

Asbestos Management Plan

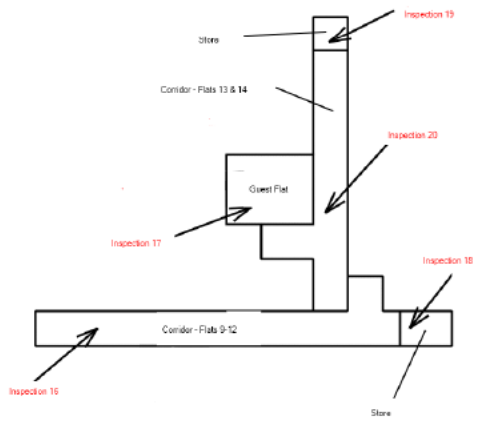
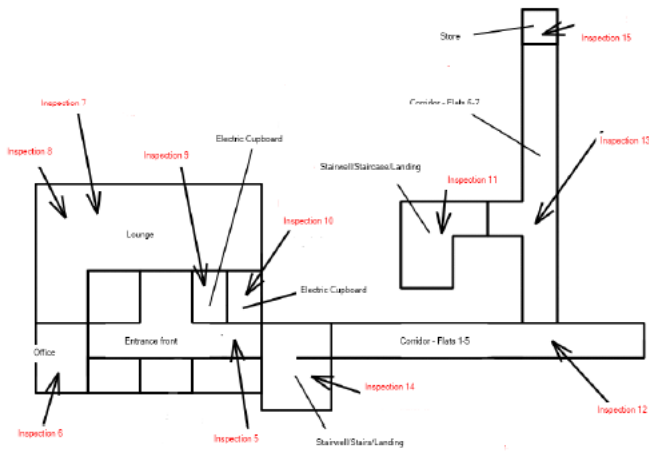
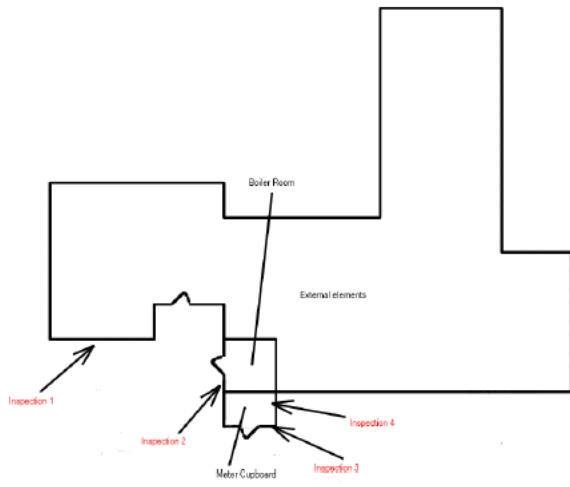


UPRN:	3CHAR1_Ext_Com
Location:	B14 JUBILEE CENTRE (1 - 14), CHARLES STREET, SR7 7SG
Survey Date:	10/07/2024
Surveyed By:	Franks
Survey Reference:	J096260
Responsible Person:	Emma Jorgenson – Compliance Manager
Reinspection Frequency	12 months
Reinspection Due:	10/07/2025

Revision: 004

Date: 04/08/2024

SITE PLAN:



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
External	External elements	wall	Damp Proof Course	bitumen products	50	lm	sampled	Low Damage	0	Chrysotile	3	8	11
External	Boiler Room	wall	Damp Proof Course	bitumen products	20	lm	presumed	Low Damage	0	Chrysotile	3	5	8
External	Meter Cupboard	wall	Damp Proof Course	bitumen products	20	lm	presumed	Low Damage	0	Chrysotile	3	7	10
External	Meter Cupboard	pipework	gaskets	gaskets	8	items	sampled	low damage	1	Chrysotile	5	7	12
Ground Floor	Entrance front	floor	adhesive	bitumen products	16	m2	sampled	Low Damage	0	Chrysotile	3	8	11
Ground Floor	Lounge	Ceiling	textured coating	textured coating	72	m2	sampled	Low Damage	1	Chrysotile	4	8	12
Ground Floor	Lounge	floor	adhesive	bitumen products	72	m2	sampled	Low Damage	0	Chrysotile	3	8	11
Ground floor	Electrical Cupboard	floor	Floor tiles	floor tiles	1.5	m2	sampled	Low Damage	0	Chrysotile	3	6	9
Ground floor	Electrical Cupboard	floor	adhesive	bitumen products	1.5	m2	presumed	Low Damage	0	Chrysotile	3	6	9
Ground floor	Stairs/staircase/landing	floor	adhesive	bitumen products	26	M2	presumed	Low Damage	0	Chrysotile	3	7	10
Ground Floor	corridor - flats 1 - 5	floor	adhesive	bitumen products	30	m2	presumed	Low Damage	0	Chrysotile	3	8	11
Ground Floor	corridor - flats 6 - 7	floor	adhesive	bitumen products	20	M2	presumed	Low Damage	0	Chrysotile	3	8	11
Ground Floor	Stairs/staircase/landing	floor	adhesive	bitumen products	16	m2	presumed	Low Damage	0	Chrysotile	3	7	10

Ground floor	store	floor	floor tiles	floor tiles	1.5	m2	presumed	Low Damage	0	Chrysotile	3	6	9
Floor 1	corridor - 9-12	floor	adhesive	bitumen products	30	m2	presumed	Low Damage	0	Chrysotile	3	5	8
Floor 1	Guest Flat	floor	adhesive	bitumen products	10	m2	presumed	Low Damage	0	Chrysotile	3	8	11
Floor 1	store	floor	adhesive	bitumen products	2	M2	presumed	Low Damage	0	Chrysotile	3	6	9
Floor 1	store	floor	adhesive	bitumen products	4	M2	presumed	Low Damage	0	Chrysotile	3	6	9
Floor 1	corridor - 13-14	floor	adhesive	bitumen products	20	m2	presumed	Low Damage	0	Chrysotile	3	8	11
Ground Floor	Office	floor	adhesive	bitumen products	6	m2	presumed	Low Damage	0	Chrysotile	3	8	11

ASBESTOS ACTION PLAN:

Location: Floor	Location: Room	Location: Area	Item Assessed	Material	Management Action	Closure by?	Actioned	Completed	Notes
External	External elements	wall	Damp Proof Course	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
External	Boiler Room	wall	Damp Proof Course	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
External	Meter Cupboard	wall	Damp Proof Course	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
External	Meter Cupboard	pipework	gaskets	gaskets	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Entrance front	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Lounge	Ceiling	textured coating	textured coating	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Lounge	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground floor	Electrical Cupboard	floor	Floor tiles	floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground floor	Electrical Cupboard	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground floor	Stairs/staircase/landing	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	corridor - flats 1 - 5	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	corridor - flats 6 - 7	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Stairs/staircase/landing	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground floor	store	floor	floor tiles	floor tiles	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	

Floor 1	corridor - 9-12	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Floor 1	Guest Flat	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Floor 1	store	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Floor 1	store	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Floor 1	corridor - 13-14	floor	adhesive	bitumen products	Monitor as part of reinspection prog	Neil Thompson	Yes	Yes	
Ground Floor	Office	floor	adhesive	bitumen products	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.