

Forward

ASBESTOS SURVEY REPORT FOR BENEDICT BISCOP, SUNDERLAND

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

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

Plan of the Building and Sample Locations

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

Photographs of Areas Sampled

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

Survey Information

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

Priority Risk Assessments

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

5 Simple Steps to Asbestos Management

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

Commonly asked Questions

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

The building has been surveyed as comprehensively as possible, all potentially fibrous materials have been examined and where necessary analysed by competent UKAS accredited analysts and the findings of both recorded in the report.

This report is an important document and must be referred to before any building works are carried out. The report must be kept with your tenants handbook and the

checklists completed on a regular basis. You will be reminded when your specific checklists are due for submission.

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

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

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

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

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

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

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

Restrictions on use, distribution and publication of the report

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

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

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 BENEDICT BISCOP, SUNDERLAND



UPRN: - 2600121

Location of register:-

Premises Manager / Samo: -

Date: 11 August 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

NO06/02 – Sink pad (Item 1) No Risk
NO06/03 – Ceiling tiles (Item 2) No Risk
NO06/05 – Floor tiles (Item 3) No Risk
NO06/06 – Pipe lagging (Item 4) No Risk
NO06/07 – Pip lagging (Item 5) No Risk
NO06/08 – Felt to roof (Item 6) No Risk
NO06/09 – Pipe insulation (Item 7) No Risk
43039-1 – Fixed Ceiling (Disabled WC - 0/003) (Item 15) – No Risk
47097-1 – Under Floor coating (Main Hall) (Item 16) – No Risk
70090-1 – Wall Covering (Out of hr unit - 0/004) (Item 17) – No Risk
87662-1 – Damp Proof Course (External) (Item 18) – No Risk
87662-2 – Membrane below Windowsill (External) (Item 19) – No Risk
368105-1 – Fixed ceiling (Kitchen) (Item 20) – No Risk
368105-2 – Sealant to glazed panels within door (Kitchen) (Item 21) – No Risk
117404-1 – Underside of Roof (Meeting Room 0/001) (Item 22) – No Risk
117404-2 – Suspended ceiling (Meeting Room 0/001) (Item 23) – No Risk
117404-3 – Cavity Insulation (Meeting Room 0/001) (Item 24) – No Risk
117404-4 – Lining to wood cill (Meeting Room 0/001) (Item 25) – No Risk
As 117404-1 – Underside of Roof (WC 0/002) (Item 26) – No Risk
As 117404-1 – Underside of Roof (Reception Lobby 0/003) (Item 27) – No Risk
As 117404-3 – Insulation (Reception Lobby ceiling void 0/003) (Item 28) – No Risk
As 117404-2 – Suspended Ceiling (Reception Lobby 0/003) (Item 29) – No Risk
As 117404-4 – Panel to cill (Reception Lobby 0/003) (Item 30) – No Risk
As 117404-1 – Underside of roof canopy (External) (Item 31) – No Risk
117404-5 – Felt to canopy Walls (External) (Item 32) – No Risk
117404-6 – Original roof covering (External) (Item 33) – No Risk
As 117404-3 – Insulation to wall cavity (External) (Item 34) – No Risk
376631-5 -Underside of roof (Classroom/Rm 006 void above) (Item 35) – No Risk
376631-1 – Remnant roof covering adhesive (Classroom/Rm 007 void above) (Item 36) – No Risk
As 376631-1 - Remnant roof covering adhesive (Classroom/Rm 012 void above) (Item 37) – No Risk
376631-4 – Cladding to wall (Corridor/Rm 013) (Item 38) – No Risk
As 376631-5 -Underside of roof (Corridor/Rm 013 void above) (Item 39) – No Risk
376631-6 – Acoustic sink pad (Nursery/Rm 014) (Item 40) – No Risk
376631-2 – Expansion gap filler between newer extension and older building (External) (Item 41) – No Risk
376631-3 – Damp proof course (External) (Item 42) – No Risk
21-30788-1 – Ceiling (Area 1/Plant Room) (Item 43) – No Risk
21-30788-2 – Residue to walls (Area 1/Plant Room) (Item 44) – No Risk
21-30788-3 – Debris to floor (Area 1/Plant Room) (Item 45) – No Risk
21-30788-4 – Pipes small bore penetration wall void (Area 1/Plant Room) (Item 46) – No Risk
21-30788-5 – Pipes medium bore penetration wall void (Area 1/Plant Room) (Item 47) – No Risk

Presumed – Gaskets (Area 1/Plant Room) (Item 48) – Removed by Building Maintenance no paperwork supplied

21-30854-1 – Insulators to electrical box (Area 2/Electrical Switch Room) (Item 49) – Low Risk

Presumed – Barrel fuses (Area 2/Electrical Switch Room) (Item 50) – Low Risk

Survey J128210 assessed existing areas for fire detectors/sounders and fire points throughout the school - no suspect asbestos containing materials noted.

Survey 345924 assessed KS2 Corridor, KS2 group room and void above – no suspect asbestos containing materials noted.

Survey 20-28982 assessed areas for proposed extension – no suspect asbestos containing materials noted.

Survey 21-31431 assessed targeted areas Benedict– no suspect asbestos containing materials noted.

Caretakers House

NO06/10 – Pantry floor tiles (Item 8) No Risk

As NO06/10 – Bedroom 1 floor tiles (Item 9) No Risk

As NO06/10 – Bedroom 2 floor tiles (Item 10) No Risk

As NO06/10 – Bedroom 3 floor tiles (Item 11) No Risk

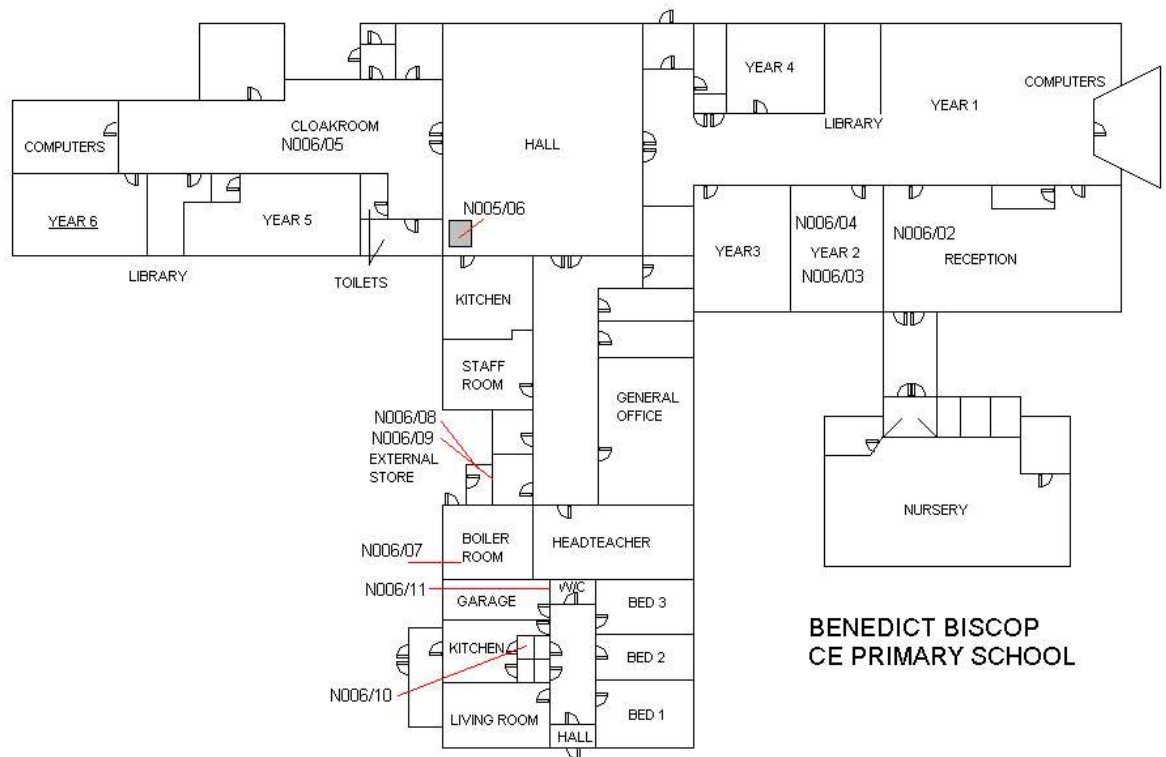
As NO06/10 – Hall floor tiles (Item 12) No Risk

As NO06/10 – Living room floor tiles (Item 13) No Risk

As NO06/10 – Corridor store floor tiles (Item 14) No Risk

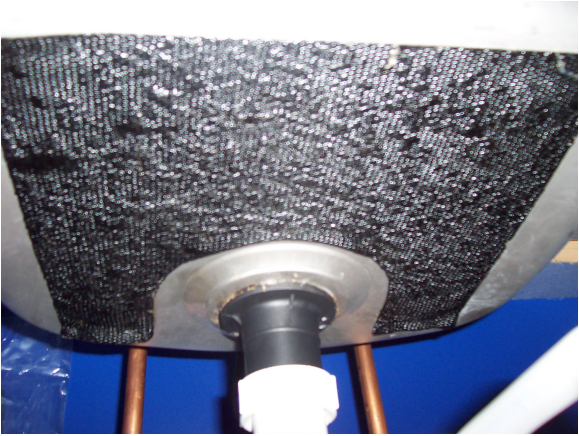
Computer Room/Reception Cloakroom/Nursery Cloakroom/Nursery Disabled Toilet/Nursery/Year 3 Class/Year 4 Class/Corridor Adjacent to Reception/Years 1-4 Library/Chemical Store/Boys WC 1/Girls WC 1/Year 1-4 Cloakrooms/Hall/Year 5 & 6 Boys Toilets/Year 5 & 6 Girls Toilets/Years 5 & 6 Small Cloakroom/Years 5 & 6 Toy Stores/Years 5 & 6 Main Corridor/Year 5 Class/Year 6 Class/Years 5 & 6 Library/Years 5 & 6 Computers/Kitchen/Staff Room/Disabled Toilet 2/Staff Toilet Male/Staff Toilet Female/Reception Foyer/General Office/Head Teachers Office/Corridor Adjacent to Heads Office/General Office Stationary Store/Main Switch Room/Caretakers House Kitchen/Caretakers House Bathroom/Caretakers House Heater Cupboard/Caretakers House Conservatory - No Suspect Asbestos Containing Materials Noted

Plan of Building and Samples Location- Cont.



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: NO06/02

The sink pads in the reception area do not contain asbestos.



Item 2 - Ref: NO06/03

The ceiling tiles in year 2 class do not contain asbestos.



Item 3 - Ref: NO06/05

The floor tiles in year 5 & 6 classroom do not contain asbestos.

Photographs of Areas Sampled (Cont.)



Item 4 - Ref: NO06/06

The pipe lagging throughout the school in the ducts does not contain asbestos.



Item 5 - Ref:NO06/07

The pipe lagging in the boiler house does not contain asbestos.



Item 6 - Ref: NO06/08

The felt to the roof in the cleaner's store does not contain asbestos.

Photographs of Areas Sampled (Cont.)



Item 7 - Ref: N006/09

The pipe insulation above the felt roof in the cleaner's store does not contain asbestos.



Item 15 - Ref: 43039-1

The fixed ceiling in the Disabled WC (Rm 0/003) does not contain asbestos.

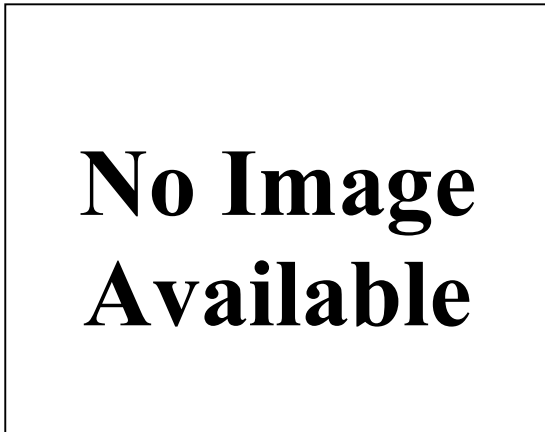
**No Image
Available**

Item 16 - Ref: 47097-1

The under floor coating in the Main Hall does not contain asbestos.

Photographs of Areas Sampled (Cont.)

Item 17 - Ref: 70090-1



The wall covering in the Out of Hour Unit (Rm 0/004) does not contain asbestos.

Item 18 - Ref: 87662-1



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

Item 19 - Ref: 87662-2



The membrane below windowsill (External) does not contain asbestos.

Photographs of Areas Sampled (Cont.)

Items 20 - Ref: 368105-1

**No Image
Provided**

The fixed ceiling in the kitchen does not contain asbestos.

Items 21 - Ref: 368105-2

**No Image
Provided**

The sealant to the glazed panels within the door in the kitchen does not contain asbestos.

Items 22 - Ref: 117404-1



The underside of roof in Meeting Room (0/001) does not contain asbestos.

Photographs of Areas Sampled (Cont.)



Items 23 - Ref: 117404-2

The suspended ceiling in Meeting Room (0/001) does not contain asbestos.



Items 24 - Ref: 117404-3

The cavity insulation in Meeting Room (0/001) does not contain asbestos.



Items 25 - Ref: 117404-4

The lining to wood cill in Meeting Room (0/001) does not contain asbestos.

Photographs of Areas Sampled (Cont.)



Items 26-Ref:As117404-1

The underside of roof in WC (0/002) does not contain asbestos.



Items 27-Ref:As117404-1

The underside of roof in Reception Lobby ceiling void (0/003) does not contain asbestos.



Items 28-Ref:As117404-3

The insulation in Reception Lobby ceiling void (0/003) does not contain asbestos.

Photographs of Areas Sampled (Cont.)



Items 29-Ref:As117404-2

The suspended ceiling in Reception Lobby (0/003) does not contain asbestos.



Items 30-Ref:As117404-4

The panel to original cill in Reception Lobby (0/003) does not contain asbestos.



Items 31-Ref:As117404-1

The underside of roof canopy (External) does not contain asbestos.

Photographs of Areas Sampled (Cont.)



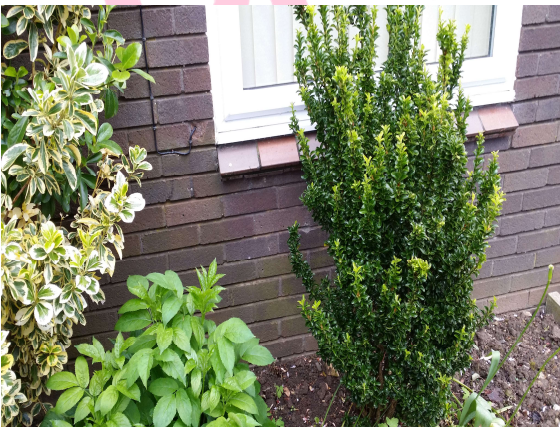
Items 32 - Ref: 117404-5

The felt to canopy walls
(External) does not contain
asbestos.



Items 33 - Ref: 117404-6

The original roof covering
(External) does not contain
asbestos.



Items 34-Ref:As117404-3

The insulation to wall cavity
(External) does not contain
asbestos.

Photographs of Areas Sampled (Cont.)



Items 35 - Ref: 376631-5

The underside of roof in Classroom (Rm 006) void above suspended ceiling does not contain asbestos.



Items 36 - Ref: 376631-1

The remnant roof covering adhesive in classroom (Rm 007) void above suspended ceiling does not contain asbestos.



Items 37 - Ref: As 376631-1

The remnant roof covering adhesive in classroom (Rm 012) void above suspended ceiling does not contain asbestos.

Photographs of Areas Sampled (Cont.)



Items 38 - Ref: 376631-4

The cladding to wall in the corridor (Rm 013) does not contain asbestos.



Items 39 - Ref: As 376631-5

The underside of roof in the corridor (Rm 013) void above suspended ceiling does not contain asbestos.



Items 40 - Ref: 376631-6

The acoustic sink pad in the nursery (Rm 014) does not contain asbestos.

Photographs of Areas Sampled (Cont.)



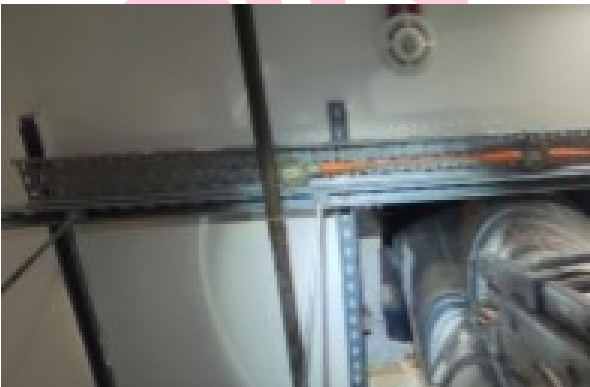
Items 41 - Ref: 376631-2

The expansion gap filler between newer extension and older building (External) does not contain asbestos.



Items 42 - Ref: As 376631-3

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

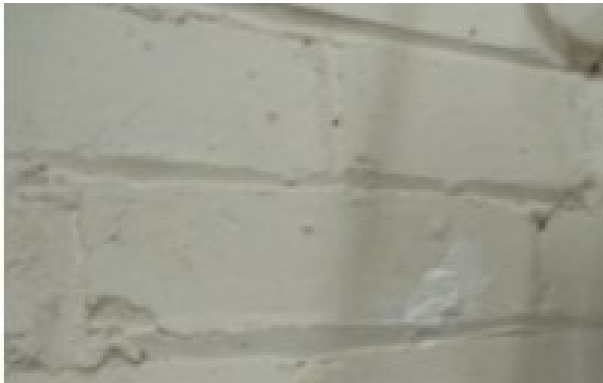


Items 43 - Ref: 21-30788-1

The ceiling in Area 1/Plant Room does not contain asbestos.

Photographs of Areas Sampled (Cont.)

Items 44 - Ref: 21-30788-2



The residue to the walls in Area 1/Plant Room does not contain asbestos.

Items 45 - Ref: 21-30788-3



The debris to floor in Area 1/Plant Room does not contain asbestos.

Items 46 - Ref: 21-30788-4



The pipes small bore penetration wall void in Area 1/Plant Room does not contain asbestos.

Photographs of Areas Sampled (Cont.)



Items 47 - Ref: 21-30788-5

The pipes medium bore penetration wall in Area 1/Plant Room does not contain asbestos.



Items 48 - Ref: Presumed

The gaskets in Area 1/Plant Room contain asbestos.

Removed by Building Maintenance no paperwork supplied

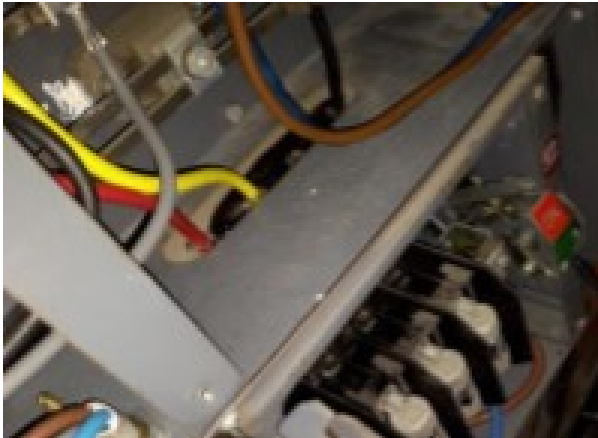


Items 49 - Ref: 21-30854-1

The insulators to electrical box in Area 2/Electrical Switch room does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont.)



Items 50 - Ref: Presumed

The barrel fuses in Area 2/Electrical Switch room does contain asbestos.

Any change in appearance should be reported to Property Services.

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Photographs of Areas Sampled - Caretakers House

Items 8-14- Ref: NO06/10



The floor tiles to the pantry in the caretaker's house do not contain asbestos.

Similar flooring is located in bedrooms 1-3, hall, living room and corridor store.

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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 the site specific emergency procedures in your asbestos management plan. However, as a minimum:

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

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

In the event that you are unable to contact the Asbestos Manager, please contact 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 2**Inspection Schedule**

Picture	Location	Risk	Inspection Frequency	Date of return
<i>Item 1</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 2</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 3</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 4</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 5</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 7</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 8</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 9</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 10</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 11</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 12</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 13</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 14</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 15</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 16</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 20</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 22</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 23</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 24</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 25</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 26</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 27</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 28</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 29</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 30</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 31</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 32</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 33</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 34</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 35</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 36</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 37</i>	<i>No asbestos</i>	<i>Is present</i>		

Item 38	No asbestos	Is present		
Item 39	No asbestos	Is present		
Item 40	No asbestos	Is present		
Item 41	No asbestos	Is present		
Item 42	No asbestos	Is present		
Item 43	No asbestos	Is present		
Item 44	No asbestos	Is present		
Item 45	No asbestos	Is present		
Item 46	No asbestos	Is present		
Item 47	No asbestos	Is present		
Item 48	Gaskets (Area 1/Plant Room) (Item 48)	Low Risk	6 Monthly	Removed by Building Maintenance no paperwork supplied
Item 49	Insulators to electrical box (Area 2/Electrical Switch Room)	Low Risk	6 Monthly	23/08/2025
Item 50	Barrel fuses (Area 2/Electrical Switch Room)	Low Risk	6 Monthly	23/08/2025

Form 2**Periodic Return**

School	
Date of Inspection	
Inspection By (signature)	
Print Name	

Good Practice Guidance:

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

<u>Ref:</u>	<u>Condition</u> Same/change	<u>Action Required</u> Yes/No	<u>Comments</u>
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Actions Required	
Actions Completed	
Alterations to Register	