

Foreward

ASBESTOS SURVEY REPORT FOR BLACKFELL PRIMARY SCHOOL,
BLACKFELL VILLAGE, WASHINGTON, NE37 1HA.

I have enclosed for your information and retention the most recent asbestos survey (Management) 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 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

If you require any further information regarding the report or its application please contact Caroline Bage, Asbestos Manager on Tel: 07557938966.

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

**Blackfell Primary School, Blackfell Village, Washington,
NE37 1HA**



UPRN: - 20-28461

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 04 February 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

- (Item 1) Ref: 20-28461-1 – Walls (Area 5/Girls Toilet) – No Risk
- (Item 2) Ref: 20-28461-7 – Textured coating to walls (Area 7/Hallway and Cloakroom) – No Risk
- (Item 3) Ref: 20-28461-2 – Floor tiles and adhesive (Area 8/Store Cupboard) – Very Low Risk
- (Item 4) Ref: 20-28461-3 – Floor tiles and adhesive (Area 9/Dining Room) – Low Risk
- (Item 5) Ref: 20-28461-3 – Floor tiles and adhesive (Area 10/Store cupboard) – Very Low Risk
- (Item 6) Ref: 20-28461-4 – Floor tiles and adhesive (Area 11/Hallway) – Low Risk
- (Item 7) Ref: 20-28461-4 – Floor tiles and adhesive (Area 18/Cleaners cupboard) – Very Low Risk
- (Item 8) Ref: 20-28461-5 – Floor tiles and adhesive (Area 20/Year 4 Classroom cupboard) – Removed April 2023
- (Item 9) Ref: 20-28461-4 – Floor tiles and adhesive (Area 2/Year 3 cupboard) – Very Low Risk
- (Item 10) Ref: 20-28461-2 – Floor tiles and adhesive (Area 25/Store cupboard) – Very Low Risk
- (Item 11) Ref: Presumed – Floor beneath fitted parquet flooring (Area 26/Hall) – No Risk
- (Item 12) Ref: 20-28461-7 – Textured coating to walls (Area 26/Hall) – No Risk
- (Item 13) Ref: 20-28461-4 - Floor tiles and adhesive (Area 27/Cupboard Electric Meter) – Very Low Risk
- (Item 14) Ref: 20-28461-4 - Floor tiles and adhesive (Area 35/Classroom cupboard) – Very Low Risk
- (Item 15) Ref: 20-28461-8 – Floor (Area 37/Classroom cupboard) – Very Low Risk
- (Item 16) Ref: 20-28461-5 - Floor tiles and adhesive (Area 39/Store Cupboard) – Very Low Risk
- (Item 17) Ref: 20-28461-4 - Floor tiles and adhesive (Area 40/Store cupboard) – Very Low Risk
- (Item 18) Ref: 20-28461-8 – Floor (Area 42/Store cupboard, Year 6 Classroom) – Very Low Risk
- (Item 19) Ref: 20-28461-3 – Floor tiles and adhesive (Area 44/Store cupboard and IT Room) – Very Low Risk
- (Item 20) Ref: 20-28461-4 - Floor tiles and adhesive (Area 45/Cleaners cupboard) – Very Low Risk
- (Item 21) Ref: 20-28461-9 – Walls notice board (Area 45/Cleaners cupboard) – No Risk
- (Item 22) Ref: 20-28461-4 – Floor tiles and adhesive (Area 46/Hall Store) – Very Low Risk
- (Item 23) Ref: 20-28461-4 – Floor tiles and adhesive (Area 47/Hall Store) – Very Low Risk
- (Item 24) Ref: 20-28461-7 – Textured coating to walls (Area 54/Corridor) – No Risk
- (Item 25) Ref: 20-28461-10 – Ceiling (Area 55/Medical Room) – No Risk
- (Item 26) Ref: 20-28461-11 – Sink Pad (Area 55/Medical Room) – No Risk

- (Item 27) Ref: 20-28461-5 – Floor tiles and adhesive (Area 65/Year 1 Classroom cupboard) – Very Low Risk
- (Item 28) Ref: 20-28461-12 – Floor tiles and adhesive (Area 66/Year 1 Classroom cupboard) – Very Low Risk
- (Item 29) Ref: 20-28461-8 – Floor (Area 69/Year 2 Classroom) – Low Risk
- (Item 30) Ref: 20-28461-13 – Floor tiles and adhesive (Area 71/Year 2 Classroom cupboard) – Very Low Risk
- (Item 31) Ref: 20-28461-8 – Floor (Area 72/Year 2 Classroom) – Low Risk
- (Item 32) Ref: 20-28461-13 – Floor tiles and adhesive (Area 73/Year 2 Classroom cupboard) – Very Low Risk
- (Item 33) Ref: Presumed – Floor (Area 78/Hall) – Low Risk
- (Item 34) Ref: 20-28461-15 – Floor tiles and adhesive (Area 78/Hall) – Low Risk
- (Item 35) Ref: 20-28461-16 – Floor tiles and adhesive (Area 91/Cupboard Cleaners) – Very Low Risk
- (Item 36) Ref: 20-28461-17 – Floor tiles and adhesive (Area 92/Electrical Cupboard) – Very Low Risk
- (Item 37) Ref: 20-28461-18 – Ceiling (Area 93/Kitchen) – Low Risk
- (Item 38) Ref: 20-28461-19 – Upstands to old extraction unit (Area93/Kitchen) – Low Risk
- (Item 39) Ref: 20-28461-20 – Sink pad (Area 93/Kitchen) – No Risk
- (Item 40) Ref: 20-28461-21 – Door header (Area 95/Rear Entrance) – No Risk
- (Item 41) Ref 20-28461-22 – Undercloaking (External) – Very Low Risk
- (Item 42) Ref: 20-28461-23 – Canopy (External) – Very Low Risk
- (Item 43) Ref: 20-28461-24 – Door frame sealant (External) – No Risk
- (Item 44) Ref: 20-28461-25 – Damp proof course (External) – No Risk
- (Item 45) Ref: 20-28461-26 – Window frame sealant (External) – No Risk
- (Item 46) Ref: 20-28461-27 – Ceiling (Area 100/Store) – No Risk
- (Item 47) Ref: 20-28461-28 – Bitumen behind door frame (Area 100/Store) – No Risk
- (Item 48) Ref: Presumed – Gaskets (Area 102/Plant Room) – Very Low Risk
- (Item 49) Ref: 20-28461-30 – Gaskets (Area 103/Gas Room) No Risk
- (Item 50) Ref: 20-28461-31 – Gaskets (Area 104/Plant Room) – No Risk
- (Item 51) 20-27752-2 – Debris behind water tank (Infant Nursery Boiler Room) – No Risk
- (Item 52) 20-27752-3 – Debris adjacent to water tank (Infant Nursery Boiler Room) – No Risk
- (Item 53) *Presumed – Stop tap gaskets (Infant Nursery Boiler Room) – Removed July 2021*
- (Item 54) *Presumed – Gate valves gaskets (Infant Nursery Boiler Room) – Removed July 2021*
- (Item 55) 20-27752-6 – Residual insulation to main wall (Infant Nursery Boiler Room) – No Risk
- (Item 56) *Presumed – Gaskets throughout (Primary Boiler Room) – Removed July 2021*
- (Item 57) *Presumed – Stop tap gaskets (Primary Boiler Room) – Removed July 2021*
- (Item 58) *Presumed – Gate valves gaskets (Primary Boiler Room) – Removed July 2021*

- (Item 59) 20-27751-4 – Debris within pipe duct (Primary Boiler Room) – Removed July 2021
- (Item 60) 20-27751-5 – Debris to pipework to duct (Primary Boiler Room) – No Risk
- (Item 61) 20-27751-6 – Debris within pipework duct (Primary Boiler Room) – No Risk
- (Item 62) 20-27752-1 – Pipework throughout x 7 Gaskets (Infant Nursery Boiler Room) – Removed July 2021
- (Item 63) DC003094 – Floor covering adhesive to parquet flooring (Main Hall) – No Risk
- (Item 64) DC003095 – Floor covering adhesive to parquet flooring (Main Hall) – 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: 20-28461-1



The walls (Area 5/Girls Toilet) does not contain asbestos.

Item 2 Ref: 20-28461-7



The textured coating to walls (Area 7/Hallway and Cloakroom) does not contain asbestos.

Item 3 Ref: 20-28461-2



The floor tiles and adhesive (Area 8/Store Cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

Item 4 Ref: 20-28461-3



The floor tiles and adhesive (Area 9/Dining Room) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

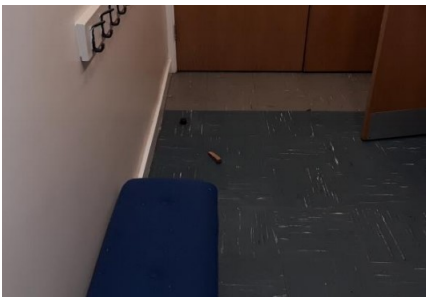
Item 5 Ref: 20-28461-3



The floor tiles and adhesive (Area 10/Store cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 6 Ref: 20-28461-4



The floor tiles and adhesive (Area 11/Hallway) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 7 Ref: 20-28461-4

The floor tiles and adhesive (Area 18/Cleaners cupboard) contain asbestos.

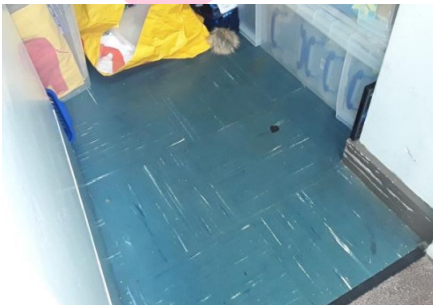
Any change in its appearance should be recorded and passed to Property Services.



Item 8 Ref: 20-28461-5

The floor tiles and adhesive (Area 20/Year 4 Classroom cupboard) contain asbestos.

Removed April 2023



Item 9 Ref: 20-28461-4

The floor tiles and adhesive (Area 2/Year 3 cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 10 Ref: 20-28461-2

The floor tiles and adhesive (Area 25/Store cupboard) contain asbestos.

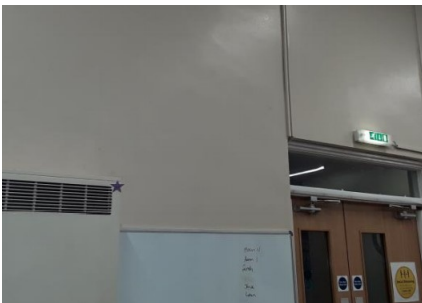
Any change in its appearance should be recorded and passed to Property Services.



Item 11 Ref: PRESUMED

The floor beneath fitted parquet flooring (Area 26/Hall) is presumed to contain asbestos.

Noted as not asbestos – see SGS survey J205006 and Ref: Item 63 & 64



Item 12 Ref: 20-28461-7

The textured coating to walls (Area26/Hall) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 13 Ref: 20-28461-4



The floor tiles and adhesive (Area 27/Cupboard Electric Meter) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 14 Ref: 20-28461-4



The floor tiles and adhesive (Area 35/Classroom cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 15 Ref: 20-28461-8



The floor (Area 37/Classroom cupboard) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

Item 16 Ref: 20-28461-5



The floor tiles and adhesive (Area 39/Store Cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 17 Ref: 20-28461-4



The floor tiles and adhesive (Area 40/Store cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 18 Ref: 20-28461-8

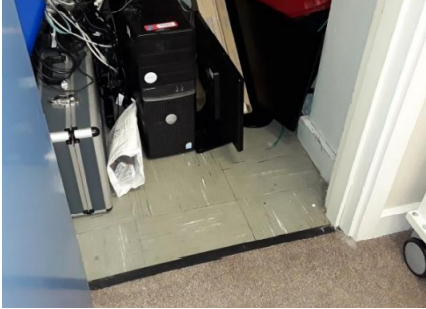


The floor (Area 42/Store cupboard, Year 6 Classroom) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

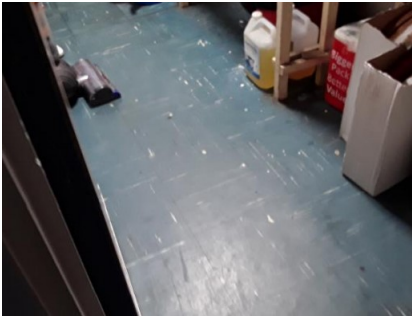
Item 19 Ref: 20-28461-3



The floor tiles and adhesive (Area 44/Store cupboard and IT Room) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 20 Ref: 20-28461-4



The floor tiles and adhesive (Area 45/Cleaners cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

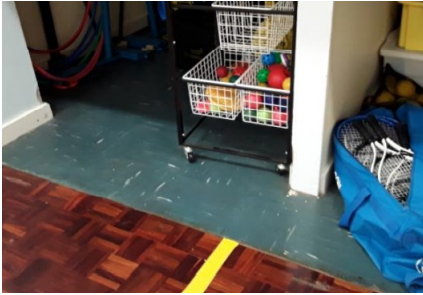
Item 21 Ref: 20-28461-9



The walls notice board (Area 45/Cleaners cupboard) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 22 Ref: 20-28461-4



The floor tiles and adhesive (Area 46/Hall Store) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

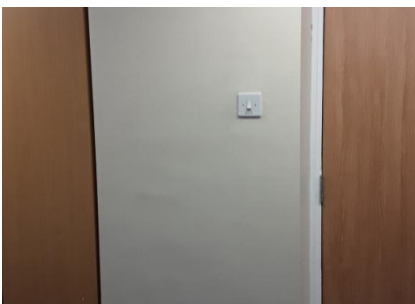
Item 23 Ref: 20-28461-4



The floor tiles and adhesive (Area 47/Hall Store) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 24 Ref: 20-28461-7



The textured coating to walls (Area 54/Corridor) do not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 25 Ref: 20-28461-10



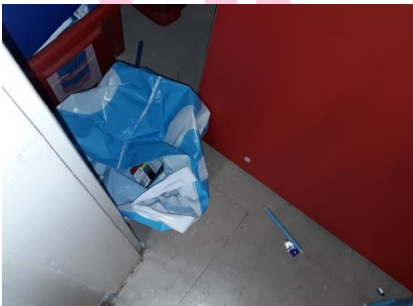
The ceiling (Area 55/Medical Room) does not contain asbestos.

Item 26 Ref: 20-28461-11



The sink pad (Area 55/Medical Room) does not contain asbestos.

Item 27 Ref: 20-28461-5



The floor tiles and adhesive (Area 65/Year 1 Classroom cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

Item 28 Ref: 20-28461-12



The floor tiles and adhesive (Area 66/Year 1 Classroom cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 29 Ref: 20-28461-8



The floor (Area 69/Year 2 Classroom) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 30 Ref: 20-28461-13



The floor tiles and adhesive (Area 71/Year 2 Classroom cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

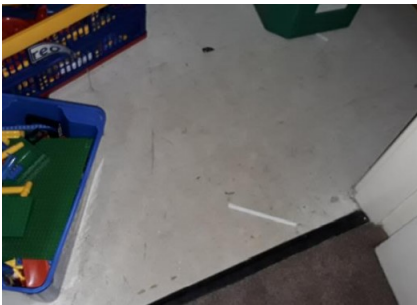
Item 31 Ref: 20-28461-8



The floor (Area 72/Year 2 Classroom) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 32 Ref: 20-28461-13



The floor tiles and adhesive (Area 73/Year 2 Classroom cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 33 Ref: PRESUMED



The floor (Area 78/Hall) is presumed to contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

Item 34 Ref: 20-28461-15



The floor tiles and adhesive (Area 78/Hall) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

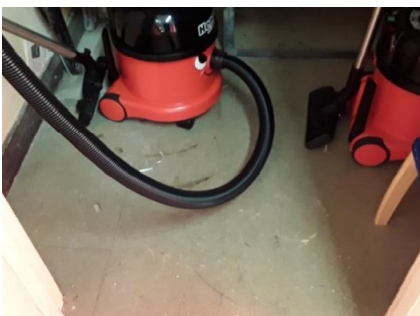
Item 35 Ref: 20-28461-16



The floor tiles and adhesive (Area 91/Cupboard Cleaners) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 36 Ref: 20-28461-17



The floor tiles and adhesive (Area 92/Electrical Cupboard) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

Item 37 Ref: 20-28461-18



The ceiling (Area 93/Kitchen) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 38 Ref: 20-28461-19



The upstands to old extraction unit (Area93/Kitchen) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 39 Ref: 20-28461-20



The sink pad (Area 93/Kitchen) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 40 Ref: 20-28461-21



The door header (Area 95/Rear Entrance) does not contain asbestos.

Item 41 Ref: 20-28461-22



The undercloaking (External) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 42 Ref: 20-28461-23



The canopy (External) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

Item 43 Ref: 20-28461-24



The door frame sealant (External) does not contain asbestos.

Item 44 Ref: 20-28461-25



The damp proof course (External) does not contain asbestos.

Item 45 Ref: 20-28461-26



The window frame sealant (External) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 46 Ref: 20-28461-27



The ceiling (Area 100/Store) does not contain asbestos.

Item 47 Ref: 20-28461-28



The bitumen behind door frame (Area 100/Store) does not contain asbestos.

Item 48 Ref: PRESUMED



The gaskets (Area 102/Plant Room) are presumed to contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

Item 49 Ref: 20-28461-30



The gaskets (Area 103/Gas Room) do not contain asbestos.

Item 50 Ref: 20-28461-31



The gaskets (Area 104/Plant Room) do not contain asbestos.



Item 51 – Ref: 20-27752-2

The debris to floor behind the water tank in the Infant/Nursery Boiler Room does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 52 – Ref: 20-27752-3

The debris to floor adjacent the water tank in the Infant/Nursery Boiler Room does not contain asbestos.



Item 53 – Ref: Presumed

The stop tap gaskets in the Infant/Nursery Boiler Room is presumed to contain asbestos.

Removed July 2021



Item 54 – Ref: Presumed

The gate valve gaskets in the Infant/Nursery Boiler Room is presumed to contain asbestos.

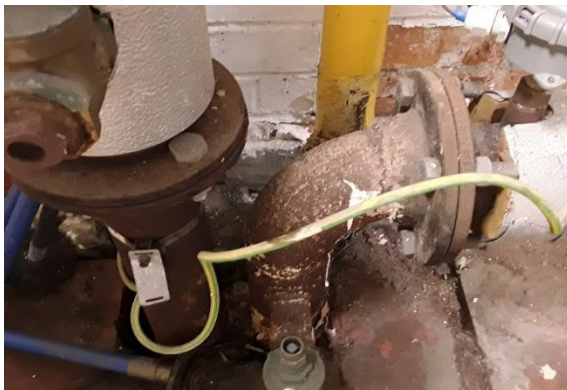
Removed July 20201

Photographs of Areas Sampled (Cont)



Item 55 – Ref: 20-27752-6

The residual insulation to the main wall in the Infant/Nursery Boiler Room does not contain asbestos.



Item 56 – Ref: Presumed

The gaskets in the Primary Boiler Room are presumed to contain asbestos.

Removed July 2021



Item 57 – Ref: Presumed

The stop gap gaskets in the Primary Boiler Room are presumed to contain asbestos.

Removed July 20201

Photographs of Areas Sampled (Cont)



Item 58 – Ref: Presumed

The gate valve gaskets in the Primary Boiler Room is presumed to contain asbestos.

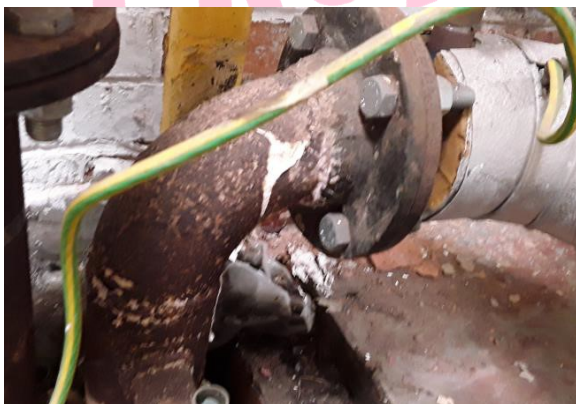
Removed July 2021



Item 59 – Ref: 20-27752-4

The cement debris within the pipe duct in the Primary Boiler Room contains asbestos.

Removed July 2021



Item 60 – Ref: 20-27752-5

The insulation debris within the pipework duct in the Primary Boiler Room does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 61 – Ref: 20-27752-6

The debris within the pipework duct in the Primary Boiler Room does not contain asbestos.



Item 62 – Ref: 20-27752-1

The pipework throughout x 7 gaskets in the Infant – Nursery Boiler Room are contain asbestos.

Removed July 2021



Item 63 – Ref: DC003094

The floor covering adhesive to parquet flooring does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 64 – Ref: DC003095

The floor covering adhesive to parquet flooring does not contain asbestos.

Sunderland
City Council

Five Simple 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 your site specific emergency procedures. 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 the Civic Centre on 520 5555 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>		
Item 3	Floor tiles and adhesive (Area 8/Store Cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 4	Floor tiles and adhesive (Area 9/Dining Room)	Low Risk	6 monthly	03/08/2025
Item 5	Floor tiles and adhesive (Area 18/Cleaners cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 6	Floor tiles and adhesive (Area 11/Hallway)	Low Risk	6 monthly	03/08/2025
Item 7	Floor tiles and adhesive (Area 18/Cleaners cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 8	Floor tiles and adhesive (Area 20/Year 4 Classroom cupboard)	Very Low Risk	Removed	April 2023
Item 9	Floor tiles and adhesive (Area 2/Year 3 cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 10	Floor tiles and adhesive (Area 25/Store cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 11	Floor beneath fitted parquet flooring (Area 26/Hall)	No Risk	See Item 63 & 64	
Item 12	No asbestos	Is present		
Item 13	Floor tiles and adhesive (Area 27/Cupboard Electric Meter)	Very Low Risk	12 monthly	03/02/2026

Item 14	Floor tiles and adhesive (Area 35/Classroom cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 15	Floor (Area 37/Classroom cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 16	Floor tiles and adhesive (Area 39/Store Cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 17	Floor tiles and adhesive (Area 40/Store cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 18	Floor (Area 42/Store cupboard, Year 6 Classroom)	Very Low Risk	12 monthly	03/02/2026
Item 19	Floor tiles and adhesive (Area 44/Store cupboard and IT Room)	Very Low Risk	12 monthly	03/02/2026
Item 20	Floor tiles and adhesive (Area 45/Cleaners cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 21	No asbestos	Is present		
Item 22	Floor tiles and adhesive (Area 46/Hall Store)	Very Low Risk	12 monthly	03/02/2026
Item 23	Floor tiles and adhesive (Area 47/Hall Store)	Very Low Risk	12 monthly	03/02/2026
Item 24	No asbestos	Is present		
Item 25	No asbestos	Is present		
Item 26	No asbestos	Is present		
Item 27	Floor tiles and adhesive (Area 65/Year 1 Classroom cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 28	Floor tiles and adhesive (Area 66/Year 1	Very Low Risk	12 monthly	03/02/2026

	Classroom cupboard)			
Item 29	Floor (Area 69/Year 2 Classroom)	Low Risk	6 monthly	03/08/2025
Item 30	Floor tiles and adhesive (Area 71/Year 2 Classroom cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 31	Floor (Area 72/Year 2 Classroom)	Low Risk	6 monthly	03/08/2025
Item 32	Floor tiles and adhesive (Area 73/Year 2 Classroom cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 33	Floor (Area 78/Hall)	Low Risk	6 monthly	03/08/2025
Item 34	Floor tiles and adhesive (Area 78/Hall)	Low Risk	6 monthly	03/08/2025
Item 35	Floor tiles and adhesive (Area 91/Cupboard Cleaners)	Very Low Risk	12 monthly	03/02/2026
Item 36	Floor tiles and adhesive (Area 92/Electrical Cupboard)	Very Low Risk	12 monthly	03/02/2026
Item 37	Ceiling (Area 93/Kitchen)	Low Risk	6 monthly	03/08/2025
Item 38	Upstands to old extraction unit (Area93/Kitchen)	Low Risk	6 monthly	03/08/2025
Item 39	No asbestos	Is present		
Item 40	No asbestos	Is present		
Item 41	Undercloaking (External)	Very Low Risk	12 monthly	03/02/2026
Item 42	Canopy (External)	Very Low Risk	12 monthly	03/02/2026
Item 43	No asbestos	Is present		
Item 44	No asbestos	Is present		
Item 45	No asbestos	Is present		
Item 46	No asbestos	Is present		

<i>Item 47</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 48	Gaskets (Area 102/Plant Room)	Very Low Risk	12 monthly	Removed July 2021
<i>Item 49</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 50</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 51</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 52</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 53	Stop tap gaskets (Infant Nursery Boiler Room)	Very Low	12 monthly	Removed July 2021
Item 54	Gate valves gaskets (Infant Nursery Boiler Room)	Very Low	12 monthly	Removed July 2021
Item 55	No asbestos	Is present		
Item 56	Gaskets throughout (Primary Boiler Room)	Very Low	12 monthly	Removed July 2021
Item 57	Stop tap gaskets (Primary Boiler Room)	Very Low	12 monthly	Removed July 2021
Item 58	Gate valves gaskets (Primary Boiler Room)	Very Low	12 monthly	Removed July 2021
Item 59	Debris within pipe duct (Primary Boiler Room)	Low	6 monthly	Removed July 2021
<i>Item 60</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 61</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 62	Pipework throughout x 7 Gaskets (Infant Nursery Boiler Room)	Low	6 monthly	Removed July 2021
<i>Item 63</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 64</i>	<i>No asbestos</i>	<i>Is present</i>		

Form 2

Periodic Return

School/Site	
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

Sunderland
City Council

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Actions Required	
Actions Completed	
Alterations to Register	