

Foreword

ASBESTOS SURVEY REPORT FOR SPRINGWELL DENE SCHOOL, SUNDERLAND

I have enclosed for your information and retention the most recent asbestos survey (type 2/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 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

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

Yours sincerely,

Neil Guthrie
Director of Development and Property

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for SPRINGWELL DENE SCHOOL, SUNDERLAND



UPRN: - 291230

Location of register:-

Premises Manager / Samo: - Tenant

Date: 13 August 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

- (Item 1) 291230-1 - Subfloor (003/corridor) – No Risk
- (Item 2) As 291230-1 – Subfloor (005/dep. Head teachers office) – No Risk
- (Item 3) As 291230-1 – Subfloor (006/office) – No Risk
- (Item 4) As 291230-1 – Subfloor (007/store) – No Risk
- (Item 5) 291230-2 – Textured coating to ceiling & wall tops (008/lobby-void above) – No Risk
- (Item 6) As 291230-1 – Subfloor (009/corridor) – No Risk
- (Item 7) As 291230-1 – Subfloor (011/reception store) – No Risk
- (Item 8) 291230-5 – Sealant to ductwork (012/parent room-void above) – No Risk
- (Item 9) 291230-3 – Subfloor (013/quiet room) – No Risk
- (Item 10) As 291230-5 – Sealant to ductwork (013/quiet room-void above) – No Risk
- (Item 11) 291230-4 – Sink Pad (014/kitchen) – No Risk
- (Item 12) Presumed – Electrics-MEM boxes (014/kitchen) – Very Low Risk
- (Item 13) As 291230-5 – Sealant to ductwork (014/kitchen-void above) – No Risk
- (Item 14) As 291230-3 – Subfloor (015/foyer) – No Risk
- (Item 15) 291230-6 – Subfloor (015/foyer) – No Risk
- (Item 16) 291230-7 – Subfloor (017/kitchen) – No Risk
- (Item 17) 291230-8 – Acoustic paint (017/kitchen) – No Risk
- (Item 18) As 291230-10 – Sprayed coating to walls behind PVC & plasterboard (017/kitchen) – Low Risk
- (Item 19) 291230-9 – Ceiling (017/kitchen-void above) – Removed June 2019
- (Item 20) 291230-10 – Sprayed coating to walls (017/kitchen-void above) – Low Risk
- (Item 21) As 291230-5 – Mastic to ductwork (017/kitchen-void above) – No Risk
- (Item 22) 291230-11 – Debris to tops of surfaces (017/kitchen-void above) – Removed June 2019
- (Item 23) As 291230-7 – Subfloor (018/kitchen toilet) – No Risk
- (Item 24) As 291230-9 – Ceiling (018/kitchen toilet-void above) – Removed June 2019
- (Item 25) As 291230-10 – Sprayed coating to walls (018/kitchen toilet-void above) – Low Risk
- (Item 26) 291230-13 – Debris to tops of surfaces (018/kitchen toilet-void above) – Removed June 2019
- (Item 27) As 291230-7 – Subfloor (019/kitchen office) – No Risk
- (Item 28) As 291230-9 – Ceiling (019/kitchen office-void above) – Removed June 2019
- (Item 29) As 291230-10 – Sprayed coating to walls (019/kitchen office-void above) – Low Risk
- (Item 30) 291230-12 – Debris to tops of surfaces (019/kitchen office-void above) – Removed June 2019
- (Item 31) As 291230-7 – Subfloor (020/kitchen store) – No Risk
- (Item 32) As 291230-9 – Ceiling (020/kitchen store-void above) – Removed June 2019
- (Item 33) As 291230-10 – Sprayed coating to walls (020/kitchen store-void above) – Low Risk
- (Item 34) 291230-14 – Debris to tops of surfaces (020/kitchen store-void above) – Removed June 2019

Plan of Building and Samples Location continued

- (Item 35) As 291230-5 – Mastic to ductwork (020/kitchen store-void above) – No Risk
- (Item 36) 291230-15 – Subfloor (021/recreational hall) – No Risk
- (Item 37) 299208-1 – Textured coating on plaster on mesh ceiling (021/recreation hall-void above) – No Risk
- (Item 38) 299208-2 - Textured coating on plaster on mesh ceiling (021/recreation hall-void above) – No Risk
- (Item 39) 299208-3 - Textured coating on plaster on mesh ceiling (021/recreation hall-void above) – No Risk
- (Item 40) 299208-4 - Textured coating on plaster on mesh ceiling (021/recreation hall-void above) – No Risk
- (Item 41) As 291230-15 – Subfloor (022/store) – No Risk
- (Item 42) As 291230-9 – Ceiling (022/store-void above) – - *Removed June 2019*
- (Item 43) 291230-16 – Textured coating to walls (022/store-void above) – No Risk
- (Item 44) As 291230-15 – Subfloor (023/store) – No Risk
- (Item 45) Presumed – Electrics MEM box (023/store) – Very Low Risk
- (Item 46) As 291230-9 – Ceiling (023/store-void above) – *Removed June 2019*
- (Item 47) As 291230-16 – Textured coating to walls (023/store-void above) – No Risk
- (Item 48) 291230-17 – Subfloor (024/recording studio) – No Risk
- (Item 49) Presumed – Electrics main switchboard (026/switch room) – Very Low Risk
- (Item 50) 291230-18 – Subfloor (027/classroom) – Very Low Risk
- (Item 51) As 291230-18 – Subfloor (028/classroom) – Very Low Risk
- (Item 52) As 291230-18 – Subfloor (029/classroom) – Very Low Risk
- (Item 53) As 291230-18 – Subfloor (030/classroom) – Very Low Risk
- (Item 54) As 291230-18 – Subfloor (031/classroom) – Very Low Risk
- (Item 55) As 291230-18 – Subfloor (032/science lab) – Very Low Risk
- (Item 56) 291230-19 – Subfloor (033/science lab store) – Very Low Risk
- (Item 57) As 291230-19 – Subfloor (034/classroom) – Very Low Risk
- (Item 58) As 291230-18 – Subfloor (035/games room) – Very Low Risk
- (Item 59) 291230-20 – Subfloor (036/snack bar) – No Risk
- (Item 60) 291230-21 – Sink pads (043/woodshop) – No Risk
- (Item 61) Presumed – Electrics (051/cleaners store) – Very Low Risk
- (Item 62) 291230-22 – Roof covering to flat roof (057/male changing-void above) – No Risk
- (Item 63) As 291230-22 – Roof covering to flat roof (059/gym-void above) – No Risk
- (Item 64) As 291230-22 – Roof covering to flat roof (064/corridor-void above) – No Risk
- (Item 65) 291230-23 – Pinboards to walls (065/corridor) – No Risk
- (Item 66) Presumed – Electrics MEM box (066/stairwell) – Very Low Risk
- (Item 67) 291230-26 – Floor covering below carpet (Level 1/001/flat stairwell) – No Risk
- (Item 68) As 291230-26 – Floor covering below carpet (Level 1/002/corridor) – No Risk
- (Item 69) As 291230-26 – Floor covering below carpet (Level 1/003/bedroom) – No Risk
- (Item 70) 291230-27 – Floor covering below carpet (Level 1/008/kitchen) – *Removed July 2020*
- (Item 71) As 291230-27 – Floor covering below carpet (Level 1/008b/cupboard) – *Removed July 2020*
- (Item 72) 291230-28 - Coating to ceiling (Level 1/009/living room) – No Risk
- (Item 73) As 291230-26 – Floor covering below carpet (Level 1/009/living room) – No Risk

Plan of Building and Samples Location continued

- (Item 74) As 291230-26 – Floor covering below carpet (Level 1/010/room) – No Risk
- (Item 75) 291230-24 – Fascia to proposed art room extension (999/externals) – No Risk
- (Item 76) As 291230-24 – Soffit to proposed art room extension (999/externals) – No Risk
- (Item 77) 291230-25 – Damp proof course (999/externals) – No Risk
- (Item 78) LK003498 - Textured coating to concrete ceiling (Dining Hall/001) – No Risk
- (Item 79) LK003499 – Textured coating to ceiling (Dining Hall/001) – No Risk
- (Item 80) LK003500 – Textured coating to wall (Kitchen/002) – No Risk
- (Item 81) LK003500 – Textured coating to wall (Kitchen Store/003) – No Risk
- (Item 82) LK003501 – Textured coating debris to top of ceiling tiles (Kitchen Store/003) – No Risk
- (Item 83) LK003500 – Textured coating to wall (Kitchen Office/004) – No Risk
- (Item 84) LK003508 – Textured coating to wall (Reading Room/005) – No Risk
- (Item 85) LK003511 – Debris to edge of plasterboard partition walls (Reading Room/005) – No Risk
- (Item 86) LK003508 – Textured coating to wall (KS2 Office/006) – No Risk
- (Item 87) LK003503 – Gaskets to pipework (Classroom/016) – No Risk
- (Item 88) LK003504 – Bitumen roofing felt (Corridor/033) – No Risk
- (Item 89) LK003505 – Bitumen residue (Corridor/033) – No Risk
- (Item 90) LK003504 – Bitumen roofing felt (Art Classroom/034) – No Risk
- (Item 91) LK003505 - Bitumen residue (Art Classroom/034) – No Risk
- (Item 92) LK003506 – Bitumen debris (Staff Room/039) – No Risk
- (Item 93) LK003507 – Debris to floor (Staff Room/039) – No Risk
- (Item 94) LK003500 – Textured coating to wall (Kitchen office toilet/041) – No Risk
- (Item 95) LK003509 – Sprayed coating behind plasterboard partition walls (Kitchen office toilet/041) – Low Risk
- (Item 96) LK003510 – Sprayed coating debris (Kitchen office toilet/041) – Medium Risk
- (Item 97) LK003504 – Bitumen roofing felt (Meeting Room/059) – No Risk
- (Item 98) LK003505 – Bitumen residue (Meeting Room/059) – No Risk
- (Item 99) LK003512 – Textured coating to ceiling above MMMF ceiling tiles (Entrance/069) – No Risk
- (Item 100) LK003513 – Textured coating to ceiling (Office/1/012) – No Risk
- (Item 101) LK003514 – Coating to concrete ceiling (Basement Plant Room/004) – No Risk
- (Item 102) LK003515 – Thermal residue to wall (Basement Plant Room/004) – No Risk
- (Item 103) AW005906 – Door frame sealant (composite mastic) (External E/003 Workshop) – No Risk
- (Item 104) AW005907 – Drain Pipe Packing (composite mastic) (External E/004) – No Risk
- (Item 105) PK002138 – Residue Wall 1 (Plant Room Z1/01) - Medium Risk
- (Item 106) PK002139 – Residue Wall 2 (Plant Room Z1/01) – No Risk
- (Item 107) PK002140 - Residue Wall 3 (Plant Room Z1/01) – No Risk
- (Item 108) PK002141 – Residue Wall 4 (Plant Room Z1/01) – No Risk
- (Item 109) PK002142 – Cement panels to wall penetrations (Plant Room Z1/01) – No Risk
- (Item 110) PK002132 – Spray coating remnants walls (Entrance Foyer G/01) – No Risk
- (Item 111) As PK002134 – Spray coating remnants brick wall (Corridor 8 Art G/10) – No Risk
- (Item 112) As PK002132 – Spray coating remnants walls (Cleaner Store G/11) – No Risk
- (Item 113) As PK002132 – Spray coating remnants walls (Corridor 6 G/12) – No Risk

- (Item 114) As PK002132 – Spray coating remnants walls (Corridor 3 G/14) – No Risk
- (Item 115) As PK002132 – Spray coating remnants walls (Lobby to recording studio G/15) – No Risk
- (Item 116) PK002137 – Spray coating remnants wall (Corridor 2 G/17) – No Risk
- (Item 117) As PK002132 – Spray coating remnants wall (Corridor 10 G/19) – No Risk
- (Item 118) As PK002132 – Spray coating remnants wall (Staff Tea Point 023 G/02) – No Risk
- (Item 119) As PK002132 – Spray coating remnants wall (Corridor to Hall Store G/20) – No Risk
- (Item 120) PK002143 – Fibreboard ceiling tiles – upper ceiling within void (KS1 Classroom 12 G/23) – No Risk
- (Item 121) PK002144 – Spray coating remnants wall (KS1 Classroom 12 G/23) – No Risk
- (Item 122) As PK002132 - Spray coating remnants wall (KS1 Classroom 9 Multi Purpose G/25) – No Risk
- (Item 123) As PK002144 – Spray coating remnants wall (KS3 Classroom 6 G/27) – No Risk
- (Item 124) PK002133 - Spray coating remnants walls (Lobby 3 G/06) – No Risk
- (Item 125) As PK002132 - Spray coating remnants walls (Corridor 7 G/07) – No Risk
- (Item 126) PK002134 - Spray coating remnants walls (Corridor 8 G/08) – No Risk
- (Item 127) PK002135 – Bitumen drip metal roof structure (Corridor 8 G/08) – No Risk

No access/limited access - further investigation will be required prior to works in the following areas:

Under floor ducts – No access

Void above fixed ceiling (021/recreation hall-void above) – No access

Heater (022/store) – Limited access: live service supply

Heater (023/store) – Limited access: live service supply

Kiln (050/kiln room) – No access - Outside scope of proposed works

Heater (062/hall) – Limited access: live service supply

Heater (063/hall store) – Limited access: live service supply

Pipework & associated lagging (Level 1/001/void below landing/beyond blanking panel) – No access: reasons of health & safety

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: 291230-1

Subfloor in 003/corridor does not contain asbestos.



Item 2 Ref: As 291230-1

Subfloor in 005/dep. Head teachers office does not contain asbestos.



Item 3 Ref: As 291230-1

Subfloor in 006/office does not contain asbestos.

Photographs of Areas Sampled continued



Item 4 Ref: As 291230-1

Subfloor in 007/store does not contain asbestos.



Item 5 Ref: 291230-2

Textured coating to ceiling & wall tops in 008/lobby-void above does not contain



Item 6 Ref: As 291230-1

Subfloor in 009/corridor does not contain asbestos.

Photographs of Areas Sampled continued



Item 7 Ref: As 291230-1

Subfloor in 011/reception store does not contain asbestos.



Item 8 Ref: 291230-5

Sealant to ductwork in 012/parent room-void above does not contain asbestos.



Item 9 Ref: 291230-3

Subfloor in 013/quiet room does not contain asbestos.

Photographs of Areas Sampled continued



Item 10 Ref: As 291230-5

Sealant to ductwork in 013/quiet room-void above does not contain asbestos.



Item 11 Ref: 291230-4

Sink pad in 014/kitchen does not contain asbestos.



Item 12 Ref: Presumed

Electrics-MEM boxes in 014/kitchen are presumed to contain asbestos.

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

Photographs of Areas Sampled continued



Item 13 Ref: As 291230-5

Sealant to ductwork in
014/kitchen-void above does
not contain asbestos.



Item 14 Ref: As 291230-3

Subfloor in 015/foyer does not
contain asbestos.



Item 15 Ref: 291230-6

Subfloor in 015/foyer does not
contain asbestos.

Photographs of Areas Sampled continued



Item 16 Ref: 291230-7

Subfloor in 017/kitchen does not contain asbestos.



Item 17 Ref: 291230-8

Acoustic paint in 017/kitchen does not contain asbestos.



Item 18 Ref: As 291230-10

Sprayed coating to walls behind PVC & plasterboard in 017/kitchen contains asbestos.

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

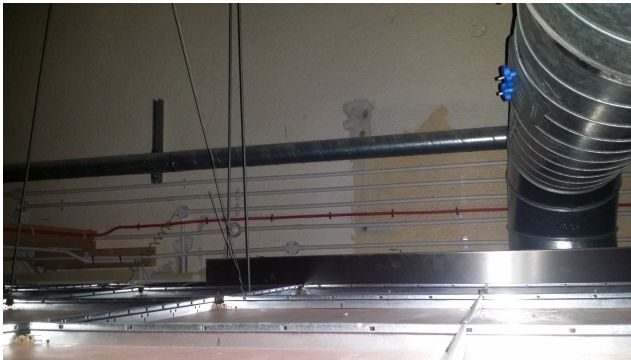
Photographs of Areas Sampled continued



Item 19 Ref: 291230-9

Ceiling in 017/kitchen-void above contains asbestos.

Removed June 2019



Item 20 Ref: 291230-10

Sprayed coating to walls in 017/kitchen-void above contains asbestos.

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



Item 21 Ref: As 291230-5

Mastic to ductwork in 017/kitchen-void above does not contain asbestos.

Photographs of Areas Sampled continued



Item 22 Ref: 291230-11

Debris to tops of surfaces in 017/kitchen-void above contains asbestos.

Removed June 2019



Item 23 Ref: As 291230-7

Subfloor in 018/kitchen toilet does not contain asbestos.



Item 24 Ref: As 291230-9

Ceiling in 018/kitchen toilet-void above contains asbestos.

Removed June 2019

Photographs of Areas Sampled continued



Item 25 Ref: As 291230-10

Sprayed coating to walls in 018/kitchen toilet-void above contain asbestos.

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



Item 26 Ref: 291230-13

Debris to tops of surfaces in 018/kitchen toilet-void above contain asbestos.

Removed June 2019



Item 27 Ref: As 291230-7

Subfloor in 019/kitchen office does not contain asbestos.

Photographs of Areas Sampled continued



Item 28 Ref: As 291230-9

Ceiling in 019/kitchen office-void above contain asbestos.

Removed June 2019



Item 29 Ref: As 291230-10

Sprayed coating to walls in 019/kitchen office-void above contain asbestos.

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



Item 30 Ref: 291230-12

Debris to tops of surfaces in 019/kitchen office-void above contain asbestos.

Removed June 2019

Photographs of Areas Sampled continued



Item 31 Ref: As 291230-7

Subfloor in 020/kitchen store does not contain asbestos.



Item 32 Ref: As 291230-9

Ceiling in 020/kitchen store-void above contain asbestos.

Removed June 2019.



Item 33 Ref: As 291230-10

Sprayed coating to walls in 020/kitchen store-void above contain asbestos.

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

Photographs of Areas Sampled continued



Item 34 Ref: 291230-14

Debris to tops of surfaces in 020/kitchen store-void above contain asbestos.

Removed June 2019



Item 35 Ref: As 291230-5

Mastic to ductwork in 020/kitchen store void above does not contain asbestos.



Item 36 Ref: 291230-15

Subfloor in 021/recreational hall does not contain asbestos.

Photographs of Areas Sampled continued



Item 37 Ref: 299208-1

Textured coating on plaster on mesh ceiling in 021/recreation hall-void above does not contain asbestos.



Item 38 Ref: 299208-2

Textured coating on plaster on mesh ceiling in 021/recreation hall-void above does not contain asbestos.



Item 39 Ref: 299208-3

Textured coating on plaster on mesh ceiling in 021/recreation hall-void above does not contain asbestos.

Photographs of Areas Sampled continued



Item 40 Ref: 299208-4

Textured coating on plaster on mesh ceiling in 021/recreation hall-void above does not contain asbestos.



Item 41 Ref: As 291230-15

Subfloor in 022/store does not contain asbestos.



Item 42 Ref: As 291230-9

Ceiling in 022/kitchen store-void above contain asbestos.

Removed June 2019

Photographs of Areas Sampled continued



Item 43 Ref: 291230-16

Textured coating to walls in 022/store-void above does not contain asbestos.



Item 44 Ref: As 291230-15

Subfloor in 023/store does not contain asbestos.



Item 45 Ref: Presumed

Electrics MEM box in 023/store is presumed to contain asbestos.

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

Photographs of Areas Sampled continued



Item 46 Ref: As 291230-9

Ceiling box in 023/store-void above contains asbestos.

Removed June 2019



Item 47 Ref: As 291230-16

Textured coating to walls in 023/store-void above does not contain asbestos.



Item 48 Ref: 291230-17

Subfloor in 024/recording studio does not contain asbestos.

Photographs of Areas Sampled continued



Item 49 Ref: Presumed

Electrics main switchboard in 026/switch room is presumed to contain asbestos.

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



Item 50 Ref: 291230-18

Subfloor in 027/classroom contains asbestos.

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



Item 51 Ref: As 291230-18

Subfloor in 028/classroom contains asbestos.

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

Photographs of Areas Sampled continued



Item 52 Ref: As 291230-18

Subfloor in 029/classroom contains asbestos.

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



Item 53 Ref: As 291230-18

Subfloor in 030/classroom contains asbestos.

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



Item 54 Ref: As 291230-18

Subfloor in 031/classroom contains asbestos.

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

Photographs of Areas Sampled continued



Item 55 Ref: As 291230-18

Subfloor in 032/science lab contains asbestos.

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



Item 56 Ref: 291230-19

Subfloor in 033/science lab store contains asbestos.

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



Item 57 Ref: As 291230-19

Subfloor in 034/classroom contains asbestos.

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

Photographs of Areas Sampled continued



Item 58 Ref: As 291230-18

Subfloor in 035/games room contains asbestos.

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



Item 59 Ref: 291230-20

Subfloor in 036/snack bar does not contain asbestos.



Item 60 Ref: 291230-21

Sink pads in 043/woodshop does not contain asbestos.

Photographs of Areas Sampled continued



Item 61 Ref: Presumed

Electrics in 051/cleaners store is presumed to contain asbestos.

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



Item 62 Ref: 291230-22

Roof covering to flat roof in 057/male changing-void above does not contain asbestos.



Item 63 Ref: As 291230-22

Roof covering to flat roof in 059/gym-void above does not contain asbestos.

Photographs of Areas Sampled continued



Item 64 Ref: As 291230-22

Roof covering to flat roof in 064/corridor-void above does not contain asbestos.



Item 65 Ref: 291230-23

Pinboards to walls in 065/corridor does not contain asbestos.



Item 66 Ref: Presumed

Electrics MEM box in 066/stairwell is presumed to contain asbestos.

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

Photographs of Areas Sampled continued



Item 67 Ref: 291230-26

Floor covering below carpet in Level 1/001/flat stairwell does not contain asbestos.



Item 68 Ref: As 291230-26

Floor covering below carpet in Level 1/002/corridor does not contain asbestos.



Item 69 Ref: As 291230-26

Floor covering below carpet in Level 1/003/bedroom does not contain asbestos.

Photographs of Areas Sampled continued



Item 70 Ref: 291230-27

Floor covering below carpet in Level 1/008/kitchen contains asbestos.

Removed July 2020



Item 71 Ref: As 291230-27

Floor covering below carpet in Level 1/008b/cupboard contains asbestos.

Removed July 2020



Item 72 Ref: 291230-28

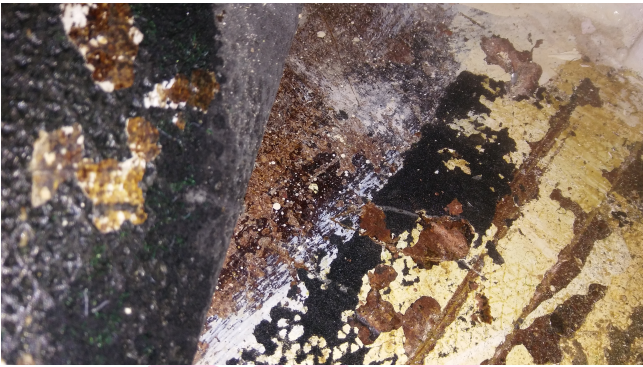
Coating to ceiling in Level 1/009/living room does not contain asbestos.

Photographs of Areas Sampled continued



Item 73 Ref: As 291230-26

Floor covering below carpet in Level 1/009/living room does not contain asbestos.



Item 74 Ref: As 291230-26

Floor covering below carpet in Level 1/010/room does not contain asbestos.



Item 75 Ref: 291230-24

The external fascia to proposed art room extension does not contain asbestos.

Photographs of Areas Sampled continued



Item 76 Ref: As 291230-24

The external soffit to proposed art room extension does not contain asbestos.



Item 77 Ref: 291230-25

The external damp proof course does not contain asbestos.

**No Image
Available**

Item 78 Ref: LK003498

The textured coating to concrete ceiling in the Dining Hall (001) does not contain asbestos.

Photographs of Areas Sampled continued

Item 79 Ref: LK003499

**No Image
Available**

The textured coating to ceiling in the Dining Hall (001) does not contain asbestos.

Item 80 Ref: LK003500

**No Image
Available**

The textured coating to wall in the Kitchen (002) does not contain asbestos.

Item 81 Ref: As LK003500

**No Image
Available**

The textured coating to wall in the Kitchen Store (003) does not contain asbestos.

Photographs of Areas Sampled continued

Item 82 Ref: LK003501

**No Image
Available**

The textured coating debris to top of ceiling tiles in the Kitchen Store (003) does not contain asbestos.

Item 83 Ref: As LK003500

**No Image
Available**

The textured coating to wall in the Kitchen Office (004) does not contain asbestos.

Item 84 Ref: LK003508

**No Image
Available**

The textured coating to wall in the Reading Room (005) does not contain asbestos.

Photographs of Areas Sampled continued

Item 85 Ref: LK003511

**No Image
Available**

The debris to edge of plasterboard partition walls in the Reading Room (005) does not contain asbestos.

Item 86 Ref: As LK003508

**No Image
Available**

The textured coating to wall in the KS2 Office (006) does not contain asbestos.

Item 87 Ref: LK003503

**No Image
Available**

The gaskets to pipework in the Classroom (016) does not contain asbestos.

Photographs of Areas Sampled continued

Item 88 Ref: LK003504

**No Image
Available**

The bitumen roofing felt in the Corridor (033) does not contain asbestos.

Item 89 Ref: LK003505

**No Image
Available**

The bitumen residue in the Corridor (033) does not contain asbestos.

Item 90 Ref: As LK003504

**No Image
Available**

The bitumen roofing felt in the Art Classroom (034) does not contain asbestos

Photographs of Areas Sampled continued

Item 91 Ref: As LK003505

**No Image
Available**

The bitumen residue in the Art Classroom (034) does not contain asbestos.

Item 92 Ref: LK003506

**No Image
Available**

The bitumen debris in the Staff Room (039) does not contain asbestos.

Item 93 Ref: LK003507

**No Image
Available**

The debris to floor in the Art Staff room (039) does not contain asbestos

Photographs of Areas Sampled continued

**No Image
Available**

Item 94 Ref: As LK003500

The textured coating to wall in the Kitchen Office Toilet (041) does not contain asbestos.



Item 95 Ref: LK003509

The sprayed coating behind plasterboard partition walls in the Kitchen Office Toilet (041) does contain asbestos.

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



Item 96 Ref: LK003510

The sprayed coating debris in the Kitchen Office Toilet (041) does contain asbestos.

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

Photographs of Areas Sampled continued

Item 97 Ref: As LK003504

**No Image
Available**

The bitumen roofing felt in the Meeting Room (059) does not contain asbestos.

Item 98 Ref: As LK003505

**No Image
Available**

The bitumen residue in the Meeting Room (059) does not contain asbestos.

Item 99 Ref: LK003512

**No Image
Available**

The textured coating to ceiling above MMMF ceiling tiles in the Entrance (069) does not contain asbestos

Photographs of Areas Sampled continued

Item 100 Ref: LK003513

**No Image
Available**

The textured coating to ceiling
in the 1st Floor Office (012)
does not contain asbestos.

Item 101 Ref: LK003514

**No Image
Available**

The coating to concrete ceiling
in the Plant Room (004) does
not contain asbestos.

Item 102 Ref: LK003515

**No Image
Available**

The thermal residue to walls in
the Plant Room (004) does not
contain asbestos

Photographs of Areas Sampled (Cont)



Item 103 - Ref: AW005906

The door frame sealant (composite mastic) (External E/003 Workshop) does not contain asbestos.



Item 104 - Ref: AW005907

The drain pipe packing (composite mastic) (External E/004) does not contain asbestos.



Item 105 - Ref: PK002318

The residue to wall 1 in the Plant Room (Z1/01) contains asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 106 - Ref: PK002139

The residue to wall 2 in the Plant Room (Z1/01) does not contain asbestos.



Item 107 - Ref: PK002140

The residue to wall 3 in the Plant Room (Z1/01) does not contain asbestos.



Item 108 - Ref: PK002141

The residue to wall 4 in the Plant Room (Z1/01) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 109 - Ref: PK002142

The cement panels to wall penetrations in the Plant Room (Z1/01) do not contain asbestos.



Item 110 - Ref: PK002132

The spray coating remnants to the wall in the Entrance Foyer (G/01) does not contain asbestos.



Item 111 - Ref: As PK002134

The spray coating remnants to the brick wall in the Corridor 8 Art (G/10) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 112 - Ref: As PK002132

The spray coating remnants to the wall in the Cleaners Store (G/11) does not contain asbestos.



Item 113 - Ref: As PK002132

The spray coating remnants to the wall in the Corridor 6 (G/12) does not contain asbestos.



Item 114 - Ref: As PK002132

The spray coating remnants to the wall in the Corridor 3 (G/14) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 115 - Ref: As PK002132

The spray coating remnants to the wall in the Lobby to recording studio (G/15) does not contain asbestos.



Item 116 - Ref: PK002137

The spray coating remnants to the wall in the Corridor 2 (G/17) does not contain asbestos.



Item 117 - Ref: As PK002132

The spray coating remnants to the wall in the Corridor 10 (G/19) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 118 - Ref: As PK002132

The spray coating remnants to the wall in the Staff Tea Point (G/02) does not contain asbestos.



Item 119 - Ref: As PK002132

The spray coating remnants to the wall in the Corridor to Hall Store 2 (G/20) does not contain asbestos.



Item 120 - Ref: PK002143

The fibreboard ceiling tiles – upper ceiling within void in KS1 Classroom 12 (G/23) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 121 - Ref: PK002144

The spray coating remnants to the wall in KS1 Classroom 12 (G/23) does not contain asbestos.



Item 122 - Ref: As PK002132

The spray coating remnants to the wall in KS1 Classroom 9 Multi purpose (G/25) does not contain asbestos.



Item 123 - Ref: As PK002144

The spray coating remnants to the wall in KS3 Classroom 6 (G/27) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 124 - Ref: PK002133

The spray coating remnants to the walls in Lobby 3 (G/06) does not contain asbestos.



Item 125 - Ref: As PK002132

The spray coating remnants to the walls in Corridor 7 (G/07) does not contain asbestos.



Item 126 - Ref: PK002134

The spray coating remnants to the walls in Corridor 8 (G/08) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 127 - Ref: PK002135

The bitumen drip metal roof structure in Corridor 8 (G/08) 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 Officer 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 schools specific emergency procedures held in the 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 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 Officer 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 Officer 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
(Item 1)	No asbestos	Is present		
(Item 2)	No asbestos	Is present		
(Item 3)	No asbestos	Is present		
(Item 4)	No asbestos	Is present		
(Item 5)	No asbestos	Is present		
(Item 6)	No asbestos	Is present		
(Item 7)	No asbestos	Is present		
(Item 8)	No asbestos	Is present		
(Item 9)	No asbestos	Is present		
(Item 10)	No asbestos	Is present		
(Item 11)	No asbestos	Is present		
(Item 12)	Electrics-MEM boxes (Rm 014/kitchen)	Very Low Risk	12 monthly	12/03/2026
(Item 13)	No asbestos	Is present		
(Item 14)	No asbestos	Is present		
(Item 15)	No asbestos	Is present		
(Item 16)	No asbestos	Is present		
(Item 17)	No asbestos	Is present		
(Item 18)	Sprayed coating to walls behind PVC & plasterboard (Rm 017/kitchen)	Low Risk	6 monthly	12/09/2025
(Item 19)	Ceiling (Rm 017/kitchen-void above)	Low Risk	6 monthly	Removed June 2019
(Item 20)	Sprayed coating to walls (Rm 017/kitchen-void above)	Low Risk	6 monthly	12/09/2025
(Item 21)	No asbestos	Is present		
(Item 22)	Debris to tops of surfaces (Rm 017/kitchen-void above)	Medium Risk	3 monthly	Removed June 2019
(Item 23)	No asbestos	Is present		
(Item 24)	Ceiling (Rm 018/kitchen toilet-void above)	Low Risk	6 monthly	Removed June 2019
(Item 25)	Sprayed coating to walls (Rm 018/kitchen toilet-	Low Risk	6 monthly	12/09/2025

	void above)			
(Item 26)	Debris to tops of surfaces (Rm 018/kitchen toilet-void above)	Medium Risk	3 monthly	Removed June 2019
(Item 27)	No asbestos	Is present		
(Item 28)	Ceiling (Rm 019/kitchen office-void above)	Low Risk	6 monthly	Removed June 2019
(Item 29)	Sprayed coating to walls (Rm 019/kitchen office-void above)	Low Risk	6 monthly	12/09/2025
(Item 30)	Debris to tops of surfaces (Rm 019/kitchen office-void above)	Medium Risk	3 monthly	Removed June 2019
(Item 31)	No asbestos	Is present		
(Item 32)	Ceiling (Rm 020/kitchen store-void above)	Low Risk	6 monthly	Removed June 2019
(Item 33)	Sprayed coating to walls (Rm 020/kitchen store-void above)	Low Risk	6 monthly	12/09/2025
(Item 34)	Debris to tops of surfaces (Rm 020/kitchen store-void above)	Medium Risk	3 monthly	Removed June 2019
(Item 35)	No asbestos	Is present		
(Item 36)	No asbestos	Is present		
(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)	Ceiling (Rm 022/store-void above)	Low Risk	6 monthly	Removed June 2019
(Item 43)	No asbestos	Is present		
(Item 44)	No asbestos	Is present		
(Item 45)	Presumed – Electrics main switchboard (Rm 026/switch room)	Very Low Risk	12 monthly	12/03/2026
(Item 46)	Ceiling (Rm 023/store-void)	Low Risk	6 monthly	Removed June 2019

	above)			
(Item 47)	No asbestos	Is present		
(Item 48)	No asbestos	Is present		
(Item 49)	Presumed – Electrics main switchboard (Rm 026/switch room)	Very Low Risk	12 monthly	12/03/2026
(Item 50)	Subfloor (Rm 027/classroom)	Very Low Risk	12 monthly	12/03/2026
(Item 51)	Subfloor (Rm 028/classroom)	Very Low Risk	12 monthly	12/03/2026
(Item 52)	Subfloor (Rm 029/classroom)	Very Low Risk	12 monthly	12/03/2026
(Item 53)	Subfloor (Rm 030/classroom)	Very Low Risk	12 monthly	12/03/2026
(Item 54)	Subfloor (Rm 031/classroom)	Very Low Risk	12 monthly	12/03/2026
(Item 55)	Subfloor (Rm 032/science lab)	Very Low Risk	12 monthly	12/03/2026
(Item 56)	Subfloor (Rm 033/science lab store)	Very Low Risk	12 monthly	12/03/2026
(Item 57)	Subfloor (Rm 034/classroom)	Very Low Risk	12 monthly	12/03/2026
(Item 58)	Subfloor (Rm 035/games room)	Very Low Risk	12 monthly	12/03/2026
(Item 59)	No asbestos	Is present		
(Item 60)	No asbestos	Is present		
(Item 61)	Presumed – Electrics (Rm 051/cleaners store)	Very Low Risk	12 monthly	12/03/2026
(Item 62)	No asbestos	Is present		
(Item 63)	No asbestos	Is present		
(Item 64)	No asbestos	Is present		
(Item 65)	No asbestos	Is present		
(Item 66)	Presumed – Electrics MEM box (Rm 066/stairwell)	Very Low Risk	12 monthly	12/03/2026
(Item 67)	No asbestos	Is present		
(Item 68)	No asbestos	Is present		
(Item 69)	No asbestos	Is present		
(Item 70)	Floor covering below carpet (Level 1/Rm 008/kitchen)	Very Low Risk	12 monthly	Removed July 2020
(Item 71)	Floor covering below carpet (Level 1/Rm 008b/cupboard)	Very Low Risk	12 monthly	Removed July 2020

(Item 72)	No asbestos	Is present		
(Item 73)	No asbestos	Is present		
(Item 74)	No asbestos	Is present		
(Item 75)	No asbestos	Is present		
(Item 76)	No asbestos	Is present		
(Item 77)	No asbestos	Is present		
(Item 78)	No asbestos	Is present		
(Item 79)	No asbestos	Is present		
(Item 80)	No asbestos	Is present		
(Item 81)	No asbestos	Is present		
(Item 82)	No asbestos	Is present		
(Item 83)	No asbestos	Is present		
(Item 84)	No asbestos	Is present		
(Item 85)	No asbestos	Is present		
(Item 86)	No asbestos	Is present		
(Item 87)	No asbestos	Is present		
(Item 88)	No asbestos	Is present		
(Item 89)	No asbestos	Is present		
(Item 90)	No asbestos	Is present		
(Item 91)	No asbestos	Is present		
(Item 92)	No asbestos	Is present		
(Item 93)	No asbestos	Is present		
(Item 94)	No asbestos	Is present		
(Item 95)	Sprayed coating behind plasterboard partition walls (Kitchen office toilet/041)	Low Risk	6 monthly	Do not inspect
(Item 96)	Sprayed coating debris (Kitchen office toilet/041)	Medium Risk	3 monthly	Do not inspect
(Item 97)	No asbestos	Is present		
(Item 98)	No asbestos	Is present		
(Item 99)	No asbestos	Is present		
(Item 100)	No asbestos	Is present		
(Item 101)	No asbestos	Is present		
(Item 102)	No asbestos	Is present		
(Item 103)	No asbestos	Is present		
(Item 104)	No asbestos	Is present		
(Item 105)	Residue Wall 1 (Plant Room Z1/01)	Medium Risk	3 monthly	12/12/2025
(Item 106)	No asbestos	Is present		
(Item 107)	No asbestos	Is present		
(Item 108)	No asbestos	Is present		
(Item 109)	No asbestos	Is present		
(Item 110)	No asbestos	Is present		

Item 111)	No asbestos	Is present		
Item 112)	No asbestos	Is present		
Item 113)	No asbestos	Is present		
Item 114)	No asbestos	Is present		
Item 115)	No asbestos	Is present		
Item 116)	No asbestos	Is present		
Item 117)	No asbestos	Is present		
Item 118)	No asbestos	Is present		
Item 119)	No asbestos	Is present		
Item 120)	No asbestos	Is present		
Item 121)	No asbestos	Is present		
Item 122)	No asbestos	Is present		
Item 123)	No asbestos	Is present		
Item 124)	No asbestos	Is present		
Item 125)	No asbestos	Is present		
Item 126)	No asbestos	Is present		
Item 127)	No asbestos	Is present		

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

<u>Ref:</u>	<u>Condition</u>	<u>Action Required</u>	<u>Comments</u>
	Same/change	Yes/No	

For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	