

Forward

ASBESTOS SURVEY REPORT FOR GRINDON INFANTS SCHOOL, SUNDERLAND

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

Paul Davies
Assistant Director of Business and Property Services

Control of Asbestos
Regulations 2012

Asbestos Register for
GRINDON INFANTS SCHOOL



UPRN: - 2603045.01-16

Location of register:-

Premises Manager / Samo: - Tenant Date: 22 August 2022

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

Grindon Infants School - Last updated 22/08/2022 – Version 2

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Plan of Building and Samples Location

CS06/70 – Toilet seat – Room 1 (Item 1) No Risk
CS06/71 – Pipework - Room 6 (Item 2) - This was removed in Oct 2014
As CS06/70 – Toilet seat - Room 7 (Item 3) No risk
As CS06/70 – Toilet seat – Room 8 (Item 4) No risk
As CS06/71 – Pipework - Room 12 (Item 5) - This was removed in Oct 2014
CS06/73 – Pipework – Room 12 (Item 6) No Risk
As CS06/71 – Pipework – Room 13 (Item 7) – This was removed in Oct 2014
As CS06/73 – Pipework – Room 13 (Item 8) No Risk
As CS06/71 – Pipework – Room 14 (Item 9) – This was removed in Oct 2014
CS06/75 – Acoustic Panels to wall – Room 15 (Item 10) No Risk
As CS06/73 – Pipework - Room 16 (Item 11) No Risk
As CS06/73 – Pipework – Room 19 (Item 12) No Risk
As CS06/73 – Pipework – Room 20 (Item 13) No Risk
As CS06/71 – Pipework – Room 20 (Item 14) - This was removed in Oct 2014
As CS06/73 – Pipework – Room 21 (Item 15) No Risk
As CS06/71 – Pipework – Room 23 (Item 16) - Removed
CS06/76 – Sink pad - Room 25 (Item 17) No Risk
As CS06/76 – Sink pad – Room 26 (Item 18) No Risk
As CS06/76 – Sink pad – Room 27 (Item 19) No Risk
As CS06/71 – Pipework – Room 33 (Item 20) - Removed 2014
As CS06/73 – Pipework – Room 33 (Item 21) No Risk
As CS06/71 – Pipework – Room 35 (Item 22) - Removed 2014
As CS06/71 – Pipework – Room 27 (Item 23) – Removed 2014
CS06/77 – Debris to walls – plant room (Item 24) – Environmental Clean in 2012
CS06/78 – Ceiling boards – plant room (Item 25) – Removed 2012
CS06/79 – Door panel – plant room (Item 26) – Removed 2012
CS06/80 - Pipework – Plant room (Item 27) No Risk
As CS06/78 – Ceiling boards – Gas Cupboard (Item 28) – Removed 2012
CS06/81 - Felt roof – External (Item 29) No Risk
CS06/83 - Sink pad – Room 1 (Nursery) (Item 30) No Risk
CS06/84 - Sink pad – Room 2 (Nursery) (Item 31) No Risk
79008-1 – Pipe lagging to bends (Rm 0/20) (Item 32) - Removed 2016
79008-2 – Pipe lagging - straight (Rm 0/20) (Item 33) No Risk
79008-3 – Pipe lagging – (Rm 0/19) (Item 34) No Risk
79008-4 – Paint debris (Rm 0/35) (Item 35) No Risk
VP003775 – Tar paper behind PVC cladding (External) (Item 36) No Risk
97272-2 – Coating to wood blackboard (026/classroom) (Item 37) No Risk
97272-1 – Coating to wood blackboard (027/classroom) (Item 38) No Risk
As 97272-1 – Coating to wood blackboard (028/IT classroom) (Item 39) No Risk
As 97272-1 – Coating to wood blackboard (029/classroom) (Item 40) No Risk
As 97272-1 – Coating to wood blackboard (030/classroom) (Item 41) No Risk
As 97272-1 – Coating to wood blackboard behind fibreboard (032/classroom) (Item 42) No Risk

100131-1 – Floor screed below linoleum floor covering (04/kitchen) (Item 43) No Risk

192693-1 – Floor covering (036/ppa room - localised to floor) (Item 44) No Risk

192693-2 – Floor covering (036/ppa classroom & mess area – localised to floor) (Item 45) No Risk

192693-3 - Floor covering (036/ppa classroom wc – localised to floor) (Item 46) No Risk

62644-1 – Sealant to frame (external – dining hall area) (Item 47) - removed at time of kitchen refurb 2015)

21-36559-1 – Ceramic tile adhesive to wall (Area 6/Nursery kitchen walls and floors) (Item 48) – No Risk

21-36559-2 – Ceramic tile adhesive to floor (Area 6/Nursery kitchen walls and floors) (Item 49) – No Risk

Asbestos should be presumed within locations that were inaccessible until further assessments can be performed:

001/caretakers cupboard and meters (room 6) – Electrics no access – live service supply

019/store cupboard (fluorescent tube storage adjacent caretakers cupboard) – Access to pipe elbows and pipework below man made mineral fibre lagging - No access - Beyond client defined scope of survey

020/caretakers cupboard - Pipework and elbows below man made mineral fibre lagging – No Access - Beyond client defined scope of survey

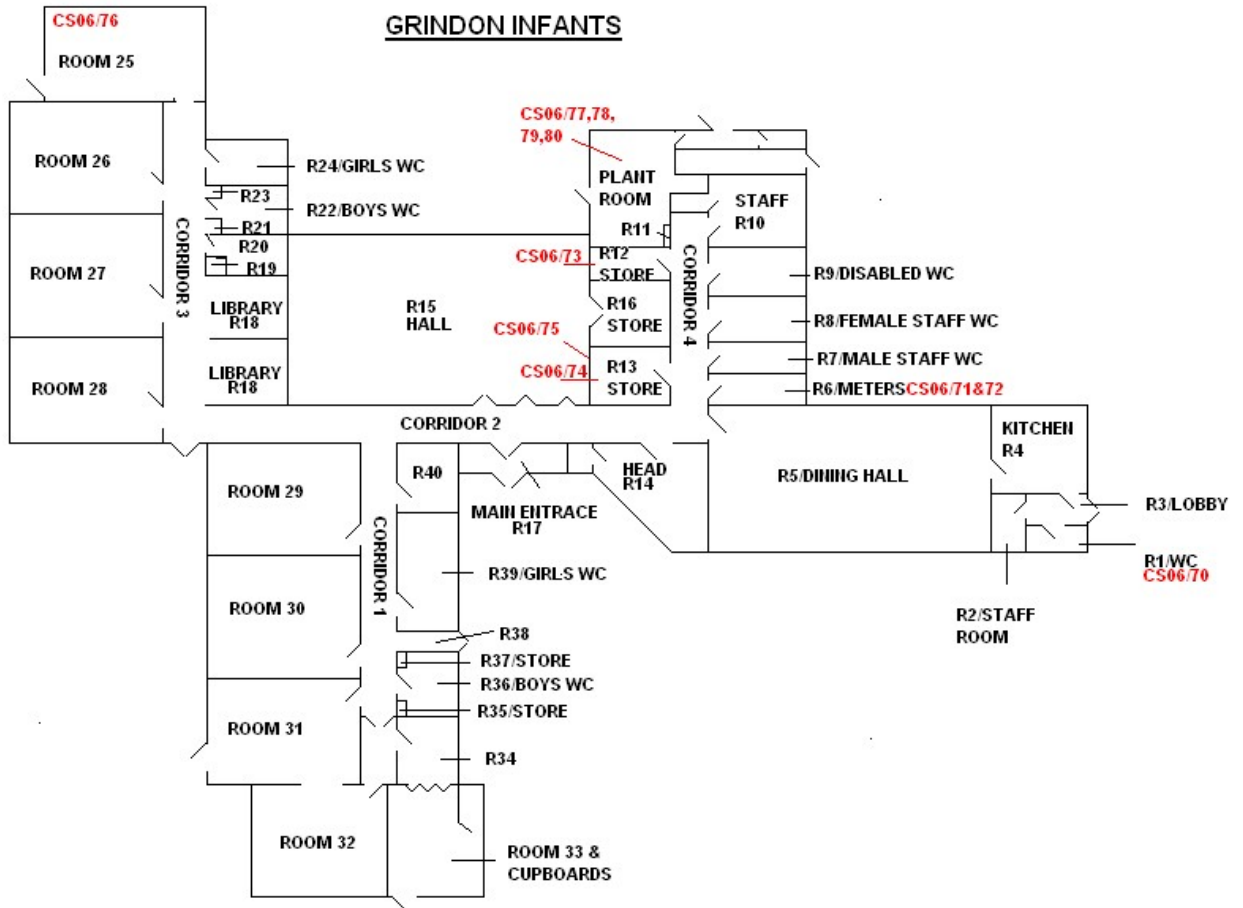
020/caretakers cupboard – Electrics – No access - Live service supply

043/school office - Electrics – No access - Live service supply

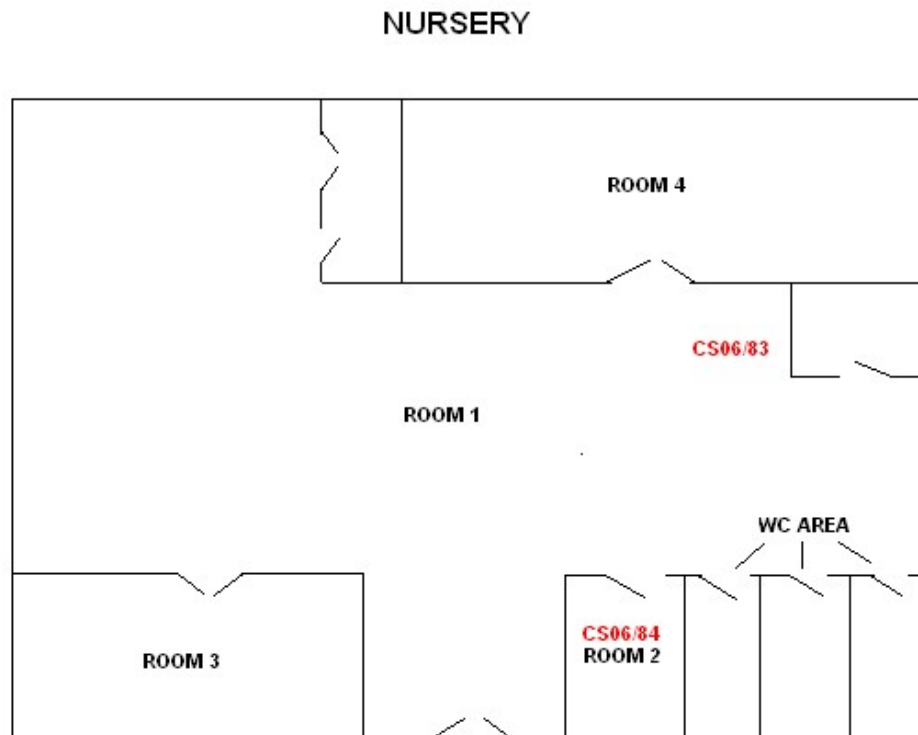
047/corridor - void above suspended ceiling – Access within boxing – No access - Beyond client defined scope of survey

Please note - Localised pre-refurbishment survey (281074) completed prior to planned electrical installation works carried out October 2018 – no asbestos was detected

Plan of Building and Samples Location - Cont



Plan of Building and Samples Location - Cont



Please note the survey carried out was non-intrusive and any areas not listed above may not have been accessed or had samples taken, should major refurbishment be planned for the property, further investigation will be required.

Photographs of Areas Sampled



Various Ref: CS06/70

The toilet seat in the kitchen WC (Room1) does not contain asbestos.

Similar WC seats are located in Rooms 7 and 8.



Various - Ref: CS06/71

The small bore pipework in the cleaner's cupboard (Room 35) contained asbestos.

This was removed in 2014.



Various - Ref: CS06/73

The large bore pipework in store cupboard (room 12) does not contain asbestos.

Similar pipework is located in rooms 13, 16, 19, 20, 21 and 33.

Photographs of Areas Sampled (Cont)

Item 10 - Ref: CS06/75



The acoustic panels in the main hall do not contain asbestos.

Various - Ref: CS06/76



The sink pad in room 25 does not contain asbestos.

Similar sink pads are located in rooms 26 and 27.

Photographs of Areas Sampled (Cont)

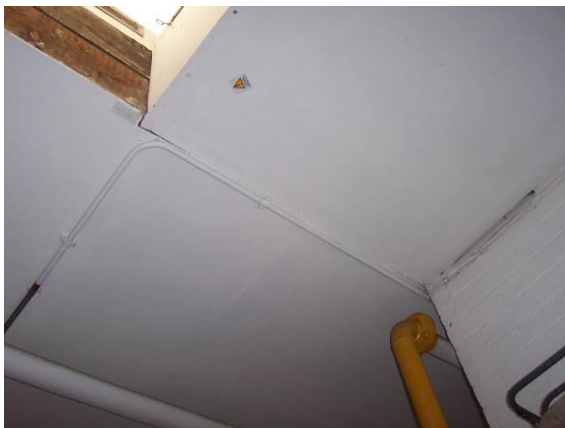


Item 24 - Ref: CS06/77

The debris to the walls in the plant room contained asbestos.

This was removed and environmental cleaned in summer 2012.

Various - Ref: CS06/78



The ceiling boards (skylight upstands) in the plant room contained asbestos.

Similar ceiling boards were located in the plant room corridor cupboard.

These were removed in summer 2012.



Item 26 - Ref: CS06/79

The panel to the door in the plant room contained asbestos.

This was removed in summer 2012.

Photographs of Areas Sampled (Cont)



Item 27 - Ref: CS06/80

The pipework to the plant room does not contain asbestos.

No Photograph available

Item 28 – As CS06/78

The ceiling boards to the gas cupboard contained asbestos.

These were removed in 2012.



Item 29 – Ref: CS06/81

The external flat felt roof does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 30 – ref: CS06/83

The sink pad in room R1 in the Nursery does not contain asbestos.



Item 31 – Ref: CS06/84

The sink pad in room R2 in the Nursery does not contain asbestos.



Item 32 – Ref: 79008-1

The pipe lagging to the small pipework on the pipe elbows to the Site Supervisors Cupboard (Rm 0/20) contained asbestos.

This was removed in August 2016.

Photographs of Areas Sampled (Cont)

No photograph is available

Item 33 – Ref: 79008-2

The pipe lagging to the straight pipework in the Site Supervisors cupboard (Rm 0/20) does not contain asbestos.

No photograph is available

Item 34 – Ref: 79008-3

The pipe lagging to the straight pipework in the cupboard (Rm 0/19) does not contain asbestos.

No photograph is available

Item 35 – Ref: 79008-4

The paint debris to the cupboard (Rm 0/35) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 36 – Ref: 79008-1

The tar paper behind PVC cladding (external) does not contain asbestos.



Item 37 – Ref: 97272-2

The coating to wood blackboard in 026/classroom does not contain asbestos.



Item 38 – Ref: 97272-1

The coating to wood blackboard in 027/classroom does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 39 – Ref: As 97272-1

The coating to wood blackboard in 028/ IT classroom does not contain asbestos.



Item 40 – Ref: As 97272-1

The coating to wood blackboard in 029/classroom does not contain asbestos.



Item 41 – Ref: As 97272-1

The coating to wood blackboard in 030/classroom does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 42 – Ref: As 97272-1

The coating to wood blackboard behind fibreboard in 032/classroom does not contain asbestos.

No photograph is available

Item 43 – Ref: 100131-1

The floor screed below linoleum floor covering in 04/kitchen does not contain asbestos.

No photograph is available

Item 44 – Ref: 192693-1

The floor covering in 036/ppa room - localised to floor) does not contain asbestos.

Photographs of Areas Sampled (Cont)

No photograph is available

Item 45 – Ref: 192693-2

The floor covering in 036/ppa classroom & mess area - localised to floor) does not contain asbestos.

No photograph is available

Item 46 – Ref: 192693-2

The floor covering in 036/ppa classroom & wc - localised to floor) does not contain asbestos.



Item 47 – Ref: 62644-1

The sealant to frame (external - localised dining hall area)

Removed at time of kitchen refurb 2015

Photographs of Areas Sampled (Cont)



Item 48 – Ref: 21-36559-1

The ceramic tile adhesive to walls in the Nursery Kitchen (Walls and Floor) Area 6 does not contain asbestos.



Item 49 – Ref: 21-36559-2

The ceramic tile adhesive to floor in the Nursery Kitchen (Walls and Floor) Area 6 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 refer to the schools site specific emergency procedures, held 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 0191 561 2712 immediately. Who will arrange for any remedial works / air monitoring.
- Start to complete the "Registration of Disturbances" form, which is in your register (Section 10 in the new style register).

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

In the event that you are unable to contact the Asbestos Manager, please contact the Civic Centre on 520 5555 and ask for assistance from a building surveyor. Out of hours ring the City Alarm and Emergency Control room on 553 1999.

Central Safety can be contacted on 561 2311.

In the event of a fire (or drill), the asbestos register must be taken outside to show the emergency services.

Commonly Asked Questions.

- **How often should SAMO's undertake inspections of asbestos containing materials?**
The Asbestos Manager will inform the SAMO of how often the inspections should be undertaken.
- **What should a SAMO do if the asbestos containing materials are disturbed or damaged?**
The SAMO should prohibit access to the areas until the Asbestos Manager in Property Services has been contacted and given recommendations.
- **Can employees put up decorations onto asbestos containing materials?**
No decorations should be attached to asbestos containing materials. However, it is understood that some decoration is already attached to asbestos containing materials and these should be left in place.
- **Can a room with asbestos containing materials in the ceiling and wall be painted?**
Yes, as long as the material is not rubbed or sanded down, as this may result in the release of asbestos fibres.
- **Why isn't all asbestos containing materials removed from buildings?**
Because it is safer to leave asbestos containing materials in good condition in buildings. Removing the materials will result in a greater risk to health because of the consequential release of fibres.
- **When will asbestos containing material be removed from my building?**
Asbestos containing materials will be removed if work involves the disturbance of the material e.g. during the refurbishment or dismantling of part of the building or structure.
- **What should a SAMO do if he/she has had no training in use of the register?**
The SAMO should ring the Departmental Co-ordinator who will arrange training.

Form 2Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
<i>Item 1</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 2</i>	<i>Pipework to room 6</i>	<i>Medium</i>		<i>Removed Oct 2014</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>Pipework to Room 12</i>	<i>Medium</i>	<i>3 monthly</i>	<i>Removed Oct 2014</i>
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 7</i>	<i>Pipework to Room 13</i>	<i>Medium</i>	<i>3 Monthly</i>	<i>Removed Oct 2014</i>
<i>Item 8</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 9</i>	<i>Pipework - Room 14</i>	<i>Low</i>	<i>6 monthly</i>	<i>Removed Oct 2014</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>Pipework - Room 20</i>	<i>Medium</i>	<i>6 monthly</i>	<i>Removed Oct 2014</i>
<i>Item 15</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 16</i>	<i>Pipework - Room 23</i>	<i>Low</i>		<i>Removed</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>Pipework – Room 33</i>	<i>Medium</i>		<i>Removed 2014</i>
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 22</i>	<i>Pipework – Room 35</i>	<i>Medium</i>	<i>3 monthly</i>	<i>Removed 2014</i>
<i>Item 23</i>	<i>Pipework – Room 27</i>	<i>Medium</i>		<i>Removed 2014</i>
<i>Item 24</i>	<i>Debris to plant room</i>	<i>Medium</i>		<i>Removed</i>
<i>Item 25</i>	<i>Ceiling – plant room</i>	<i>Low</i>		<i>Removed</i>
<i>Item 26</i>	<i>Door panel – plant room</i>	<i>Low</i>		<i>Removed</i>
<i>Item 27</i>	<i>No asbestos</i>	<i>Is present</i>		

<i>Item 28</i>	<i>Ceiling boards – Plant room corridor</i>	<i>Low</i>		<i>Removed</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>Pipe lagging to elbow ends – Rm 0/20</i>	<i>Medium</i>	<i>3 monthly</i>	<i>Removed 2016</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>		
<i>Item 38</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 39</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 40</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 41</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 42</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 43</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 44</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 45</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 46</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 47</i>	<i>sealant to frame (external - localised dining hall area)</i>	<i>Low</i>		<i>Removed</i>
<i>Item 48</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 49</i>	<i>No asbestos</i>	<i>Is present</i>		

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>	<u>Action Required</u>	<u>Comments</u>
	Same/change	Yes/No	

For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	