

Foreward

ASBESTOS SURVEY REPORT FOR REDBY PRIMARY SCHOOL, SUNDERLAND

I have enclosed for your information and retention the most recent asbestos survey (type 2) which applies to the property stated above. The purpose of the survey is to identify as far as possible, the materials containing asbestos fibres in your property.

The attached report is divided in sections so as to give as much information as possible, a basic reference section for use by premises managers and a more detailed report for use by contractors on site etc.

Plan of the Building and Sample Locations

This contains a plan of the building and identifies where asbestos samples have been taken from.

Photographs of Areas Sampled

This section contains photographs of all the areas where samples were taken. These photographs can be used when carrying out the periodic inspections to see if there has been any change or deterioration in its condition.

Survey Information

This section contains the survey information as printed from the central database held at Land and Property. It describes the type of asbestos present, its location, condition etc. Contractors should be shown this section along with the others when they are shown the register prior to starting any work.

Priority Risk Assessments

This section contains assessments which have been created using information from the survey and information on your property. This assessment helps to determine how often periodic checks on any asbestos need to be carried out by your Samo.

5 Simple Steps to Asbestos Management

This section details procedures for managing asbestos in your property. It gives guidance on the register, the inspections, any planned work and what to do when contractors arrive on site.

Commonly asked Questions

This section covers questions most commonly asked and can be referred to as/when the need arises.

The building has been surveyed as comprehensively as possible, all potentially fibrous materials have been examined and where necessary analysed by

competent UKAS accredited analysts and the findings of both recorded in the report.

This report is an important document and must be referred to before any building works are carried out. The report must be kept with your tenants handbook and the checklists completed on a regular basis. You will be reminded when your specific checklists are due for submission.

Information for Employees Working in Premises where Asbestos Containing Materials Exist.

Asbestos is made up of fibrous materials, which are flexible, mechanically strong and resistant to stretching, heat and chemicals. As a consequence asbestos has been used extensively in buildings. Examples of asbestos containing materials found in buildings include exterior asbestos cement cladding; gutters and pipes; fireproof sprays on structural steel joists; insulation boards in service ducts and wall partitions; ceiling and floor tiles and pipe and boiler lagging.

Asbestos containing products can produce very small fibrous dust particles, which can not be seen by the naked eye. It is only when these fibres become airborne, due to damage, deterioration, disturbance etc, that there is a risk to health.

If asbestos is maintained in good condition and is not disturbed or damaged it does not pose a health risk.

The authority has a management system for ensuring that you are not exposed to asbestos containing materials that are in poor condition and may pose a health risk. This system is based on sound principals laid down by legislation and associated codes of practice and guidance.

It is not appropriate simply to remove all asbestos containing materials in buildings. Asbestos materials that are sound, undamaged and not releasing dust should be left alone. Any disturbance to such materials, however carefully controlled, will release fibres and be counter-productive.

Within the building you occupy, your department has nominated a Site Asbestos Monitoring Officer (SAMO). This individual is responsible for inspecting the asbestos containing materials to ensure they are not in a dangerous condition. Should you have any concerns about suspect materials within your premises you should contact the SAMO.

Restrictions on use, distribution and publication of the report

We accept no responsibility or liability for the consequences of this document being used for purpose other than for which it was commissioned.

To the extent that the document is based on the information available at the time of writing, Sunderland City Council accepts no liability for any consequences should this report be used for any other purpose

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If you require any further information regarding the report or its application please contact Caroline Bage, Asbestos Manager on Tel: 07557 938966.

Yours sincerely,

Paul Davies
Assistant Director of Assurance and Property Services

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for REDBY ACADEMY



UPRN: - 87516

TF Ref: SCH097

Location of register:-

Premises Manager / Samo: - Tenant

Date: 27 February 2023

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

Redby Academy - Last updated 30/09/2024 – Version 2

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Plan of Building and Samples Location

AW0861/08 – Sink pad (Rm 0/05) (Item 1) No Risk
AW0841/08 – Floor tile (Rm 0/06) (Item 2) No Risk
AW0842/08 – Floor tile (Rm 0/07) (Item 3) No Risk
As AW0842/08 – Floor tile (Rm 0/08) (Item 4) No Risk
As AW0842/08 – Floor tile (Rm 0/09) (Item 5) No Risk
As AW0842/08 – Floor tile (Rm 0/11) (Item 6) No Risk
As AW0842/08 – Floor tile (Rm 0/12) (Item 7) No Risk
AW0843/08 – Sink pad (Rm 0/14) (Item 8) No Risk
As AW0842/08 – Floor tile (Rm 0/17) (Item 9) No Risk
AW0844/08 – Floor tile (Rm 0/22) (Item 10) No Risk
AW0845/08 – Floor tile (Rm 0/24) (Item 11) No Risk
AW0846/08 – Floor tile (Rm 0/27) (Item 12) No Risk
As AW0846/08 – Floor tile (Rm 0/30) (Item 13) No Risk
AW0847/08 – Floor tile (Rm 0/31) (Item 14) No Risk
As AW0846/08 – Floor tile (Rm 0/33) (Item 15) No Risk
As AW0846/08 – Floor tile (Rm 0/37) (Item 16) No Risk
As AW0844/08 – Floor tile (Rm 0/39) (Item 17) No Risk
As AW0846/08 – Floor tile (Rm 0/44) (Item 18) No Risk
As AW0846/08 – Floor tile (Rm 0/46) (Item 19) No Risk
As AW0846/08 – Floor tile (Rm 0/48) (Item 20) No Risk
As AW0844/08 – Floor tile (Rm 0/52) (Item 21) No Risk
As AW0844/08 – Floor tile (Rm 0/55) (Item 22) No Risk
As AW0844/08 – Floor tile (Rm 0/56) (Item 23) No Risk
As AW0847/08 – Floor tile (Rm 0/64) (Item 24) No Risk
As AW0844/08 – Floor tile (Rm 0/65) (Item 25) No Risk
As AW0844/08 – Floor tile (Rm 0/70) (Item 26) No Risk
As AW0844/08 – Floor tile (Rm 0/71) (Item 27) No Risk
As AW0847/08 – Floor tile (Rm 0/74) (Item 28) No Risk
AW0848/08 – Ceiling (Rm 0/84) (Item 29) No Risk
102024-1 – (cross referenced on survey 12930/87516) Gaskets (Boiler Room)
(Item 30) - Removed July 2022
102024-2 – (cross referenced on survey 12930/87516) Gasket (Boiler Room)
(Item 31) - Removed July 2022
102024-3 – (cross referenced on survey 12930/87516) Gasket (Boiler Room)
(Item 32) - Removed July 2022
102024-4 – (cross referenced on survey 12930/87516) Gasket (Boiler Room)
(Item 33) - Removed July 2022
102024-5 – (cross referenced on survey 12930/87516) Gasket (Boiler Room)
(Item 34) - Removed July 2022
102024-6 – (cross referenced on survey 12930/87516) Gasket (Boiler Room)
(Item 35) - Removed July 2022
102024-7 – (cross referenced on survey 12930/87516) Gaskets (Boiler Room)
(Item 36) - Removed July 2022
AW0850/08 – Ceiling (Rm 0/85) (Item 37) No Risk

102024-8 – (cross referenced on survey 12930/87516) Gasket (Gas intake room) (Item 38) No Risk

As AW0846/08 – Floor tile (Rm 0/88) (Item 39) No Risk

As AW0846/08 – Floor tile (Rm 0/89) (Item 40) No Risk

As AW0842/08 – Floor tile (Rm 0/91) (Item 41) No Risk

As AW0842/08 – Floor tile (Rm 0/93) (Item 42) No Risk

As AW0846/08 – Floor tile (Rm 0/101) (Item 43) No Risk

As AW0842/08 – Floor tile (Rm 0/102) (Item 44) No Risk

As AW0842/08 – Floor tile (Rm 0/105) (Item 45) No Risk

As AW0842/08 – Floor tile (Rm 0/108) (Item 46) No Risk

278204-1 - Topside of fixed ceiling (Rm 081) (Item 47) No Risk

As 278204-1 – Topside of fixed ceiling (Rm 082) (Item 48) No Risk

As 278204-1 – Topside of fixed ceiling (Rm 083) (Item 49) No Risk

AP004221 – Notice board insulating board (Hall) (Item 50) No Risk

ED39/1 – Cloaking (External/Main Entrance) (Item 51) No Risk

S003 – Insulation pipe/boiler lagging (Item 52) No Risk

24-76365-1 - Roof - Undercloak to Entrance roof apexes (x5) (Cement) (Rm 004 External) (Item 53) – Very Low Risk

AT000102 – Floor covering and adhesive (Nursery Cloakroom) (Item 54) – No Risk

AT000103 – Floor screed (Main Reception) (Item 55) – No Risk

AT000104 – Floor covering and adhesive (Base 15 Cloakroom) (Item 56) – No Risk

AT000105 – Floor screed (Main Office) (Item 57) – No Risk

Please note the survey carried out was non-intrusive and any areas not listed above may not have been accessed or had samples taken, should major refurbishment be planned for the property, further investigation will be required.

Photographs of Areas Sampled



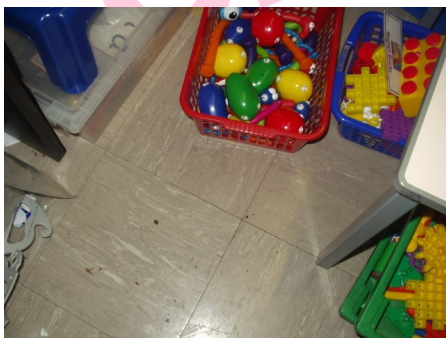
Item 1 Ref: AW0861/08

The sink pad to the Reception Classroom (Rm 0/05) does not contain asbestos.



Item 2 - Ref: AW0841/08

The grey floor tiles to the store cupboard (Rm 0/06) do not contain asbestos.



Various - Ref:AW0842/08

The grey floor tile to the store cupboard (Rm 0/07) does not contain asbestos.

Similar flooring is located in rooms 0/08, 0/09, 0/11, 0/12, 0/17, 0/93, 0/102, 0/105 and 0/108.

Photographs of Areas Sampled (Cont)



Item 8 - Ref: AW0843/08

The sink pad to the classroom (Rm 0/14) does not contain asbestos.



Various - Ref:AW0844/08

The green floor tiles to the cleaners cupboard (Rm 0/22) do not contain asbestos.

Similar floor tiles are located in rooms 0/39, 0/52, 0/55, 0/56, 0/65, 0/70 and 0/71.



Item 11 - Ref:AW0845/08

The brown floor tiles to the store cupboard (Rm 0/24) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Various- Ref: AW0846/08

The brown floor tiles to the store cupboard (Rm 0/27) do not contain asbestos.

Similar floor tiles are located in rooms 0/30, 0/33, 0/37, 0/44, 0/46, 0/48, 0/88, 0/89 and 0/101.



Various- Ref: AW0847/08

The green floor tiles to the store cupboard (Rm 0/31) do not contain asbestos.

Similar flooring is located in rooms 0/64 and 0/74.



Item 29 - Ref: AW0848/08

The ceiling to the boiler room (Rm 0/84) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 30 – Ref: 102024-1

The 2 gaskets to the pipework in the boiler room (Rm 0/84 – location 1) contain asbestos.

Removed July 2022



Item 31 – Ref: 102024-2

The gasket to the pipework in the boiler room (Rm 0/84 – location 2) contains asbestos.

Removed July 2022



Item 32 – Ref: 102024-3

The gasket to the pipework in the boiler room (Rm 0/84 – location 3) contains asbestos.

Removed July 2022

Photographs of Areas Sampled (Cont)



Item 33 – Ref: 102024-4

The gasket to the pipework in the boiler room (Rm 0/84 – location 4) contains asbestos.

Removed July 2022



Item 34 – Ref: 102024-5

The gasket to the pipework in the boiler room (Rm 0/84 – location 5) contains asbestos.

Removed July 2022



Item 35 – Ref: 102024-6

The gasket to the pipework in the boiler room (Rm 0/84 – location 6) contains asbestos.

Removed July 2022

Photographs of Areas Sampled (Cont)



Item 36 – Ref: 102024-7

The gaskets (x4) to the pipework in the boiler room (Rm 0/84 – location 7) contain asbestos.

Removed July 2022



Item 37 - Ref: AW0850/08

The ceiling to the gas intake room (Rm 0/85) does not contain asbestos.



Item 38 - Ref: 102024-8

The flange gaskets to the pipework in the gas intake room (Rm 0/85) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 47 Ref: 278204-1

The topside of the fixed ceiling in the void above the kitchen office (Room 081) does not contain asbestos.



Item 48 Ref: As 278204-1

The topside of the fixed ceiling in the void above the kitchen cloakroom (Room 082) does not contain asbestos.



Item 49 Ref: As 278204-1

The topside of the fixed ceiling in the void above the kitchen wc (Room 083) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 50 Ref: AP004221



The Notice board in Room 1/Hall does not contain asbestos.

No image provided

Item 51 Ref: ED39/1

The Cloaking in the main entrance (external) does not contain asbestos.



Item 52 Ref: S003

The insulation to pipe/boiler lagging in the boiler room (Rm 0/84) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 53 Ref: 24-76365-1

The roof - undercloak to entrance roof apexes (x5) (Cement) (Rm 004 External) do not contain asbestos.



Item 54 Ref: AT000102

The floor covering and adhesive in the Nursery Cloakroom does not contain asbestos.



Item 55 Ref: AT000103

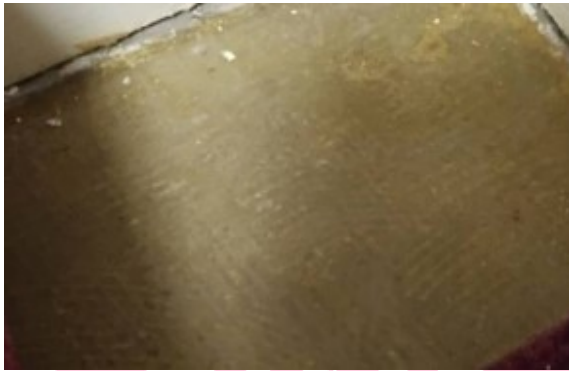
The floor screed in the main reception does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 56 Ref: AT000104

The floor covering and adhesive in Base 15 Cloakroom does not contain asbestos.



Item 57 Ref: AT000105

The floor screed in the main office does not contain asbestos.

Five Steps to Asbestos Management

Each property has a nominated site asbestos monitoring officer (SAMO). The SAMO is responsible for maintaining this register and ensuring all necessary personnel are aware of the register including all maintenance, construction and service installers; undertaking periodic inspections and liaising with the Departmental Asbestos Co-ordinator and the Asbestos Manager in Property Services as necessary.

The SAMO's role is very important but this guide is hoped to ensure the requirements are easy and simple to follow.

Step 1 – Receiving the Register

The SAMO is the tenant.

And the person is responsible for the register, where it is located and that it is kept up to date.

The register contains a plan of the premises and a photographic schedule of where the asbestos is and what risk is associated.

The SAMO must make all employees aware of the locations and should let any contractors entering the building view the register before any work is started.

Step 2 – Periodic Inspections

The SAMO must look at the locations photographed and compare the asbestos now to when the photograph was taken and complete the checklist attached (Form 2).

The checklists are to be completed periodically in accordance with the schedule attached.

Should the SAMO come across some asbestos which has been disturbed, whether during refurbishment works or during the normal course of wear and tear, they should complete Form 4 as far as possible and contact Property Services for advice and remedial action.

In the meantime, they should ensure that access to the area containing the disturbed or damaged asbestos is prohibited until Property Services has made recommendations.

Step 3 – Planned Work

All planned works that may disturb or danger any asbestos indicated, should be reported to Property Services using form 3 at least 21 days before the work is due to commence.

Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must:

- a. Make sure they read/view the register
- b. Get contractor to sign register to say he has read it (Form1).
- c. Get confirmation from the contractor that proposed works will not disturb any asbestos areas.
- d. If area is disturbed that was not identified in Register, advise Property Services immediately and complete Form 4.

Step 5 – Monitoring the Register

On completion of work get contractor to sign to say they didn't disturb any areas.

If alterations have occurred details should be forwarded to Property Services.

If you, as SAMO, are to leave your post, please notify your Departmental Co-ordinator to appoint another person and notify Property Services and the front of your register.

In the event of an exposure of asbestos, please refer to the site specific emergency procedures in the school asbestos management plan. However, as a minimum :

- Seal the area off completely. (Lock the area off if possible and post a notice on the door, "No access - Contact ")
- If there is any air movement systems within the premises, shut it off.
- Contact the Asbestos Manager on 07557938966 immediately. Who will arrange for any remedial works / air monitoring.
- Start to complete the "Registration of Disturbances" form, which is in your register (Section 10 in the new style register).

Once the remedial works have been carried out and a clear air test certificate has been issued. Access to the area can be re-opened.

In the event that you are unable to contact the Asbestos Manager, please contact our General Office on 561 2663 and ask for assistance from a building surveyor. Out of hours ring the City Alarm and Emergency Control room on 553 1999.

Central Safety can be contacted on 561 2311.

In the event of a fire (or drill), the asbestos register must be taken outside to show the emergency services.

Commonly Asked Questions.

- **How often should SAMO's undertake inspections of asbestos containing materials?**
The Asbestos Manager will inform the SAMO of how often the inspections should be undertaken.
- **What should a SAMO do if the asbestos containing materials are disturbed or damaged?**
The SAMO should prohibit access to the areas until the Asbestos Manager in Property Services has been contacted and given recommendations.
- **Can employees put up decorations onto asbestos containing materials?**
No decorations should be attached to asbestos containing materials. However, it is understood that some decoration is already attached to asbestos containing materials and these should be left in place.
- **Can a room with asbestos containing materials in the ceiling and wall be painted?**
Yes, as long as the material is not rubbed or sanded down, as this may result in the release of asbestos fibres.
- **Why isn't all asbestos containing materials removed from buildings?**
Because it is safer to leave asbestos containing materials in good condition in buildings. Removing the materials will result in a greater risk to health because of the consequential release of fibres.
- **When will asbestos containing material be removed from my building?**
Asbestos containing materials will be removed if work involves the disturbance of the material e.g. during the refurbishment or dismantling of part of the building or structure.
- **What should a SAMO do if he/she has had no training in use of the register?**
The SAMO should ring the Departmental Co-ordinator who will arrange training.

Form 2Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
<i>Item 1</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 2</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 3</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 4</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 5</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 7</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 8</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 9</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 10</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 11</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 12</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 13</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 14</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 15</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 16</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 20</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 22</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 23</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 24</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 25</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 26</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 27</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 28</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 29</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 30	Gaskets - Rm 0/84	Very Low	12 Monthly	Removed July 2022
Item 31	Gaskets - Rm 0/84	Very Low	12 Monthly	Removed July 2022
Item 32	Gaskets - Rm 0/84	Very Low	12 Monthly	Removed July 2022
Item 33	Gaskets - Rm 0/84	Very Low	12 Monthly	Removed July 2022
Item 34	Gaskets - Rm	Very Low	12 Monthly	Removed

	0/84			July 2022
Item 35	Gaskets - Rm 0/84	Very Low	12 Monthly	Removed July 2022
Item 36	Gaskets - Rm 0/84	Very Low	12 Monthly	Removed July 2022
Item 37	No asbestos	Is present		
Item 38	No asbestos	Is present		
Item 39	No asbestos	Is present		
Item 40	No asbestos	Is present		
Item 41	No asbestos	Is present		
Item 42	No asbestos	Is present		
Item 43	No asbestos	Is present		
Item 44	No asbestos	Is present		
Item 45	No asbestos	Is present		
Item 46	No asbestos	Is present		
Item 47	No asbestos	Is present		
Item 48	No asbestos	Is present		
Item 49	No asbestos	Is present		
Item 50	No asbestos	Is present		
Item 51	No asbestos	Is present		
Item 52	No asbestos	Is present		
Item 53	Roof - Undercloak to Entrance roof apexes (x5) (Cement) (Rm 004 External)	Very Low	12 Monthly	29/05/2025
Item 54	No asbestos	Is present		
Item 55	No asbestos	Is present		
Item 56	No asbestos	Is present		
Item 57	No asbestos	Is present		

Form 2

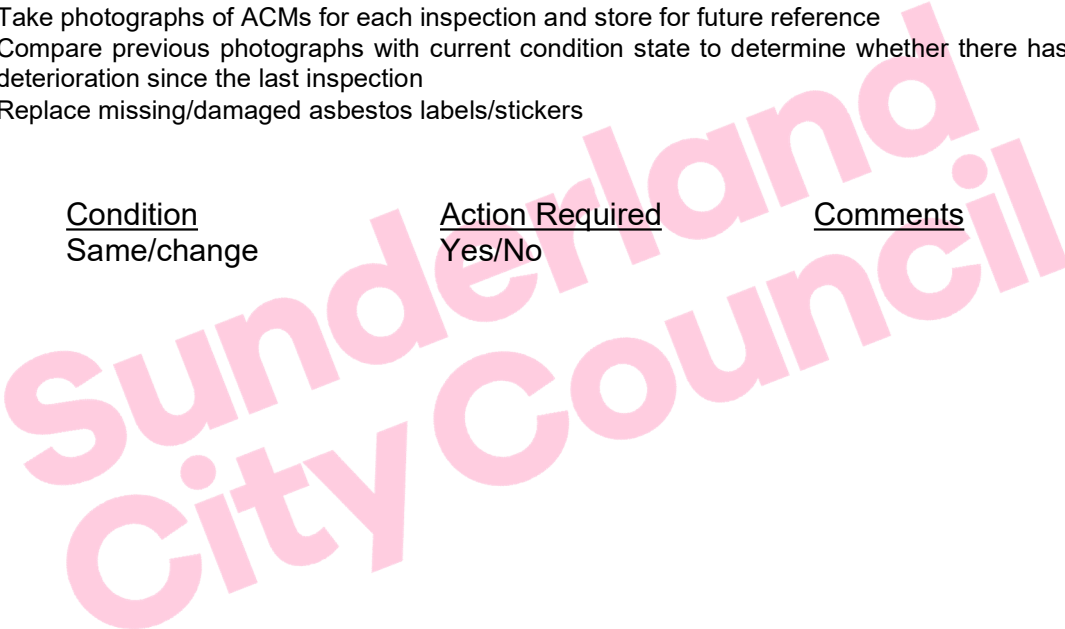
Periodic Return

School	
Date of Inspection	
Inspection By (signature)	
Print Name	

Good Practice Guidance:

- Take photographs of ACMs for each inspection and store for future reference
- Compare previous photographs with current condition state to determine whether there has been any deterioration since the last inspection
- Replace missing/damaged asbestos labels/stickers

Ref: Condition Action Required Comments
 Same/change Yes/No



For Office Use Only

Actions Required	
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Actions Completed	
Alterations to Register	

Sunderland
City Council