

The screenshot shows the 'Asbestos Management Console' with an 'Asbestos Register' table. The table has columns for 'Site', 'UPRN', 'Location', 'LocalID', 'Name', 'Position', and 'Product'. It lists various asbestos management records for different sites, including 'JP504 - Jackson County', 'JP501 - Jackson School', and 'JP500 - Jackson School'. The records include details like 'Location' (e.g., 'Classroom 4', 'Boler Room'), 'LocalID' (e.g., 'HBC401', 'HBC11'), 'Name' (e.g., 'Asbestos Cement', 'Pipe Work'), 'Position' (e.g., 'North east pipe work', 'Far Right corner'), and 'Product' (e.g., 'Cement products', 'Thermal insulation').

The Tools for the Job

Compliance Data Management is a complex subject, and requires a complete software solution to give Compliance Managers the right tools to handle it - like Ai Solutions' ToolKit Compliance System for CDM and Asbestos Management

You might think that we have only become compliance aware within the last couple of years, as standards, regulations and legal obligations and requirements proliferate, but the need to comply with set procedures for doing things has been around for quite a while - prompting the Leighton Buzzard software company, Ai Solutions, to develop an aide to Construction, Design and Management (CDM) compliance way back in 1995.

It's certainly true that the adoption of Building Information Management (BIM) by many companies has brought with it the need, and also the means, to manage the vast amount of documents associated with the construction side of building projects, but this only covers a small part of the problem.

For a project to proceed smoothly from initial inception right through to post-completion management, many more documents have to be shared between people beyond just those involved in the construction process. In addition to that, each single maintenance task can be assessed as an individual project, bringing with it a requirement to fill in forms, produce reports, and record progress, all complying to specific formats and needing completion within a set time scale - or before further associated tasks can be attempted.

The number of documents that have to be read and understood, the current regulations that have to be kept up to date, and the network of people who need to be involved pose significant problems to organisations that need to keep track of work in progress - particularly the Works departments of regional councils who can have hundreds of individual projects commencing every day.

Hence the development of CDM ToolKit CS, Now a web-based tool that provides all of the tools, templates, diaries, supporting information and document management needed to keep compliance data management on track. Crucially, with all documents and data available at any time, ToolKit CS also provides the ability to create management summaries that can give Compliance Managers at any level a snapshot of the status of all projects under their control - showing those that are in progress and indicating the numbers of documents that need to be acted upon as completed, in progress, not completed and behind schedule.

CDM ToolKit CS, therefore, looks at key legal requirements for every building or maintenance project, focusing on four key document areas. These cover Health and Safety; the Pre-construction phase of a project where information is required about how a building is to be built; what materials are to be used, and what constraints the

project has; the Construction Plan, which includes building information and showing which way the building is to be built, and F10 documentation - the notification to HSE that CDM work is being carried out.

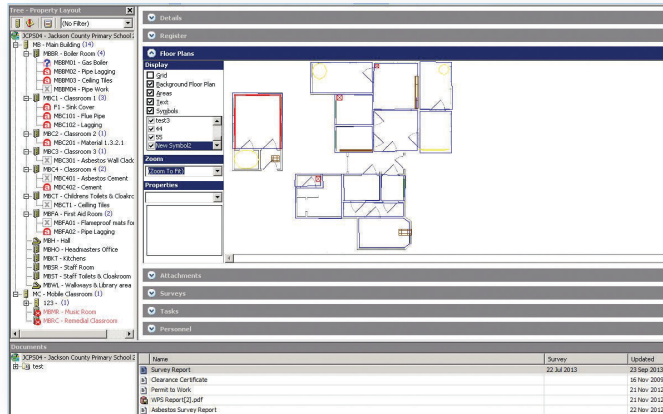
Every step of the process is recorded for audit purposes, even down to activity times, individual workstations and access details, so that log-ins and searches, even for the demonstration that I was given, showed in the audit trail.

CDM TOOLKIT CS AND ASBESTOS TOOLKIT CS

There is another major benefit to ToolKit CS, highlighted by the fact that Ai Solutions is able to offer a comprehensive compliance data management solution for the rigorous control of asbestos. Asbestos building products are still widely installed in many older buildings, and it is up to councils and other bodies to know exactly where they are, what state they are in, whether they need dealing with, how frequently they need to be surveyed, and whether they need to be removed altogether.

Asbestos comes in a variety of forms - paper, felt, cardboard, sprayed or as a friction product - and each type has specific assessment recommendations, and, therefore, compliance procedures beyond the core requirements for the material. Faced with such a proliferation of

Phase	Position	Product	Accessibility	Condition	Reported	Amount	Type	MAS	PAS	RAS	Updated
ASBESTOS PRESENT	Under sink	Asbestos boards	Easily accessed below head height	0, Good	19-Jul-13	1m	Amosite / Crocidolite	3	0	3	19-Jul-13
ASBESTOS PRESENT	Far Right corner	Thermal insulation	Easily accessed below head height	Good	8-Apr-02	20m ²	Amosite / Crocidolite	5	1	6	23-Sep-13
ASBESTOS PRESENT	North East corner of room	Sprayed ceiling	Can be reached by hand (ie through a small inspection hatch)	Good	12-Apr-01	2m	Chrysotile / Amosite	4	1	5	11-May-07
ASBESTOS PRESENT	Heating pipe	Loose insulation	Totally inaccessible	Good	6-Mar-01	3m	Amosite / Crocidolite	5	1	6	11-May-07
ASBESTOS PRESENT	Roor	Trussels	Easily accessed below head height	Damaged	18-Apr-13	10m ²	Amosite / Anthophyllite	5	0	5	18-Apr-13
ASBESTOS PRESENT	Far Left Corner	Thermal insulation	Easily accessed below head height	Not Sealed	8-Apr-02	10m ²	Amosite / Crocidolite	6	1	7	11-May-07
ASBESTOS PRESENT	Boon	Cement products	Easily accessed below head height	Broken Pieces	4-Feb-13		Amosite	0	0	0	4-Feb-13
ASBESTOS PRESENT	Boiler cabinet	Cement products	Easily accessed below head height	Good	13-Sep-01	1 m	Amosite / Crocidolite	6	2	8	4-Feb-13
ASBESTOS PRESENT	Ceiling	Asbestos boards	Exposed over all, but above head height	Good	8-Apr-02	100m ²	Amosite / Chrysotile	0	0	0	11-May-07
ASBESTOS PRESENT	Right hand wall	Loose insulation	Totally inaccessible	Slightly Damaged	25-Mar-01	15m ²	Crocidolite / Chrysotile	6	3	9	11-May-07
UNEXPECTED											



material lists, risk assessments, procedures and documents (6 different asbestos lists and 5 CDM lists) users, with the help of Ai Solutions, are able to refine the lists, and then from the drop down lists select the ones they need to work on.

The basis of this facility is the core ToolKit CS modules, customised to deal with all of the statutory requirements for handling asbestos. Asbestos is obviously of critical importance, hence the stand alone application, but CDM can be customised to suit every client's needs. In fact the first steps that need to be taken by Ai Solutions for new clients is to analyse a client's specific requirements and working practices, and to set up a system that fulfils those needs.

Sometimes this means that significant enhancements are added to the application, like the ability to import and view CAD drawings. This enhanced facility allows users to inspect building plans and to ascertain areas of concern - i.e. the location and status of asbestos within a building - with appropriate links to relevant documents.

WHAT'S NEW?

As any compliance manager will tell you, of equal importance to knowing the plethora of rules and regulations they have to deal with, is to know what and when new ones are being released. As an online solution, Ai Solutions have added their Safety Matters website that lists all recent developments, including new regulations and procedures relevant to users.

With the aim of providing a total online

resource, other new enhancements to the application include the Project Status summaries, an online Blog facility and, as seen above, a complete section for dealing with Health and Safety issues.

Users are also able to post questions about their specific problems, seeking help from expert advisors in each field.

DATES, STATISTICS AND ALERTS

Having information available online, which can be filtered and searched using Google-like technology is great, but ToolKit CS adds another set of features, linked to each other, that are just as important. Most customers need to link dates to projects that are capable of intelligently initiating subsequent activity ('when this happens, I want this to happen!') and then to flag the status of each activity, colour coding it so that managers can rapidly assess whether scheduled tasks have been completed when they access their management summaries. Alerts will show, for example, those notifiable projects that have gone past their practical end date without appearing in the Health and Safety file.

Alerts also have other uses, for example reminding users when they log on of all the actions that need attention, with a standard warning symbol for the most pressing. This is a popular feature with users because it doesn't just apply to current activity - by including preferred supplier dates it also enables them to plan ahead.

The alert system is also a convenient device for recording contractor competence, down to individual members of a project team. It can keep track of the

competency of the Designer, the CDM co-ordinator, and the principal or sub-contractor. The system uses red or green flags on the completion of a contract, notifying future clients of the suitability of each. Furthering this idea, contractor information from CDM ToolKit CS data can be exported directly into WastePlan, a third Party waste management tool and, to manage competence the ToolKit CS system also links with another third party software package Altius VA which is a Vendor Assessment tool.

AUTO COMPLETION OF REPORTS

All of this, naturally, leads up to the production of standard reports. In exactly the same way that processes have to follow correct procedures, reports must follow set patterns. This means that they can be set up as templates with fields assigned for specific data - rather like Mail Merge - allowing them to be populated automatically when the report is run.

The emailing function can be set up to run semi-automatically as well, where, besides setting up recipients and relevant document formats, PDF/DOCX/RTF can be assigned.

The demonstration I was given was comprehensive and covered a lot more than I can include here, which confirms that ToolKit Compliance System covers much ground, and requires an equally comprehensive solution to give Compliance Managers a sporting chance of keeping up to date with both regulations - and their work load.

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