Total score

15

Total category

Moderate Risk

Remedial work options details

Removal of Debris from Floor, wall etc, with type H vacuum (if extensive the Label Material)

Remove under Controlled Conditions by Approved Contractor.

Encapsulate, Label & Manage

Label & Manage

Comment details

Material is loose

Worth considering details

Remove or Encapsulate

Asbestos events

Asbestos events details

Add a re-inspection event?

☒ Yes

☐ No

Event type

Resurvey

Event due date

04/03/2025

Event comments

Submit

Cancel

Note: Survey reference is your project number, not the sample number

Sample numbers must be unique.

Lab analysis results can be updated later if needed

The NAD buttons are provided to save keyboard fatigue

Material Assessment  
criteria is mandatory

Priority Assessment  
criteria may be updated  
after the initial  
inspection.  
Do not leave the Priority  
Assessment blank  
without agreement from  
the client

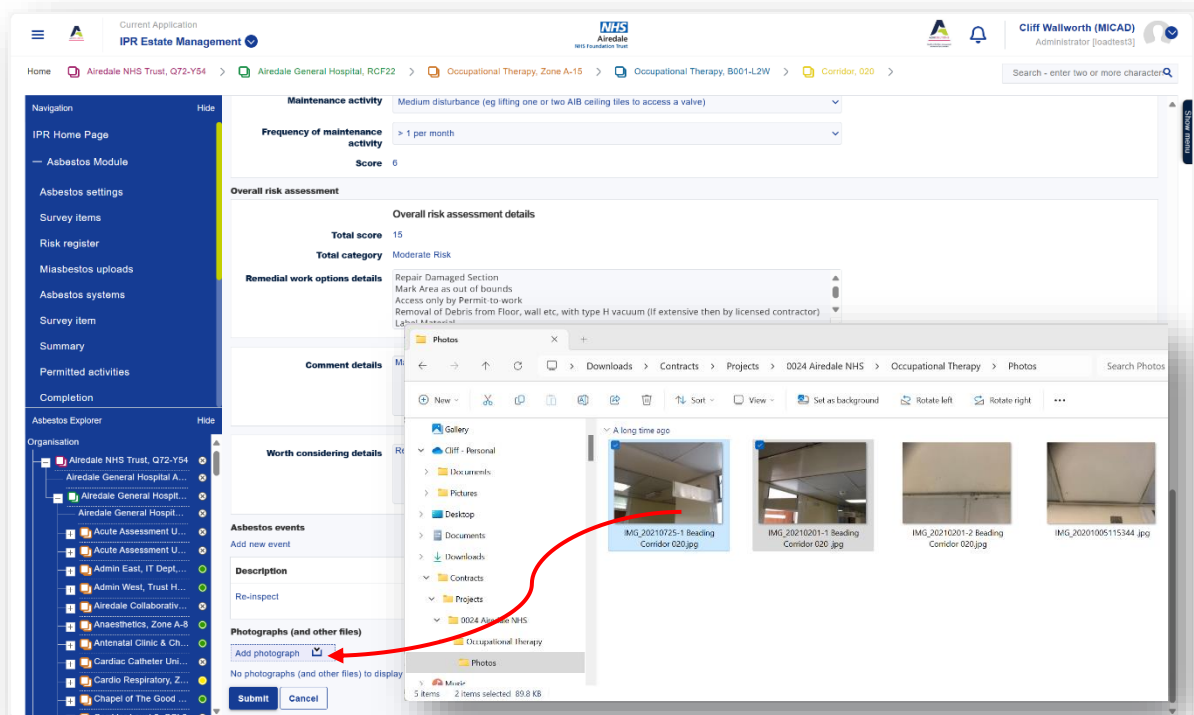
Choose one or more remedial works  
Leave comment and considerations to help others understand a situation or environment where the ACM is identified

An acquired score greater than zero is Asbestos. Be sure to add a reinspection event to Asbestos items

*The inspection is recorded, now add your photos. There are 2 photos to add for this inspection.*

The screenshot shows the 'IPR Estate Management' application interface. The left sidebar contains navigation links for various modules. The main content area displays the inspection form for 'Corridor, 020'. The form includes sections for 'Maintenance activity', 'Overall risk assessment', 'Remedial work options details', 'Comment details', and 'Worth considering details'. A red box highlights the 'Add photograph' button in the 'Photographs (and other files)' section.

*At the bottom of the inspection form you can see the Add photographs dropzone.*



*Open Windows Explorer showing your camera library thumbnails, drag both onto the blue dropzone*

*Release the mouse over the dropzone and IPR FileStore will begin the publish process*

**Publishing files**

Adding 2 files.

**File**  
IMG\_20210725-1 Beading Corridor 020.jpg (41.0 kB)

**FileStore folder path**  
FileStore\ Cascade

**File date**  
25/08/2021, 12:09:26

**Description**  
IMG\_20210725-1 Beading Corridor 020.jpg Cascade

**File**  
IMG\_20210201-1 Beading Corridor 020.jpg (48.8 kB)

**FileStore folder path**  
FileStore\

**File date**  
25/08/2021, 12:09:06

**Description (\*)**  
IMG\_20210201-1 Beading Corridor 020.jpg

Submit Browse Cancel

We want to promote best practice for our clients, organised folders and well named document descriptions is a certain endearing accolade to claim in this relationship.

*Here's your best chance to describe the files rather than touching up each asbestos inspection later. Most importantly, set the files to upload directly to the correct place. Aim to store the files responsibly in line with folder names that are agreed with the client.*

**Note:** Do not just drop the files on the root folder, and do not leave photos described as camera roll numbers

**Publishing files**

Adding 2 files.

**File**  
IMG\_20210725-1 Beading Corridor 020.jpg (41.0 kB)

**FileStore folder path**  
FileStore\ Cascade

**File date**  
25/08/2021, 12:09:26

**Description**  
IMG\_20210725-1 Beading Corridor 020 1 of 2 Cascade

**File**  
IMG\_20210201-1 Beading Corridor 020.jpg (48.8 kB)

**FileStore folder path**  
FileStore\

**File date**  
25/08/2021, 12:09:06

**Description (\*)**  
IMG\_20210201-1 Beading Corridor 020 2 of 2

Submit Browse Cancel

The Cascade buttons help reduce keyboard labour. Use them to fill out the paths and descriptions. You can tweak the copied descriptive content where there are minor differences.

By detailing the first file description and picking its correct folder on FileStore, the data set out ready to be uploaded to Asbestos Module.

Here's how its done. Use the Cascade buttons to update all rows

1. Type your master Description
2. Cascade and touch up the differences if there are any
3. Set the correct photos folder (Blue folder path FileStore link - choose the upload folder)
4. Cascade the FileStore folder path

The screenshot shows a 'Publishing files' dialog box with two file entries. The first entry is 'IMG\_20210725-1 Beading Corridor 020.jpg (41.0 kB)'. Its 'FileStore folder path' is 'FileStore\Asbestos\2022\'. The 'Description' field contains 'IMG\_20210725-1 Beading Corridor 020 1 of 2'. The second entry is 'IMG\_20210201-1 Beading Corridor 020 .jpg (48.8 kB)'. Its 'FileStore folder path' is 'FileStore\Asbestos\2022\'. The 'Description' field contains 'IMG\_20210201-1 Beading Corridor 020 2 of 2'. Annotations include: a red circle '3' around the 'FileStore folder path' of the first file; a red circle '4' around the 'Cascade' button next to the first file's path; a red circle '1' around the 'Description' field of the first file; a red circle '2' around the 'Cascade' button next to the first file's description; a red arrow pointing from the 'FileStore folder path' of the second file to the 'FileStore folder path' of the first file; and a red arrow pointing from the 'Description' field of the second file to the 'Description' field of the first file. At the bottom are 'Submit', 'Browse', and 'Cancel' buttons.

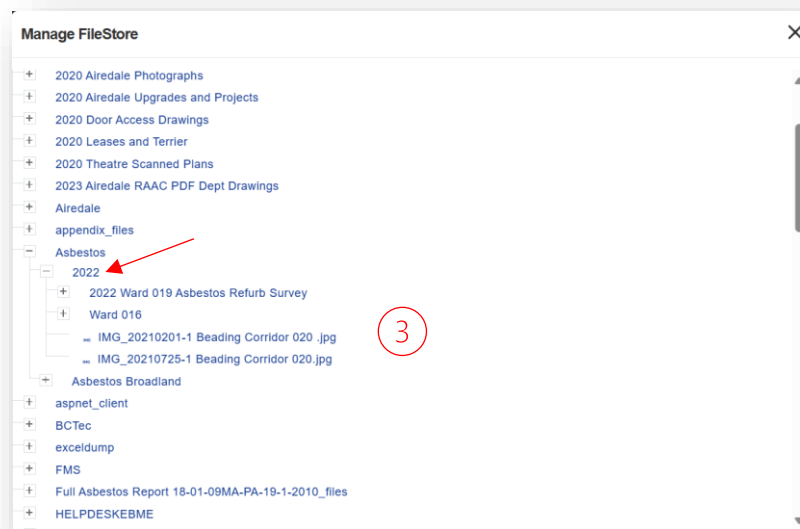
Click Submit to start the upload

The screenshot shows an 'Uploading files' dialog box. It displays 'Progress for 2 files'. There are two progress bars: a top blue bar representing the overall transfer and two green bars below it representing individual file transfers. The first green bar is for 'IMG\_20210725-1 Beading Corridor 020.jpg (41.0 kB)' and the second is for 'IMG\_20210201-1 Beading Corridor 020 .jpg (48.8 kB)'. Both bars are fully filled, indicating successful upload.

Confirmation will be briefly visible, number of files and two progress bars. The top (blue) progress bar is the overall transfer, then for each individual file (green).

Once the upload is succeeded, click ok.

You can also organise your project photos in structures and name your photos beforehand. When you drag and drop folders they will replicate all your prepared work.



If your photos were uploaded prior to the data inspections, you drag them directly from FileStore withing the inspection form.



Here's the result of your work. Photos are attached to the foot of inspection form. If you expand the right menu you will see FileStore has the photo uploads correctly placed in the appropriate folders. If you prefer, you can drag existing files from FileStore onto the inspection form dropzone.

The screenshot displays the 'Overall risk assessment' form within the 'IPR Estate Management' application. The form includes sections for 'Overall risk assessment details', 'Remedial work options details', 'Comment details', and 'Worth considering details'. A table of 'Asbestos events' is visible, showing a 'Re-inspect' event due on 04/03/2025. Below this, a table of 'Photographs (and other files)' lists two files: 'IMG\_20210201-1 Beading Corridor 020 2 of 2' and 'IMG\_20210725-1 Beading Corridor 020 1 of 2'. On the right, the 'FileStore' sidebar shows a hierarchical folder structure, with 'Asbestos' and '2022' folders expanded, revealing sub-folders like '2022 Ward 019 Asbestos Refur' and 'Ward 016'. The '2022 Ward 019 Asbestos Refur' folder contains the two files listed in the 'Photographs' table.

Click submit at the bottom of the inspection form under the photos

The identification of our Beading ACM and its first inspection is now complete. You are now returned to the survey item inspection summary. Here you can set further detail the about the item itself.

The summary page encapsulates the survey item's full life cycle. It allows us to set status for the item, set diarised events, perform re-inspections and hold documents that relate at any time throughout its term of management.

**Survey item inspection summary**  
Edit survey item

**Survey item details**

Survey item description	Beading
Ref no	PRN16740
Material description	A.C - Asbestos Cement
Position / Location	To ceiling adjacent to room 025
Material extent	5 m2
Systems	Survey item is not part of a system

**Survey item events**

Event	Due	Status
Re-Inspect	04/03/2025	🟢

**Current inspection**

Date	Ref no	Score
04/03/2024	PRN16740	15

**Asbestos inspection summary**  
Edit

Survey ref no	PRN16740
Review date	04/03/2024
Consultancy	In house
Analyst	Analyst name CW
Sample reference	S14306
Analysis result	Amosite, Chrysotile
Material assessment	
Score	9
Category	B
Priority assessment	
Score	6
Subjective weighting	0
Overall risk assessment	
Score	15
Category	Moderate Risk

**Photographs**

IMG\_20210201-1 Beading Corridor 020 2 of 2 (1 of 2)

**Comments**

Material is loose

**Worth considering**

Remove or Encapsulate

**Remedial work 1 of 1**  
Edit remedial work

Action type	Label & Manage
Action description	
Contractor	Contractor Required
Status	Updating Required
Start date	04/03/2024
End date	04/03/2024
Estimated cost	£0.00
Final cost	£0.00
Project reference	

**Certificates**

Add certificates

There are no certificates associated with this survey item

To the left of the central workspace the Inspection summary displays a stack of future events, current inspection and historic inspections. There's a carousel of photos, suggested remedial proposals and a place holder for any supporting certificates.

## No Access (item) status

Note: We have two states for no Access. Inaccessible item and inaccessible location, they are not the same. Asbestos module supports both scenarios, and they can also be both used together.

*In a hypothetical situation, Corridor 020 was accessible but our Beading needed to be marked inaccessible since the surveyors did not have high access equipment.*

The screenshot displays the 'Edit survey item - Beading' form within the IPR Estate Management application. The form is titled 'Survey item details' and contains the following fields and values:

- Reference no:** (Empty)
- Description:** Beading
- Material description:** A.C - Asbestos Cement
- Position/Location:** To ceiling adjacent to room 025
- Material extent:** 5 m2
- Plan inspection:** ☒
- No access:** ☒
- No access reason:** Survey item is over 4m above floor level
- Completion:** No
- Created by:** Wallworth (MICAD), Cliff
- Created date:** 04/03/2024 18:48:12
- Last updated by:** Wallworth (MICAD), Cliff
- Last updated date:** 05/03/2024 11:16:48

At the bottom of the form, there are 'Submit' and 'Cancel' buttons. The left sidebar shows the navigation menu with 'Survey item' highlighted.

*To apply a No Access state to the Beading, click the item name on the summary, choose the no access reason and click submit. This confirms that beading (item) could not be accessed during the survey.*

The resulting No Access item now displays their status.

Navigation

IPR Home Page

Asbestos Module

Asbestos settings

Survey items

Risk register

Schedule event

Miasbestos uploads

Asbestos systems

Survey item

Summary

Permitted activities

Asbestos Explorer

Organisation

Airedale NHS Trust, Q72-Y54

Airedale General Hospital A...

Airedale General Hospit...

Airedale General Hospit...

Acute Assessment U...

Acute Assessment U...

Admin East, IT Dept...

Admin West, Trust H...

Airedale Collaborativ...

Anaesthetics, Zone A-8

Antenatal Clinic & Ch...

Cardiac Catheter Uni...

Cardio Respiratory, Z...

Chapel of The Good ...

Corridor Level 0, CGL0

Current Application

IPR Estate Management

NHS

Airedale

Cliff Wallworth (MICAD)

Administrator [loadtest3]

Home

Airedale NHS Trust, Q72-Y54

Airedale General Hospital, RCF22

Occupational Therapy, Zone A-15

Occupational Therapy, B001-L2W

Corridor, 020

Search - enter two or more character

Survey item inspection summary

Edit survey item

No access

Plan to inspect

This survey item could not be accessed on its last survey because Survey item is over 4m above floor level

Survey item details

Survey item description

Ref no

Material description

Position / Location

Material extent

Systems

Survey item events

Event

Due

Status

Re-inspect

04/03/2025

Current inspection

Date

Ref no

Score

04/03/2024

PRN16740

15

Asbestos inspection summary

Edit

Survey ref no

Review date

Consultancy

Analyst

Sample reference

Analysis result

Material assessment

Score

Category

Priority assessment

Score

PRN16740

04/03/2024

In house

Analyst name CW

S14306

Amosite, Chrysotile

Score

8

B

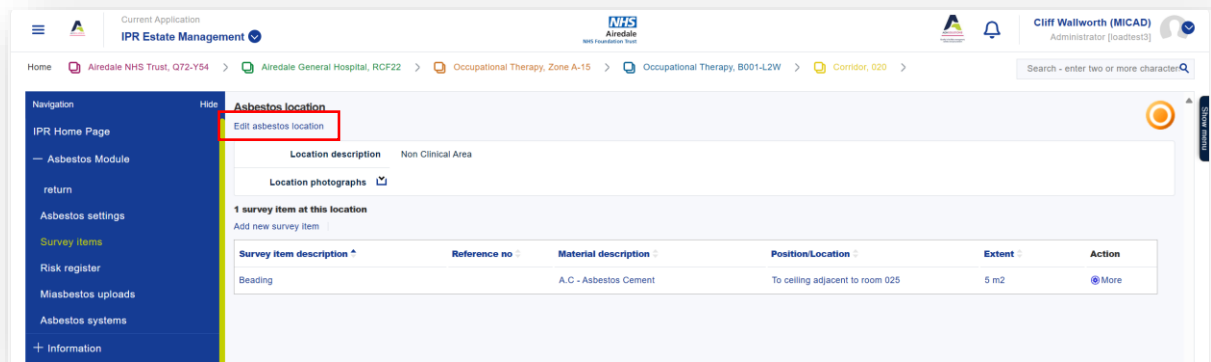
6

If you hover over the No access icon, a tooltip will display further corroboration of the reason for no access

## No Access (location) status

Use this status to indicate that you did not gain access to a room or location.

As you enter the Asbestos Module at any given location you can see at the top of the workspace, the Edit asbestos location link.



*Click the Edit asbestos location link to set the status to Corridor, 020. This state would be applied if the surveyor could not get access to the room itself.*

*In a hypothetical situation, there was some fire damage to Corridor, 020. We can use the location status and description to create a clear picture of the site during its assessment.*

The screenshot shows the 'Asbestos location' form in the IPR Estate Management system. The breadcrumb trail at the top indicates the location: Home > Airedale NHS Trust, Q72-Y54 > Airedale General Hospital, RCF22 > Occupational Therapy, Zone A-15 > Occupational Therapy, B001-L2W > Corridor, 020. The left sidebar contains navigation links for the Asbestos Module, including settings, survey items, risk register, uploads, systems, information, and tools. The main form area is titled 'Asbestos location details' and contains the following fields:

- No suspect material identified:** A checkbox that is currently unchecked.
- No access:** A checkbox that is checked.
- No access reasons:** A dropdown menu with 'Area too hazardous' selected.
- Plan for inspection:** A checkbox that is checked.
- Status date:** A date field showing '04/03/2024'.
- Location description:** A text area containing the text: 'Non Clinical Area. Fire damage to electrical void, area has been closed off'.
- Out of bounds:** A checkbox that is checked.

At the bottom of the form are 'Submit' and 'Cancel' buttons.

Note: No Access reasons support the status situation, as an administrator of the Asbestos Module it is possible to configure and create your own no access reasons.

#### [Additional location status](#)

*Status provides an unambiguous story. We can use all the status available to communicate the issues related to asbestos being in this location and our intentions manage. A no access state can be used in conjunction with other participating messages.*

#### [Out of bounds](#)

This is helpful for those clients that really need to send the strongest message. Perhaps a closure of a room or collection of areas is best message for an unambiguous communication. This status is often used in vacated property and pre-demolition

#### [Plan to inspect](#)

This status really exists to aid desktop assessments, this can be set by the client and used to coordinate intentions.

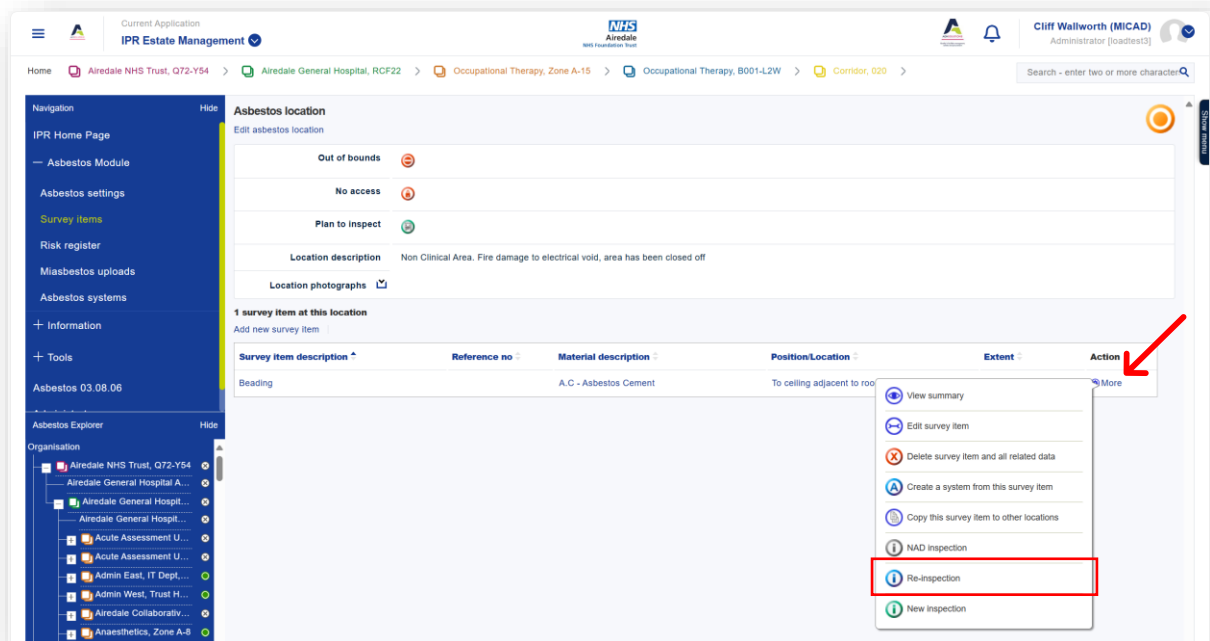
## Re-inspections

In the next scenario, it's been 12 months since our beading was identified and inspected. Now it's time to re-inspect.

Re-inspection is straightforward, it's also a low labour process. You can rollover last year's survey and detail any differences. You can change the environmental assessment scores and choose to add additional photos if there's a need to do so. You cannot alter the asbestos lab results.

Note: Re-inspection is part of the ACM lifecycle management. Please do not edit a master inspection date, add a second item in the hope that this process simulates asbestos management. These concepts have been witnessed and are wrongfully attempted through lack of familiarity with systems capable of maintaining full lifecycle data.

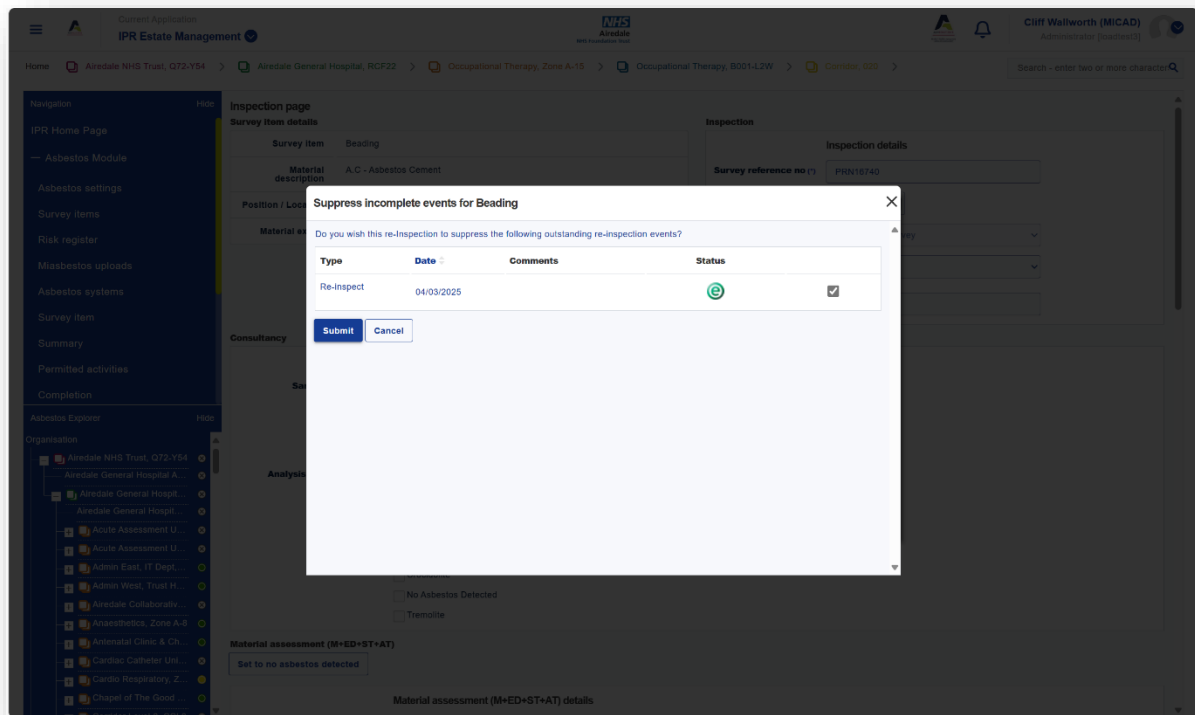
*Let's return to location in IPR and access the asbestos module from the left menu. Now let's assume the surveyor can access the item and area so will release the 3 status and update the location notes.*



*From the Action column click on More. In the context menu, choose Re-inspect.*

*Before this new re-inspection we should suppress any related scheduled diary events that were added as reminders. A popover window will prompt you to suppress, click submit.*

**Note:** Asbestos Register will check the current inspection for any open diarised events. It is best practice to tidy any reminders as you go.



*Check the diary event(s) and Click Submit*



*The Re-inspection form is fully loaded with the original survey data, you can detail any deterioration differences where required.*

*Lab analysis  
cannot be  
changed.*

*Default assumptions are made based on the scores of the primary survey to reduce keyboard labour. Check carefully and change the assessment where necessary*

Use the events feature to diarise future infections.

A further re-inspection event is defaulted to 12 months from today.

*You can choose to copy through the original photos.*

Check this thoroughly. Click submit

Current Application

IPR Estate Management

NHS Airedale NHS Foundation Trust

Cliff Wallworth (MICAD) Administrator [loadtest3]

Home

Airedale NHS Trust, Q72-Y54

Airedale General Hospital, RCF22

Occupational Therapy, Zone A-15

Occupational Therapy, B001-L2W

Search - enter two or more

Corridor, 020

Survey item inspection summary

Edit survey item

No access

Plan to inspect

Survey item details

Survey item description	Beading
Ref no	
Material description	A.C - Asbestos Cement
Position / Location	To ceiling adjacent to room 025
Material extent	5 m2
Systems	Survey item is not part of a system

Survey item events

Event	Due	Status
Re-inspect	05/03/2026	

Current inspection

Date	Ref no	Score
05/03/2025	PRN16740	15

History

Date	Ref no	Score
04/03/2024	PRN16740	15

Asbestos inspection summary

Edit

Survey ref no

PRN16740

Review date

05/03/2025

Consultancy

In house

Analyst

Analyst name CW

Sample reference

RefS14306

Analysis result

Amosite, Chrysotile

Material assessment

Score

9

Category

8

Priority assessment

Score

6

Subjective weighting

0

Overall risk assessment

Score

15

Category

Moderate Risk

Photographs

IMG\_20210201-1 Beading Corridor 020 2 of 2 (1 of 2)

Add photograph

Comments

Material is loose

Worth considering

Remove or Encapsulate

Delete

Remedial work

No remedial works to display for this inspection

Certificates

Add certificates

There are no certificates associated with this survey item

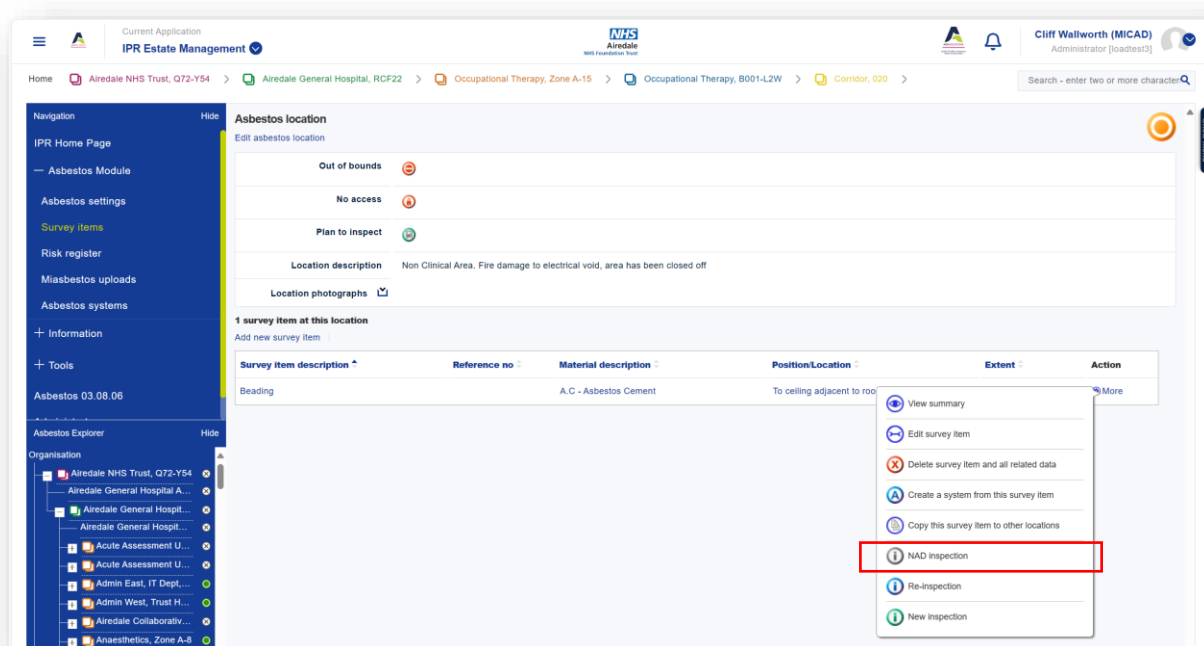
Business Use

## Removal process

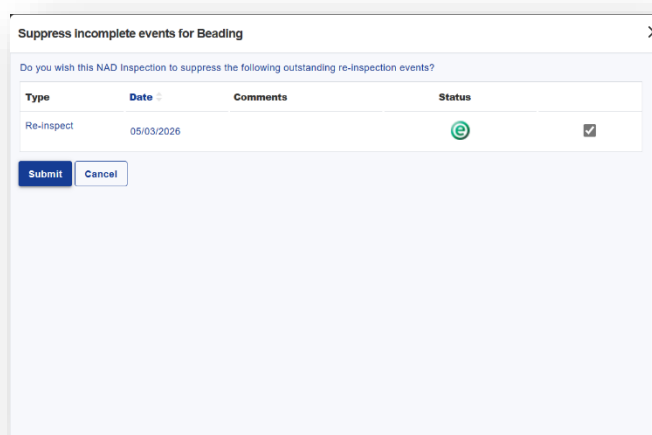
The current reported state of an ACM (Asbestos containing materials always acquire risk score greater than zero). The system recognises positive scores as positive ACMs and this includes any form of assumptions, a positive score is regarded as asbestos.

A zero score is therefore a non-asbestos sample result, we call this a NAD (No Asbestos Detected). We use a NAD inspection to finalise the story of our ACM. In the asbestos register we call this the completion process. This ends the ACM lifecycle and at that point the item is regarded as removed.

*To remove the ACM we need a final zero score inspection on the Beading item. There is a built-in feature to speed up this process. From the Action menu choose NAD Inspection.*



*The NAD inspection is effectively a full re-inspection but with all the key zero scores pre-set for you, so the process is just the same.*



*Suppress any outstanding events. Press submit*

All of the asbestos assessments do not need to be shown since they will be set to zero.

Current Application  
**IPR Estate Management**

**Cliff Wallworth (MICAD)**  
Administrator [loadtest3]

Home > > >

> >

**No asbestos detected final inspection page**

**Survey item details**

Survey item	Beading
Material description	A.C - Asbestos Cement
Position/Location	To ceiling adjacent to room 025
Material extent	5 m2

**Inspection**

**Inspection details**

Survey reference no (\*)

PRN16740

Inspection date (\*)

05/03/2024

Survey type (\*)

Management Survey

Surveyor organisation (\*)

In house

Surveyor name (\*)

Cliff W

**Consultancy**

**Consultancy details**

Sample reference (\*)

S14306\_removed(1)

Consultancy (\*)

In house

Analyst name (\*)

CW

Analysis result

☒ No asbestos detected

**Material assessment (M+ED+ST+AT)**  
No asbestos detected

**Priority assessment (OA+average(L,A,EM)+average(NO,FU,AU)+average(MA,FM))**  
No asbestos detected

**Comments**

**Comment details**

Description

Submit

Complete

Cancel

Carefully observe and fill out mandatory fields. Press Submit

**Survey item inspection summary**  
Edit survey item

**Survey item details**

Survey item description	Beading
Ref no	
Material description	A.C - Asbestos Cement
Position / Location	To ceiling adjacent to room 025
Material extent	5 m2
Systems	Survey item is not part of a system

**Survey item events**  
No events to display for this survey item

**Current inspection**

Date	Ref no	Score
05/03/2027	PRN16740	0

**History**

Date	Ref no	Score
05/03/2025	PRN16740	15
04/03/2024	PRN16740	15

**Asbestos inspection summary**  
Edit

Survey ref no	PRN16740
Review date	05/03/2027
Consultancy	In house
Analyst	CW
Sample reference	S14306_removed(1)
Analysis result	No Asbestos Detected
Material assessment	
Score	0
Category	NAD
Priority assessment	
Score	0
Subjective weighting	0
Overall risk assessment	

The Beading has moved from 15 (orange icon) to zero (grey X icon) – so it is now NAD

We call the removal process “Completion”. This is because there are obligations to terminate diary events and to sign-off with authenticity. Succeeding the Completion process results in the item being listed as Removed.

You can access the completion process from the left menu of the summary page. Click on Completion

The screenshot displays the 'IPR Estate Management' interface. The left-hand navigation menu is expanded, showing the 'Completion' option highlighted in yellow. The main content area is titled 'Completion' and states 'This survey item is not completed'. Below this, a message reads: 'Unable to complete this survey item until all requirements are met'. The 'Current inspection' section shows details for inspection PRN16740 dated 05/03/2027. It lists 'Event(s)' as 'This inspection does not have any events.' and 'Remedial work(s)' as 'This review does not have any remedial work items.' Below these are two tables: 'Quality Assurance' and 'Risk(s)'. The 'Quality Assurance' table has a row for 'Quality Assured' with a 'Meets requirements' status of 'No'. The 'Risk(s)' table has a row for 'Current inspection overall risk assessment must equal 0' with a 'Meets requirements' status of 'Yes'. The 'Historical inspections' section shows two previous inspections. The first, PRN16740 dated 05/03/2025, has a 'Re-inspect' event and a 'Meets requirements' status of 'Yes'. The second, PRN16740 dated 04/03/2024, has a 'Re-inspect' event and a 'Meets requirements' status of 'Yes', and a 'Remedial work(s)' entry 'Label & Manage' with a 'Meets requirements' status of 'No'.

For each inspection, you will see events and remedial work. Both are works set as dairy events to close off. The final approval sign off is called Quality Assurance.

Look for the No status underscored in red. These are the items that need completing. From the bottom upwards work through the outstanding items.

Note: Some clients manage their asbestos works fully using the asbestos register. They may commit detailed project information including costs in the remedial works section. Check with the client if you have any obligations to supply any data here if are uncertain. If not, you need only set the Status.

The screenshot displays the 'Remedial actions' form within the 'IPR Estate Management' application. The form is titled 'Remedial action details' and contains the following fields:

- Survey item:** Beading
- Material description:** A.C - Asbestos Cement
- Sample reference:** S14306
- Consultancy:** In house
- Analysis result:** Amosite, Chrysotile
- Remedial work:** Label & Manage
- Description:** (Empty text area)
- Start date:** 04/03/2027
- End date:** 04/03/2027
- Contractor:** Contractor Required
- Status:** Completed (highlighted with a red box)
- Estimated cost:** £ 0.00
- Final cost:** £ 0.00
- Project reference:** (Empty text area)

At the bottom of the form are 'Submit' and 'Cancel' buttons. The left sidebar shows the 'Asbestos Explorer' menu with various organizational units listed.

To close this outstanding remedial works, set the status to completed and press submit. Then on the left menu select Completion.

Repeat this for rest of the open remedial works and events

Current Application  
IPR Estate Management

Home > Airedale NHS Trust, Q72-Y54 > Airedale General Hospital, RCF22 > Occupational Therapy, Zone A-15 > Occupational Therapy, B001-LZW > Corridor, 020

Navigation: IPR Home Page, Asbestos Module, Asbestos settings, Survey items, Risk register, Summary, Miasbestos uploads, Asbestos systems, Survey item, Summary, Permitted activities, **Completion**

Asbestos Explorer: Organisation, Airedale NHS Trust, Q72, Airedale General Hospital, Airedale General Hospital, Airedale General Hospital, Acute Assessment, Admin East, IT De, Admin West, Trust, Airedale Collabora, Anaesthetics, Zon, Antenatal Clinic &, Cardiac Catheter, Cardio Respiratory, Chapel of The Go, Corridor Level 0, Corridor Level 1

Completion report for survey item - Beading

Completion: This survey item is not completed

Unable to complete this survey item until all requirements are met

Current inspection

Inspection	Status	Event(s)	Remedial work(s)	Quality Assurance	Meets requirements
PRN16740 05/03/2027		This inspection does not have any events.	This review does not have any remedial work items.	Quality Assured	No
				Risk(s)	Meets requirements
				Current inspection overall risk assessment must equal 0	Yes

Historical inspections

Inspection	Status	Event(s)	Remedial work(s)	Meets requirements
PRN16740 05/03/2025		Re-inspect	This review does not have any remedial work items.	Yes
PRN16740 04/03/2024		Re-inspect		Yes
			Label & Manage	Yes

Now to complete the sign off, click on Quality Assured link

The QA process will accept your approval. The sign off process cannot be accidentally set by mistake using the sign off process. It is important that the database records the sign off for governance and accountability purposes.

Current Application  
IPR Estate Management

Home > Airedale NHS Trust, Q72-Y54 > Airedale General Hospital, RCF22 > Occupational Therapy, Zone A-15 > Occupational Therapy, B001-LZW > Corridor, 020

Navigation: IPR Home Page, Asbestos Module, return, Asbestos settings, Survey items, Risk register, Miasbestos uploads

Quality assurance

Assessment	Result
Material assessment	Yes
Priority assessment	Yes
Consultancy fields	Yes

Certification: I, Cliff Wallworth (MICAD), certify that this inspection satisfies the requirements to be deemed 'Quality Assured'.

**Certify & Complete**

Click Certify & Complete



Current Application  
IPR Estate Management

Home > Airedale NHS Trust, Q72-Y54 > Airedale General Hospital, RCF22 > Occupational Therapy, Zone A-15 > Occupational Therapy, B001-L2W > Corridor, 020 > Search - enter two or more characters

Navigation

- IPR Home Page
- Asbestos Module
- Asbestos settings
- Survey items
- Risk register
- Summary
- Miasbestos uploads
- Asbestos systems
- Survey item
- Summary
- Permitted activities
- Completion

Asbestos Explorer

- Organisation
- Airedale NHS Trust, Q72-Y54
- Airedale General Hospital, RCF22
- Airedale General Hospital, RCF22
- Airedale General Hospital, RCF22
- Acute Assessment, Zone A-15
- Acute Assessment, Zone A-15
- Admin East, IT Department
- Admin West, Trust
- Airedale Collaborative
- Anaesthetics, Zone A-15
- Antenatal Clinic & Day Unit
- Cardiac Catheterisation
- Cardio Respiratory
- Chapel of The Good Shepherd
- Corridor Level 0
- Corridor Level 1

Completion report for survey item - Beading

Completion This survey item is not completed

Set as complete

Current inspection

Inspection PRN16740 05/03/2027

Status

Event(s)  
This inspection does not have any events.

Remedial work(s)  
This review does not have any remedial work items.

Quality Assurance	Meets requirements
Quality Assured	Yes

Risk(s)	Meets requirements
Current inspection overall risk assessment must equal 0	Yes

Historical inspections

Inspection PRN16740 05/03/2025

Status

Event(s)  
Re-inspect

Meets requirements  
Yes

Remedial work(s)  
This review does not have any remedial work items.

Inspection PRN16740 04/03/2024

Status

Event(s)  
Re-inspect

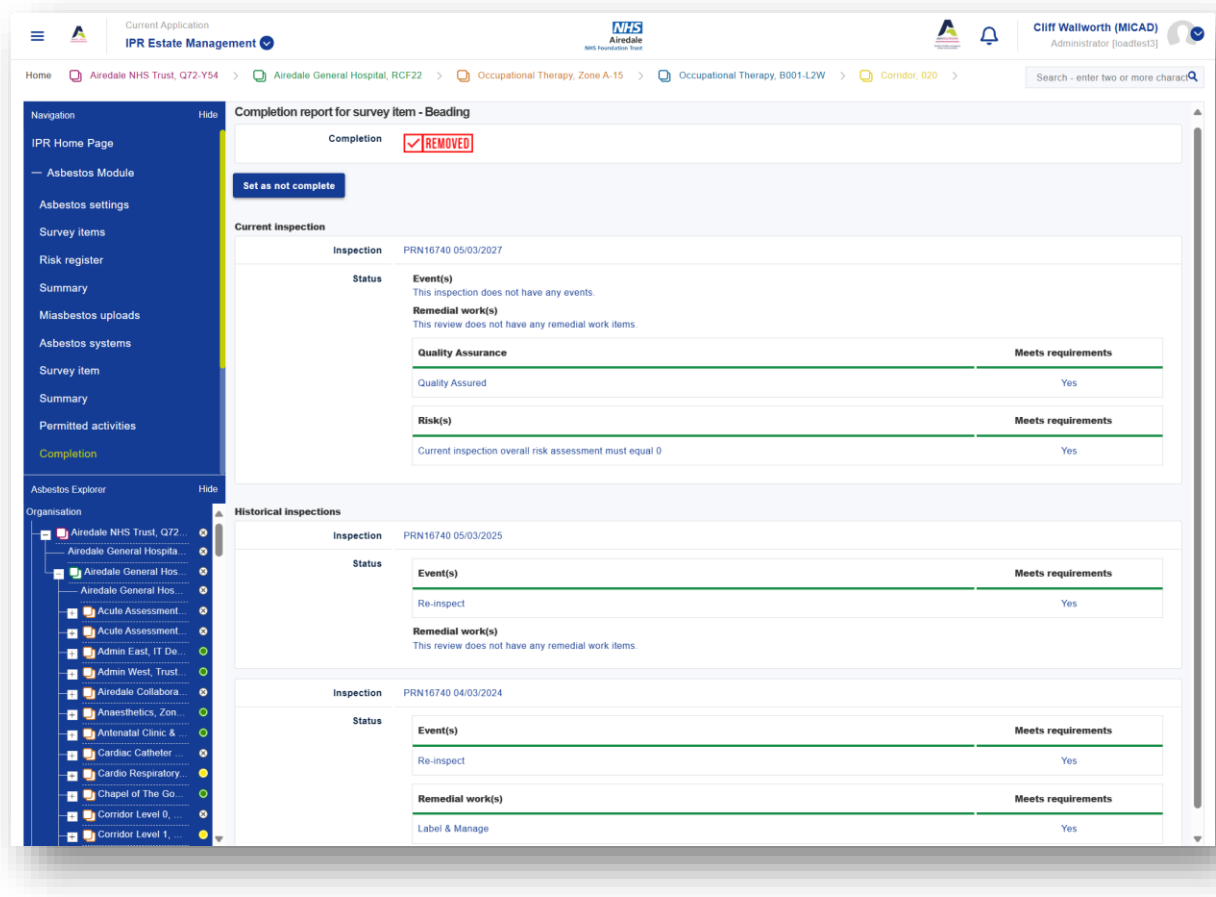
Meets requirements  
Yes

Remedial work(s)  
Label & Manage

Meets requirements  
Yes

Now everything is summarised showing all outstanding works and events are settled, click Set as complete.

A removed item uses the red tick in the removed stamp. It can be observed in the Asbestos Explorer and Risk register as just a red tick in a red square.



*Our Beading is now marked shows the Removed status.*

Survey item inspection summary

Edit survey item

Completion

✓

REMOVED

Survey item details

Survey item description	Beadling
Ref no	
Material description	A.C - Asbestos Cement
Position / Location	To ceiling adjacent to room 025
Material extent	5 m2
Systems	Survey item is not part of a system

Survey item events

No events to display for this survey item

Current inspection

Date	Ref no	Score
05/03/2027	PRN16740	0

History

Date	Ref no	Score
05/03/2025	PRN16740	15
04/03/2024	PRN16740	15

Asbestos inspection summary

Edit

Survey ref no	PRN16740
Review date	05/03/2027
Consultancy	In house
Analyst	CW
Sample reference	S14306_removed(1)
Analysis result	No Asbestos Detected
Material assessment	
Score	0
Category	NAD
Priority assessment	
Score	0
Subjective weighting	0
Overall risk assessment	
Score	0
Category	Asbestos Not Detected
Photographs	There are no photos for this review
<div>Add photograph</div>	
Comments	Not specified
Worth considering	Not specified

Delete

Remedial work

No remedial works to display for this inspection

Certificates

Add certificates

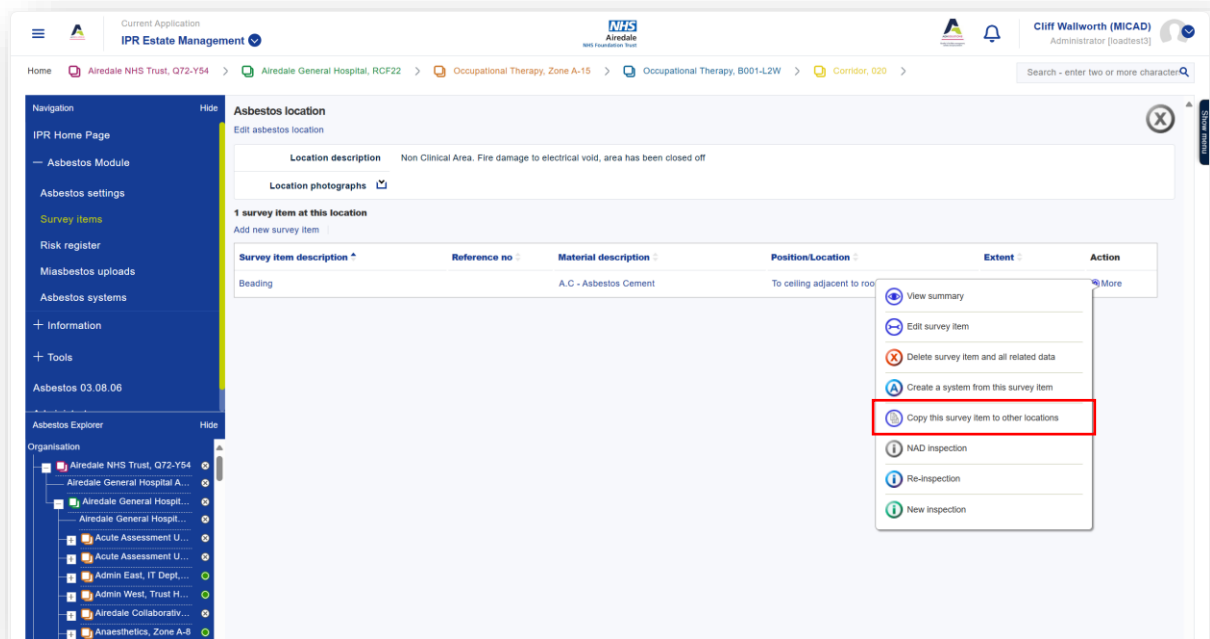
There are no certificates associated with this survey item

*If you have a removal certificate upload this as a PDF, drag the file onto the Add certificates dropzone.*

*To return and check the life cycle integrity of a once present ACM, everything remains accountable listed under the original survey item.*

*The Beading example closes off the straightforward lifecycle of a single ACM. But there are other circumstances that may need to be considered to accommodate the materials identified on site.*

## Copy an item to another location



*An example of an item copy might be, an adjacent Area - Waiting, 009 is clearly using the same ceiling materials. We can copy this master sample and inspection data extrapolating the lab sample number 'As' a referenced sample.*

From the room with the master inspection (Corridor, 020), use the Actions menu and choose Copy this survey item to another location.

Observe the copy options first. Be sure to set the target location first before checking any item detail options. Click the link, Up a level.

Copy survey item

Copy survey item details

Survey item

Permitted activities

Certificates

Inspection

Inspection most recent

Photographs

Events

Remedial actions

☒

☐

☐

☐

☒ Only ☐ All inspections

☐

☐

☐

Up a level

Corridor, 020

Submit

Cancel

We are copying an item from a room, this is your origin point. To see the resto of the rooms, you need to view one level up, the floor level. This will show all of the rooms on this floor. You could drive back up the location tree, to a site level and choose a separate building if the circumstances required.

You can also choose to copy to more than one location at any one level at a time

**Note:** Switching between locations after having made selections, clears the selections.

Copy survey item

Copy survey item details

Survey item
☒

Permitted activities
☒

Certificates
☒

Inspection
☒

Inspection most recent
☐ Only ☒ All inspections

Photographs
☒

Events
☒

Remedial actions
☒

Up a level

Occupational Therapy, B001-L2W
☐

Locations

Check

<input checked="" type="radio"/> Corridor, 020	<input type="checkbox"/>
<input checked="" type="radio"/> Office, 001	<input type="checkbox"/>
<input checked="" type="radio"/> Office, 002	<input type="checkbox"/>
<input checked="" type="radio"/> Office, 003	<input type="checkbox"/>
<input checked="" type="radio"/> Office, 004	<input type="checkbox"/>
<input checked="" type="radio"/> Store, 005	<input type="checkbox"/>
<input checked="" type="radio"/> Office, 006	<input type="checkbox"/>
<input checked="" type="radio"/> Office, 007	<input type="checkbox"/>
<input checked="" type="radio"/> Room - Appliance/s, 008	<input type="checkbox"/>
<input checked="" type="radio"/> Area - Waiting, 009	<input checked="" type="checkbox"/>
<input checked="" type="radio"/> Shop - Friends Of Airedale, 010	<input type="checkbox"/>
<input checked="" type="radio"/> Lift, 011	<input type="checkbox"/>
<input checked="" type="radio"/> Estates - Plant Room, 012	<input type="checkbox"/>

Submit

Cancel

*In this situation I want the master inspection since it's the same lab result. The photos are almost identical for the ceiling tile beading so these can be copied too. I intend to re-inspect them individually in future I don't want to duplicate inspection history.*

*Review the copy details carefully and make your selection after the target locations are selected. Click submit. The item is now copied, to target locations. For each copy the original sample number will become prefixed with a reference, 'Similar to' or 'As'. These prefixes can be defined by your system administrator if you have a particular prefix preference.*

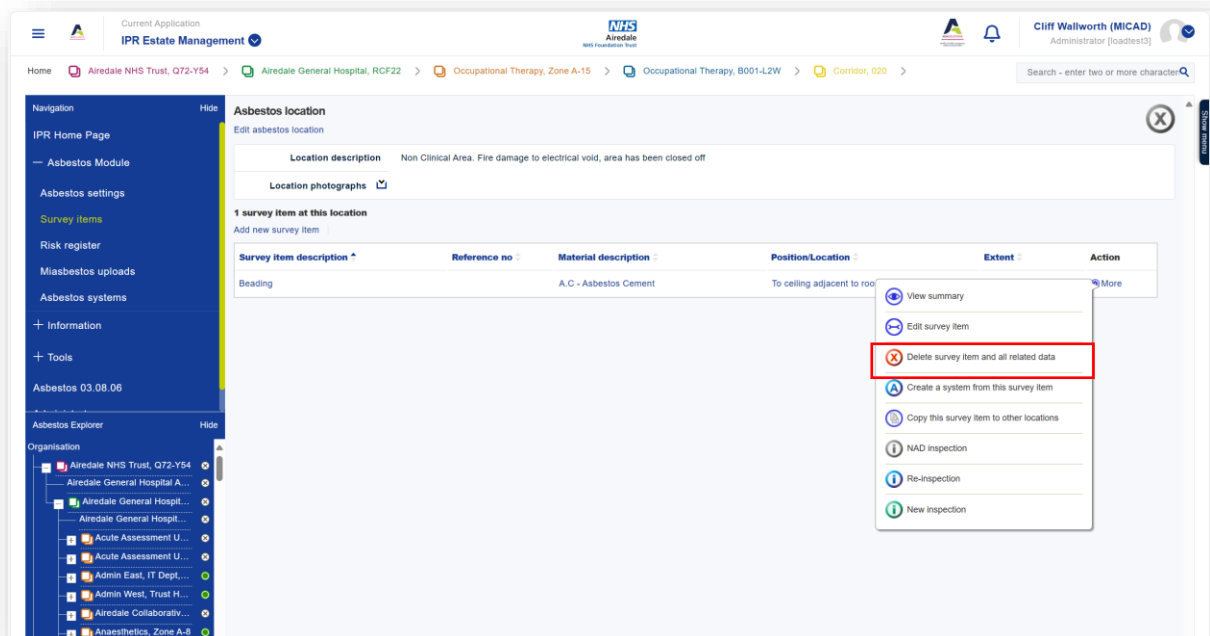
## Delete a survey item

To delete a survey item, use the Action menu and select Delete survey item and its related data. This action is permanent.

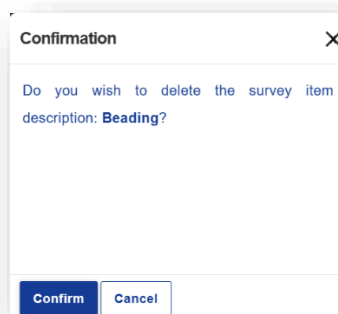
Note the descriptive emphasis on the deletion action. Asbestos items can be deleted, scenarios could include, total refurbishment where no full record of the item exists after change or where there has been a data entry error. We exaggerate the irreversible nature of deletion here in favour of data integrity here for this reason.

Generally asbestos can be managed out via normal lifecycle change or moved between rooms if there's been a recognisable accountability and simple layout changes. Of course, an item can be totally deleted if there were some input error during the data entry process too.

*Let's assume this item is needs deleting*



*Using the Action menu choose Delete survey item and its related data.*



*Click on Confirm to proceed with the deletion.*

## Exception based surveys vs full space records

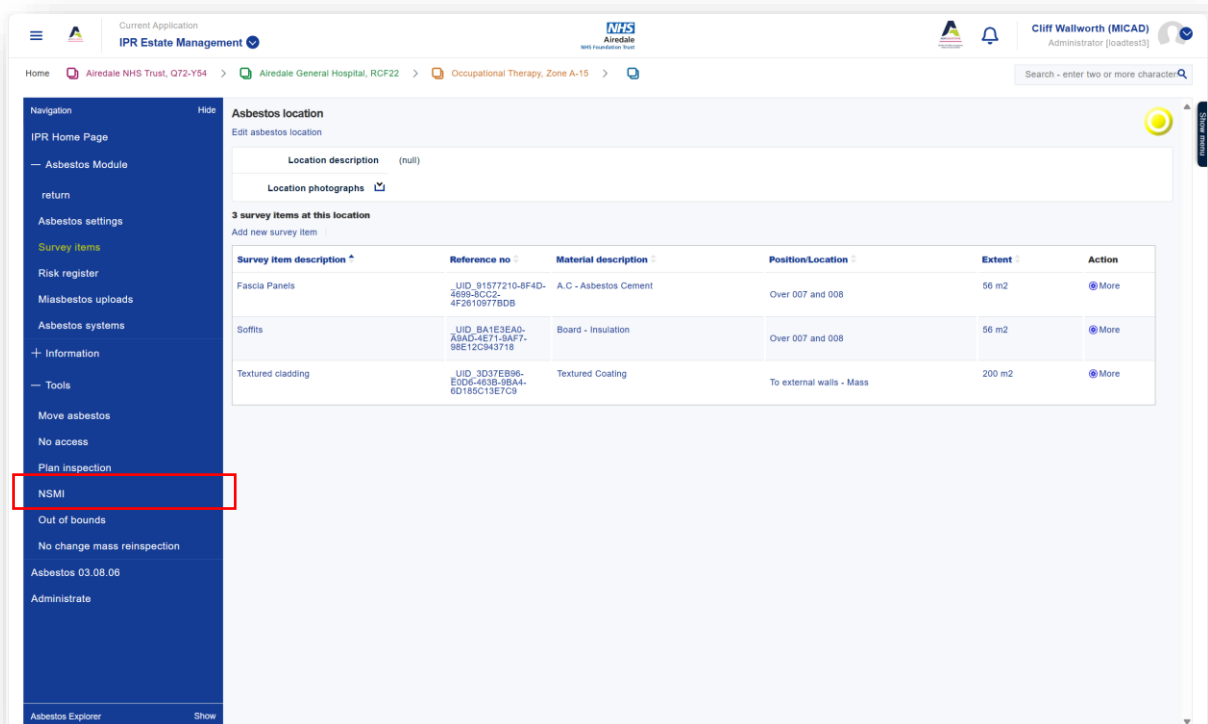
Asbestos surveys are fundamentally exception-based assessments when paired with space management. When ACMs are found they are then reported with a location, in this order. Traditionally, on paper the survey findings are a report focussing on items inspected and sampled. ACMs and suspect materials are given a verbose situational narrative to identify the actual location on site. So, in terms of inspected locations, no real or full itinerary for every space is ever produced. Verbal caveats are used to assurance full survey coverage. Typically, these include the survey scope and best endeavours to access, inspect all areas, internal and external.

A 'no access list' may include some of the remaining (specifically areas) rooms. But this does not build the full spatial itinerary for the whole building. Clients really need confirmation that all rooms that were inspected even when nothing was found. For this, the Micad Asbestos module uses a status we call 'No suspect materials identified' (NSMI)

The client has provided the full IPR property portfolio, so we have a simple tool to fill all remaining locations quickly in one pass once the ACMs are entered (Mass application for Building externals, floors & rooms).

## No suspect materials identified, (NSMI)

The NSMI tool leaves a clear understanding of areas accessed and surveyed. The tool is designed to require minimum to fill the gaps between data entered for ACMs, NADs and No Access works.



*A typical situation, where all data input work is now complete for a whole building. All ACMs have been recorded around the building. Before we leave this data and move on to another building, fill the whole building with the NSMI state. Do this so that the client can see the survey was undertaken in every location. From the left menu click Tools (closed the Asbestos Explorer to reveal the full menu), click on NSMI.*



*The No suspect materials identified (NSMI) tool will fill all remaining locations with the status. In this example the whole building will be complete in as little as 3 mouse clicks.*

NSMI

Asbestos locations

Status date  
05/03/2024

Set selected locations to be ☒ NSMI ☐ NOT NSMI


Apply to all locations below selected location(s) ☒

[Up a level](#)

Occupational Therapy, Zone A-15

Locations

Check

 Occupational Therapy, B001-L2W	<input type="checkbox"/>
--	--------------------------

Submit

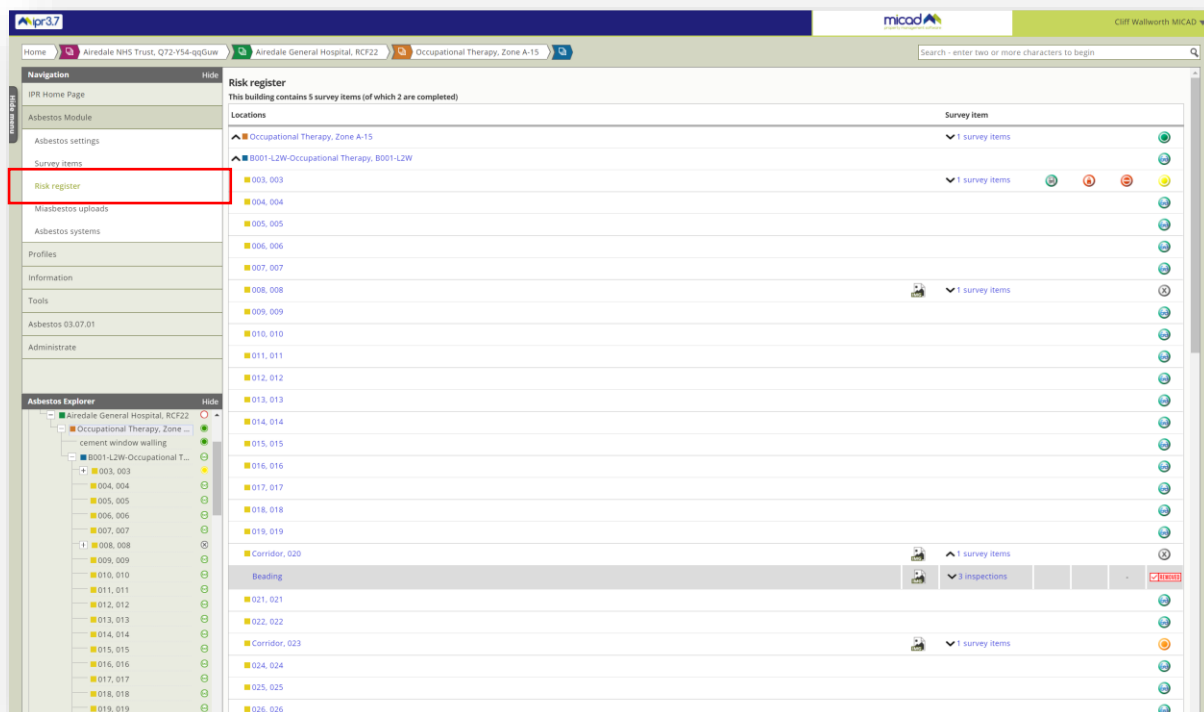
Cancel

*Select the date that the site was inspected, check Apply to all locations below and check the top level from where the status will filter down from. Click submit. You may repeatedly apply by floor if you choose. Once complete, click cancel.*

The NSMI status tool flood fills data, but it will not produce contradictory states where ACM and NADs are already recorded. You do not need to check each individual location by hand or pick out rooms with no data, just select the parent level. You may also choose to NSMI in batches, in a large property this might work best on a floor-by-floor basis.

## Checking your work – best practice

Use the Risk register at building level to review your work. NSMI is shown on the right (green glasses).



Check your data meets the requirements, scan down the right most column, here's what to look for:

- Are all ACMs in the correct place? Solid colours are Asbestos, grey are NAD.  
*Use the item counts to check all your samples are recorded*
- Fill all remaining locations with NSMI. Green circle with glasses  
*Missing and NSMI fails the building's compliance tests.*  
*Empty red circles are locations you have missed – there should be none of these visible*
- A No Access icon alone does not meet the building compliance requirements. Red padlock  
*Add a presumed item to accompany the No Access location – don't forget to include a reinspection date so that further attempts to access are continued*

## Asbestos module productivity tools

For a client with established IPR portfolio and mature Asbestos Module data, the best way to review and navigate their data is using the Risk register.

Use the Risk register to review your client's data. This feature will be your first choice for data overview, you can access this from the left menu at site level and below. You can drive through the data by expanding each location level.

The screenshot shows the 'Risk register' interface within the 'IPR Estate Management' system. The left sidebar contains a navigation menu with options like 'Asbestos Module', 'Asbestos settings', 'Survey items', 'Risk register', 'Miasbestos uploads', 'Asbestos systems', 'Information', 'Tools', and 'Asbestos Explorer'. The main content area displays a table of survey items for 'Corridor, 020'. The table has columns for 'Survey Ref No', 'Review Date', 'Survey Type', 'Analysis Result', 'Consultancy', 'Sample Reference', 'Analyst', 'Material Score', 'Material Category', 'Priority Score', and 'Total Score'. A 'History' button is visible next to the 'Sample Reference' column. The table shows three survey items, all with a 'No Asbestos Detected' result. The 'History' button is highlighted with a red box.

Survey Ref No	Review Date	Survey Type	Analysis Result	Consultancy	Sample Reference	Analyst	Material Score	Material Category	Priority Score	Total Score
PRN16740	05/03/2027	Management Survey	No Asbestos Detected	In house	S14306_removed(1)	CW	0	NAD	0	0
PRN16740	05/03/2025	Management Survey	Amosite & Chrysotile	In house	S14306	Analyst name CW	9	B	6	15
PRN16740	04/03/2024	Management Survey	Amosite & Chrysotile	In house	S14306	Analyst name CW	9	B	6	15

Where you see expand and contract arrows, Click to expand the details. For the complete History, click Show full inspection history to reveal the whole lifecycle.

### Risk register

*The Risk register provides a quick insight on surveyed items, it offers a high-level view showing location status, item status and item counts. With a further click you drill down directly into the item and its complete history.*

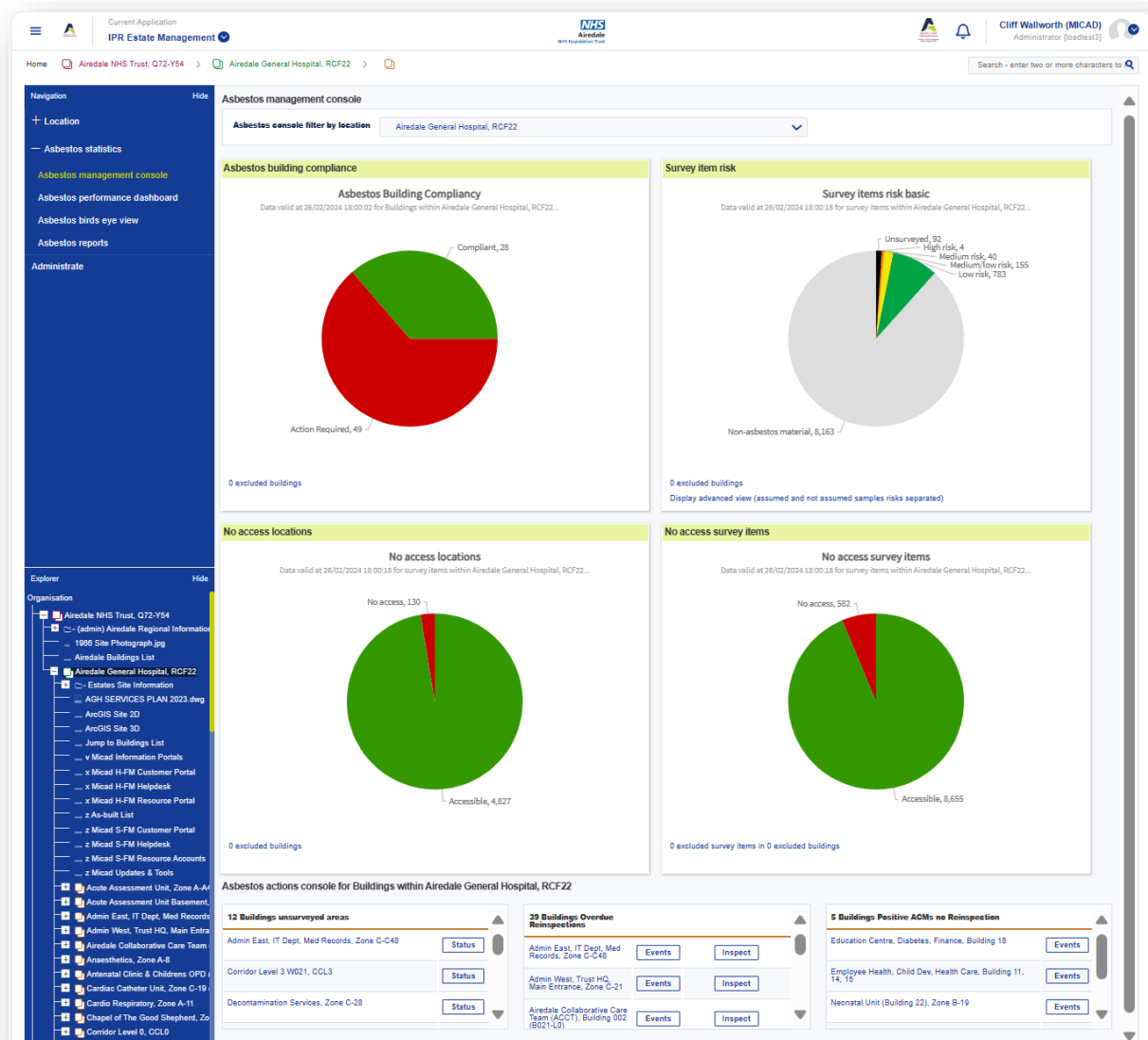
*During your review you will navigate and see risk and status icons to the right. These form a uniform and unambiguous appraisal of the location state. Look for Un-surveyed, NSMI, No Access, plan an inspection & Out of bounds – these are location status. Click further to get to item counts within each location we aggregate location risk using a 'worst case' basis, the item with the maximum score forms this worst case location state.*

## Asbestos Management Console

This asbestos management console is primarily designed for the Client to review building compliance from one vantage point. For each building, any given issue can be targeted directly from the charts. These charts provide the board level essentials performance measurements and statutory compliance.

*Access the asbestos management console from the left menu of IPR at site level.*

*Click on the chart segments for Survey items, No access locations, and No access items to get a report or schedule of items. Pay attention to the Actions console at the bottom of the page, it is drawing your attention to buildings with current issues that are causing one or more failure in compliance.*



*Use the 3 Action lists to get straight at the unresolved compliance issues. Keep this lists empty!*

*Un-surveyed areas building areas – Something has been missed or new space records are unqualified by assessments or NSMI status*

*Overdue re-inspections – a positive ACM has a diarised survey event that has gone overdue*

*Positive ACMs with no re-inspections – a positive ACM is recorded but has no diary event for re-inspection.*

## Drawings and asbestos risk graphic reports

If the client has as-built floor plans these can become really helpful in identifying location details. And they can be used as report to check everywhere has been checked. The asbestos legend can be added to understand the risk levels for each room.

*From the Asbestos module left menu – at floor level, click on Information, Risk graphic report.*

The screenshot displays the IPR Estate Management software interface. The left navigation menu is visible, with 'Risk graphic report' highlighted in a red box. The main content area shows details for an asbestos location, including a table of survey items.

**Navigation:** IPR Home Page, Asbestos Module, Asbestos settings, Survey items, Risk register, Asbestos uploads, Asbestos systems, Information, Events register, Survey sheets, Risk graphic report (highlighted), Tools, Asbestos 03.08.06, Administrate.

**Asbestos location**  
Edit asbestos location

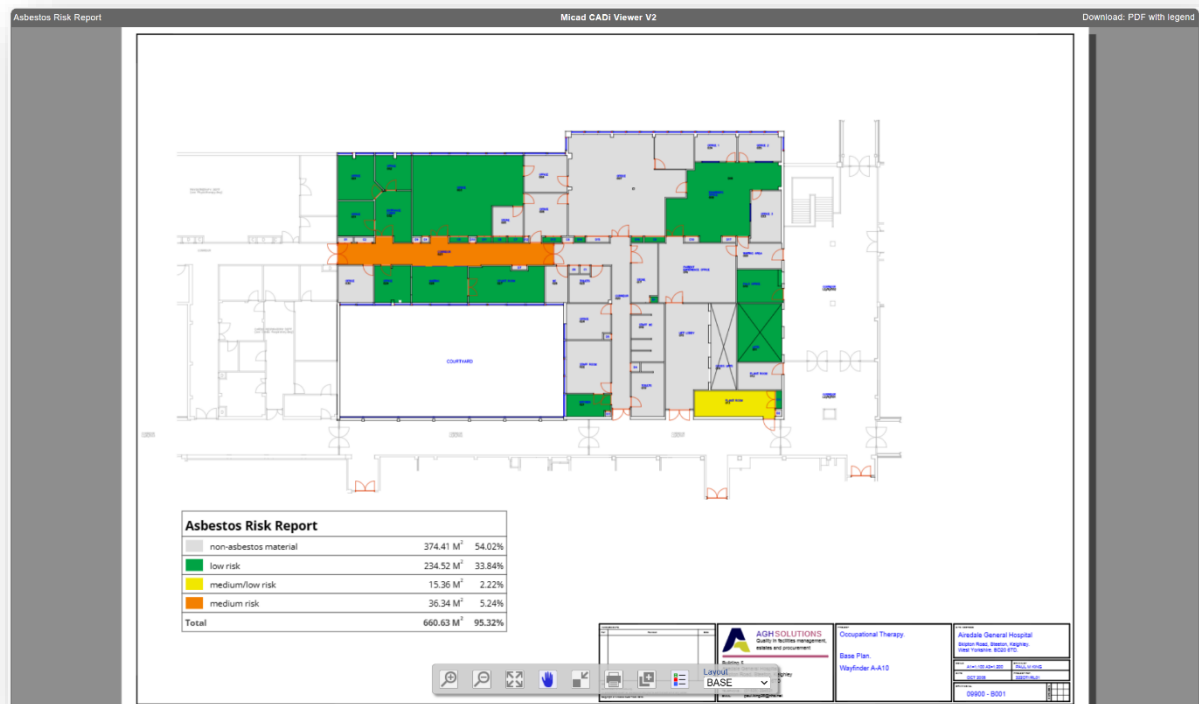
Location description: No description

Location photographs: [icon]

2 survey items at this location  
Add new survey item

Survey item description *	Reference no	Material description	Position/Location	Extent	Action
Modern floor covering		Vinyl	To part of floor	0 lm	[More]
Panels		Board - Insulation	Over doors and heaters	8 m2	[More]

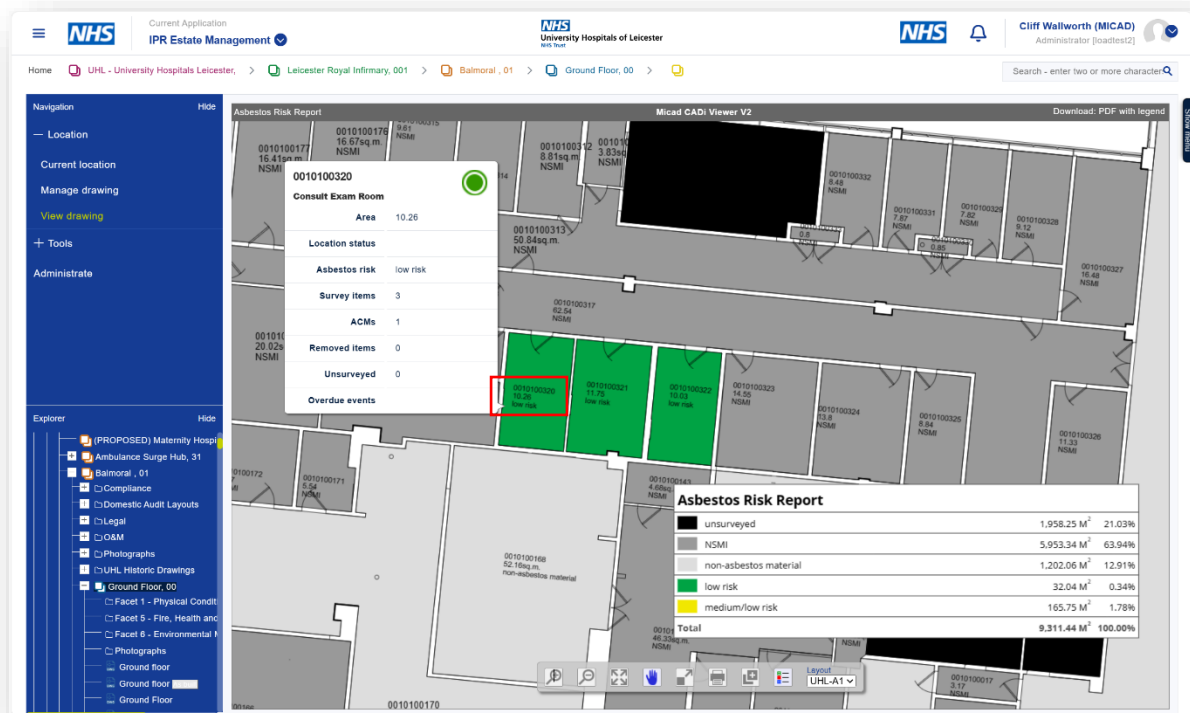
*You can use the CAD drawings to assist with identifying the locations on site. Zoom right in on structural detail and the fine text for room numbers. The mouse wheel and left click provides pan and zoom.*



*Add the legend and set up great management reports. You can capture these drawings by downloading the PFD from the top right of the CADI Viewer. These images could be added to your own UKAS reports too.*

## Drawings and asbestos risk graphic reports, interactive reviewing

Productivity improvements have been made to CADi Viewer version 2 (update to IPR 3.7 10/06/2022) providing interaction with the CAD drawings.



With CADi V2, mouse over the Micad Room Text attributes to reveal a quick asbestos summary.

The new Risk graphic reports automatically annotate the drawing using the Micad Text attributes. There are two levels of interaction with the drawing in this mode. As you move over the text, pause and dwell to see a quick hover menu. You can then click to review further deeper value information.

Asbestos location

UHL - University Hospitals Leicester, Consult Exam Room, 0010100320

Location description No description

3 survey items at this location

Export to Excel

Survey item description	Material	Position/Location	Extent	Sample reference	Last inspection	Next due	Plan to inspect	No access	Status
Ceramic wall tiles	Tiles - Cement	to walls behind plastic panelling	1 m2	PTL/707/14/004	15/05/2019				⊙
Dark green mastic	Mastic - Bitumen	to ducting joints	1 m	XPTL/707/14/005	27/02/2023	27/02/2024			●
Light grey mastic	Mastic - Bitumen	to ducting	0 m	PTL/707/14/006	15/05/2019				⊙

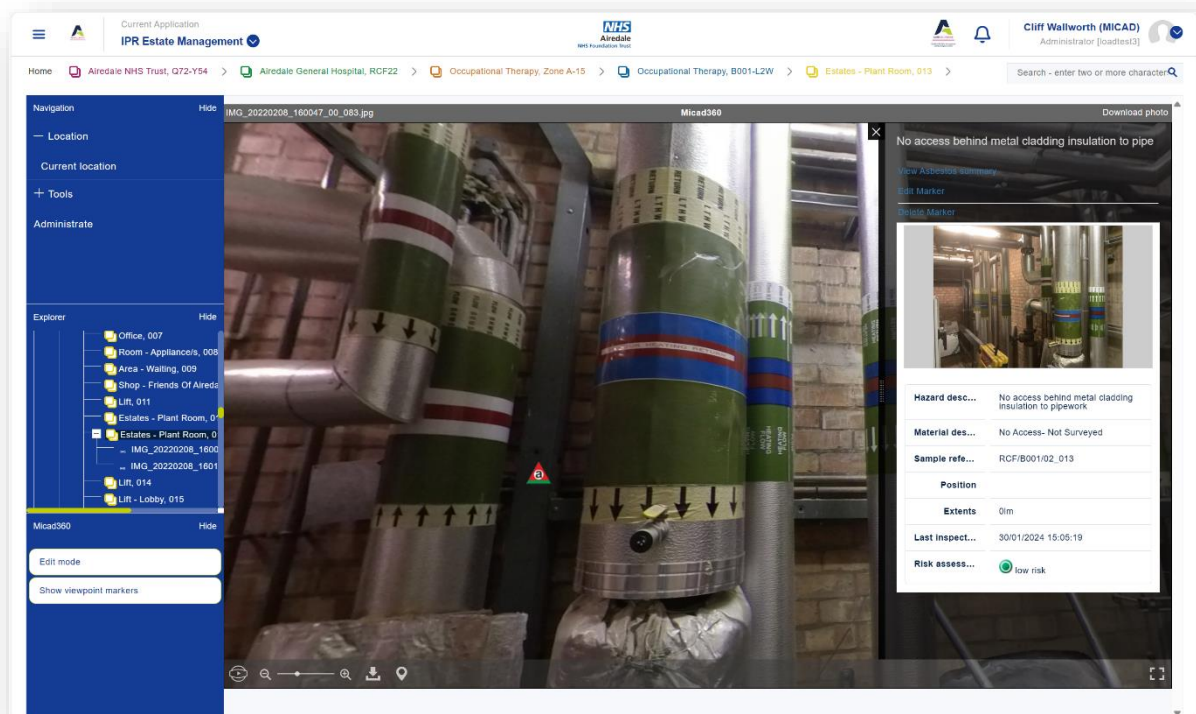
All of the essential management information is revealed for the room/space by clicking through the attributes. The content in the table can be sorted during the reviewing process and if further insight

is required you can click through again direct to the survey item summary. We added an Export to Excel feature to aid the reviewing and collaborative exchange process.

## IPR and asbestos module situational 360 photos

If you have access to a 360 camera, take some photos of the areas you inspect. IPR 3.7 and its new asbestos module can provide an immersive experience which produces a completely unambiguous understanding of the environment and the placement of the survey findings. The 360 galleries can be created back at the office inside IPR, they are easy to compile once all the inspections are recorded in the Asbestos module.

A great 360 example works well for complex equipment dominated areas such as plant rooms or roof voids and infrequently accessible areas.



*When you upload a 360 photo to room in IPR, if that room has asbestos items recorded the 360 viewer allows you to drag asbestos (triangular warning) markers onto the 360-orbiting photo. The markers are interactive and ideal for users browsing as they pan around the image.*

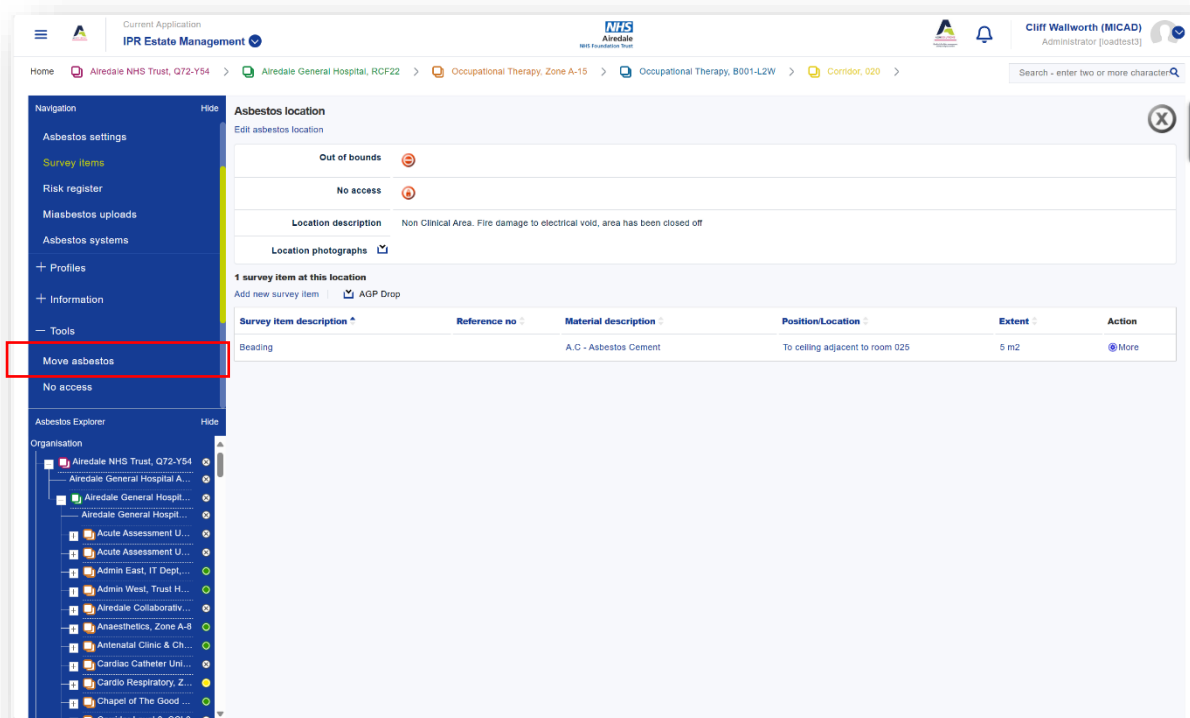
*See the IPR user guide documentation – its available from the About link under your IPR login (top right of the screen)*



## Maintenance - Move an asbestos item

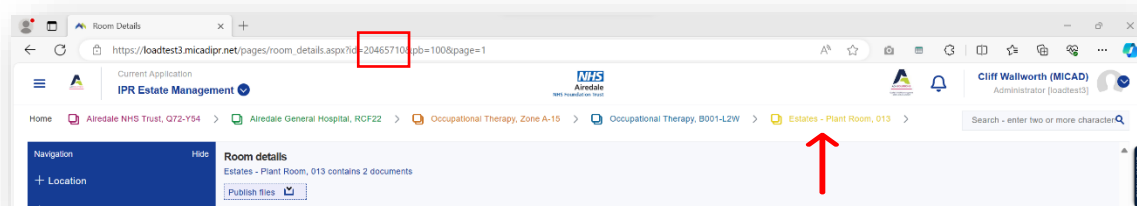
On the odd occasion you may need to move an item. Circumstances where the needs arise are, post refurbishment, non-fixed assets such as ovens or kilns that move between rooms and data entry error.

Move Asbestos is an Asbestos Administrator's feature. This link will not appear for users without this permission.



*In this scenario the Pipe insulation has been entered into the wrong room, it should have been added to Plant room, 013. Before you start the move process, identify the correct room.*

*From the source location open the Tools menu and click Move asbestos*



*You can open a second browser window and navigate IPR and set yourself within the correct location. From the URL copy the location ID to the clipboard.*

*The location is the numbers always ending with zero, displayed after the word details...*

*pages/room\_details.aspx?id=20465710&pb=100&page=1*

*Copy this number.*

Paste the copied number into the destination location ID box and click submit.

Navigation: IPR Home Page, Asbestos Module, Asbestos settings, Survey items, Risk register, Miasbestos uploads, Asbestos systems, Profiles, Information, Tools.

Move asbestos

Source location ID: 20543380 [Submit]

Get source location by sample reference number [Submit]

Description	Survey ref no	Material description	Position / Locations	Extent	Move
Beading		A.C - Asbestos Cement	To ceiling adjacent to room 025	5 m2	<input checked="" type="checkbox"/>

Move selected survey items

Destination location ID: 20465710 [Submit]

Location ID must be set

The central article will then show the target location content.

Navigation: IPR Home Page, Asbestos Module, Asbestos settings, Survey items, Risk register, Miasbestos uploads, Asbestos systems, Profiles, Information, Tools.

Move asbestos

Source location ID: 20543380 [Submit]

Get source location by sample reference number [Submit]

Description	Survey ref no	Material description	Position / Locations	Extent	Move
Beading		A.C - Asbestos Cement	To ceiling adjacent to room 025	5 m2	<input checked="" type="checkbox"/>

Move selected survey items

Destination location ID: 20465710 [Submit]

Survey items

Description	Survey ref no	Material description	Position / Locations	Extent
Gaskets / Pipework	UID_44BF327C-1DAD-430B-9B4F-8D150CAE160E	Gasket	To pipework - Unknown quantity	1 m2
Metal cladding	UID_0F5C8B6A-0024-4955-BE52-758CDAE9CD55	None Asbestos Containing Material	To pipework	0 lm
Modern Electrics	UID_8F5E9705-DDE2-44E4-8285-C6B96CC4DC55	None Asbestos Containing Material		0 lm
No access behind metal cladding insulation to pipework	UID_6CDC84D8-5903-46FB-9B15-BF091F964089	No Access- Not Surveyed		0 lm

Click on Move

Success, the Pipe insulation has now moved to the Plant room, 013 with all of its data intact. You can continue with further items if need. To exit the Move feature click Survey items on the left menu.

Current Application  
IPR Estate Management

NHS  
Airedale  
NHS Foundation Trust

Cliff Wallworth (MICAD)  
Administrator [loadtest5]

Home > Airedale NHS Trust, Q72-Y54 > Airedale General Hospital, RCF22 > Occupational Therapy, Zone A-15 > Occupational Therapy, B001-L2W > Corridor, 020 > Search - enter two or more character

Navigation Hide

- IPR Home Page
- Asbestos Module
- Asbestos settings
- Survey items
- Risk register
- Miasbestos uploads
- Asbestos systems
- + Profiles
- + Information
- + Tools

Asbestos Explorer Hide

Organisation

- Airedale NHS Trust, Q72-Y54
  - Airedale General Hospital A...
  - Airedale General Hospit...
  - Airedale General Hospit...
  - Acute Assessment U...
  - Acute Assessment U...
  - Admin East, IT Dept...
  - Admin West, Trust H...
  - Airedale Collaborativ...
  - Anaesthetics, Zone A-8
  - Antenatal Clinic & Ch...
  - Cardiac Catheter Unt...
  - Cardio Respiratory, Z...
  - Chapel of The Good ...
  - Corridor Level 0, CGL0

Move asbestos

Source location ID 20543380

Get source location by sample reference number

Survey items

There are no survey items to display

Move selected survey items

Destination location ID 20465710

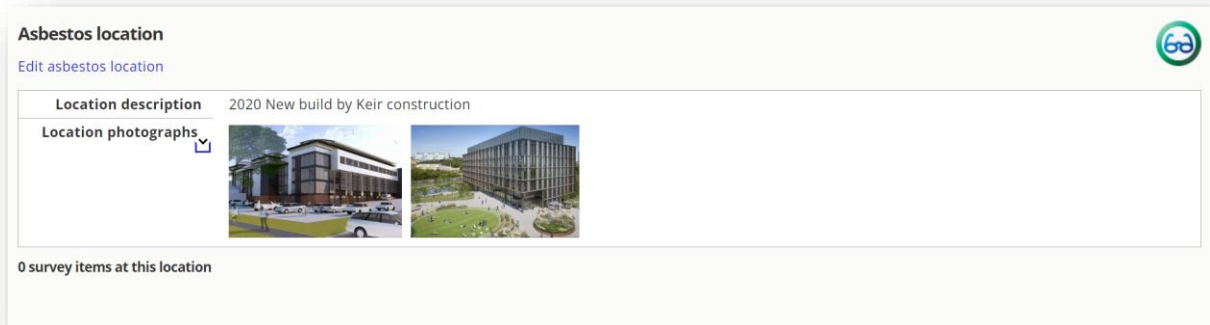
Survey items

Description	Survey ref no	Material description	Position / Locations	Extent
Beading		A.C - Asbestos Cement	To ceiling adjacent to room 025	5 m2
Gaskets / Pipework	UID_44BF327C-1DAD-430B-9B4F-8D190CAE160E	Gasket	To pipework - Unknown quantity	1 m2
Metal cladding	UID_0F5C6B6A-0024-4955-BE52-758CDAE9CD55	None Asbestos Containing Material	To pipework	0 lm
Modern Electrics	UID_8F5E9705-0DE2-44E4-8285-C69800C4BDC5	None Asbestos Containing Material		0 lm
No access behind metal cladding insulation to pipework	UID_6CD684D8-5903-46FB-9B15-BF091F964089	No Access- Not Surveyed		0 lm

## Asbestos Module releases, features and fixes

### Maintenance release and new features 3.8 x 25/02/23

**9375 New feature:** You can now add photos to locations. While not specifically restricted to NSMI, the feature was added to further evidence that sites are being attended. This feature allows you to add to you NSNI findings, adds more credibility to your location notes.
















*“Belt and braces” the NSMI status, comments and photos clearly shows what was observed during the survey*

The feature is active for Block, Floor and Room levels. If you have more than one photo, a carousel viewer will allow you scroll through them.

Note: Name the image files according to location, use the client’s property naming convention. Upload the images to Filestore then drag and drop onto the dropzone icon.

## 9399 New feature: Risk register shows location photos as well as asbestos inspection photos

Risk register		
This building contains 1 survey item (of which 0 is completed)		
Locations	Survey item	
▲ ■ ACAD, 01		
▼ ■ Lower Ground,	2 location photograph(s)	
▲ ■ Ground Floor, 00		
■ 001, 001		
■ 002, 002		
■ 004, 004		
■ 005, 005	▼ 1 survey items 	
■ 006, 006		
■ 007, 007		
■ 009, 009		
■ 011, 011		

### *A new photos column in the risk register*

Use the Risk Register to review your Location photos. Note two columns of photo icons, both location photos and asbestos item photos. Click the icons to access the original images.

The event schedule also shows the location photos.

**8102 New feature:** We improved the mass update process for NSMI. The tool now shows on the left, the location current status. This has better communicative value, you know what's already set as NSMI and you know what cant be set NSMI. The system wont allow contradictive status, in the previous release, its visually not obvious that this is being taken care of.

NSMI

Asbestos locations

Status date

21/02/2023

Set selected locations to be

☐ NSMI ☐ NOT NSMI

Apply to all locations below selected location(s)

☐

Up a level

■ Ground Floor, 00

☐

Locations

Check

<input type="radio"/>	001, 001	<input type="checkbox"/>
<input type="radio"/>	002, 002	<input type="checkbox"/>
<input checked="" type="radio"/>	004, 004	<input type="checkbox"/>
<input checked="" type="radio"/>	005, 005	<input type="checkbox"/>
<input type="radio"/>	006, 006	<input type="checkbox"/>
<input type="radio"/>	007, 007	<input type="checkbox"/>
<input checked="" type="radio"/>	009, 009	<input type="checkbox"/>
<input type="radio"/>	011, 011	<input type="checkbox"/>
<input type="radio"/>	012, 012	<input type="checkbox"/>
<input type="radio"/>	013, 013	<input type="checkbox"/>
<input type="radio"/>	005.1, 005.1	<input type="checkbox"/>
<input type="radio"/>	005.2, 005.2	<input type="checkbox"/>
<input type="radio"/>	005.3, 005.3	<input type="checkbox"/>
<input type="radio"/>	005.4, 005.4	<input type="checkbox"/>
<input type="radio"/>	014, 014	<input type="checkbox"/>
<input type="radio"/>	015, 015	<input type="checkbox"/>
<input type="radio"/>	016, 016	<input type="checkbox"/>

Submit

Cancel

*The improved NSMI tool visually now shows the existing location status (The status rings on the left)*

**9400 New feature:** We added pagination to the user lists. This is in response to client feedback where large number of users made the page unresponsive in a timely manner

357 Asbestos users					
Name ^	Asbestos user type	Omnipresent	Default location	Edit location	
(Master Publisher), Neil Oakton	Archive User	<input type="checkbox"/>		Edit	Update
(Publisher), Neil Oakton	Archive User	<input type="checkbox"/>		Edit	Update
(Subscriber), Neil Oakton	Archive User	<input type="checkbox"/>		Edit	Update
account, test1	Archive User	<input type="checkbox"/>		Edit	Update
account, test10	TestUser_MPoPe	<input checked="" type="checkbox"/>		Edit	Update
account, test2	Asb Consultant View	<input checked="" type="checkbox"/>		Edit	Update
account, test3	TestUser_MPoPe	<input checked="" type="checkbox"/>		Edit	Update
account, test4	Archive User	<input type="checkbox"/>		Edit	Update
account, test5	Archive User	<input type="checkbox"/>		Edit	Update
account, test6	Archive User	<input type="checkbox"/>		Edit	Update
account, test7	Archive User	<input type="checkbox"/>		Edit	Update
account, test8	Archive User	<input type="checkbox"/>		Edit	Update
account, test9	Archive User	<input type="checkbox"/>		Edit	Update
AdminPluck, AdminKev	Archive User	<input type="checkbox"/>	Bicycle Store, A011-B0-0005	Edit	Update
Ahmad, Kashif	Archive User	<input type="checkbox"/>		Edit	Update
Allan, Alison	Archive User	<input type="checkbox"/>		Edit	Update
Allan, Alison	Archive User	<input type="checkbox"/>		Edit	Update
Atiku, Oluwole	Archive User	<input type="checkbox"/>		Edit	Update
AutoTest, TestPete	Archive User	<input type="checkbox"/>		Edit	Update
AutoTest1, IPR	Archive User	<input type="checkbox"/>		Edit	Update
AutoTest2, IPR	Archive User	<input type="checkbox"/>		Edit	Update
Brady, Phill	Administrator	<input checked="" type="checkbox"/>		Edit	Update
		<input type="checkbox"/>			

< 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 >

Items per page 10 25 50 100

*Use the page index to access user accounts*

**END**