

Asbestos Management Plan

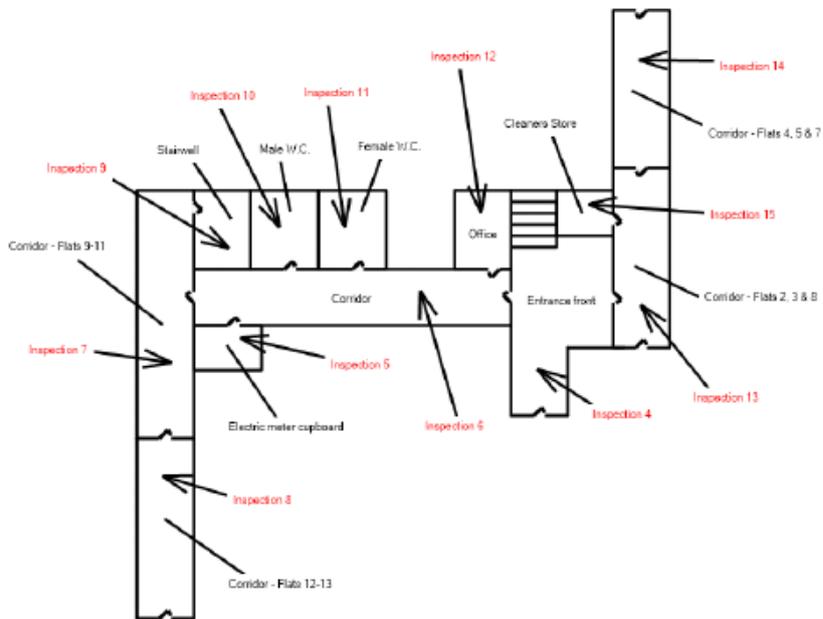
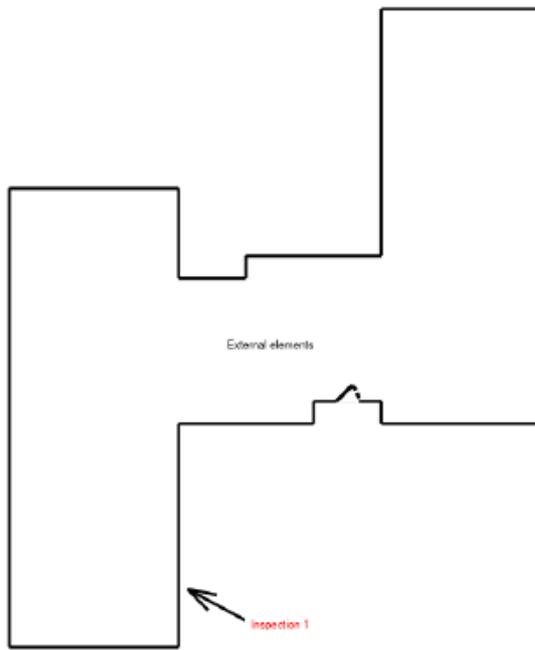


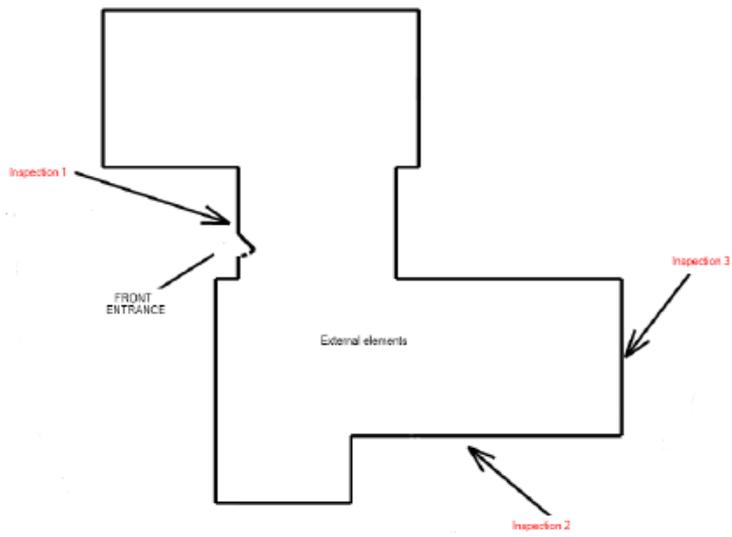
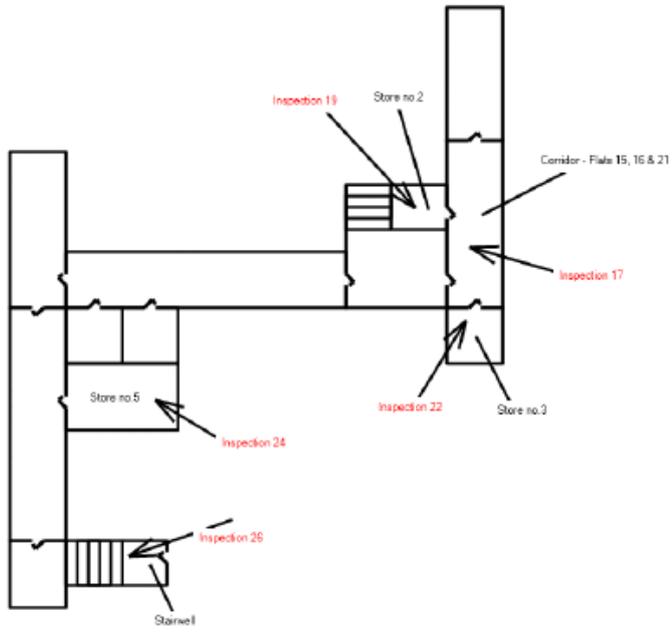
UPRN:	3ROBI1_Ext_Com
Location:	B27 ROBINSON HOUSE (1 - 27), HORDEN, SR8 4DD
Survey Date:	27/03/2024
Surveyed By:	Franks
Survey Reference:	J087891
Responsible Person:	Emma Jorgenson – Compliance Manager
Reinspection Frequency	12 months
Reinspection Due:	27/03/2025

Revision: 003

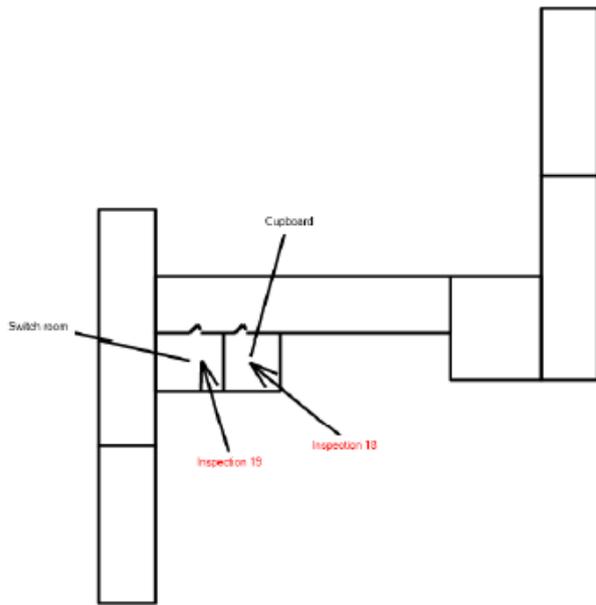
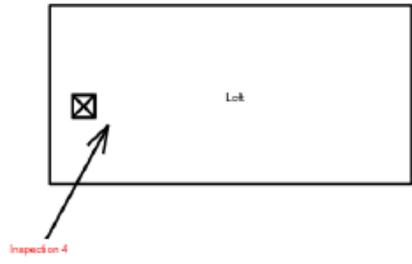
Date: 08/04/2024

SITE PLAN:





Accessed from ground
floor male w.c.



ASBESTOS REGISTER:

Location : Floor	Location: Room	Location : Area	Item Assessed	Material	Quantity	Unit of Measure	Level of ID	Condition	Surface Treatment	Asbestos Type	Material Assessment score	Priority Score	Overall Assessment score
Ground Floor	Entrance front	floor	Floor tiles	Floor tiles	30	m2	sampled	good	0	Chrysotile	2	8	10
Ground Floor	Switch Room	floor	Floor tiles	Floor tiles	6	m2	presumed	good	0	Chrysotile	2	6	8
Ground floor	Corridor - flats 12-13	floor	Floor tiles	Floor tiles	15	m2	presumed	good	0	Chrysotile	2	8	10
Ground Floor	Corridor - flats 2, 3 + 8	floor	Floor tiles	Floor tiles	15	m2	presumed	good	0	Chrysotile	2	8	10
Ground Floor	Corridor - flats 9 - 11	floor	Floor tiles	Floor tiles	25	m2	presumed	good	0	Chrysotile	2	8	10
Ground floor	Stairwell	floor	Floor tiles	Floor tiles	5	m2	presumed	good	0	Chrysotile	2	7	9
Ground Floor	Male toilets	floor	Floor tiles	Floor tiles	6	m2	presumed	good	0	Chrysotile	2	8	10
Ground Floor	Female toilets	floor	Floor tiles	Floor tiles	10	M2	presumed	good	0	Chrysotile	2	8	10
Ground Floor	Office	floor	Floor tiles	Floor tiles	5	m2	presumed	good	0	Chrysotile	2	8	10
Ground Floor	Corridor to day room	floor	Floor tiles	Floor tiles	18	m2	presumed	good	0	Chrysotile	2	8	10
Ground Floor	Corridor - flats 4, 5, 7	floor	Floor tiles	Floor tiles	14	m2	presumed	good	0	Chrysotile	2	8	10
Ground Floor	cleaners Store Room	floor	Floor tiles	Floor tiles	1.5	m2	presumed	Low damage	0	Chrysotile	2	6	8
Ceiling Void	Corridor - flats 15, 16, + 21	joists to ceiling void	cement packing	asbestos cement	>5	no	sampled	Low damage	1	Chrysotile	4	8	12
1st Floor	Store Room 2	floor	Floor tiles	Floor tiles	2	m2	sampled	Low damage	0	Chrysotile	3	6	9

1st Floor	Store Room 3	floor	Floor tiles	Floor tiles	2	m2	presumed	Low damage	0	Chrysotile	3	6	9
1st Floor	Store Room 4	floor	Floor tiles	Floor tiles	10	m2	sampled	Low damage	0	Chrysotile	3	6	9
1st Floor	Stairwell/Staircase	floor	Floor tiles	Floor tiles	0.75	m2	presumed	Low damage	0	Chrysotile	2	7	9
External	External elements	wall	damp proof course	Bituminous	>50	lm	sampled	Low damage	0	Chrysotile	3	2	8
External	External elements	floor	debris	asbestos cement	>1	m2	sampled	Low damage	1	Chrysotile	4	8	12
External	External elements	floor	debris	asbestos cement	>5	m2	sampled	high	1	Chrysotile	6	8	14
External	External elements	floor	debris	asbestos cement	>5	m2	sampled	high	1	Chrysotile	6	8	14
1st Floor	cupboard	floor	Floor tiles	floor tiles	3	m2	sampled	low damage	0	Chrysotile	3	7	10
1st Floor	Switch Room	floor	Floor tiles	floor tiles	4	m2	presumed	low damage	0	Chrysotile	3	4	7

ASBESTOS ACTION PLAN:

Location: Floor	Location: Room	Location: Area	Item Assessed	Material	Management Action	Closure by?	Actioned	Completed	Notes
Ground Floor	Entrance front	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Switch Room	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground floor	Corridor - flats 12-13	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Corridor - flats 2, 3 + 8	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Corridor - flats 9 - 11	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground floor	Stairwell	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Male toilets	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Female toilets	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Office	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	access and update survey at next re-inspection
Ground Floor	Corridor to day room	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Corridor - flats 4, 5, 7	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	cleaners Store Room	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	

Ceiling Void	Corridor - flats 15, 16, + 21	joists to ceiling void	cement packing	asbestos cement	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
1st Floor	Store Room 2	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
1st Floor	Store Room 3	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
1st Floor	Store Room 4	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
1st Floor	Stairwell/Staircase	floor	Floor tiles	Floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
External	External elements	wall	damp proof course	Bituminous	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
External	External elements	floor	debris	asbestos cement	Remove	Neil Thompson	05/04/2024	17/04/2024	Works issued to Regen 05/04/2024
External	External elements	floor	debris	asbestos cement	Remove	Neil Thompson	05/04/2024	17/04/2024	Works issued to Regen 05/04/2024
External	External elements	floor	debris	asbestos cement	Remove	Neil Thompson	05/04/2024	17/04/2024	Works issued to Regen 05/04/2024
1st Floor	cupboard	floor	Floor tiles	floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
1st Floor	Switch Room	floor	Floor tiles	floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	

Communication Plan:

Note, this is a management plan for the identified and presumed asbestos containing materials only. For full property details please refer to the original survey.

Our rationale is to share and provide our asbestos information with all tenants, staff, contactors and building users where applicable.

Asbestos information is available via:

- Asbestos Report folders on TEAMS
- Pimss
- QL
- 1st Touch
- Surveying & analytical contractor's portals
- Removal contractor's portal
- Premises logbook, where applicable

Managers and project leads shall ensure that all staff and partnering contractors are provided with site specific information in advance of starting work.

Staff who visit a property and have concerns around the asbestos management in that property, should contact the Compliance Team / Health and Safety Team to discuss.

Contractors must be requested to inform on any findings, which they consider require amendment to the Asbestos Register, i.e. discovery of suspect material not previously shown.

Employees who are encouraged to review the condition of known ACMs at domestic premises during repairs, planned works and routine visits and report any issues.

Tenants are informed of the dangers of asbestos and its common locations on our website and articles in our customer magazine.

Tenants can also request asbestos information regarding their own home at any-time during their tenancy. This will be provided by the Compliance Team, with assistance given to the tenants understanding if required.