



## 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 changes 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)

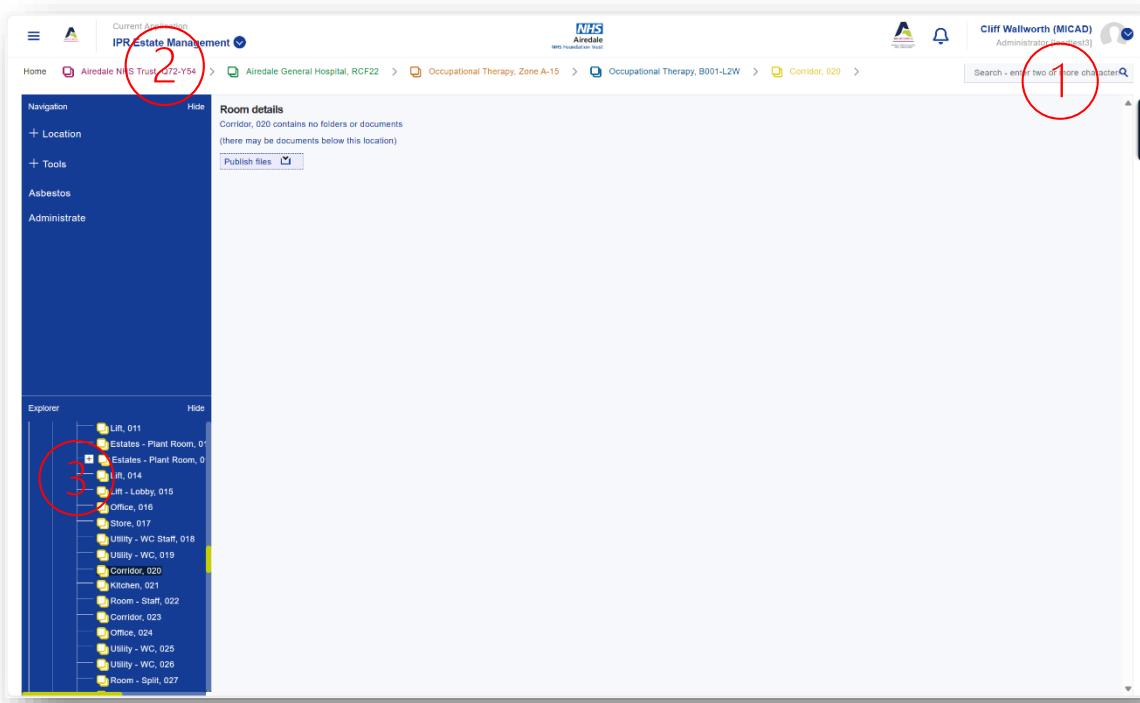
There are two optional data entry features for the Asbestos module, these require optional licence keys available from Micad. The Micad mobile App, Mi Asbestos and the Profile tool.

## 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.

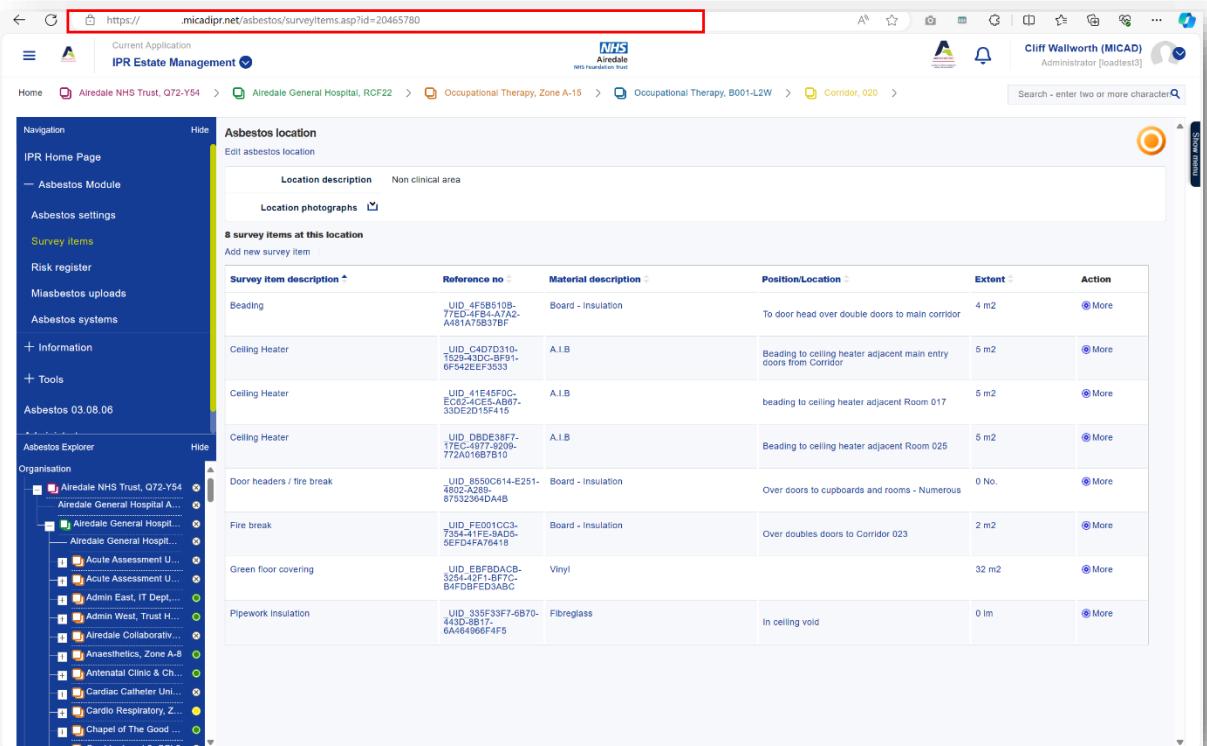
In this order, the quickest access methods are available when working with an established IPR property portfolio. Our clients take care to set up accurate IPR property portfolios. Between clients, there are subtle differences in the schemes used so look for unique location identifiers. Building names 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.



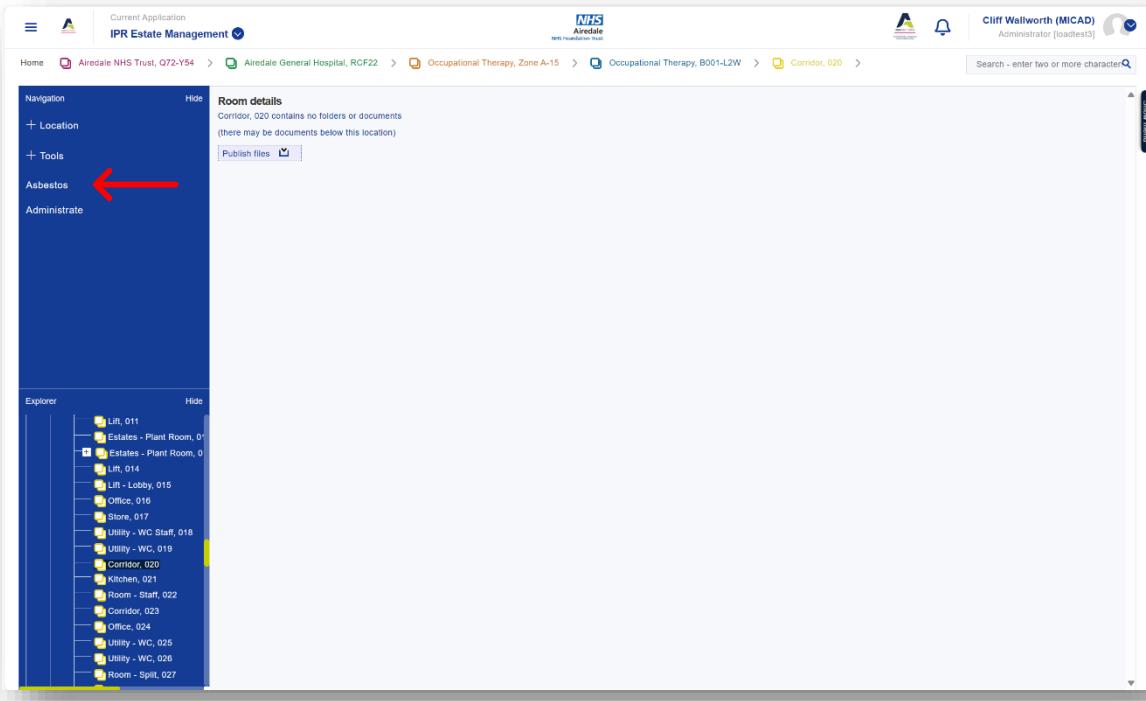
The screenshot shows a web browser window for the Micad IPR system. The URL in the address bar is <https://micadipr.net/asbestos/surveyItems.asp?id=20465780>. The page title is "Asbestos location". The left sidebar shows a navigation menu with "Survey items" selected. The main content area displays a table of survey items:

Survey Item description *	Reference no	Material description	Position/Location	Extent	Action
Beading	UID_AFB8510B-77ED-4FB4-A7A2-A481A76837BF	Board - Insulation	To door head over double doors to main corridor	4 m2	<a href="#">More</a>
Ceiling Heater	UID_C4D7D310-T529-432C-9F91-6F542EEF3533	A.I.B	Beading to ceiling heater adjacent main entry doors from Corridor	5 m2	<a href="#">More</a>
Ceiling Heater	UID_A1E45F9C-E0C2-4CEB-A9B7-33DE2D15F415	A.I.B	beading to ceiling heater adjacent Room 017	5 m2	<a href="#">More</a>
Ceiling Heater	UID_DBD3E38F7-175C-4977-8209-772AA916B7B10	A.I.B	Beading to ceiling heater adjacent Room 025	5 m2	<a href="#">More</a>
Door headers / fire break	UID_6550C614-E251-48D2-A2B9-8732D364DA4B	Board - Insulation	Over doors to cupboards and rooms - Numerous	0 No.	<a href="#">More</a>
Fire break	UID_FE001CC3-7354-41FE-94D5-8EFD4FA76418	Board - Insulation	Over doubles doors to Corridor 023	2 m2	<a href="#">More</a>
Green floor covering	UID_EBFBDACB-3254-42F1-BF7C-B4FDBFED3ABC	Vinyl		32 m2	<a href="#">More</a>
Pipework insulation	UID_835F33F7-6B70-443D-8817-6A6469664F5	Fibreglass	In ceiling void	0 lm	<a href="#">More</a>

*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.



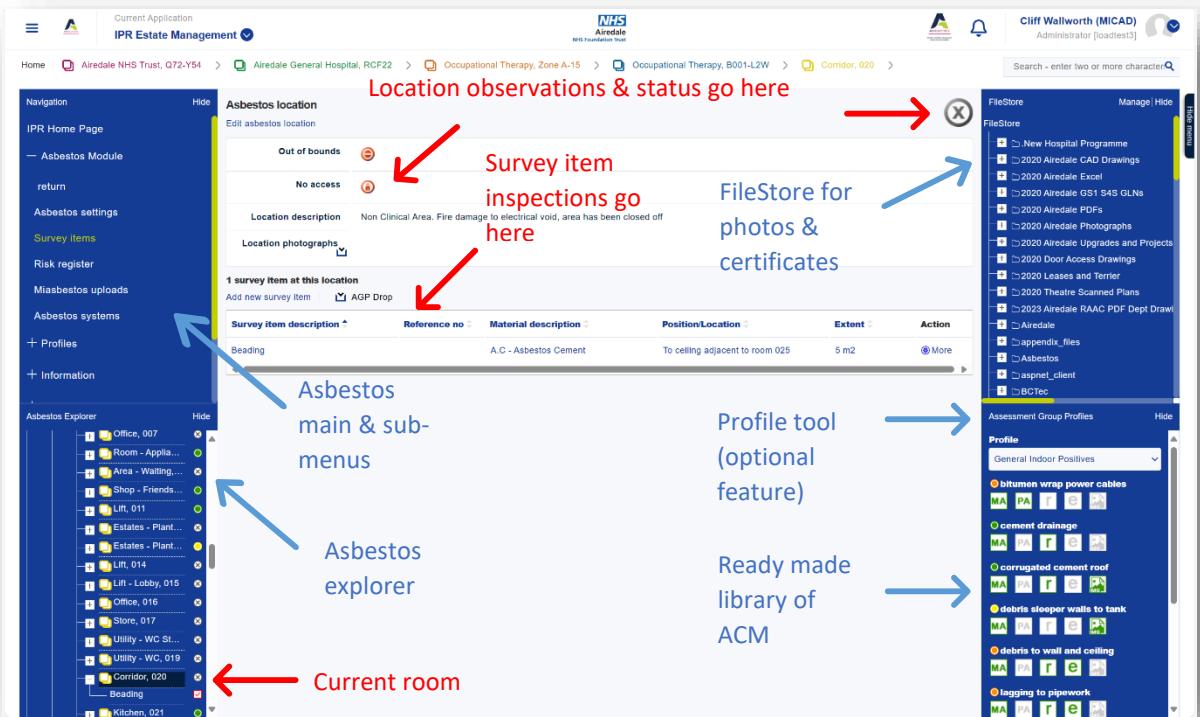
*You can access the Asbestos Module on the left menu of IPR it is visible at Site, Block, Floor and Room levels.*

*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.)

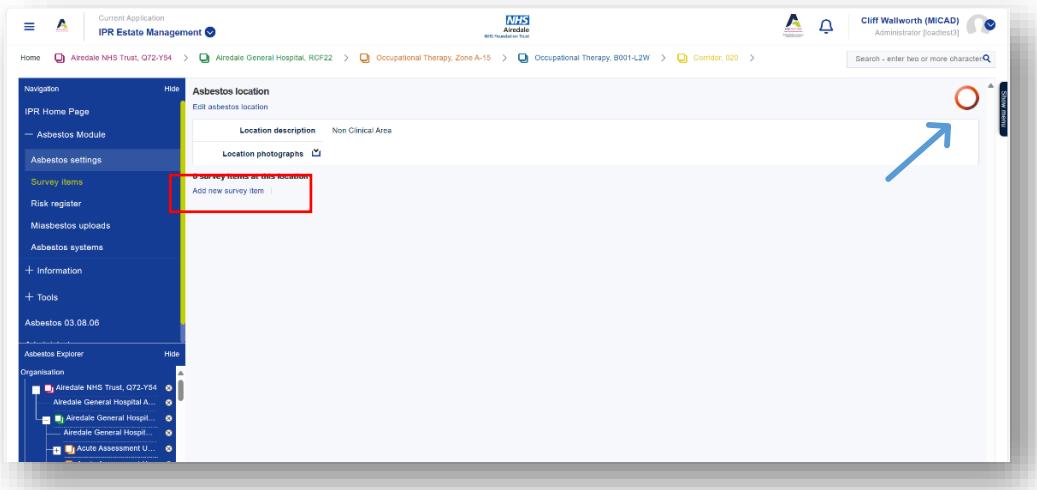
Note: It is possible to record items at floor level, though these circumstances are uncommon. Perhaps, rope seal around a whole concrete floor. AIB shuttering above a whole floor in a ceiling void.

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.



The screenshot shows the IPR Estate Management software interface. The top navigation bar includes 'Current Application' (IPR Estate Management), 'Home', 'Airedale NHS Trust, Q72-Y54', 'Airedale General Hospital, R0F22', 'Occupational Therapy, Zone A-15', 'Occupational Therapy, B001-L2W', 'Corridor, 020', and a search bar. The left sidebar has a 'Navigation' menu with 'IPR Home Page', 'Asbestos Module' (selected), 'Asbestos settings', 'Survey items' (highlighted in red), 'Risk register', 'M asbestos uploads', 'Asbestos systems', 'Information', 'Tools', and 'Asbestos 03.08.06'. The 'Survey items' section has a red box around the 'Add new survey item' button. The main content area is titled 'Asbestos location' with 'Edit asbestos location' and 'Location description: Non Clinical Area'. It also includes 'Location photographs' and a 'Very little or no data location' note. The top right corner of the main content area has a red circular icon with a white '0' inside, and a blue arrow points to this icon from the left.

Click **Add new survey item**

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

**Add new survey item**

**Survey item description (1)**  
Beading

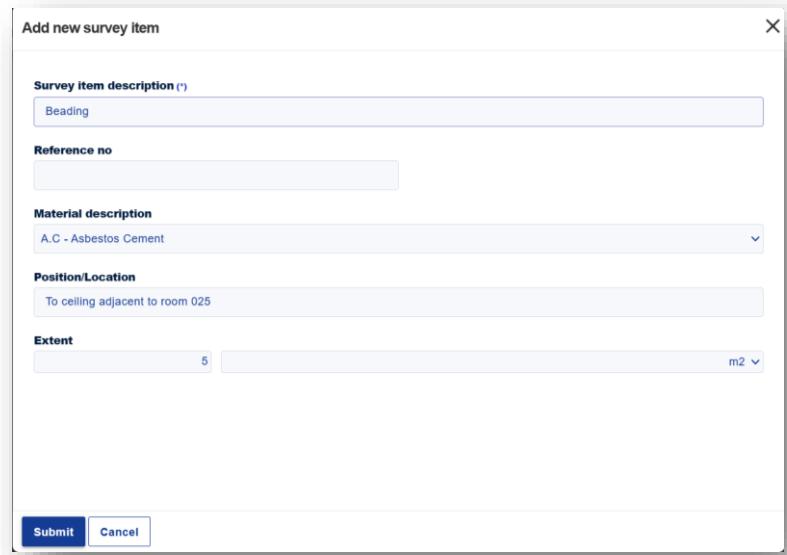
**Reference no**  
[Empty input field]

**Material description**  
A.C - Asbestos Cement

**Position/Location**  
To ceiling adjacent to room 025

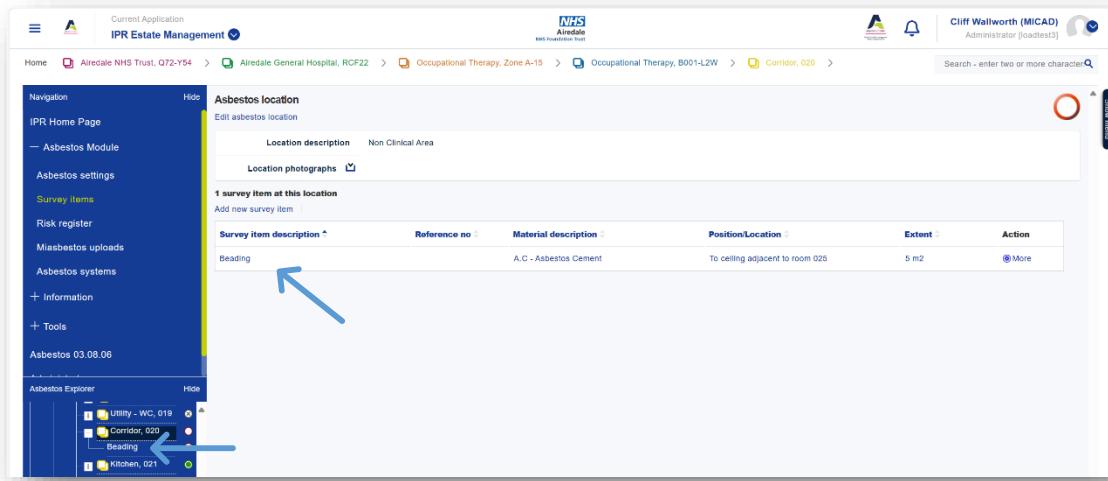
**Extent**  
5 m<sup>2</sup>

**Buttons**  
Submit Cancel



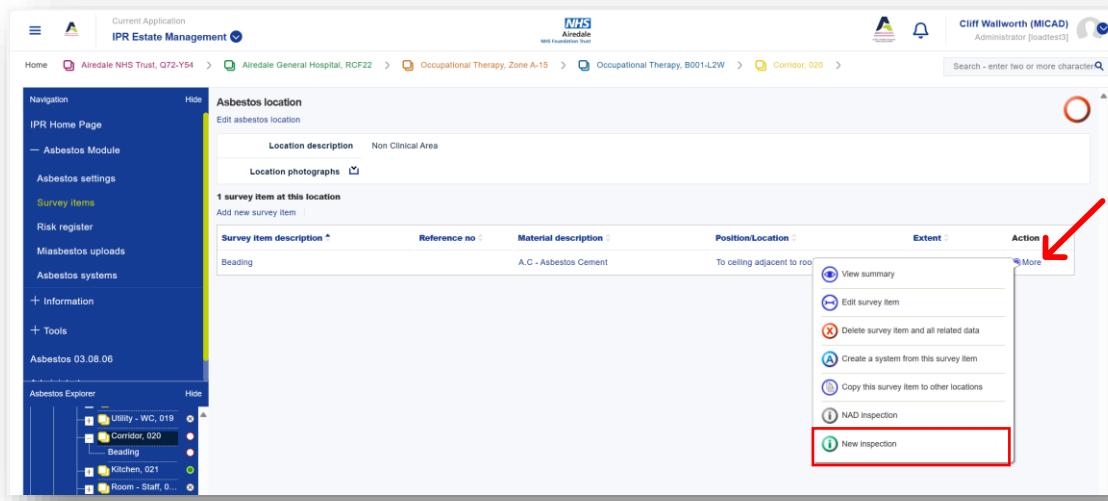
*Fill out the details for the item to be inspected. Provide sufficient information to describe the item and where it can be found. Click Submit.*

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.



The screenshot shows the 'Asbestos location' page in the IPR Estate Management system. The 'Survey item description' is 'Beading'. The 'Material description' is 'A.C - Asbestos Cement'. The 'Position/Location' is 'To ceiling adjacent to room 025'. The 'Extent' is '5 m2'. The 'Action' column shows a 'More' link. A blue arrow points to the 'Beading' survey item in the list. Another blue arrow points to the 'Beadings' location in the Asbestos Explorer sidebar.

You are now ready to inspect your item.



The screenshot shows the 'Asbestos location' page with the 'Beading' survey item selected. The 'Action' column contains a 'More' link, which is highlighted with a red arrow. A red box surrounds the 'New inspection' option in the dropdown menu. The menu also includes 'View summary', 'Edit survey item', 'Delete survey item and all related data', 'Create a system from this survey item', 'Copy this survey item to other locations', and 'NAD inspection'.

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.

Current Application  
IPR Estate Management

Home Airedale NHS Trust, Q72-Y54 > Airedale General Hospital, RCF22 > Occupational Therapy, Zone A-15 > Search - enter two

Occupational Therapy, B001-L2W > Corridor, 020 >

**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 m <sup>2</sup>

**Inspection**

Survey reference no	PRN16740
Inspection date	04/03/2024
Survey type	Management Survey
Surveyor organisation	In house
Surveyor name	C Wallworth

**Consultancy**

**Consultancy details**

Sample reference	S14306
Consultancy	In house
Analyst name	Analyst name CW
Analysis result presumed	<input type="checkbox"/>
Analysis result	<input type="checkbox"/> Actinolite <input checked="" type="checkbox"/> Amosite <input type="checkbox"/> Anthophyllite <input checked="" type="checkbox"/> Chrysotile <input type="checkbox"/> Crocidolite <input type="checkbox"/> No Asbestos Detected <input type="checkbox"/> Tremolite

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

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

Material	AIB, mill boards, other low density insulation boards, asbestos textiles, gasket
Extent of damage	High Damage or de-lamination of materials, sprays and thermal insulation. Visible
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(L,A,EM)+average(NO,FU,AU)+average(MA,FM))**

**Priority assessment (OA+average(L,A,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	< 10m <sup>2</sup> or < 10m pipe run
Number of occupants	0
Frequency of use	Daily
Average time 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?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Event type	Resurvey
Event due date	04/03/2025
Event comments	

Submit Cancel

Inspection details are all mandatory.  
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.

Current Application  
IPR Estate Management

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

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  
Repair Damaged Section  
Mark Area as out of bounds  
Access only by Permit to work  
Removal of Debris from Floor, wall etc, with type H vacuum (If extensive then by licensed contractor)  
Label Material

Comment details: Material is loose

Worth considering details: Remove or Encapsulate

Asbestos events  
Add new event

Description Due date Status

Re-inspect 04/03/2025

Photographs (and other files)  
Add photograph

No photographs (and other files) to display

Submit Cancel

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

Current Application  
IPR Estate Management

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

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  
Repair Damaged Section  
Mark Area as out of bounds  
Access only by Permit to work  
Removal of Debris from Floor, wall etc, with type H vacuum (If extensive then by licensed contractor)  
Label Material

Comment details: Material is loose

Worth considering details: Remove or Encapsulate

Asbestos events  
Add new event

Description Due date Status

Re-inspect 04/03/2025

Photographs (and other files)  
Add photograph

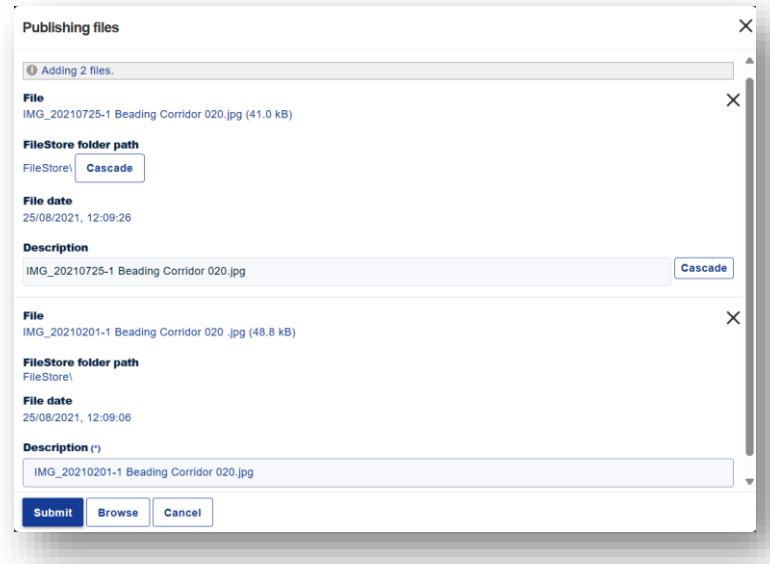
Photos

IMG\_20210725-1 Beading Corridor 020.jpg  
IMG\_20210201-1 Beading Corridor 020.jpg  
IMG\_20210201-2 Beading Corridor 020.jpg  
IMG\_20201005115344.jpg

Submit Cancel

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

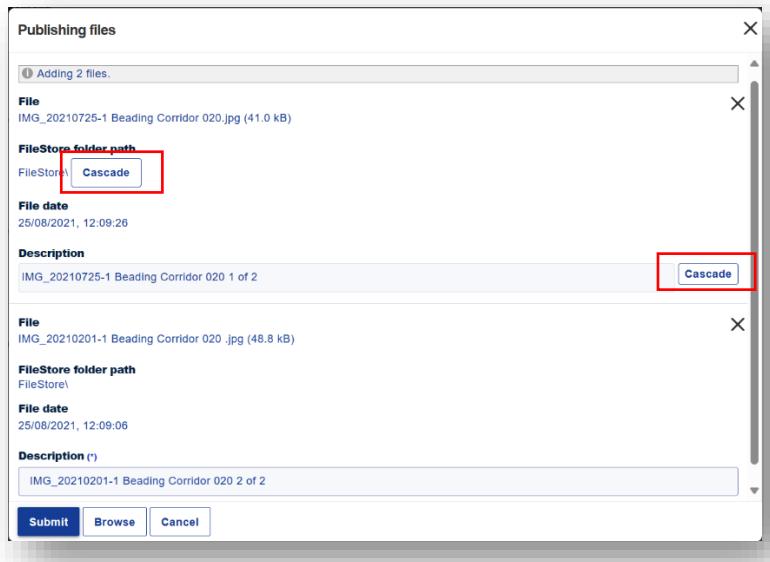
Release the mouse over the dropzone and IPR FileStore will begin the publish process



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

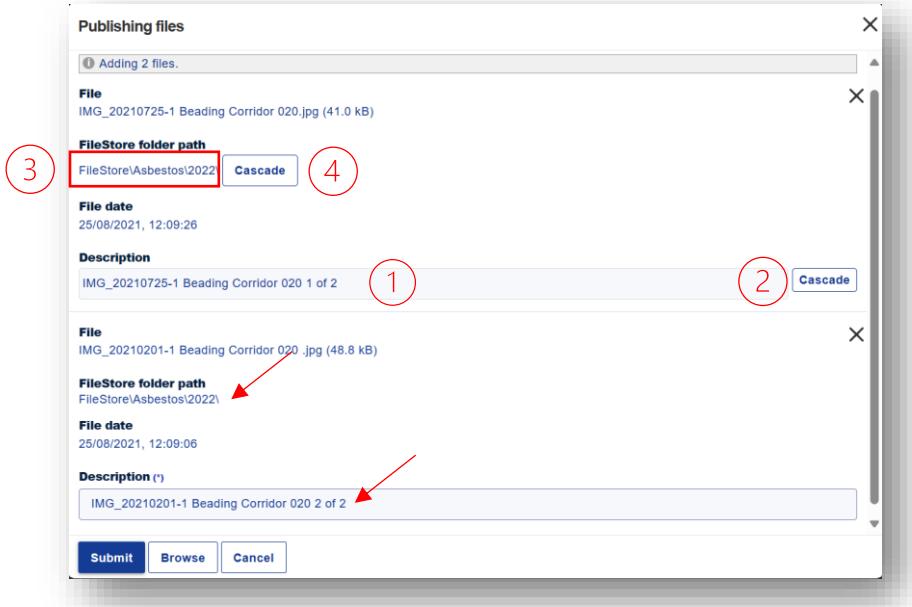


The Cascade buttons help reduce keyboard labour. Use them to fill out the paths and descriptions. You can tweak the copied descriptive content where there are minor differences.

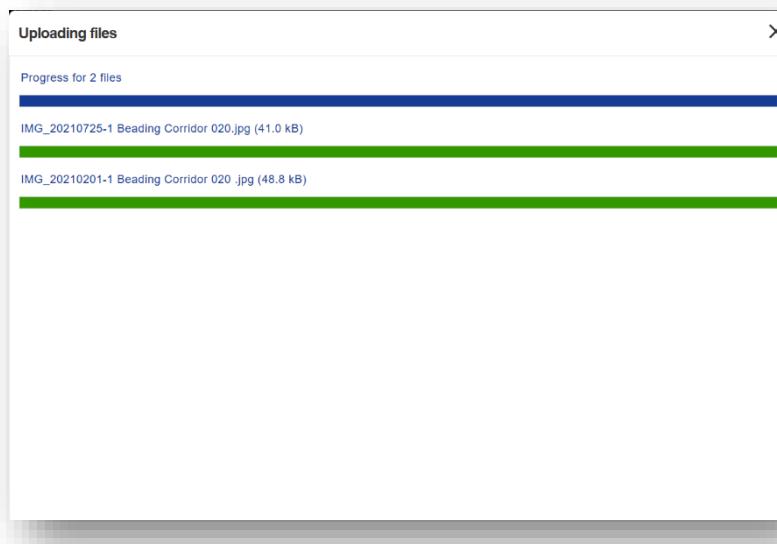
By detailing the first file description and picking its correct folder on FileStore, the data set out ready to be uploaded to Asbestos Module.

*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



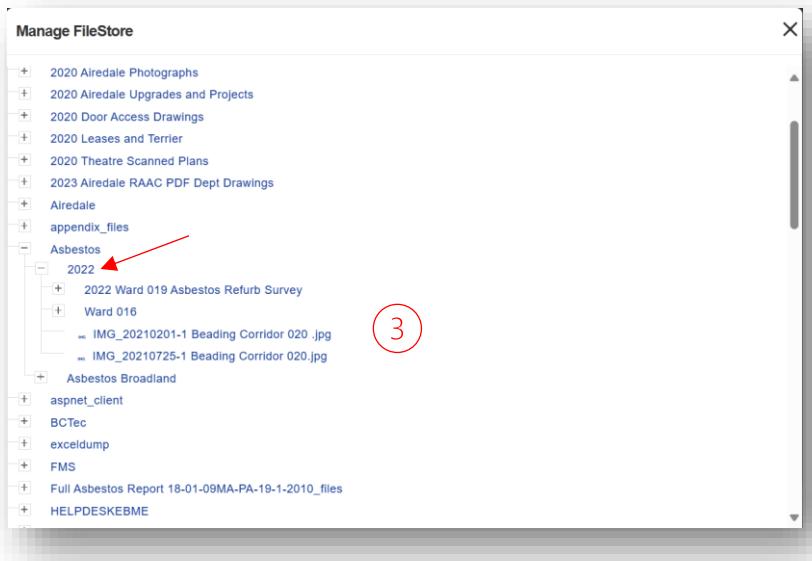
*Click Submit to start the upload*



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 you drag existing files from FileStore onto the inspection form dropzone.

The screenshot shows the IPR Estate Management software interface. The main window displays an inspection form for an asbestos survey. The form includes sections for Overall risk assessment, Remedial work options, and Worth considering details. Below these are sections for Asbestos events and Photographs (and other files). A red box highlights the 'Submit' button at the bottom of the inspection form. To the right, a sidebar shows the FileStore with a red box highlighting the 'Asbestos' folder containing the uploaded images.

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.

The screenshot shows the IPR Estate Management software interface for managing survey items. The main workspace is divided into several sections:

- Survey item inspection summary:** This section contains the following details:
  - Survey item description:** Beading
  - Ref no:** (empty)
  - Material description:** A.C - Asbestos Cement
  - Position / Location:** To ceiling adjacent to room 025
  - Material extent:** 5 m<sup>2</sup>
  - Systems:** Survey item is not part of a system
- Survey item events:** A table showing a single event: "Re-Inspect" due on 04/03/2025 with a green status.
- Current inspection:** A table showing the current inspection date (04/03/2024), ref no (PRN16740), and score (15).
- Asbestos inspection summary:** An expanded view of the asbestos inspection for survey ref no PRN16740, dated 04/03/2024. It includes:
  - 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
 A photograph of the beading corridor is displayed, with a caption: "IMG\_20210201-1 Beading Corridor 020 2 of 2 (1 of 2)".
- Photographs:** A section for adding photographs, with a "Add photograph" button.
- Comments:** Material is loose.
- Worth considering:** Remove or Encapsulate.
- Delete:** A "Delete" button for the inspection summary.
- Remedial work 1 of 1:** A table for managing remedial work, showing:
  - Action type:** Label & Manage
  - 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:** (empty)
 A "Delete" button for the remedial work.
- Certificates:** A section for adding certificates, with a "Add certificates" button. A note: "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 shows the 'Edit survey item - Beading' page in the IPR Estate Management software. The left sidebar shows the navigation menu with 'Survey item' selected. The main form is titled 'Survey item details' and contains the following fields:

- Reference no: Beading
- Description: Beading
- Material description: A.C - Asbestos Cement
- Position/Location: To ceiling adjacent to room 025
- Material extent: 5 m<sup>2</sup>
- Plan inspection:
- No access:
- No access reason: Survey item is over 4m above floor level

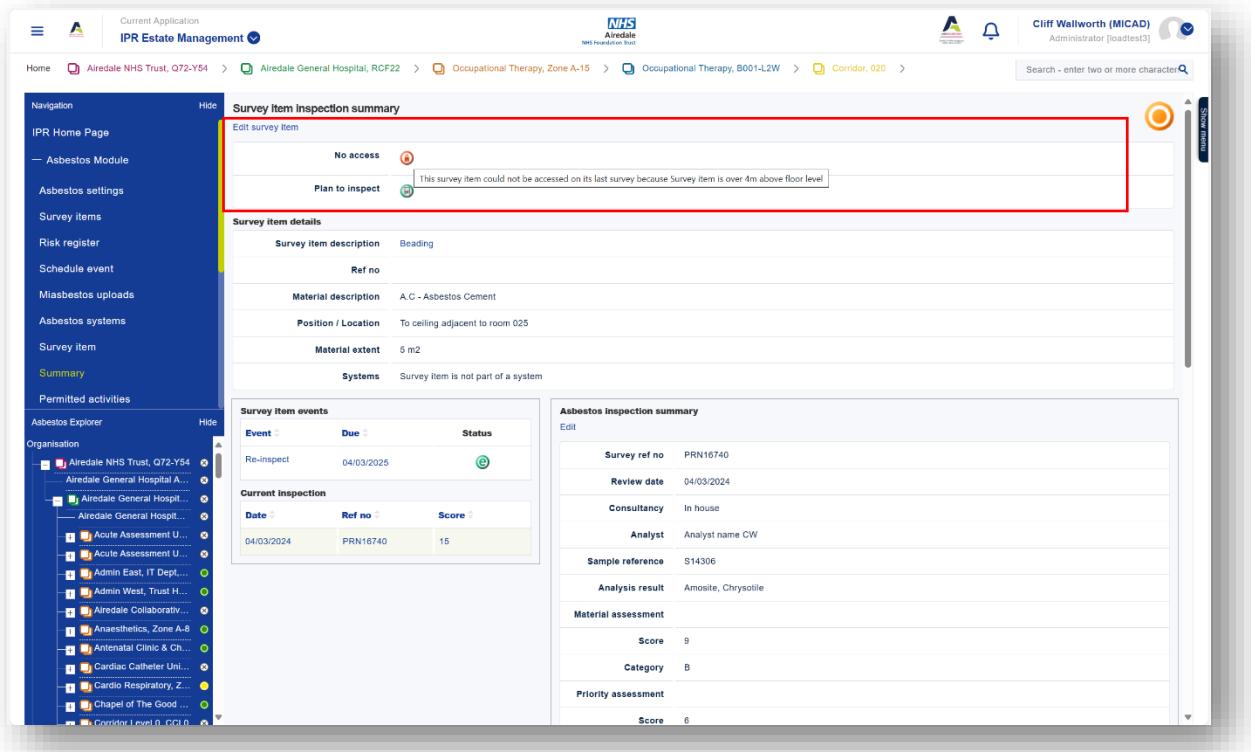
Below the form, there are audit logs:

- Completion: No
- Created by: Wallworth (MICAD), Cliff
- Created date: 04/03/2024 18:46:12
- Last updated by: Wallworth (MICAD), Cliff
- Last updated date: 05/03/2024 11:16:48

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

*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.



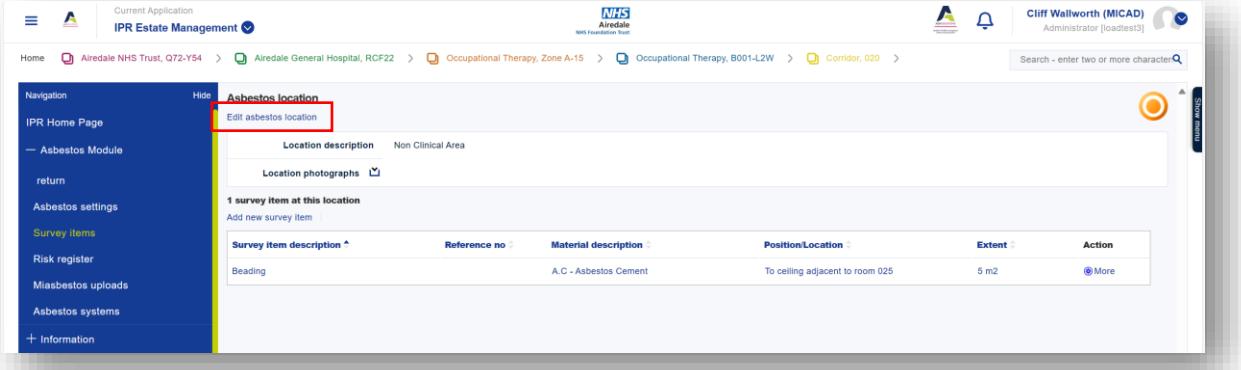
The screenshot shows the IPR Estate Management software interface. The top navigation bar includes the NHS Airedale logo and the user 'Cliff Wallworth (MICAD) Administrator [loadtest13]'. The main content area is titled 'Survey Item Inspection summary'. A red box highlights a 'No access' status message: 'This survey item could not be accessed on its last survey because Survey item is over 4m above floor level.' Below this, there are sections for 'Survey item details' (Survey item description: Beading, Ref no: 123456, 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) and 'Survey item events' (Event: Re-inspect, Due: 04/03/2025, Status: In progress). To the right, there is an 'Asbestos inspection summary' section with details like Survey ref no: PRN16740, Review date: 04/03/2024, Consultancy: In house, Analyst: Analyst name CW, Sample reference: S14306, Analysis result: Amosite, Chrysotile, and Material assessment (Score: 9, Category: B). The left sidebar contains a navigation menu with links like 'Asbestos Module', 'Survey items', 'Risk register', 'Schedule event', 'Miasbestos uploads', 'Asbestos systems', 'Survey item', 'Summary', and 'Permitted activities'. The bottom left shows a 'Survey item events' table with one row: Date: 04/03/2024, Ref no: PRN16740, Score: 15.

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.

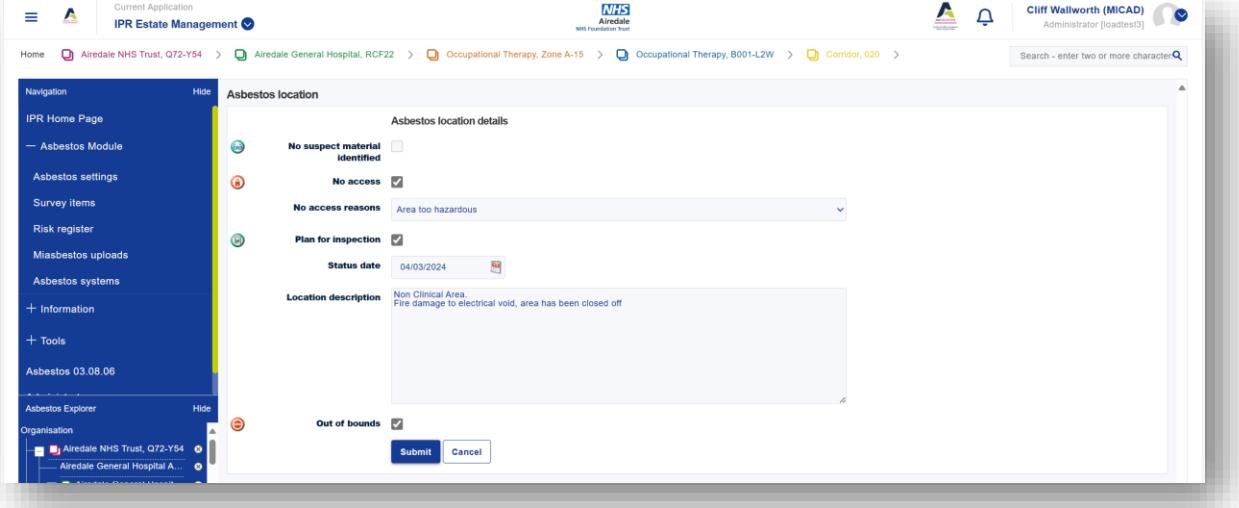
As you enter the Asbestos Module at any given location you can see at the top of the workspace, the Edit asbestos location link.



The screenshot shows the IPR Estate Management software interface. At the top, there is a navigation bar with the NHS Airedale logo and a user profile for 'Cliff Wallworth (MICAD) Administrator [loadtest3]'. Below the navigation bar, the page title is 'Asbestos location'. A red box highlights the 'Edit asbestos location' link in the top navigation area. The main content area shows a table with one survey item: 'Beading' (Survey item description), 'A.C - Asbestos Cement' (Material description), 'To ceiling adjacent to room 025' (Position/Location), and '5 m2' (Extent). There is also a 'More' link next to the extent field.

*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.*



**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.

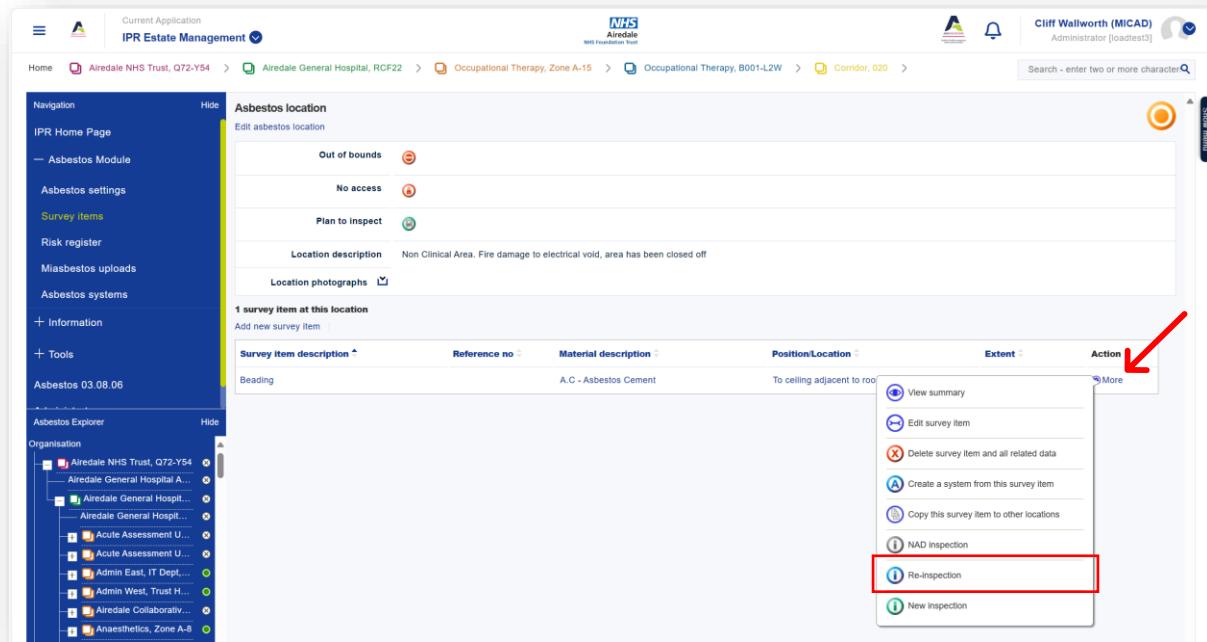
## Re-inspections

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 lets assume the surveyor can access the item and area so will release the 3 status and update the location notes.*

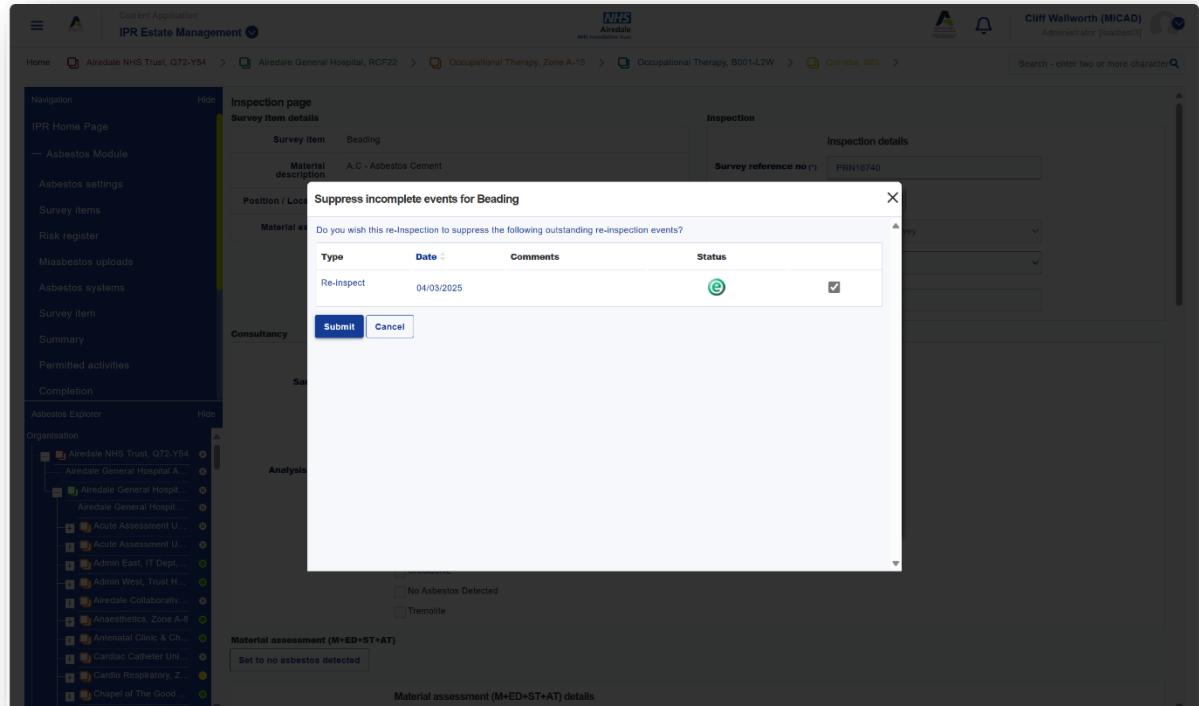


The screenshot shows the IPR Estate Management software interface. The left sidebar is the navigation menu, and the main content area is the 'Asbestos location' page. The 'Survey item description' table shows a single item: 'Beading' with 'Reference no.' A.C - Asbestos Cement and 'Material description' A.C - Asbestos Cement. The 'Position/Location' is 'To ceiling adjacent to roof'. The 'Extent' is 'Non Clinical Area. Fire damage to electrical void, area has been closed off'. The 'Action' column for this item has a 'More' button, which is expanded to show a context menu. The 'Re-inspection' option is highlighted with a red box and a red arrow points to it from the right.

*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*

Current Application  
IPR Estate Management

NHS Airedale

Cliff Wallworth (MICAD)  
Administor [loadtest]

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 >

**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**

Survey reference no: PIRN16740  
Inspection date: 05/03/2025  
Survey type: Management Survey  
Surveyor organisation: In house  
Surveyor name: C Wallworth

**Consultancy**

Consultancy details  
Sample reference: RefD14306  
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, gaskets, ropes and woven textile  
Extent of damage: High Damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.  
Surface treatment: Unsealed A.I.B. or encapsulated lagging and sprays  
Asbestos type: Amphibole (Excluding Crocidolite, Blue Asbestos)

Score: 0  
Category: B

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

Set to no asbestos detected

Priority assessment (OA+average(L,A,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: < 10m<sup>2</sup> or < 10m pipe run  
Number of occupants: 0  
Frequency of use: Daily  
Average time 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**

Report Damaged asbestos  
Mark Asbestos out of bounds  
Access only by Permit-to-work  
Removal of Debris from Floor, wall etc, with type H vacuum (If extensive then by licensed contractor)  
Label Material

**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: 05/03/2026  
Event comments:

**Copy previous inspection's photographs / documents**

Photograph / Document	Date taken	Description	Copy
	25/08/2021 11:09:06	IMO_20210201-1 Beading Corridor 020 2 of 2	<input checked="" type="checkbox"/>
	25/08/2021 11:09:26	IMO_20210725-1 Beading Corridor 020 1 of 2	<input checked="" type="checkbox"/>

Submit Cancel

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

The Beading ACM is developing a clear lifecycle story. The summary page displays the primary detail of its history, levels of risk and future maintenance.

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 > Search - enter two or more

Corridor, 020 >

Survey item inspection summary  
Edit survey item

No access (Red)

Plan to inspect (Green)

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	(Green)

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: 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)

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

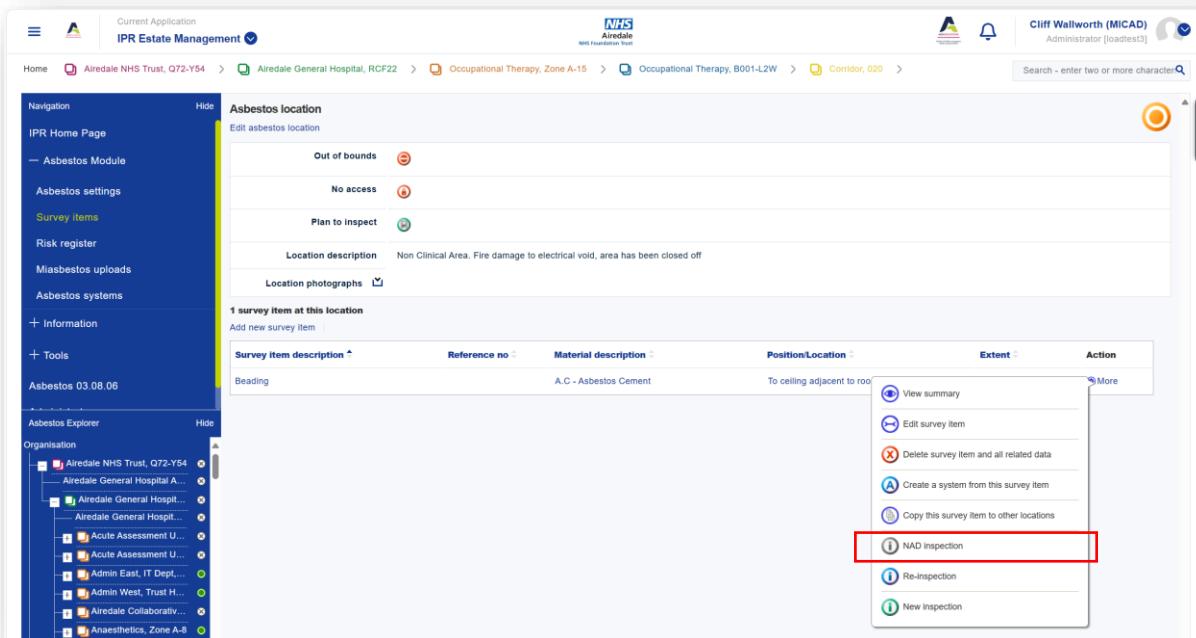
A stack of inspections will potentially build up on the left, the current inspection will always be the top of the list, and this is the current reported state. Under the history the list will building chronological order from top down.

## 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.

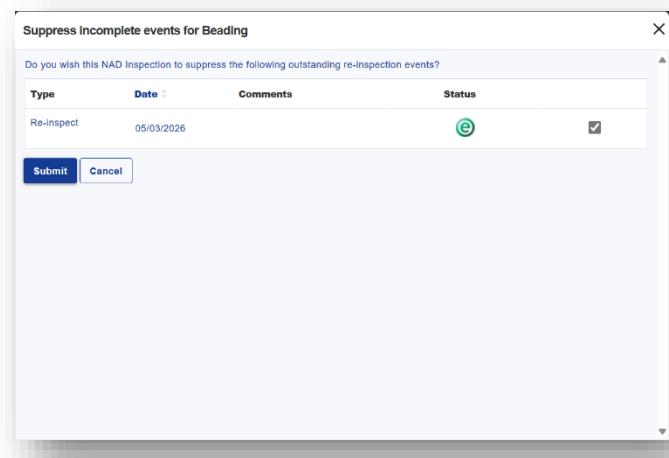
A zero score is therefore a non-asbestos sample result, we call this a NAD (No Asbestos Detected). We use a NAD inspection to finalise the story of our ACM. In the asbestos register we call this the completion process. This ends the ACM lifecycle and at that point the item is regarded as removed.

*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 screenshot shows the 'Asbestos location' page in the IPR Estate Management system. The left sidebar shows the navigation menu with 'Asbestos 03.08.06' selected. The main content area shows an 'Asbestos location' table with one row for 'Beading'. The 'Material description' column for this row is 'A.C - Asbestos Cement'. To the right of the table is a context menu with several options: 'View summary', 'Edit survey item', 'Delete survey item and all related data', 'Create a system from this survey item', 'Copy this survey item to other locations', 'NAD inspection' (which is highlighted with a red box), 'Re-inspection', and 'New 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.*



The screenshot shows a modal dialog titled 'Suppress incomplete events for Beading'. The dialog asks 'Do you wish this NAD Inspection to suppress the following outstanding re-inspection events?'. A table lists one event: 'Re-Inspect' on '05/03/2026' with a status of 'Pending' (indicated by a green circle with a white question mark). There are 'Submit' and 'Cancel' buttons at the bottom.

*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

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 > Corridor, 020 >

Search - enter two or more words

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 m <sup>2</sup>

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

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

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

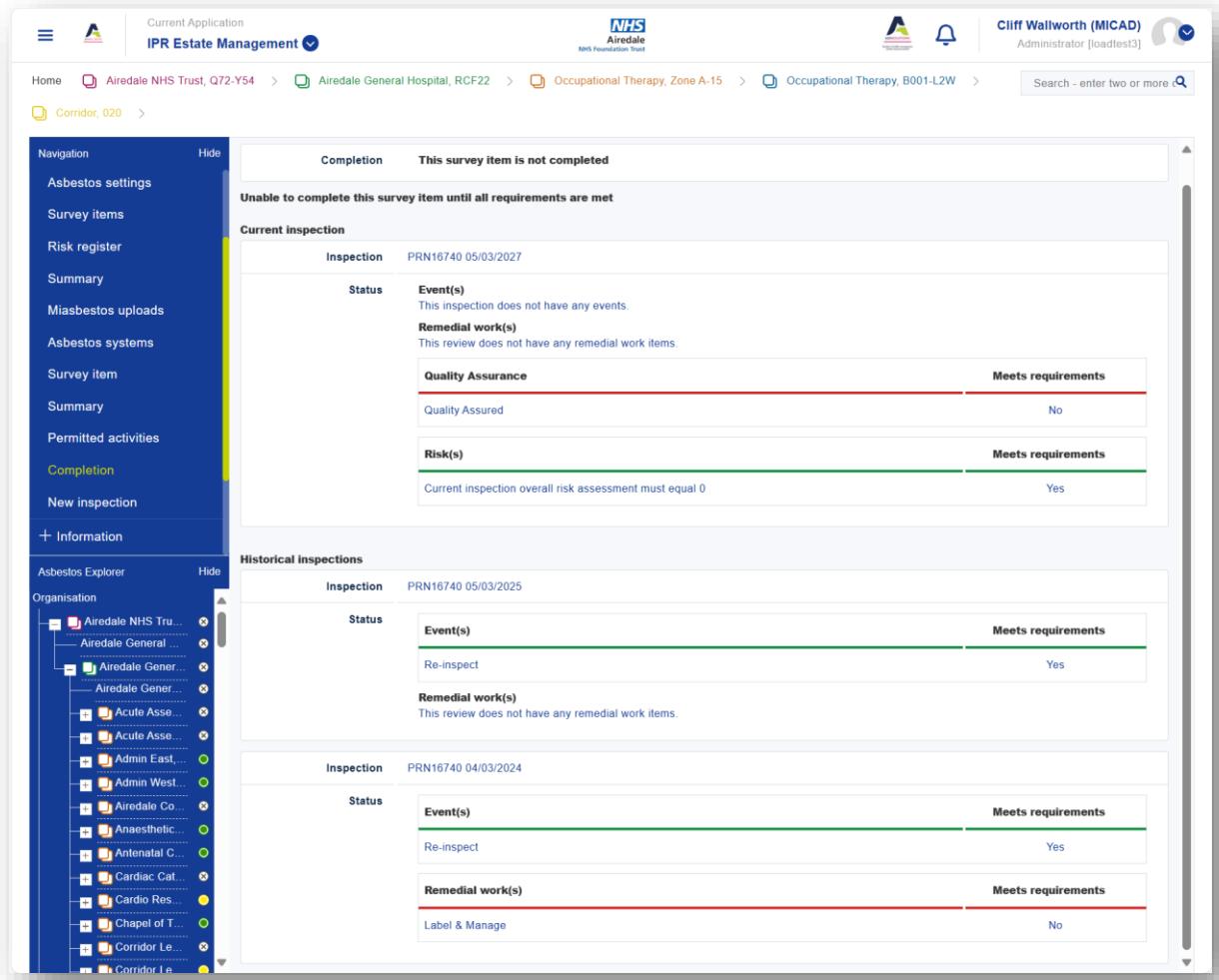
Asbestos inspection summary

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

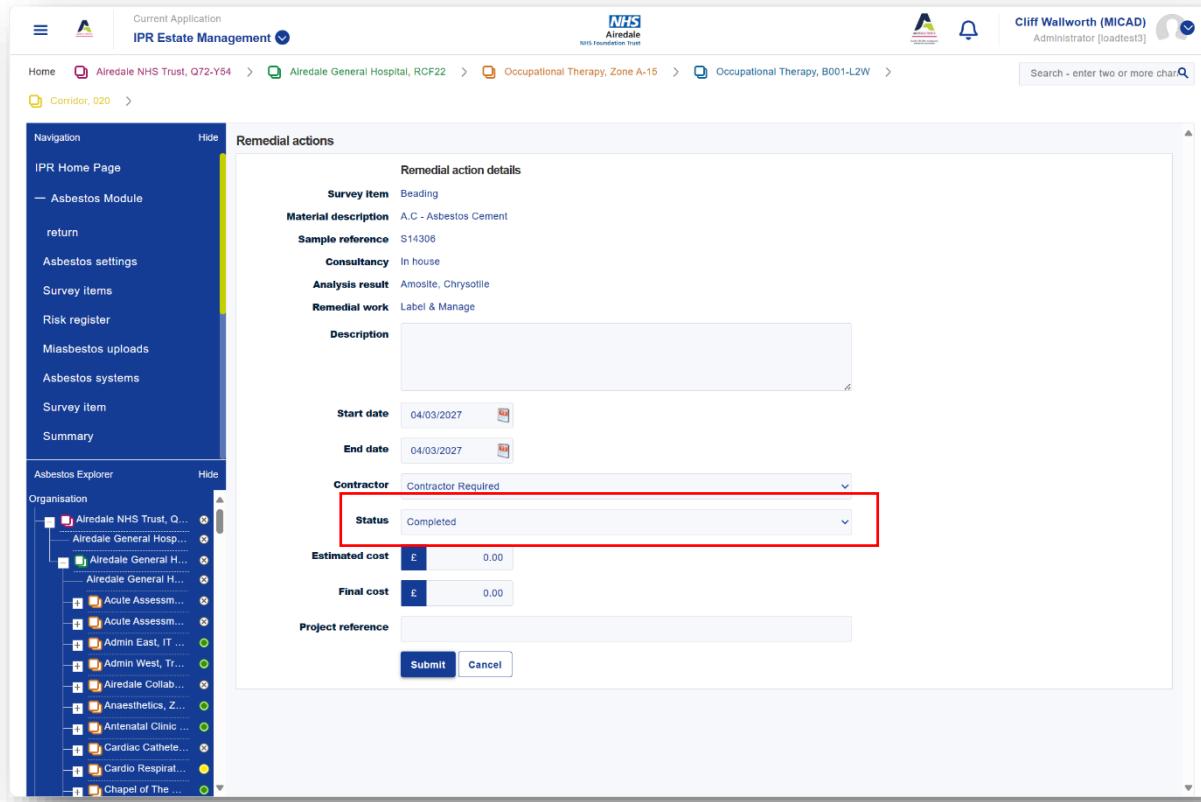


The screenshot shows the IPR Estate Management software interface. The left sidebar has a 'Navigation' section with links like Asbestos settings, Survey items, Risk register, Summary, Miasbestos uploads, Asbestos systems, Survey item, Permitted activities, Completion, New inspection, and + Information. Below that is the 'Asbestos Explorer' section with a tree view of the Airedale NHS Trust organization structure. The main content area is titled 'Completion' and shows a message: 'This survey item is not completed' and 'Unable to complete this survey item until all requirements are met'. It details the 'Current inspection' (Inspection PRN16740 05/03/2027) and 'Historical inspections' (Inspection PRN16740 05/03/2025 and PRN16740 04/03/2024). Each inspection section includes 'Status' (Event(s), Remedial work(s)), 'Meets requirements' (Yes or No), and a table for Quality Assurance and Risk(s). The 'Quality Assurance' table for the current inspection has a red underline under 'Meets requirements' (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 shows the 'Remedial actions' form in the IPR Estate Management software. The left sidebar shows a navigation menu with 'Asbestos Module' selected. The main form displays 'Remedial action details' for a survey item. The 'Status' dropdown is highlighted with a red box and set to 'Completed'. Other fields include 'Material description' (A.C - Asbestos Cement), 'Sample reference' (S14306), 'Consultancy' (In house), 'Analysis result' (Amosite, Chrysotile), 'Remedial work' (Label & Manage), 'Description' (empty), 'Start date' (04/03/2022), 'End date' (04/03/2022), 'Contractor' (Contractor Required), 'Status' (Completed), 'Estimated cost' (£ 0.00), 'Final cost' (£ 0.00), and 'Project reference' (empty). Buttons for 'Submit' and 'Cancel' are at the bottom.

*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

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	PRN16740 05/03/2027		
Status	<b>Event(s)</b> This inspection does not have any events. <b>Remedial work(s)</b> This review does not have any remedial work items.		
<b>Quality Assurance</b> <table border="1"> <tr> <td>Quality Assured</td> <td>Meets requirements</td> </tr> </table>		Quality Assured	Meets requirements
Quality Assured	Meets requirements		
<b>Risk(s)</b> <table border="1"> <tr> <td>Current inspection overall risk assessment must equal 0</td> <td>Meets requirements</td> </tr> </table>		Current inspection overall risk assessment must equal 0	Meets requirements
Current inspection overall risk assessment must equal 0	Meets requirements		

Cliff Wallworth (CliffWallworth@micad.co.uk) is signed in Yes

Historical Inspections

Inspection	PRN16740 05/03/2025
Status	<b>Event(s)</b> Re-inspect
<b>Remedial work(s)</b> This review does not have any remedial work items.	

Inspection	PRN16740 04/03/2024
Status	<b>Event(s)</b> Re-inspect
<b>Remedial work(s)</b> Label & Manage	

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.

Quality assurance

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 Certify & Complete

Click Certify & Complete

Completion report for survey item - Beading

Completion This survey item is not completed

Set as complete

Current inspection

Inspection	Status	Meets requirements
PRN16740 05/03/2027	Event(s) This inspection does not have any events.	Yes
	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	Status	Meets requirements
PRN16740 05/03/2025	Event(s) Re-inspect	Yes
	Remedial work(s) This review does not have any remedial work items.	
PRN16740 04/03/2024	Event(s) Re-inspect	Yes
	Remedial work(s) Label & Manage	Meets requirements

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 Hosp...
  - Airedale General Hos...
  - Airedale General Hos...
  - Acute Assessment
  - Acute Assessment
  - Admin East, IT De...
  - Admin West, Trust...
  - Airedale Collabora...
  - Anesthetics, Zon...
  - Antenatal Clinic &
  - Cardiac Catheter
  - Cardio Respiratory...
  - Chapel of The Go...
  - Corridor Level 0...
  - Corridor Level 1...

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.

Completion report for survey item - Beading

Completion  REMOVED

[Set as not complete](#)

**Current inspection**

Inspection	PRN16740 05/03/2027	Meets requirements
Status	Event(s) This inspection does not have any events.	
	Remedial work(s) This review does not have any remedial work items.	
Quality Assurance	Quality Assured	Yes
Risk(s)	Current inspection overall risk assessment must equal 0	Yes

**Historical inspections**

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

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

The screenshot shows a software interface for 'IPR Estate Management' under 'Current Application'. The top navigation bar includes the NHS Airedale logo and a search bar. The main content area is titled 'Survey item inspection summary' for 'Corridor, 020'.

**Completion:**  REMOVED

**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:**

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:**

- Overall risk assessment: 0
- Category: Asbestos Not Detected

**Photographs:** There are no photos for this review  
[Add photograph](#)

**Comments:** Not specified  
**Worth considering:** Not specified

[Delete](#)

**Remedial work:** No remedial works to display for this inspection

**Certificates:**

[Add certificates](#)

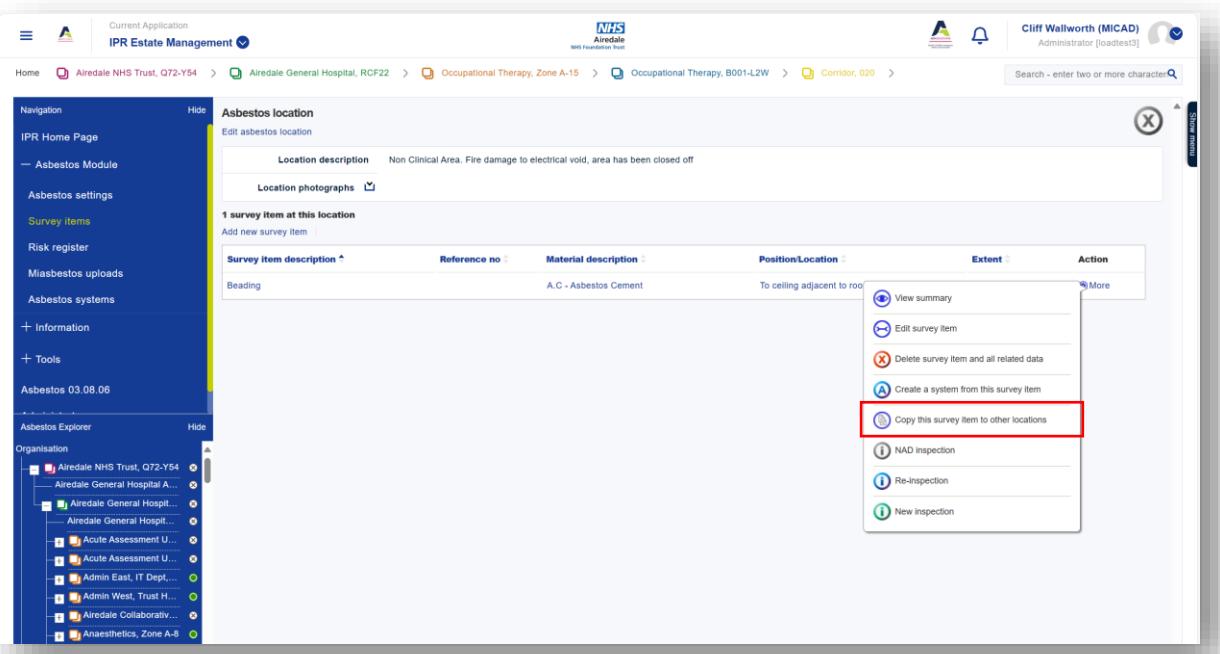
There are no certificates associated with this survey item

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



The screenshot shows the IPR Estate Management software interface. The left sidebar has a 'Survey items' section. The main content area is titled 'Asbestos location' with a sub-section 'Survey item at this location'. A survey item for 'Building' is listed with 'A.C - Asbestos Cement' as the material and 'To ceiling adjacent to roof' as the position/location. A context menu is open on the right, listing actions: 'View summary', 'Edit survey item', 'Delete survey item and all related data', 'Create a system from this survey item', 'Copy this survey item to other locations' (which is highlighted with a red box), 'NAD inspection', 'Re-Inspection', and 'New inspection'.

*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 X

**Copy survey item details**

Survey item	<input checked="" type="checkbox"/>
Permitted activities	<input type="checkbox"/>
Certificates	<input type="checkbox"/>
Inspection	<input type="checkbox"/>
Inspection most recent	<input checked="" type="radio"/> Only <input type="radio"/> All inspections
Photographs	<input type="checkbox"/>
Events	<input type="checkbox"/>
Remedial actions	<input type="checkbox"/>

[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**

<b>Survey item</b>	<input checked="" type="checkbox"/>
<b>Permitted activities</b>	<input checked="" type="checkbox"/>
<b>Certificates</b>	<input checked="" type="checkbox"/>
<b>Inspection</b>	<input checked="" type="checkbox"/>
<b>Inspection most recent</b>	<input type="radio"/> Only <input checked="" type="radio"/> All inspections
<b>Photographs</b>	<input checked="" type="checkbox"/>
<b>Events</b>	<input checked="" type="checkbox"/>
<b>Remedial actions</b>	<input checked="" type="checkbox"/>

[Up a level](#)

 [Occupational Therapy, B001-L2W](#)

<b>Locations</b>	<b>Check</b>
(X) ► Corridor, 020	<input type="checkbox"/>
(C) ► Office, 001	<input type="checkbox"/>
(C) ► Office, 002	<input type="checkbox"/>
(C) ► Office, 003	<input type="checkbox"/>
(X) ► Office, 004	<input type="checkbox"/>
(X) ► Store, 005	<input type="checkbox"/>
(X) ► Office, 006	<input type="checkbox"/>
(X) ► Office, 007	<input type="checkbox"/>
(C) ► Room - Appliance/s, 008	<input type="checkbox"/>
(X) ► Area - Waiting, 009	<input checked="" type="checkbox"/>
(C) ► Shop - Friends Of Airedale, 010	<input type="checkbox"/>
(C) ► Lift, 011	<input type="checkbox"/>
(X) ► 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 refence, 'Similar to' or 'As'. These prefixes can be defined by your system administrator if you have a particular prefix preference.*

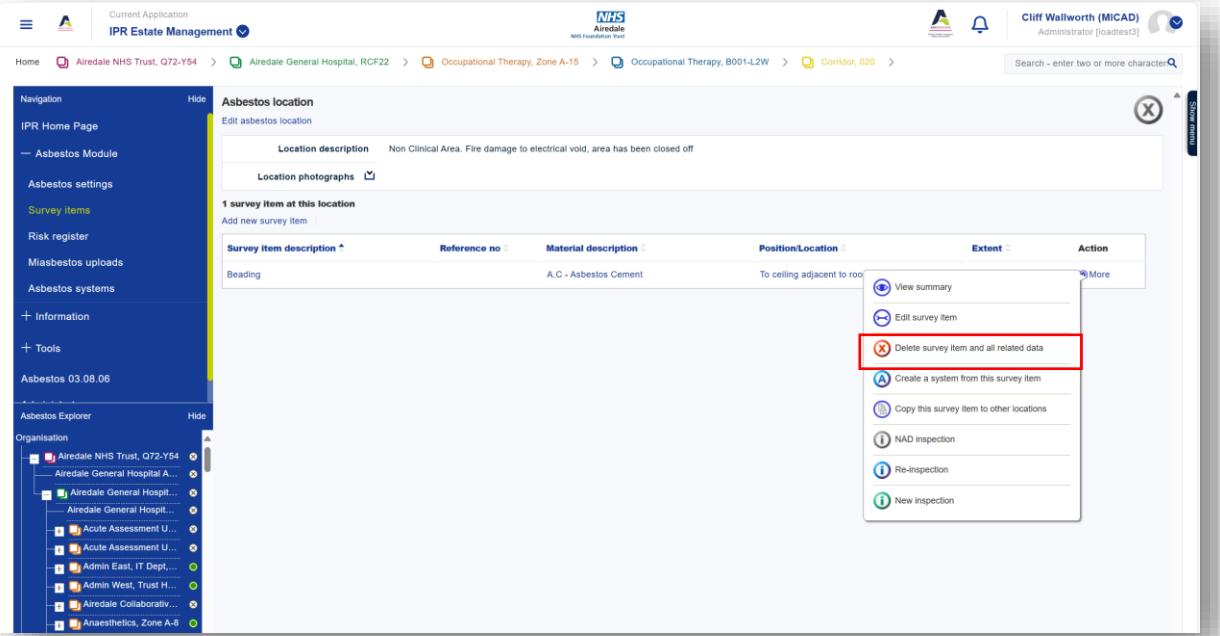
## Delete a survey item

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.

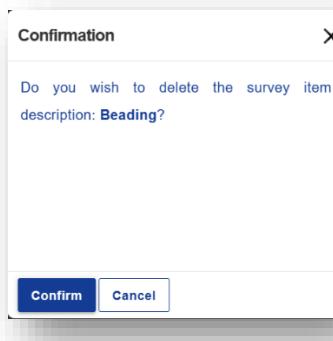
Generally asbestos can be managed out via normal lifecycle change or moved between rooms if there's been a recognisable accountability and simple layout changes. Of course, an item can be totally deleted if there were some input error during the data entry process too.

*Let's assume this item is needs deleting*



The screenshot shows the 'Asbestos location' page in the IPR Estate Management system. The left sidebar shows a navigation menu with 'Survey items' selected. The main content area displays a table with one survey item: 'Beading' (Material description: 'A.C - Asbestos Cement'). A context menu is open for this item, with the 'Delete survey item and all related data' option highlighted.

*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

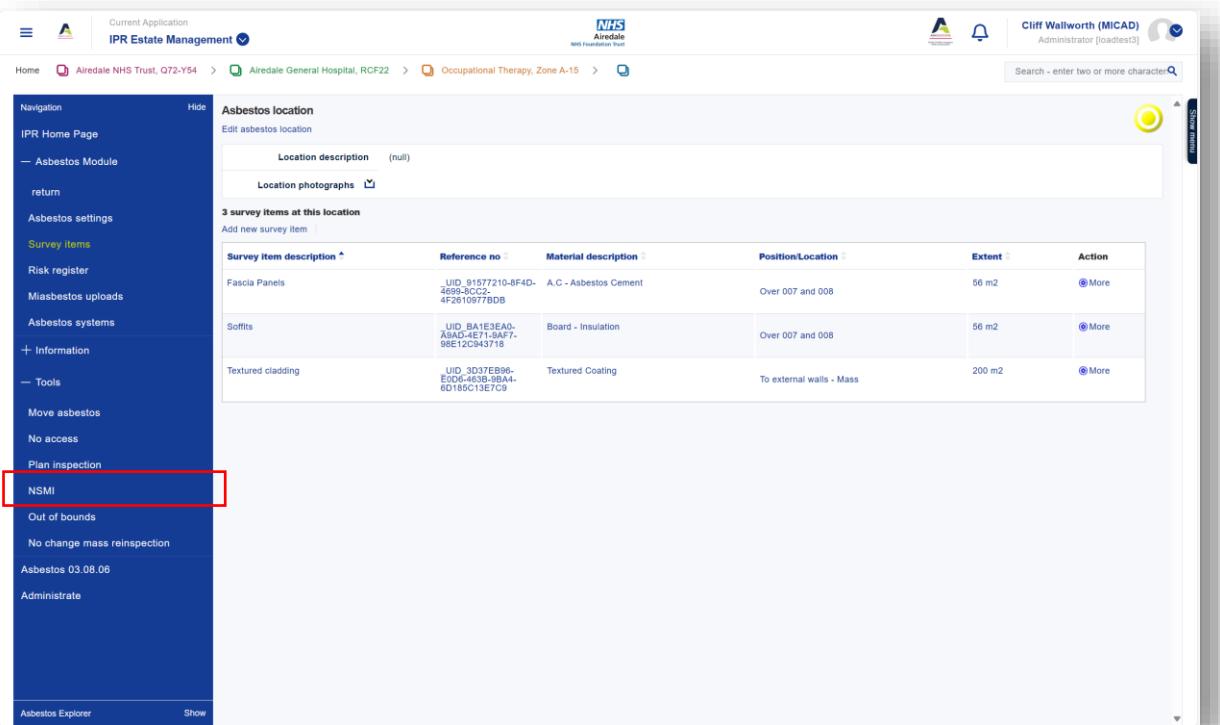
Asbestos surveys are fundamentally exception-based assessments when paired with space management. When ACMs are found they are then reported with a location, in this order. Traditionally, on paper the survey findings are a report focussing on items inspected and sampled. ACMs and suspect materials are 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 assure 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.



Survey item description	Reference no.	Material description	Position/Location	Extent	Action
Fascia Panels	UID:91577210-8F4D-4699-BCC2-4F2610977BDB	A.C - Asbestos Cement	Over 007 and 008	56 m <sup>2</sup>	<a href="#">More</a>
Soffits	UID:8A1E3EA0-9A9D-4E71-8A97-98E12C943718	Board - Insulation	Over 007 and 008	56 m <sup>2</sup>	<a href="#">More</a>
Textured cladding	UID:4D37E886-E0D6-463B-BB44-6D185C13E7C9	Textured Coating	To external walls - Mass	200 m <sup>2</sup>	<a href="#">More</a>

*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 X

**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"/>

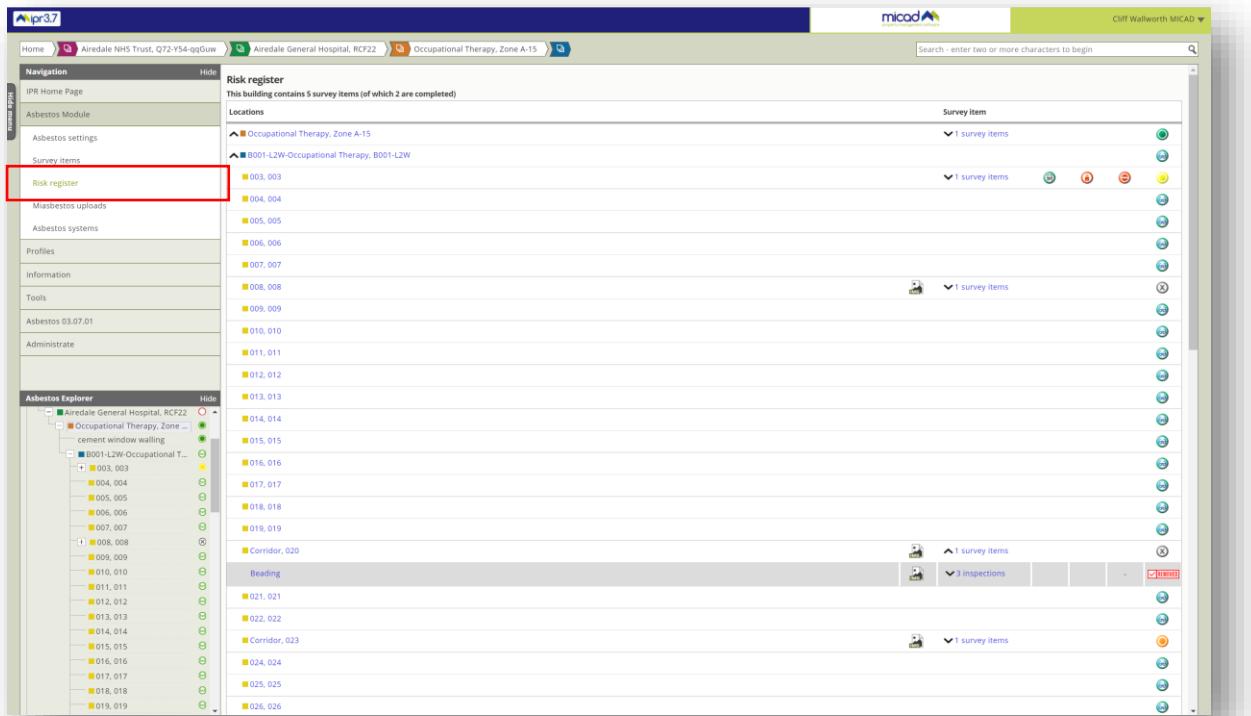
Submit Cancel

*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 are 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.

Current Application  
IPR Estate Management

NHS Airedale  
NHS Foundation Trust

Cliff Wallworth (MiCAD)  
Administrator [loadtest13]

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

**Risk register**  
This room contains 1 survey item (of which 1 is completed)

Locations	Survey Item
Corridor, 020	<a href="#">1 survey items</a>

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

**History**

Navigation  
IPR Home Page  
Asbestos Module  
Asbestos settings  
Survey items  
Risk register  
Miasbestos uploads  
Asbestos systems  
+ Information  
+ Tools  
Asbestos 03.08.06  
Asbestos Explorer  
Organisation  
Airedale NHS Trust, Q72-Y54  
Airedale General Hospital A...  
Airedale General Hosp...  
Airedale General Hosp...  
Acute Assessment U...

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.

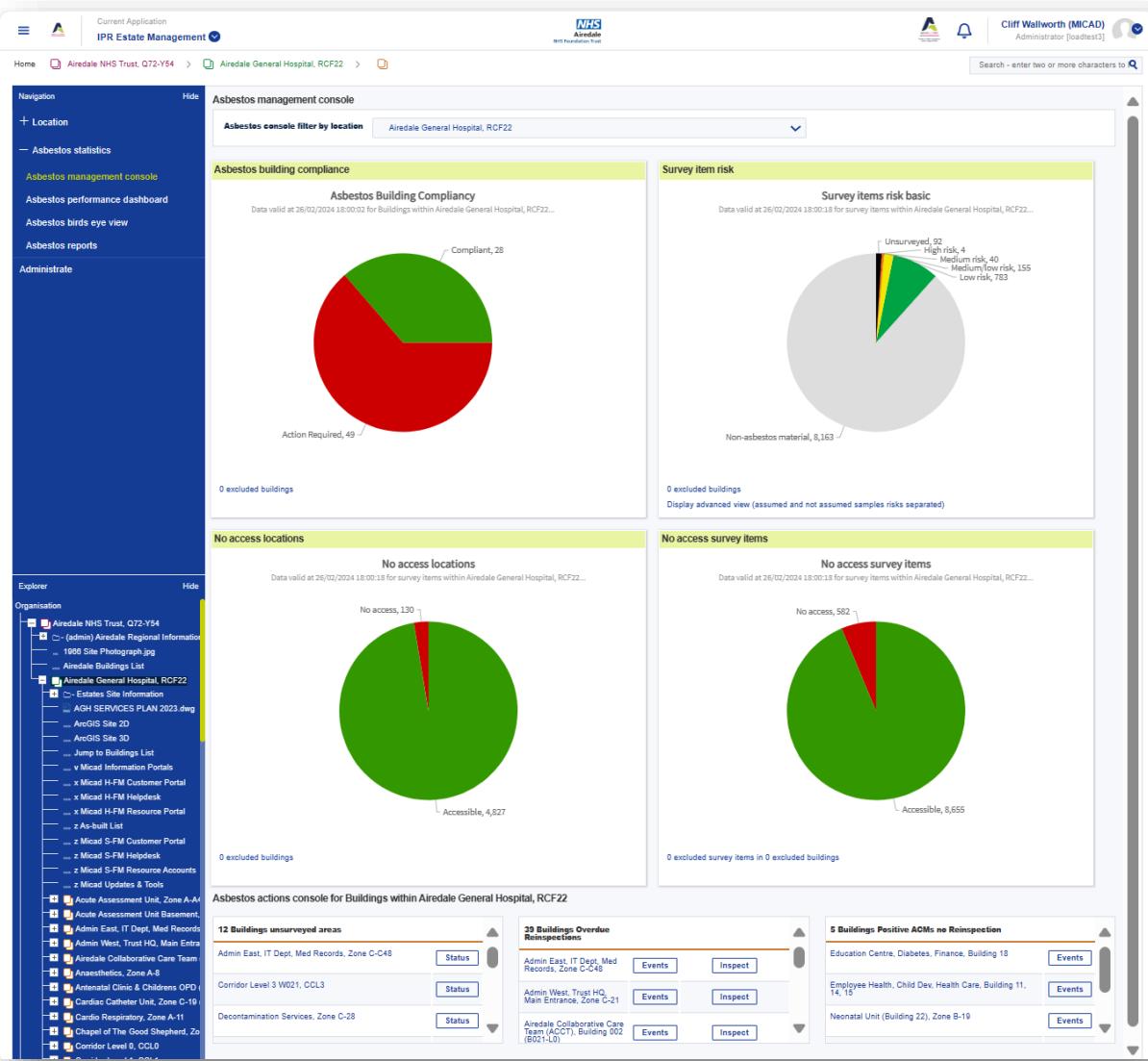
During your review you will navigate and see risk and status icons to the right. These form a uniform and unambiguous appraisal of the location state. Look for Un-surveyed, NSMI, No Access, plan an inspection & Out of bounds – these are location status. Click further to get to item counts within each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

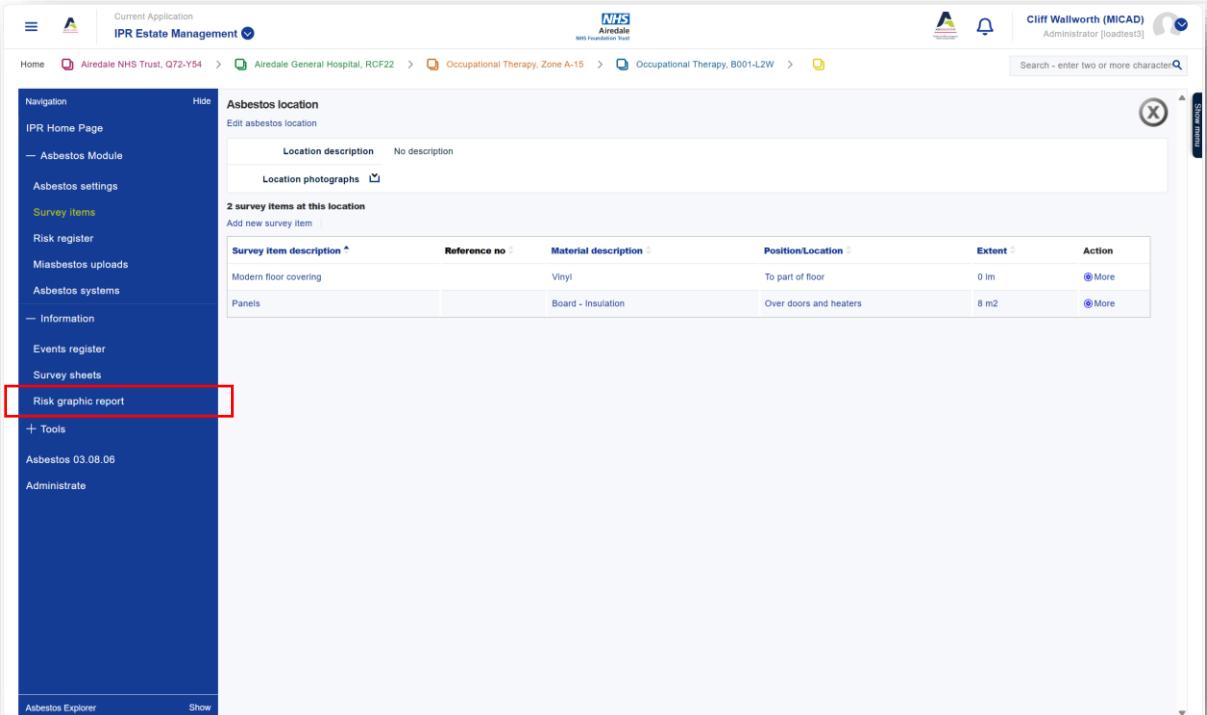
*Overdue re-inspections – a positive ACM has a diaryed survey event that has gone overdue*

*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.

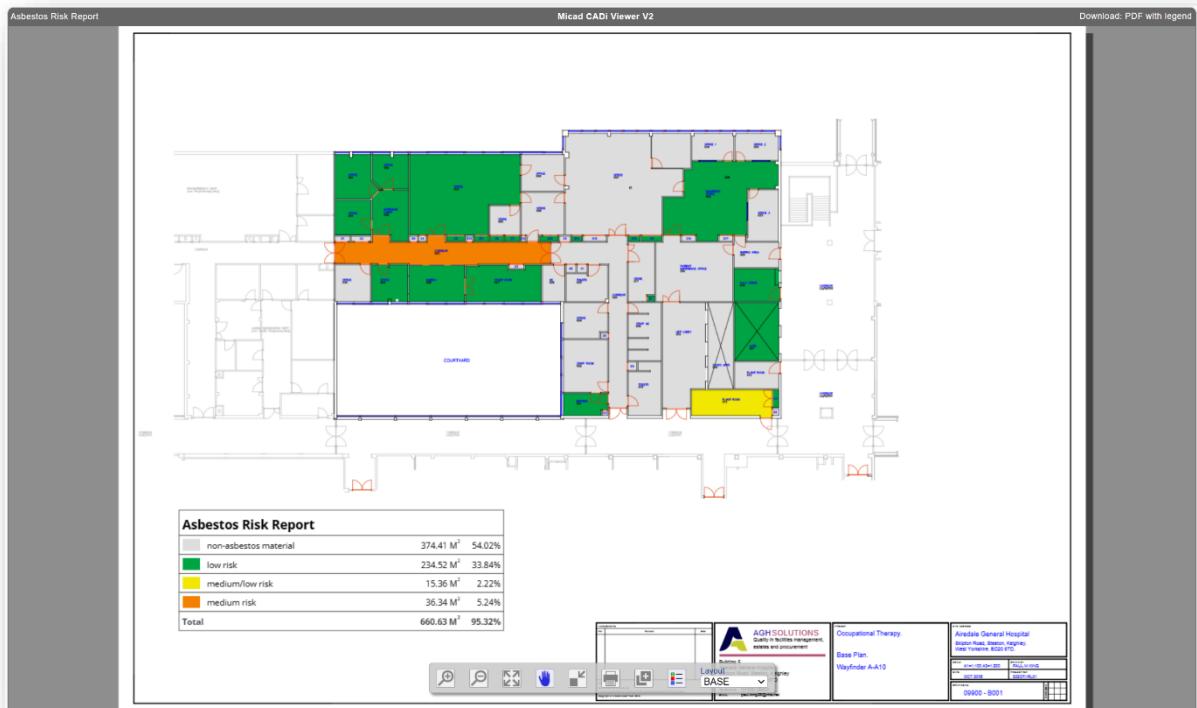
*From the Asbestos module left menu – at floor level, click on Information, Risk graphic report.*



The screenshot shows the IPR Estate Management application interface. The left sidebar is a navigation menu with a red box highlighting the 'Risk graphic report' option under the 'Information' section. The main content area is titled 'Asbestos location' and shows a table of survey items. The table has columns for Survey item description, Reference no., Material description, Position/Location, Extent, and Action. Two items are listed: 'Modern floor covering' and 'Panels'.

Survey item description	Reference no.	Material description	Position/Location	Extent	Action
Modern floor covering		Vinyl	To part of floor	0 m	<a href="#">More</a>
Panels		Board - Insulation	Over doors and heaters	8 m <sup>2</sup>	<a href="#">More</a>

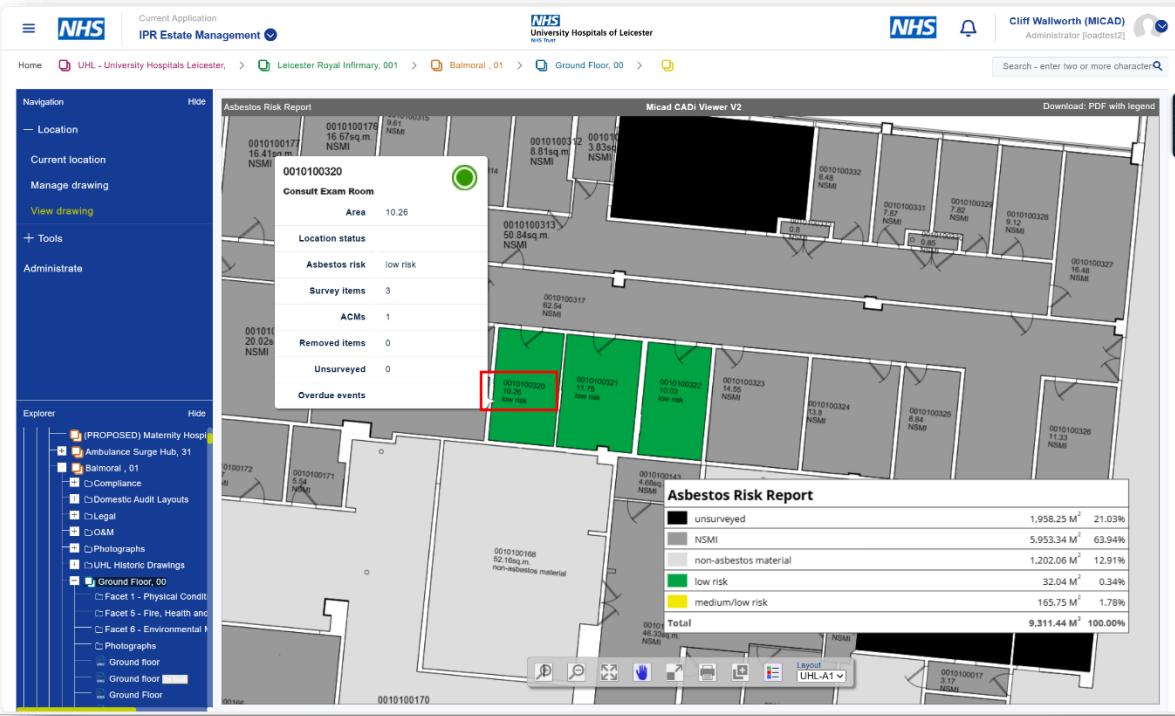
You can use the CAD drawings to assist with identifying the locations on site. Zoom right in on structural detail and the fine text for room numbers. The mouse wheel and left click provides pan and zoom.



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

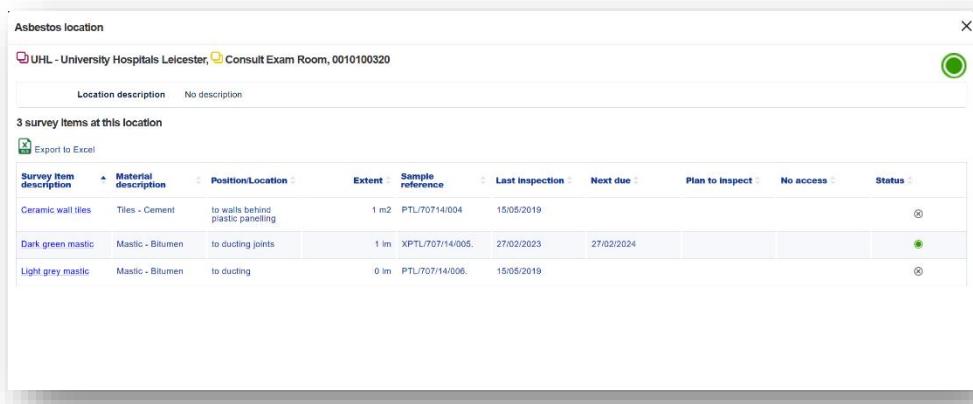
## Drawings and asbestos risk graphic reports, interactive reviewing

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.



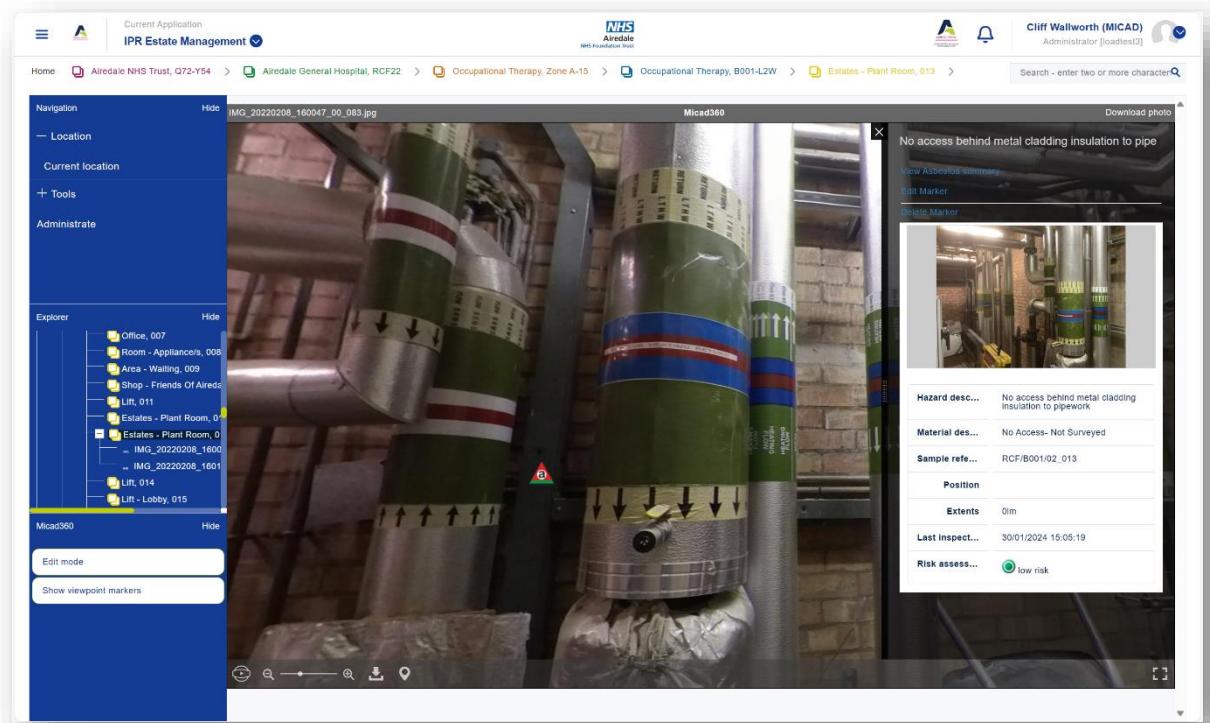
All of the essential management information is revealed for the room/space by clicking through the attributes. The content in the table can be sorted during the reviewing process and if further insight

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.



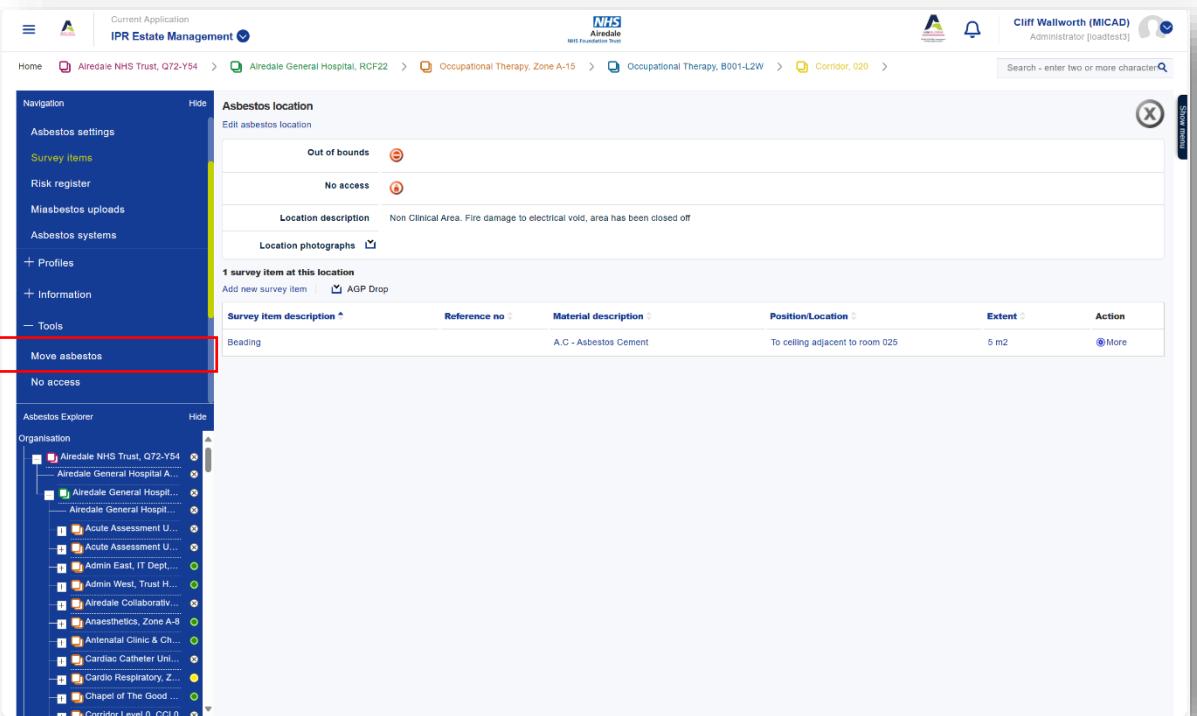
*When you upload a 360 photo to room in IPR, if that room has asbestos items recorded the 360 viewer allows you to drag asbestos (triangular warning) markers onto the 360-orbiting photo. The markers are interactive and ideal for users browsing as they pan around the image.*

*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.

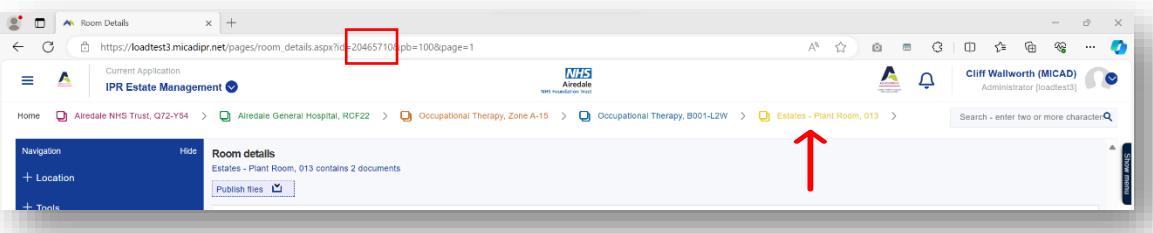
Move Asbestos is an Asbestos Administrator's feature. This link will not appear for users without this permission.



The screenshot shows the 'Asbestos location' page in the IPR Estate Management application. The 'Tools' menu on the left is highlighted with a red box, and the 'Move asbestos' option is selected. The main content area shows an asbestos item at a location with a description: 'Non Clinical Area. Fire damage to electrical void, area has been closed off'. A table lists the survey item details: Survey Item description (Beading), Reference no. (A.C - Asbestos Cement), Material description (A.C - Asbestos Cement), Position/Location (To ceiling adjacent to room 025), Extent (5 m2), and Action (More). The URL in the browser is [https://loadtest3.micadipr.net/pages/asbestos\\_location.aspx?id=20465710&pb=100&page=1](https://loadtest3.micadipr.net/pages/asbestos_location.aspx?id=20465710&pb=100&page=1).

*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*



The screenshot shows the 'Room Details' page for 'Plant Room, 013'. The URL in the browser is [https://loadtest3.micadipr.net/pages/room\\_details.aspx?id=20465710&pb=100&page=1](https://loadtest3.micadipr.net/pages/room_details.aspx?id=20465710&pb=100&page=1). A red box highlights the location ID '20465710' in the URL. A red arrow points to the location ID in the URL.

*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](https://loadtest3.micadipr.net/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.

Move asbestos

Source location ID: 20543380

Get source location by sample reference number

**Survey Items**

Description	Survey ref no	Material description	Position / Locations	Extent	Move
Beading		A.C - Asbestos Cement	To ceiling adjacent to room 025	5 m <sup>2</sup>	<input checked="" type="checkbox"/>

**Move selected survey Items**

Destination location ID: 20465710

Location ID must be set

The central article will then show the target location content.

Move asbestos

Source location ID: 20543380

Get source location by sample reference number

**Survey Items**

Description	Survey ref no	Material description	Position / Locations	Extent	Move
Beading		A.C - Asbestos Cement	To ceiling adjacent to room 025	5 m <sup>2</sup>	<input checked="" type="checkbox"/>

**Move selected survey Items**

Destination location ID: 20465710

**Survey Items**

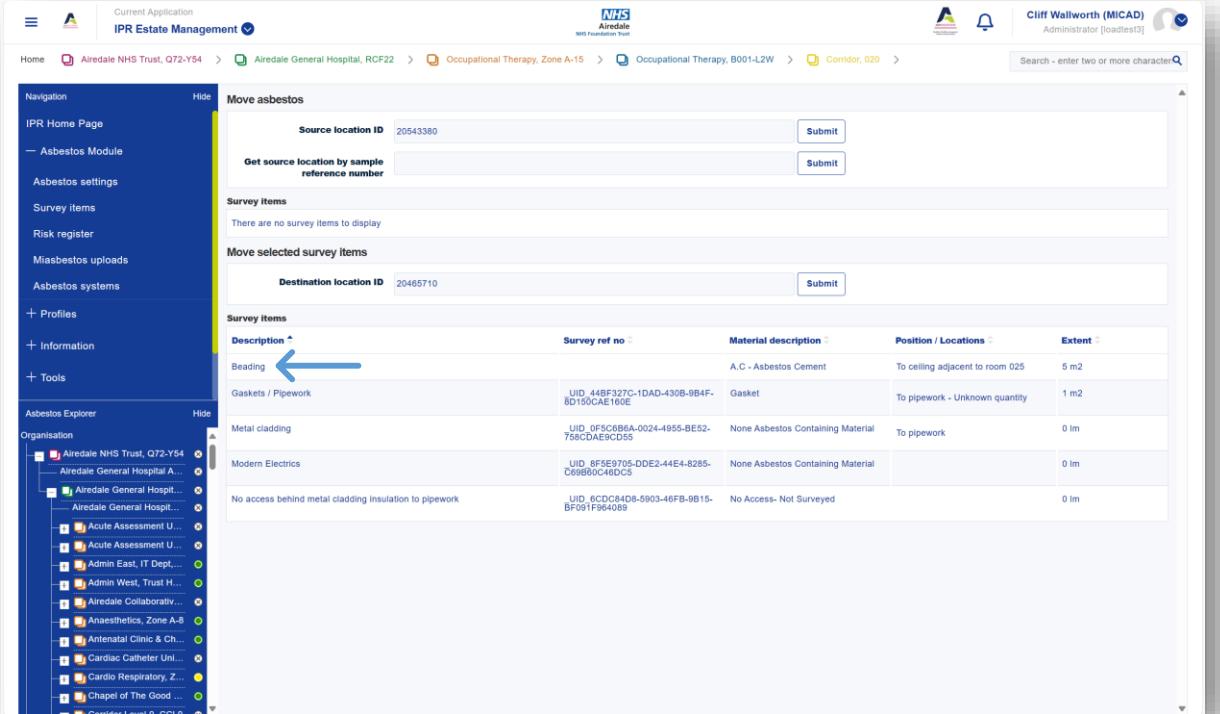
Description	Survey ref no	Material description	Position / Locations	Extent
Gaskets / Pipework	UID: 44BF327C-1DAD-430B-9B4F-8D150CAE160E	Gasket	To pipework - Unknown quantity	1 m <sup>2</sup>
Metal cladding	UID: 0F5C9B6A-0024-4955-BE52-75BCDAE1CD55	None Asbestos Containing Material	To pipework	0 lm
Modern Electrics	UID: 8F5E9705-DDE2-44E4-8285-C6B9B00C46D5	None Asbestos Containing Material		0 lm
No access behind metal cladding insulation to pipework	UID: 6CDCA4D8-5903-46FB-9B15-BF091F964089	No Access- Not Surveyed		0 lm

**Organisation**

- Airedale NHS Trust, Q72-Y54
  - Airedale General Hospital, RCF22
  - Occupational Therapy, Zone A-15
  - Occupational Therapy, B001-L2W
  - Corridor, 020

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.



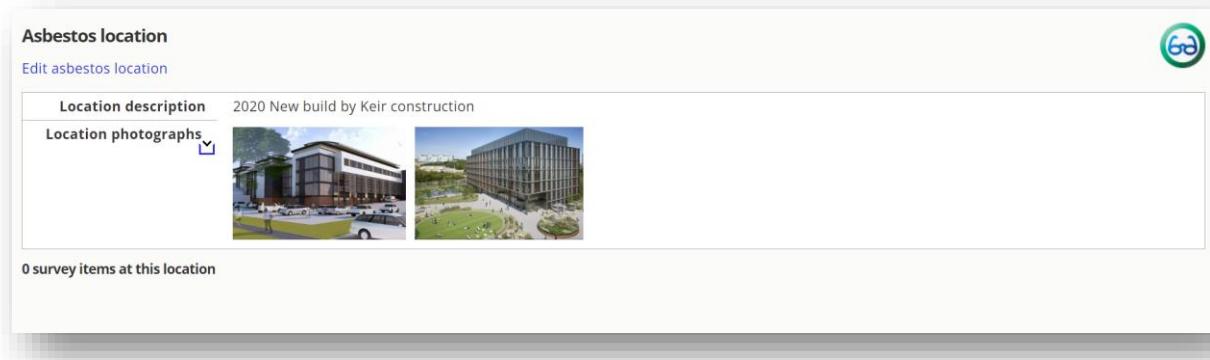
The screenshot shows the 'Move asbestos' feature in the IPR Estate Management application. The left sidebar shows the 'Asbestos Explorer' tree structure. The main panel is titled 'Move asbestos' and contains sections for 'Move asbestos' and 'Move selected survey items'. The 'Survey Items' section shows a table with columns: Description, Survey ref no, Material description, Position / Locations, and Extent. The table lists several items, with 'Beading' highlighted by a blue arrow. The 'Move selected survey items' section shows a table with a single row for 'Destination location ID' (20465710) and a 'Submit' button.

Description	Survey ref no	Material description	Position / Locations	Extent
Beading	UID_44BF327C-1DAD-430B-9B4F-8D150CAE160E	A.C - Asbestos Cement	To ceiling adjacent to room 025	5 m2
Gaskets / Pipework	7586DAE5CD55	Gasket	To pipework - Unknown quantity	1 m2
Metal cladding	UID_0F5C6B6A-0024-4955-BE52-C69B80C46DC5	None Asbestos Containing Material	To pipework	0 lm
Modern Electrics	UID_8E5E9705-DDE2-44E4-8285-C69B80C46DC5	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

## 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 your NSNI findings, adds more credibility to your location notes.

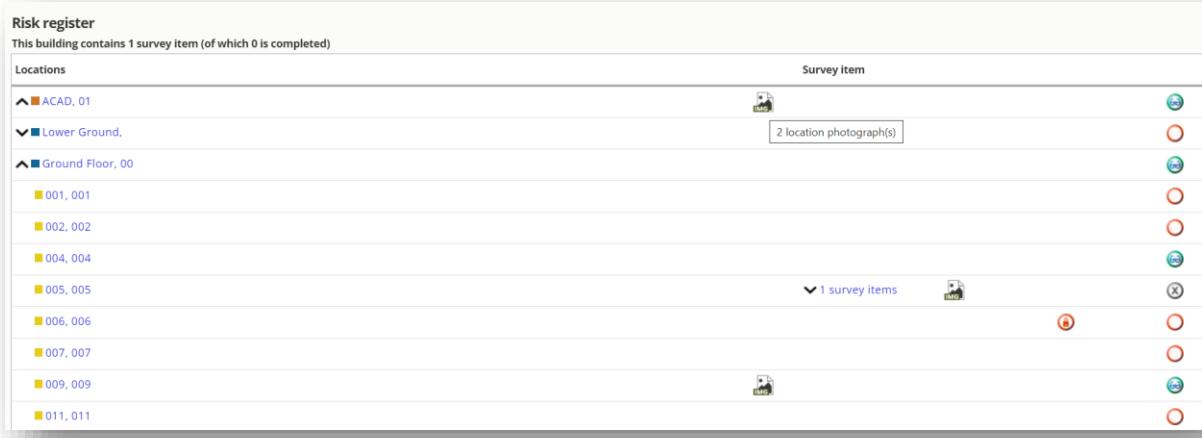


*"Belt and braces" the NSMI status, comments and photos clearly shows what was observed during the survey*

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



The screenshot shows the 'Risk register' interface. At the top, it says 'This building contains 1 survey item (of which 0 is completed)'. Below this is a 'Locations' tree view:

- ACAD, 01 (expanded)
- Lower Ground, 00 (expanded)
- Ground Floor, 00 (expanded)
  - 001, 001
  - 002, 002
  - 004, 004
  - 005, 005
  - 006, 006
  - 007, 007
  - 009, 009
  - 011, 011

On the right, there is a 'Survey item' table:

	Survey item	
	2 location photograph(s)	

At the bottom right of the table, there is a '▼ 1 survey items' button and a camera icon.

*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 can't be set NSMI. The system won't allow contradictory status, in the previous release, it's 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
001, 001	<input type="checkbox"/>
002, 002	<input type="checkbox"/>
004, 004	<input type="checkbox"/>
005, 005	<input type="checkbox"/>
006, 006	<input type="checkbox"/>
007, 007	<input type="checkbox"/>
009, 009	<input type="checkbox"/>
011, 011	<input type="checkbox"/>
012, 012	<input type="checkbox"/>
013, 013	<input type="checkbox"/>
005.1, 005.1	<input type="checkbox"/>
005.2, 005.2	<input type="checkbox"/>
005.3, 005.3	<input type="checkbox"/>
005.4, 005.4	<input type="checkbox"/>
014, 014	<input type="checkbox"/>
015, 015	<input type="checkbox"/>
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

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

*Use the page index to access user accounts*

**END**