

Foreward

ASBESTOS SURVEY REPORT FOR SPRINGWELL VILLAGE PRIMARY SCHOOL, WESTFIELD CRESCENT, SPRINGWELL VILLAGE, NE9 7RX.

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 by the Client 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 Village Primary School, Westfield Crescent,
Springwell, NE9 7RX**



UPRN: - 369919

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 27 July 2026

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

- (Item 1) Ref: 254851-28 – Insulation to previous pipework (Rm -1/001/Cellar) – Low Risk
- (Item 2) Ref: 254851-25 – Gasket to pipework at dark grey gas hub (Rm -1/001/Cellar) – Very Low Risk
- (Item 3) Ref: 254851-27 – Gasket to loose lying pipework (Rm -1/001/Cellar) – Low Risk
- (Item 4) Ref: 254851-26 – Gasket to pipework at light grey gas hub (Rm -1/001/Cellar) – No Risk
- (Item 5) Ref: 369919-14 – Debris to walls (Rm -1/001/Cellar) – No Risk
- (Item 6) Ref: 369919-15 – Debris to walls (Rm -1/001/Cellar) – No Risk
- (Item 7) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/001/Classroom) – No Risk
- (Item 8) Ref: 369919-8 – Adhesive beneath parquet flooring (Rm 0/002/Classroom store) – No Risk
- (Item 9) Ref: 254851-1 – Debris to top side of suspended ceiling (Rm 0/002/Classroom Store void above) – removed 2019
- (Item 10) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/006/Classroom) – No Risk
- (Item 11) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/007/Classroom store) – No Risk
- (Item 12) Ref: 254851-2 – Remnant adhesive to floor (Rm 0/008/Cloaks) – Very Low Risk
- (Item 13) Ref: 254851-3 – Floor covering (Rm 0/009/Store) – Very Low Risk
- (Item 14) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/10/ PE Store) – No Risk
- (Item 15) Ref: As 254851-3 – Floor covering (Rm 0/11/Store) – Very Low Risk
- (Item 16) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/12/Main Hall) – No Risk
- (Item 17) Ref: 254851-8 – Residue to timber framework at former ceiling height (Rm 0/12/Main Hall void above) – Low Risk
- (Item 18) Ref: 254851-7 – Residue to perimeter walls/pelmet at former ceiling height (Rm 0/12/Main Hall void above) – Low Risk
- (Item 19) Ref: As 254851-3 – Floor covering (Rm 0/14/Store) – Very Low Risk
- (Item 20) Ref: 254851-6 – Toilet Cistern (Rm 0/15/WC) – Very Low Risk
- (Item 21) Ref: 254851-5 – Skylight surround (Rm 0/15/WC) – Low Risk
- (Item 22) Ref: 254851-4 – Ceiling (Rm 0/15/WC) – Low Risk *encapsulated Nov 2019*
- (Item 23) Ref: As 369919-4 – Roof felt to skylight (Rm 0/15/WC) – No Risk
- (Item 24) Ref: As 254851-5 – Skylight surround (Rm 0/16/WC) – Low Risk
- (Item 25) Ref: As 254851-4 – Ceiling (Rm 0/16/WC) – Low Risk
- (Item 26) Ref: As 369919-4 – Roof felt to skylight (Rm 0/16/WC) – No Risk
- (Item 27) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/17/Office) – No Risk
- (Item 28) Ref: As 254851-4 – Ceiling (Rm 0/17/Office void above) – Very Low Risk
- (Item 29) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/19/reception) – No Risk

- (Item 30) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/20/Staff Room) – No Risk
- (Item 31) Ref: 254851-21 – Acoustic pads to sinks (Rm 0/24/nursery) – No Risk
- (Item 32) Ref: 369919-7 – Remains to walls around windows (Rm 0/26/Lean too) – No Risk
- (Item 33) Ref: 369919-1 – Boxing under windows (Rm 0/28/Library) – No Risk
- (Item 34) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/28/library) – No Risk
- (Item 35) Ref: 254851-16 – Floor covering (Rm 0/29/Store Cupboard) – Very Low Risk
- (Item 36) Ref: 254851-23 – Remnant floor adhesive (Rm 0/31/Boiler Room) – Removed November 2019
- (Item 37) Ref: 254851-24 – Debris to top of cable trunking and floor (Rm 0/31/Boiler Room) – No Risk
- (Item 38) Ref: 254851-22 – Gaskets to pipework (Rm 0/31/Boiler Room) – No Risk
- (Item 39) Ref: 369919-10 – Debris to walls (Rm 0/31/Boiler Room) – Removed November 2019
- (Item 40) Ref: 369919-13 – Debris within old pipework penetration leading to cellar below (Rm 0/31/Boiler Room) – Removed November 2019
- (Item 41) Ref: 254851-11 – Floor covering (Rm 0/35/Store cupboard) – Very Low Risk
- (Item 42) Ref: 369919-2 – Coating to pipework (Rm 0/35/Store cupboard) – No Risk
- (Item 43) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/38/Classroom) – No Risk
- (Item 44) Ref: 254851-13 – Coating to floor (Rm 0/40/Store cupboard) – Very Low Risk
- (Item 45) Ref: As 369919-8 – Adhesive beneath parquet flooring (Rm 0/41/Classroom) – No Risk
- (Item 46) Ref: As 254851-11- Floor covering (Rm 0/42/Store cupboard) – Very Low Risk
- (Item 47) Ref: As 254851-11 – Floor covering (Rm 0/44/chemical store) – Very Low Risk
- (Item 48) As 369919-4 – Roof felt around skylight (Rm 0/45/lobby) - No Risk
- (Item 49) Ref: 369949-5 – Putty to old external window (Rm 0/45/lobby) - No Risk
- (Item 50) Ref: 369919-3 – Seal to soil pipe (Rm 0/47/Boys WC) – No Risk
- (Item 51) Ref: 254851-12 – Floor covering (Rm 0/49/Store cupboard) – Very Low Risk
- (Item 52) Ref: Presumed – Electrics (Rm 0/50/electrics cupboard) - Low Risk
- (Item 53) Ref: 254851-15 – Walls (Rm 0/50/electrics cupboard) – Low Risk
- (Item 54) Ref: As 254851-11 – Floor covering Rm 0/50/electrics cupboard) – Very Low Risk
- (Item 55) Ref: 254851-20 – Seal to bunny boiler (Rm 0/52/WC) – Very Low Risk
- (Item 56) Ref: 254851-17 – Ceiling – (Rm 0/52/WC) – Low Risk
- (Item 57) Ref: 369919-6 – Bunny incinerator internal lining (Rm 0/52/WC) – Low Risk
- (Item 58) Ref: As 254851-17 – Ceiling (Rm 053/Lobby) – Low Risk
- (Item 59) Ref: As 254851-17 – Ceiling (Rm 0/54/Kitchen pantry) – Low Risk
- (Item 60) Ref: 254851-18 – Gasket to oval lights (Rm 0/55/Kitchen) – Very Low Risk
- (Item 61) Ref: Presumed – Electrics (Rm 0/55/Kitchen) – Very Low Risk

- (Item 62) Ref: As 254851-17 – Ceiling (Rm 0/55/Kitchen) – Low Risk
- (Item 63) Ref: 254851-19 – Acoustic paint to kitchen units (Rm 0/55/Kitchen) – No Risk
- (Item 64) Ref: 369919-9 – Sealant to extract ductwork (Rm 0/55/Kitchen) – No Risk
- (Item 65) Ref: Presumed – Pipework flange gaskets (Rm 1/001/Loft void) – Very Low Risk
- (Item 66) Ref: 254851-9 – Roof felt debris to top side of ceiling below (Rm 1/001/loft void) – No Risk
- (Item 67) Ref: 254851-10 – Loose lying flue section (Rm 1/002/loft void) – Very Low Risk
- (Item 68) Ref: 369919-12 – Panels to roof joists (Rm 1/002/loft void) – Low Risk
- (Item 69) Ref: 369919-11 – Debris to topside of ceiling below (Rm 1/002/Loft void) – Low Risk
- (Item 70) Ref: Presumed – Pipework flange gaskets (Rm 1/002/Loft void) – Very Low Risk
- (Item 71) Ref: 192566-5 – Canopy adjacent kitchen (Externals) – Low Risk
- (Item 72) Ref: 366919-16 – Damp proof course (External) – No Risk
- (Item 73) Ref: 192566-4 – Mastic to light fitting to kitchen canopy (External) – Very Low Risk
- (Item 74) Ref: 369919-17 – Sealant to kitchen door frame (External) – see item 83 as resampled on SGS survey J260020.**
- (Item 75) Ref: 369919-18 – Sealant to boiler room door frame (External) – Very Low Risk
- (Item 76) Ref: As 369919-18 – Sealant to cellar door frame (External) – Very Low Risk
- (Item 77) Ref: 369919-19 – Sealant to cellar window (External) – No Risk
- (Item 78) Ref: 369919-20 – Remnant sealant to windows (External) – Very Low Risk
- (Item 79) Ref: 21-39304-1 – Adhesive to ceramic wall tiles (Staff room and Cupboard/Area 1) – No Risk
- (Item 80) Ref: 21-39304-2 – Bitumen to rear of parquet flooring (Staff room and Cupboard/Area 1) – No Risk
- (Item 81) Ref: 21-39304-3 – Textured coating to ceiling (Staff room and Cupboard/Area 1) – No Risk
- (Item 82) Ref: 22-45686-1 – Textured coating to walls (Area 1/Room 29) – No Risk
- (Item 83) Ref: NZ001545 – Seal to kitchen door (Kitchen External G/006) – No Risk
- (Item 84) Ref: As KG000461 – Upstand skylight (Kitchen dry store G/01) – Low Risk

Please note the survey carried out was non-intrusive. Should major refurbishment be planned for the property, further investigation will be required.

Photographs of Areas Sampled



Item 1 Ref: 254851-28

The insulation to previous pipework/cable penetrations to underside of floor above in the cellar (Rm -1/001) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 2 Ref: 254851-25

The gasket to pipework at dark grey gas hub in the cellar (Rm -1/001) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 3 Ref: 254851-27

The gasket to loose lying pipework in the cellar (Rm -1/001) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



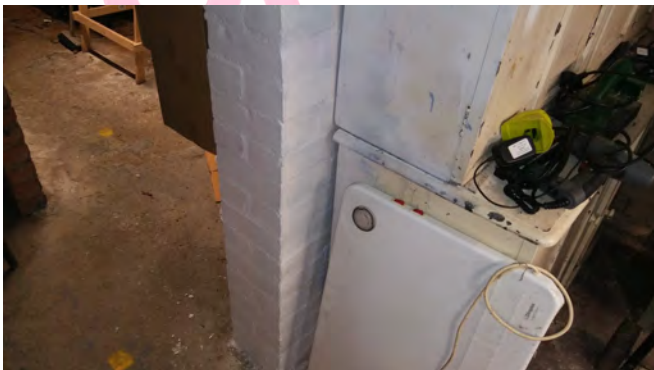
Item 4 Ref: 254851-26

The gasket to pipework at light grey gas hub in the cellar (Rm -1/001) does not contain asbestos.



Item 5 Ref: 369919-14

The debris to walls in the cellar (Rm -1/001) does not contain asbestos.



Item 6 Ref: 369919-15

The debris to walls in the cellar (Rm -1/001) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 7 Ref: As 369919-8

The adhesive beneath parquet flooring in the Classroom (Rm 0/001) does not contain asbestos.



Item 8 Ref: 369919-8

The adhesive beneath parquet flooring in the Classroom store (Rm 0/002) does not contain asbestos.

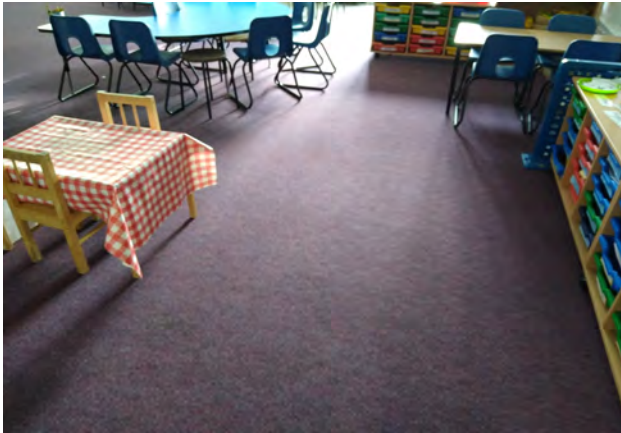


Item 9 Ref: 254851-1

The debris to top side of suspended ceiling in the classroom store void above (Rm 0/002) does contain asbestos.

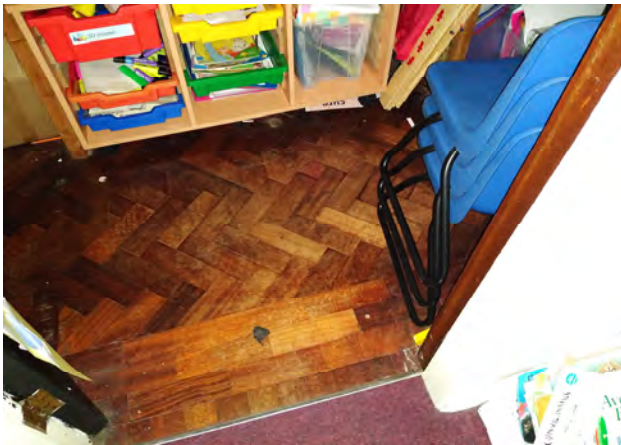
Removed November 2019

Photographs of Areas Sampled (Cont)



Item 10 Ref: As 369919-8

The adhesive beneath parquet flooring in the Classroom (Rm 0/006) does not contain asbestos.



Item 11 Ref: As 369919-8

The adhesive beneath parquet flooring in the Classroom store (Rm 0/007) does not contain asbestos.



Item 12 Ref: 254851-2

The remnant adhesive to floor in the cloaks (Rm 0/008) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 13 Ref: 254851-3

The floor covering in the store (Rm 0/009) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 14 Ref: As 369919-8

The adhesive beneath parquet flooring in the PE store (Rm 0/010) does not contain asbestos.



Item 15 Ref: As 254851-3

The floor covering in the store (Rm 0/011) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 16 Ref: As 369919-8

The adhesive beneath parquet flooring in the main hall (Rm 0/012) does not contain asbestos.



Item 17 Ref: 254851-1

The residue to timber framework at former ceiling height in the main hall void above (Rm 0/012) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 18 Ref: 254851-7

The residue to perimeter walls/pelmet at former ceiling height in the main hall (Rm 0/012) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 19 Ref: 254851-3

The floor covering in the store (Rm 0/014) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 20 Ref: 254851-6

The toilet cistern in the wc (Rm 0/015) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 21 Ref: 254851-5

The skylight surround in the wc (Rm 0/015) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 22 Ref: 254851-4

The ceiling in the wc (Rm 0/015) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 23 Ref: 369919-4

The roof felt to skylight in the wc (Rm 0/014) does not contain asbestos.



Item 24 Ref: 254851-5

The skylight surround in the wc (Rm 0/016) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 25 Ref: 254851-4

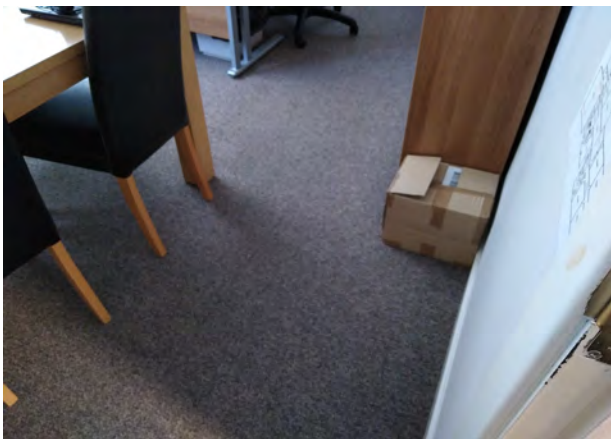
The ceiling in the wc (Rm 0/016) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 26 Ref: 369919-4

The roof felt to the skylight in the wc (Rm 0/016) does not contain asbestos.



Item 27 Ref: 369919-8

The adhesive beneath parquet flooring in the office (Rm 0/17) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 28 Ref: As 254851-4

The ceiling in the office void above (Rm 0/017) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 29 Ref: As 369919-8

The adhesive beneath parquet flooring in the reception (Rm 0/19) does not contain asbestos.



Item 30 Ref: As 369919-8

The adhesive beneath parquet flooring in the staff room (Rm 0/20) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 31 Ref: 254851-21

The acoustic pads to sinks in the nursery (Rm 0/024) do not contain asbestos.



Item 32 Ref: 369919-7

The remains to walls around windows (Rm 0/026) does not contain asbestos.



Item 33 Ref: 369919-1

The boxing in the library (Rm 0/028) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 34 Ref: As 369919-8

The adhesive beneath parquet flooring in the library (Rm 0/028) do not contain asbestos.



Item 35 Ref: 254851-16

The floor covering in the store cupboard (Rm 0/029) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 36 Ref: 254851-23

The remnant floor adhesive in the boiler room (Rm 0/031) does contain asbestos.

Removed November 2019

Photographs of Areas Sampled (Cont)

**NO PHOTOGRAPH
PROVIDED**

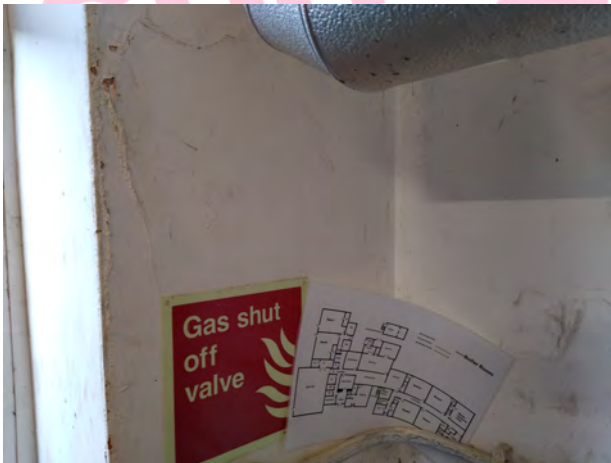
Item 37 Ref: 254851-24

The debris to top of cable trunking and floor in the boiler room (Rm 0/031) do not contain asbestos.

**NO PHOTOGRAPH
PROVIDED**

Item 38 Ref: 254851-22

The gaskets to pipework in the boiler room (Rm 0/031) do not contain asbestos.



Item 39 Ref: 369919-10

The debris to the walls in the boiler room (Rm 0/031) does contain asbestos.

Removed November 2019

Photographs of Areas Sampled (Cont)



Item 40 Ref: 369919-13

The debris within old pipework penetration leading to cellar below in the boiler room (Rm 0/031) does contain asbestos.

Removed November 2019



Item 41 Ref: 254851-11

The floor covering in the store cupboard (Rm 0/035) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 42 Ref: 369919-2

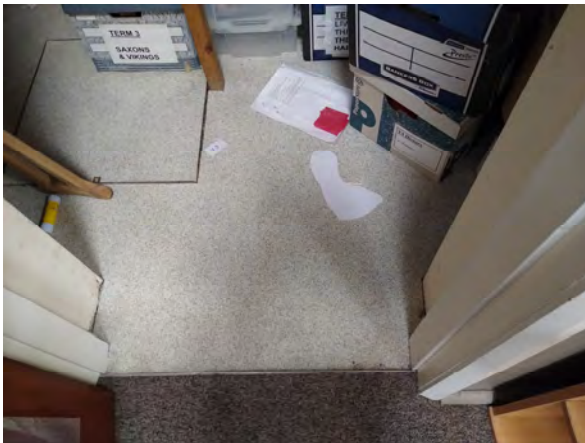
The coating to pipework in the store cupboard (Rm 0/035) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 43 Ref: As 369919-8

The adhesive beneath parquet flooring in the classroom (Rm 0/038) does not contain asbestos.



Item 44 Ref: 254851-13

The coating to the floor in the store cupboard (Rm 0/40) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 45 Ref: As 369919-8

The adhesive beneath parquet flooring in the classroom (Rm 0/041) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 46 Ref: 254851-11

The floor covering in the store cupboard (Rm 0/042) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 47 Ref: As 254851-11

The floor covering in the chemical store (Rm 0/044) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 48 Ref: 369919-4

The roof felt around the skylight in the lobby (Rm 0/045) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 49 Ref: 369919-5

The putty to old external window in the lobby (Rm 0/045) does not contain asbestos.



Item 50 Ref: 369919-3

The seal to soil pipe in the boys wc (Rm 0/047) does not contain asbestos.



Item 51 Ref: 254851-12

The floor covering in the store cupboard (Rm 0/049) does contain asbestos.

Any change in appearance should be reported to Property Services.

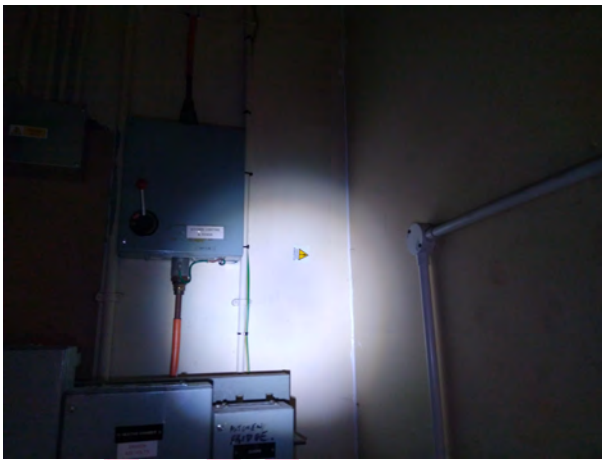
Photographs of Areas Sampled (Cont)



Item 52 Ref: Presumed

The electrics in the electrics cupboard (Rm 0/050) is presumed to contain asbestos.

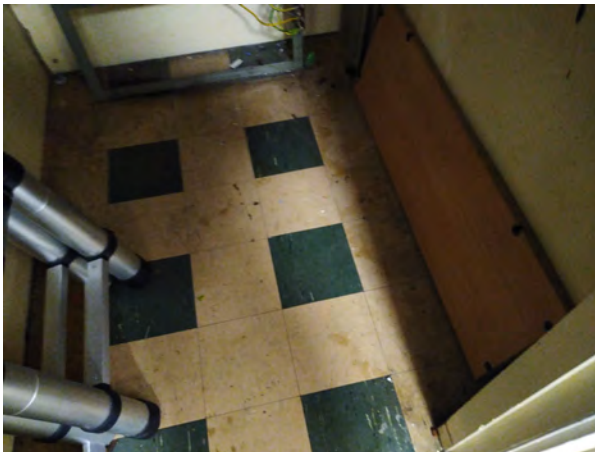
Further investigation is required before any works are carried out. Any change in appearance should be reported to Property Services.



Item 53 Ref: 254851-15

The walls in the electrics cupboard (Rm 0/050) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 54 Ref: As 254851-11

The floor covering in the electrics cupboard (Rm 0/50) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 55 Ref: 254851-20

The seal to bunny boiler in the wc (Rm 0/052) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 56 Ref: 254851-17

The ceiling in the wc (Rm 0/052) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 57 Ref: 369919-6

The bunny incinerator internal lining in the wc (Rm 0/052) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 58 Ref: As 254851-17

The ceiling in the lobby (Rm 0/053) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 59 Ref: As 254851-17

The ceiling in the kitchen pantry (Rm 0/054) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 60 Ref: 254851-18

The gasket to oval light in the kitchen (Rm 0/055) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 61 Ref: Presumed

The electrics in the kitchen (Rm 0/055) is presumed to contain asbestos.

Further investigation is required before any works are carried out. Any change in appearance should be reported to Property Services.



Item 62 Ref: As 254851-17

The ceiling in the kitchen (Rm 0/055) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 63 Ref: 254851-19

The acoustic paint to kitchen units in the kitchen (Rm 0/055) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 64 Ref: 369919-9

The sealant to extract ductwork in the kitchen (Rm 0/055) does not contain asbestos.



Item 65 Ref: Presumed

The pipework flange gaskets in the loft void (Rm 1/001) is presumed to contain asbestos.

Further investigation is required before any works are carried out. Any change in appearance should be reported to Property Services.



Item 66 Ref: 254851-9

The roof felt debris to top side of ceiling below in the loft void (Rm 1/001) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 67 Ref: 254851-10

The loose lying flue section in the loft void (Rm 1/002) contains asbestos.

Any change in appearance should be reported to Property Services.



Item 68 Ref: 369919-12

The panels to the roof joists in the loft void (Rm 1/002) contain asbestos.

Any change in appearance should be reported to Property Services.



Item 69 Ref: 369919-11

The debris to topside of ceiling below in the loft void (Rm 1/002) does contain asbestos.

Any change in appearance should be reported to Property Services. Access should be restricted until this is removed.

Photographs of Areas Sampled (Cont)



Item 70 Ref: Presumed

The pipework flange gaskets in the loft void (Rm 1/002) is presumed to contain asbestos.

Further investigation is required before any works are carried out. Any change in appearance should be reported to Property Services



Item 71 Ref: 192566-5

The canopy adjacent to the kitchen (External) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 72 Ref: 369919-16

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

Photographs of Areas Sampled (Cont)



Item 73 Ref: 192566-4

The mastic to light fitting to kitchen canopy (External) contain asbestos.

Any change in appearance should be reported to Property Services



Item 74 Ref: 369919-17

The sealant to the kitchen door frame (External) does contain asbestos.

See item 83 as resampled on SGS survey J260020.



Item 75 Ref: 369919-18

The sealant to the boiler room door frame (External) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 76 Ref: As 369919-18

The sealant to the cellar room door frame (External) does contain asbestos.

Any change in appearance should be reported to Property Services.



Item 77 Ref: 369919-19

The sealant to the cellar window (External) does not contain asbestos.



Item 78 Ref: 369919-20

The remnant sealant to windows (External) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 79 Ref: 21-39304-1

The adhesive to the ceramic tiles to the walls in the staff room and cupboard (Area 1) does not contain asbestos.



Item 80 Ref: 21-39304-2

The bitumen to the rear of parquet flooring in the staff room and cupboard (Area 1) does not contain asbestos.



Item 81 Ref: 21-39304-3

The textured coating to the ceiling in the staff room and cupboard (Area 1) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 82 Ref: 22-45686-1



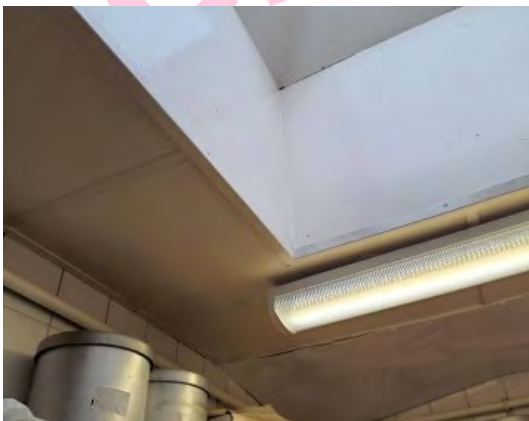
The textured coating to walls (Area 1/Room 29) does not contain asbestos.

Item 83 Ref: NZ001545



The door seal to the kitchen door (Kitchen External G/006) does not contain asbestos.

Item 84 Ref: KG00461



The upstands to the skylights (Kitchen G/001) contains asbestos.

Any change in appearance should be reported to Property Services.

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>Insulation to previous pipework (Rm - 1/001/Cellar)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>22.02.2027</i>
<i>Item 2</i>	<i>Gasket to pipework at dark grey gas hub (Rm - 1/001/Cellar)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 3</i>	<i>Gasket to loose lying pipework (Rm - 1/001/Cellar)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>22.02.2027</i>
<i>Item 4</i>	No asbestos	Is present		
<i>Item 5</i>	No asbestos	Is present		
<i>Item 6</i>	No asbestos	Is present		
<i>Item 7</i>	No asbestos	Is present		
<i>Item 8</i>	No asbestos	Is present		
<i>Item 9</i>	Debris to top side of suspended ceiling (Rm 0/002/Classroom Store void above)	Very Low Risk		Removed November 2019
<i>Item 10</i>	No asbestos	Is present		
<i>Item 11</i>	No asbestos	Is present		
<i>Item 12</i>	<i>Remnant adhesive to floor (Rm 0/008/Cloaks)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 13</i>	<i>Floor covering (Rm 0/009/Store)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 14</i>	No asbestos	Is present		
<i>Item 15</i>	<i>Floor covering (Rm 0/11/Store)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 16</i>	No asbestos	Is present		
<i>Item 17</i>	<i>Residue to timber framework at former ceiling height (Rm 0/12/Main Hall void above)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>DO NOT INSPECT</i>

Item 18	Residue to perimeter walls/pelmet at former ceiling height (Rm 0/12/Main Hall void above)	Low Risk	6 monthly	DO NOT INSPECT
Item 19	Floor covering (Rm 0/14/Store)	Very Low Risk	12 monthly	22.02.2027
Item 20	Toilet Cistern (Rm 0/15/WC)	Very Low Risk	12 monthly	22.02.2027
Item 21	Skylight surround (Rm 0/15/WC)	Low Risk	6 monthly	22.02.2027
Item 22	Ceiling (Rm 0/15/WC)	Low Risk	6 monthly	22.02.2027
Item 23	No asbestos	Is present		
Item 24	Skylight surround (Rm 0/16/WC)	Low Risk	6 monthly	22.02.2027
Item 25	Ceiling (Rm 0/16/WC)	Low Risk	6 monthly	22.02.2027
Item 26	No asbestos	Is present		
Item 27	No asbestos	Is present		
Item 28	Ceiling (Rm 0/17/Office void above)	Very Low Risk	12 monthly	22.02.2027
Item 29	No asbestos	Is present		
Item 30	No asbestos	Is present		
Item 31	No asbestos	Is present		
Item 32	No asbestos	Is present		
Item 33	No asbestos	Is present		
Item 34	No asbestos	Is present		
Item 35	Floor covering (Rm 0/29/Store Cupboard)	Very Low Risk	12 monthly	22.02.2027
Item 36	Remnant floor adhesive (Rm 0/31/Boiler Room)			Removed November 2019
Item 37	No asbestos	Is present		
Item 38	No asbestos	Is present		
Item 39	Debris to walls (Rm 0/31/Boiler Room)			Removed November 2019

Item 40	Debris within old pipework penetration leading to cellar below (Rm 0/31/Boiler Room)			Removed November 2019
Item 41	Floor covering (Rm 0/35/Store cupboard)	Very Low Risk	12 monthly	22.02.2027
Item 42	No asbestos	Is present		
Item 43	No asbestos	Is present		
Item 44	Coating to floor (Rm 0/40/Store cupboard)	Very Low Risk	12 monthly	22.02.2027
Item 45	No asbestos	Is present		
Item 46	Floor covering (Rm 0/42/Store cupboard)	Very Low Risk	12 monthly	22.02.2027
Item 47	Floor covering (Rm 0/44/chemical store)	Very Low Risk	12 monthly	22.02.2027
Item 48	No asbestos	Is present		
Item 49	No asbestos	Is present		
Item 50	No asbestos	Is present		
Item 51	Floor covering (Rm 0/49/Store cupboard)	Very Low Risk	12 monthly	22.02.2027
Item 52	Electrics (Rm 0/50/electrics cupboard)	Low Risk	6 monthly	22.02.2027
Item 53	Walls (Rm 0/50/electrics cupboard)	Low Risk	6 monthly	22.02.2027
Item 54	Floor covering Rm 0/50/electrics cupboard)	Very Low Risk	12 monthly	22.02.2027
Item 55	Seal to bunny boiler (Rm 0/52/WC)	Very Low Risk	12 monthly	22.02.2027
Item 56	Ceiling – (Rm 0/52/WC)	Low Risk	6 monthly	22.02.2027
Item 57	Bunny incinerator	Low Risk	6 monthly	22.02.2027

	<i>internal lining (Rm 0/52/WC)</i>			
<i>Item 58</i>	<i>Ceiling (Rm 053/Lobby)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>22.02.2027</i>
<i>Item 59</i>	<i>Ceiling (Rm 0/54/Kitchen pantry)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>22.02.2027</i>
<i>Item 60</i>	<i>Gasket to oval lights (Rm 0/55/Kitchen)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 61</i>	<i>Electrics (Rm 0/55/Kitchen)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 62</i>	<i>Ceiling (Rm 0/55/Kitchen)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>22.02.2027</i>
<i>Item 63</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 64</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 65</i>	<i>Pipework flange gaskets (Rm 1/001/Loft void)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 66</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 67</i>	<i>Loose lying flue section (Rm 1/002/loft void)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 68</i>	<i>Panels to roof joists (Rm 1/002/loft void)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>22.02.2027</i>
<i>Item 69</i>	<i>Debris to topside of ceiling below (Rm 1/002/Loft void)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>22.02.2027</i>
<i>Item 70</i>	<i>Pipework flange gaskets (Rm 1/002/Loft void)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 71</i>	<i>Canopy adjacent kitchen (Externals)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>22.02.2027</i>
<i>Item 72</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 73</i>	<i>Mastic to light fitting to kitchen canopy (External)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>22.02.2027</i>
<i>Item 74</i>	<i>Sealant to kitchen door frame (External)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>see item 83 as resampled on SGS survey J260020.</i>

Item 75	Sealant to boiler room door frame (External)	Very Low Risk	12 monthly	22.02.2027
Item 76	Sealant to cellar door frame (External)	Very Low Risk	12 monthly	22.02.2027
<i>Item 77</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 78	Remnant sealant to windows (External)	Very Low Risk	12 monthly	22.02.2027
<i>Item 79</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 80</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 81</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 82</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 83</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 84	Upstand skylight (Kitchen dry store G/01)	Low Risk	6 monthly	22.02.2027

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> Same/change	<u>Action Required</u> Yes/No	<u>Comments</u>
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For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	