

## **Foreward**

### ASBESTOS SURVEY REPORT FOR EPPLETON ACADEMY PRIMARY SCHOOL, HOUGHTON

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

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

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

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

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

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

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

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

### **Restrictions on use, distribution and publication of the report**

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

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

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

Yours sincerely,

Paul Davies  
Assistant Director of Assurance and Property Services

Sunderland  
City Council

# Sunderland City Council

*Control of Asbestos  
Regulations 2012*

## **Asbestos Register for EPPLETON ACADEMY PRIMARY SCHOOL**



**UPRN: - 2901028**

**Location of register:-**

**Premises Manager / Samo: - Tenant**

**Date: 16<sup>th</sup> January 2025**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557938966**

## Contents

	<u>Section</u>
• Plan of building and sample locations	1
• Photographs of areas sampled	2
• Survey information	3
• Asbestos Management Plan, Priority Assessments,	4
• Contacts Form, Code of Practice	4
• 5 Simple Steps of Asbestos Management	5
• Commonly asked questions	6

## Appendices

• Form 1 – Visitor Register	7
• Form 2 – Periodic Return Checklist and Schedule	8
• Form 3 – Works Notification Form	9
• Form 4 – Registration of All Disturbances	10
• Form 5 – Training Records	11

## Plan of Building and Samples Location

NO09/201 – Ceiling tiles (Area 1A) (Item 1) Removed 2012  
As NO09/201 – Ceiling tiles (Area 1B & 1C) (Item 2) Removed 2012  
NO09/202 – Floor tiles (Office Store) (Item 3) Removed 2017  
As NO09/202 – Floor tiles (Resources Rm store) (Item 4) Very Low Risk  
As NO09/202 – Floor tiles (HT Store) (Item 5) Removed 2017  
As NO09/202 – Floor tiles (Stock Store) (Item 6) Very Low Risk  
NO09/203 – Skylight upstand (Cloak Rm 1) (Item 7) No Risk  
As NO09/202 – Floor tiles (Music Store) (Item 8) Low Risk  
NO09/204 – Sink pad (Teaching Area 4) (Item 9) No Risk  
As NO09/202 – Floor tiles (Teaching area 4 Stores) (Item 10) Very Low Risk  
As NO09/202 – Floor tiles (Teaching Area 4 Store) (Item 11) Very Low Risk  
**Teaching Area 3 Room 3 - No access - locked.**  
As NO09/202 – Floor tiles (Teaching area 3 Store) (Item 12) Very Low Risk  
As NO09/202 – Floor tiles (Library Stores 1 & 2) (Item 13) Removed Feb 2017  
As NO09/202 – Floor tiles (Teaching area 2 store) (Item 14) Very Low Risk  
As NO09/202 – Floor tiles (Cleaners Store) (Item 15) Very Low Risk  
NO09/206 – Floor tiles (Reception class stores) (Item 16) No Risk  
NO09/207 – Flooring (Changing Room) (Item 17) No Risk  
As NO09/207 – Flooring (Art Store) (Item 18) No Risk  
NO09/208 – Floor tiles (Kitchen office) (Item 19) No Risk  
NO09/209 – Pipe Insulation (Ceiling void) (Item 20) No Risk  
NO09/210 – Floor tiles (Hall Table Store) (Item 21) No Risk  
As NO09/210 – Floor tiles (Hall PE Store) (Item 22) No Risk  
NO09/211 – Floor tiles (Hall) (Item 23) No Risk  
NO09/212 – Ceiling tiles (Hall) (Item 24) No Risk  
NO09/213 – Insulation (Boiler House) (Item 25) No Risk  
NO09/214 – Pipe Insulation (Boiler House) (Item 26) No Risk  
NO09/215 – Gasket material (Boiler House) (Item 27) No Risk  
NO09/216 – Fillet boards (External) (Item 28) No Risk  
NO09/217 – Roofing Felt (External) (Item 29) No Risk  
Presumed – Floor tiles (Room 14/Teaching area 3 store) (Item 30) Very Low Risk  
21-35987-1 – Textured coating to walls (Area 1/Hall) (Item 31) – No Risk  
21-35987-2 – Asphalt floor (Area 2/Cloak Room) (Item 32) – No Risk  
21-35987-2 – Asphalt floor (Area 3/Medical Room) (Item 33) – No Risk  
21-35987-2 – Asphalt floor (Area 4/Teaching area 2) (Item 34) – No Risk  
21-35987-3 – Sink Pad (Area 4/Teaching area 2) (Item 35) – No Risk  
21-35987-4 – Adhesive to ceramic wall tiles (Area 4/Teaching area 2) (Item 36) –  
No Risk  
21-35987-2 – Asphalt beneath floor screed (Area 5/Classroom) (Item 37) – No  
Risk  
21-35987-5 – Tiles and adhesive (Area 6/Store Cupboard) (Item 38) – Very Low  
Risk  
21-35987-2 - Asphalt beneath floor screed (Area 7/Classroom) (Item 39) – No  
Risk

21-35987-6 – Residual adhesive to floor (Area 8/Store Cupboard) (Item 40) – Very Low Risk

21-35987-7 – Adhesive to ceramic wall tiles (Area 10/Boys Toilet) (Item 41) – No Risk

21-35987-7 – Adhesive to ceramic wall tiles (Area 14 Cleaners Cupboard) (Item 42) – No Risk

22-50674-1 – Adhesive behind ceramic tiles (Area 1/Upper KS2 Cloakroom) (Item 43) – No Risk

22-50674-2 – Black composite floor (Area 1/Upper KS2 Cloakroom) (Item 44) – No Risk

22-50674-7 -Brown adhesive residue below modern screed (Area 1/Upper KS2 Cloakroom) (Item 45) – No Risk

22-50674-2 – Black composite floor (Area 2/Year 6 Classroom) (Item 46) – No Risk

22-50674-7 - Brown adhesive residue below modern screed (Adhesive) (Area 2/Year 6 Classroom) (Item 47) – No Risk

22-50674-2 – Black composite floor (Resin) (Area 3/Year 5 Classroom) (Item 48) – No Risk

22-50674-7 - Brown adhesive residue below modern screed (Adhesive) (Area 3/Year 5 Classroom) (Item 49) – No Risk

22-50674-2 – Black composite floor (Resin) (Area 4/Year 4 Classroom) (Item 50) – No Risk

22-50674-7 - Brown adhesive residue below modern screed (Adhesive) (Area 4/Year 4 Classroom) (Item 51) – No Risk

22-50674-4 – Adhesive below ceramic floor tiles (Area 5/Boys Toilet) (Item 52) – No Risk

22-50674-5 – Flat roof underside above suspended ceiling (Area 5/Boys Toilet) (Item 53) – No Risk

22-50674-6 – Pipes stop taps (Gaskets) (Area 5/Boys Toilet) (Item 54) – Low Risk

22-50674-3 – Adhesive behind ceramic tiles (Area 6/Girls Toilet) (Item 55) – No Risk

2250674-4 – Adhesive below ceramic floor tiles (Area 6/Girls Toilet) (Item 56) – No Risk

22-50674-6 – Pipes stop taps (Gaskets) (Area 6/Girls Toilet) (Item 57) – Low Risk

22-50674-1 – Adhesive behind ceramic tiles (Area 7/Lower KS2 Cloakroom) (Item 58) – No Risk

22-50674-2 – Black composite floor (Area 7/Lower KS2 Cloakroom) (Item 59) – No Risk

22-50674-7 – Brown adhesive residue below modern screed (Area 7/Lower KS2 Cloakroom) (Item 60) – No Risk

22-50674-2 – Black composite floor (Area 8/Lower KS2 Classroom 1) (Item 61) – No Risk

22-50674-7 – Brown adhesive residue below modern screed (Area 8/Lower KS2 Classroom 1) (Item 62) – No Risk

22-50674-2 – Black composite floor (Area 9/Lower KS2 Classroom 2) (Item 63) – No Risk

22-50674-7 – Brown adhesive residue below modern screed (Area 9/Lower KS2 Classroom 2) (Item 64) – No Risk  
22-50674-2 – Black composite floor (Area 10/Lower KS2 Classroom 3) (Item 65) – No Risk  
22-50674-7 – Brown adhesive residue below modern screed (Area 10/Lower KS2 Classroom 3) (Item 66) – No Risk  
22-50674-3 – Adhesive behind ceramic tiles (Area 11/Shared Toilet) (Item 67) – No Risk  
22-50674-4 – Adhesive below ceramic floor tiles (Area 11/Shared Toilet) (Item 68) – No Risk  
23/8/B/11/JGS7 – Tape wrapping to gas inlet pipe (External) (Item 69) – No Risk  
23/8/B/11/JGS1 – Internal boiler pilot light sight glass gasket (Boiler Room) (Item 70) - No Risk  
23/8/B/11/JGS2 – Internal boiler pump gasket (Boiler Room) (Item 71) – No Risk  
23/8/B/11/JGS3 – Pipework flange gaskets (Boiler Room) (Item 72) – No Risk  
23/8/B/11/JGS4 – Gas pipework flange joints gaskets (Boiler Room) (Item 73) – No Risk  
23/8/B/11/JGS5 – Insulation valve joints putty (Boiler Room) (Item 74) – No Risk  
23/8/B/11/JGS6 – High level walls/roof bitumen pitch residuals (Boiler Room) (Item 75) – No Risk  
BS422618 – Debris to suspended ceiling (Medical Room 1) (Item 76) – No Risk  
BS422619 – Debris to suspended ceiling (Gents Toilets) (Item 77) – No Risk  
BS422620 – Debris to suspended ceiling (Medical Room 2) (Item 78) – No Risk  
BS422621 – Debris to suspended ceiling (Ladies Toilet) (Item 79) – No Risk  
BS422622 – Bitumen felt path to roof (Ladies Toilet) (Item 80) – No Risk  
BS422623 – Debris to suspended ceiling (Pupils Toilet) (Item 81) – No Risk  
BS418092 – Bitumen to floor (Ladies Toilets) (Item 82) – No Risk  
BS418093 – Bitumen to floor (Medical Room 2) (Item 83) – No Risk  
BS418094 – Bitumen to floor (Gents Toilet) (Item 84) – No Risk  
BS418095 – Bitumen to floor (Corridor) (Item 85) – No Risk  
BS418096 – Bitumen to floor (Office) (Item 86) – No Risk  
BS418097 – Bitumen to floor (Office) (Item 87) – No Risk  
BS418098 – Bitumen to floor (Medical Room 1) (Item 88) – No Risk  
OQ000238 – Floor screed (Store Room G/001) (Item 89) – No Risk  
OQ000241 – Roof felt from external roof (Store Room G/001) (Item 90) – No Risk  
OQ000240 – Floor screed (Cupboard former shower G/002) (Item 91) – No Risk  
OQ000239 – Wall tile adhesive (Cupboard former shower G/002) (Item 92) – No Risk  
As OQ000240 – Floor screed (Cupboard G/003) (Item 93) – No Risk  
OQ000242 – Damp proof course (External E/001) (Item 94) – No Risk

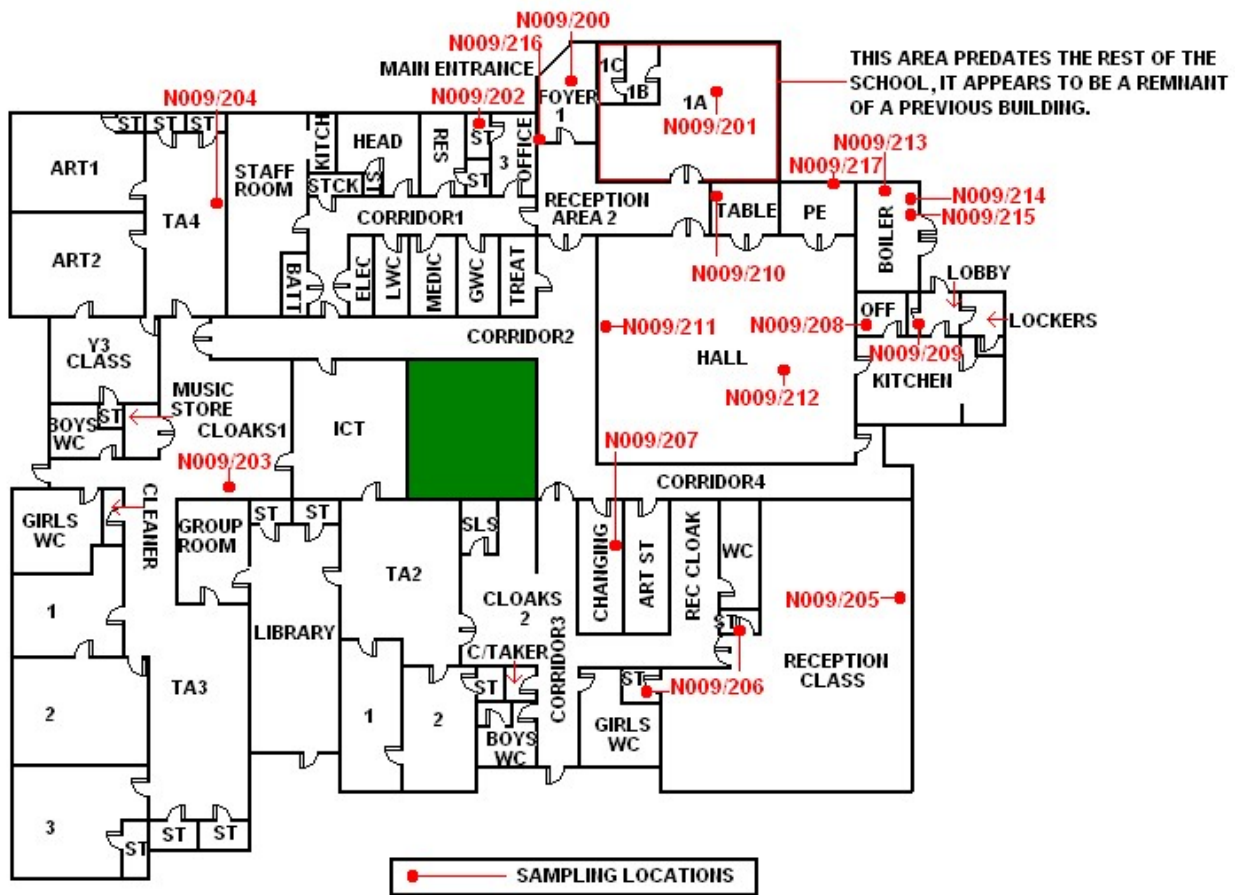
**NO09/200 – Ceiling tiles to foyer and reception (non asbestos) have been removed.**



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

**Sunderland  
City Council**

# EPPLETON PRIMARY SCHOOL



## Photographs of Areas Sampled

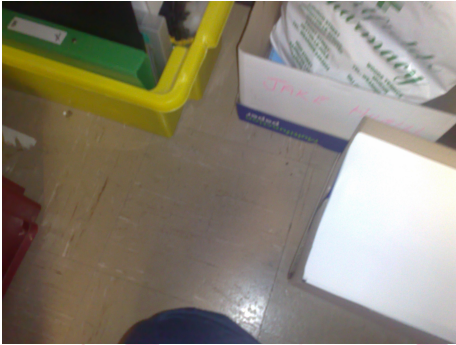
### **Various - Ref: NO09/201**



The ceiling tiles to the store room (Area 1a) contained asbestos. This has now been removed.

Similar ceiling tiles are located in Store Rooms 1B and 1C.

### **Various - Ref: NO09/202**



The floor tiles to the office store contain asbestos. Any change in its appearance should be recorded and passed to Property Services.

Similar flooring is located in the Resources Rm Store, HT Store (Removed 2017), Stock Store, Music Store, Teaching Area 4 Stores, Teaching Area 3 Store, (Library Stores 1 & 2 – Removed Feb 2017), Teaching Area 2 Store and Cleaners Store.

### **Item 7 - Ref: NO09/203**



The skylight upstands to cloakroom 1 adjacent to ICT do not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 09 - Ref: NO09/204**

The sink pad to Teaching Area 4 does not contain asbestos.



### **Item 16 - Ref: NO09/206**

The floor tiles to the Reception Class Stores 1 & 2 do not contain asbestos.



### **Various - Ref: Sample 08**

The flooring to the Changing Room does not contain asbestos.

Similar flooring is located in the Art Store.

## Photographs of Areas Sampled (Cont)

### **Item 19 - Ref: NO09/208**



The floor tiles to the Kitchen Office do not contain asbestos.

### **Item 20 - Ref: NO09/209**



The pipe insulation to the ceiling void does not contain asbestos.

### **Various - Ref: NO09/210**



The floor tiles to the Hall Table Store do not contain asbestos.  
– These have now been removed.  
Similar flooring is located in the Hall PE Store.

## Photographs of Areas Sampled (Cont)

### **Item 23 - Ref: NO09/211**



The floor tiles to the Hall stairs do not contain asbestos.

### **Item 24 - Ref: NO09/212**



The ceiling tiles to the hall do not contain asbestos.

### **Item 25 - Ref: NO09/213**



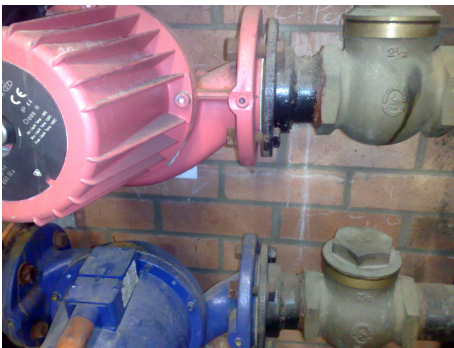
The pipe insulation to the first floor boiler house does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 26 - Ref: NO09/214**

The pipe insulation to the ground floor boiler house does not contain asbestos.



### **Item 27 - Ref: NO09/215**

The gasket material to the ground floor boiler room does not contain asbestos.



### **Item 28 - Ref: NO09/216**

The fillet boards to the gable of the building do not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 29 - Ref: NO09/217**

The roofing felt to the building does not contain asbestos.



### **Item 30 - Ref: Presumed**

The floor tiles to the Teaching Area 3 Store (Room 14) contain asbestos. Any change in its appearance should be recorded and passed to Property Services.



### **Item 31 - Ref: 21-35987-1**

The textured coating to the walls in Area 1 (Hall) does not contain asbestos.

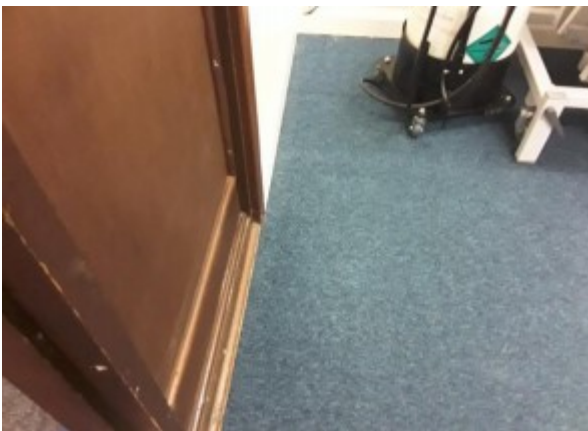


**Photographs of Areas Sampled (Cont)**



**Item 32 - Ref: 21-35987-2**

The asphalt floor in Area 2 (Cloakroom) does not contain asbestos.



**Item 33 - Ref: 21-35987-2**

The asphalt floor in Area 3 (Medical Room) does not contain asbestos.



**Item 34 - Ref: 21-35987-2**

The asphalt floor in Area 4 (Teaching area 2) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



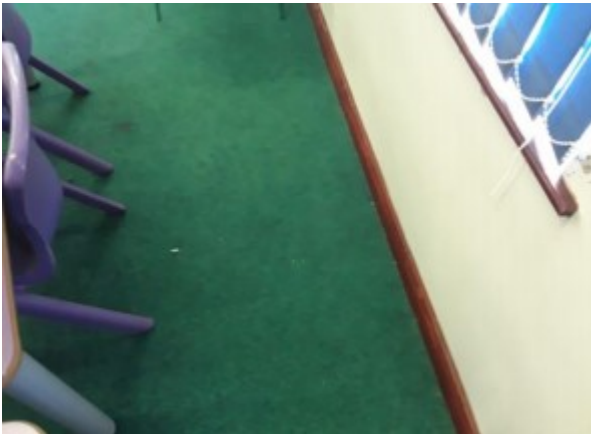
### **Item 35 - Ref: 21-35987-3**

The sink pad in Area 4 (Teaching area 2) does not contain asbestos.



### **Item 36 - Ref: 21-35987-4**

The adhesive to ceramic tiles to wall on area 4 (Teaching area 2) does not contain asbestos.



### **Item 37 - Ref: 21-35987-2**

The floor screed beneath the floor in Area 5 (Classroom) does not contain asbestos.

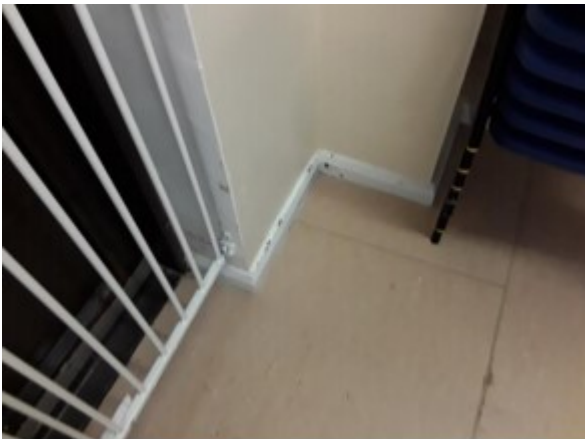
## Photographs of Areas Sampled (Cont)



### **Item 38 - Ref: 21-35987-5**

The floor tiles and adhesive in Area 6 (Store Cupboard) contains asbestos.

Any change in appearance should be reported to Property Services.



### **Item 39 - Ref: 21-35987-2**

The asphalt floor beneath floor screed in Area 7 (Classroom) does not contain asbestos.



### **Item 40 - Ref: 21-35987-6**

The residual adhesive to the floor in Area 8 (Store Cupboard) contains asbestos.

Any change in appearance should be reported to Property Services.

## Photographs of Areas Sampled (Cont)



### **Item 41 - Ref: 21-35987-7**

The adhesive to ceramic wall tiles in Area 10 (Boys Toilets) does not contain asbestos.



### **Item 42 - Ref: 21-35987-7**

The adhesive to ceramic wall tiles in Area 14 (Cleaners Cupboard) does not contain asbestos.



### **Item 43 Ref: 22-50674-1**

The adhesive behind ceramic tiles (Area 1/Upper KS2 Cloakroom) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 44 Ref: 22-50674-2**



The black composite floor (Area 1/Upper KS2 Cloakroom) does not contain asbestos.

### **Item 45 Ref: 22-50674-7**



The brown adhesive residue below modern screed (Area 1/Upper KS2 Cloakroom) does not contain asbestos.

### **Item 46 Ref: 22-50674-2**



The black composite floor (Area 2/Year 6 Classroom) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 47 Ref: 22-50674-7**



The brown adhesive residue below modern screed (Adhesive) (Area 2/Year 6 Classroom) does not contain asbestos.

### **Item 48 Ref: 22-50674-2**



The black composite floor (Resin) (Area 3/Year 5 Classroom) does not contain asbestos.

### **Item 49 Ref: 22-50674-7**



The brown adhesive residue below modern screed (Adhesive) (Area 3/Year 5 Classroom) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 50 Ref: 22-50674-2**



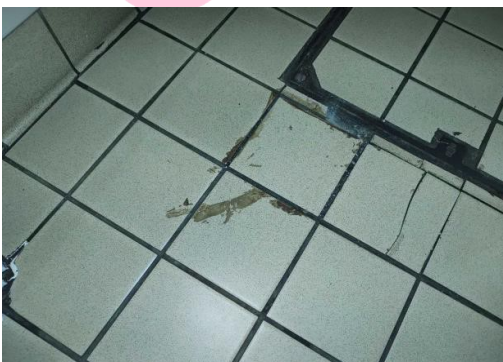
The black composite floor (Resin) (Area 4/Year 4 Classroom) does not contain asbestos.

### **Item 51 Ref: 22-50674-2**



The brown adhesive residue below modern screed (Adhesive) (Area 4/Year 4 Classroom) does not contain asbestos.

### **Item 52 Ref: 22-50674-4**



The adhesive below ceramic floor tiles (Area 5/Boys Toilet) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 53 Ref: 22-50674-5**



The flat roof underside above suspended ceiling (Area 5/Boys Toilet) does not contain asbestos.

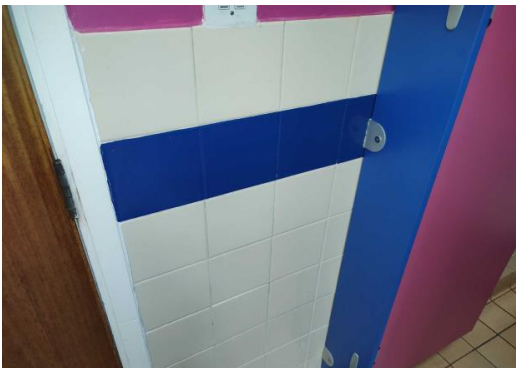
### **Item 54 Ref: 22-50674-6**



The pipes stop taps (Gaskets) (Area 5/Boys Toilet) contain asbestos.

Any change in appearance should be reported to Property Services.

### **Item 55 Ref: 22-50674-3**



The adhesive behind ceramic tiles (Area 6/Girls Toilet) does not contain asbestos.



## Photographs of Areas Sampled (Cont)

### **Item 56 Ref: 22-50674-4**



The adhesive below ceramic floor tiles (Area 6/Girls Toilet) does not contain asbestos.

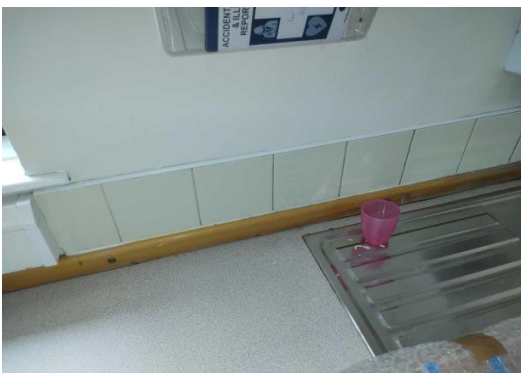
### **Item 57 Ref: 22-50674-6**



The pipes stop taps (Gaskets) (Area 6/Girls Toilet) contain asbestos.

Any change in appearance should be reported to Property Services.

### **Item 58 Ref: 22-50674-1**



The adhesive behind ceramic tiles (Area 7/Lower KS2 Cloakroom) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 59 Ref: 22-50674-2**



The black composite floor (Area 7/Lower KS2 Cloakroom) does not contain asbestos.

### **Item 60 Ref: 22-50674-7**



The brown adhesive residue below modern screed (Area 7/Lower KS2 Cloakroom) does not contain asbestos.

### **Item 61 Ref: 22-50674-2**



The black composite floor (Area 8/Lower KS2 Classroom 1) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 62 Ref: 22-50674-7**



The brown adhesive residue below modern screed (Area 8/Lower KS2 Classroom 1) does not contain asbestos.

### **Item 63 Ref: 22-50674-2**



The black composite floor (Area 9/Lower KS2 Classroom 2) does not contain asbestos.

### **Item 64 Ref: 22-50674-7**



The brown adhesive residue below modern screed (Area 9/Lower KS2 Classroom 2) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 65 Ref: 22-50674-2**



The black composite floor (Area 10/Lower KS2 Classroom 3) does not contain asbestos.

### **Item 66 Ref: 22-50674-7**



The brown adhesive residue below modern screed (Area 10/Lower KS2 Classroom 3) does not contain asbestos.

### **Item 67 Ref: 22-50674-3**



The adhesive behind ceramic tiles (Area 11/Shared Toilet) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 68 Ref: 22-50674-4**



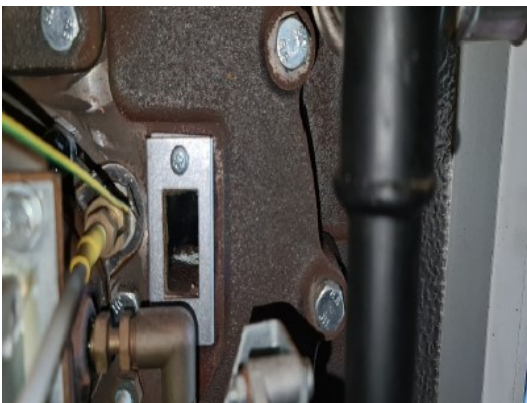
The adhesive below ceramic floor tiles (Area 11/Shared Toilet) does not contain asbestos.

### **Item 69 Ref: 23/8/B/11/JGS7**



The Tape wrapping to gas inlet pipe (External) does not contain asbestos.

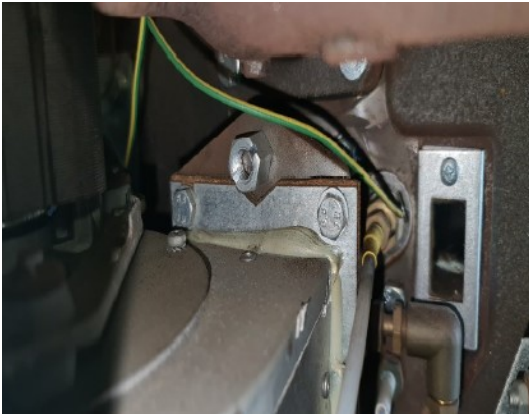
### **Item 70 Ref: 23/8/B/11/JGS1**



The Internal boiler pilot light sight glass gasket (Boiler Room) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 71 Ref: 23/8/B/11/JGS2**



The Internal boiler pump gasket (Boiler Room) does not contain asbestos.

### **Item 72 Ref: 23/8/B/11/JGS3**



The Pipework flange gaskets (Boiler Room) does not contain asbestos.

### **Item 73 Ref: 23/8/B/11/JGS4**



The Gas pipework flange joints gaskets (Boiler Room) does not contain asbestos.

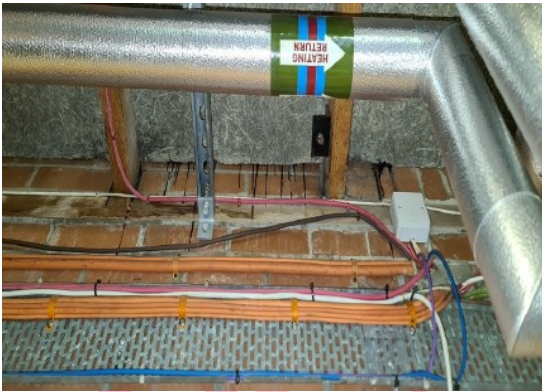
## Photographs of Areas Sampled (Cont)

### **Item 74 Ref: 23/8/B/11/JGS5**



The Insulation valve joints putty (Boiler Room) does not contain asbestos.

### **Item 75 Ref: 23/8/B/11/JGS6**



The High level walls/roof bitumen pitch residuals (Boiler Room) does not contain asbestos.

### **Item 76 Ref: BS422618**



The debris to suspended ceiling (Medical Room 1) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 77 Ref: BS422619**



The debris to suspended ceiling (Gents Toilets) does not contain asbestos.

### **Item 78 Ref: BS422620**



The debris to suspended ceiling (Medical Room 2) does not contain asbestos.

### **Item 79 Ref: BS422621**



The Gas pipework flange joints gaskets (Ladies Toilets) does not contain asbestos.



## Photographs of Areas Sampled (Cont)

### Item 80 Ref: BS422622



The bitumen felt path to roof (Ladies Toilets) does not contain asbestos.

### Item 81 Ref: BS422623



The debris to suspended ceiling (Pupils Toilet) does not contain asbestos.

**No Image  
Provided**

### Item 82 Ref: BS418092

The bitumen to floor (Ladies Toilet) does not contain asbestos.

Photographs of Areas Sampled (Cont)

**Item 83 Ref: BS418093**

**No Image  
Provided**

The bitumen to floor (Medical Room 2) does not contain asbestos.

**Item 84 Ref: BS418094**

**No Image  
Provided**

The bitumen to floor (Gents Toilet) does not contain asbestos.

**Item 85 Ref: BS418095**

**No Image  
Provided**

The bitumen to floor (Corridor) does not contain asbestos.

Photographs of Areas Sampled (Cont)

**Item 86 Ref: BS418096**

**No Image  
Provided**

The bitumen to floor (Office)  
does not contain asbestos.

**Item 87 Ref: BS418097**

**No Image  
Provided**

The bitumen to floor (Office)  
does not contain asbestos.

**Item 88 Ref: BS418098**

**No Image  
Provided**

The bitumen to floor (Medical  
Room 1) does not contain  
asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 89 Ref: OQ000238**



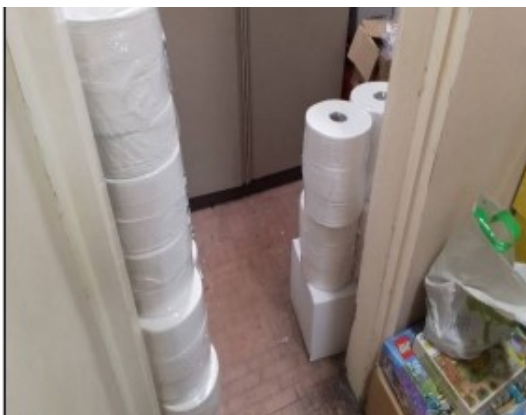
The floor screed (Store Room G/001) does not contain asbestos.

**Item 90 Ref: OQ000241**



The roof felt from external roof (Store Room G/001) does not contain asbestos.

**Item 91 Ref: OQ000240**



The floor screed (Cupboard former shower G/002) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 92 Ref: OQ000239**



The wall tile adhesive (Cupboard former shower G/002) does not contain asbestos.

**Item 93 Ref: As OQ000240**



The floor screed (Cupboard G/003) does not contain asbestos.

**Item 94 Ref: OQ000242**



The damp proof course (External E/001) does not contain asbestos.

## 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 follow the site specific emergency procedures set down in the 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
Item 1	Ceiling tiles – Area 1A			Removed August 2012
Item 2	Ceiling tiles – Area 1B & 1C			Removed August 2012
Item 3	Floor tiles - Office Store			Removed October 2017
<b>Item 4</b>	<b>Floor tiles – Resources Office</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
Item 5	Floor tiles - HT Store			Removed October 2017
<b>Item 6</b>	<b>Floor tiles – Stock Store</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
Item 7	No asbestos	Is present		
<b>Item 8</b>	<b>Floor tiles – Music Store</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.07.25</b>
Item 9	No asbestos	Is present		
<b>Item 10</b>	<b>Floor tiles – Teaching Area 4 Stores</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
<b>Item 11</b>	<b>Floor tiles – Teaching Area 4 Store</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
<b>Item 12</b>	<b>Floor tiles – Teaching Area 3 Store</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
Item 13	Floor tiles – Library Store 1 & 2			Removed Feb 2017
<b>Item 14</b>	<b>Floor tiles – Teaching Area 2 Store</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
<b>Item 15</b>	<b>Floor Tiles – Cleaners Store</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
Item 16	No asbestos	Is present		
Item 17	No asbestos	Is present		
Item 18	No asbestos	Is present		
Item 19	No asbestos	Is present		

Item 20	No asbestos	Is present		
Item 21	No asbestos	Is present		
Item 22	No asbestos	Is present		
Item 23	No asbestos	Is present		
Item 24	No asbestos	Is present		
Item 25	No asbestos	Is present		
Item 26	No asbestos	Is present		
Item 27	No asbestos	Is present		
Item 28	No asbestos	Is present		
Item 29	No asbestos	Is present		
<b>Item 30</b>	<b>Floor tiles – Teaching Area 3 Store (Room 14)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
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	No asbestos	Is present		
Item 36	No asbestos	Is present		
Item 37	No asbestos	Is present		
<b>Item 38</b>	<b>Tiles and adhesive (Area 6/Store Cupboard)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
Item 39	No asbestos	Is present		
<b>Item 40</b>	<b>Residual adhesive to floor (Area 8/Store Cupboard)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.01.26</b>
Item 41	No asbestos	Is present		
Item 42	No asbestos	Is present		
Item 43	No asbestos	Is present		
Item 44	No asbestos	Is present		
Item 45	No asbestos	Is present		
Item 46	No asbestos	Is present		
Item 47	No asbestos	Is present		
Item 48	No asbestos	Is present		
Item 49	No asbestos	Is present		
Item 50	No asbestos	Is present		
Item 51	No asbestos	Is present		

Item 52	No asbestos	Is present		
Item 53	No asbestos	Is present		
<b>Item 54</b>	<b>Pipes stop taps (Gaskets) (Area 5/Boys Toilet)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>03.07.25</b>
Item 55	No asbestos	Is present		
Item 56	No asbestos	Is present		
<b>Item 57</b>	<b>Pipes stop taps (Gaskets) (Area 6/Girls Toilet)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>03.07.25</b>
Item 58	No asbestos	Is present		
Item 59	No asbestos	Is present		
Item 60	No asbestos	Is present		
Item 61	No asbestos	Is present		
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	No asbestos	Is present		
Item 67	No asbestos	Is present		
Item 68	No asbestos	Is present		
Item 69	No asbestos	Is present		
Item 70	No asbestos	Is present		
Item 71	No asbestos	Is present		
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		

<i>Item 84</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 85</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 86</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 87</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 88</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 89</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 90</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 91</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 92</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 93</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 94</i>	<i>No asbestos</i>	<i>Is present</i>		

Sunderland  
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Periodic Return

<b>School</b>	
<b>Date of Inspection</b>	
<b>Inspection By (signature)</b>	
<b>Print Name</b>	

**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**

<b>Actions Required</b>	
<b>Actions Completed</b>	
<b>Alterations to Register</b>	