

Forward

ASBESTOS SURVEY REPORT FOR HOLLEY PARK ACADEMY, WASHINGTON

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

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

Plan of the Building and Sample Locations

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

Photographs of Areas Sampled

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

Survey Information

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

Priority Risk Assessments

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

5 Simple Steps to Asbestos Management

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

Commonly asked Questions

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

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

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

Neil Guthrie
Director of Development and Property

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for

**HOLLEY PARK ACADEMY SCHOOL,
WASHINGTON**



UPRN: - 38930

Location of register:-

Premises Manager / Samo: - Tenant
Contact Numbers List: -

Date: 23rd June 2025

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

JP0543/07 – Gasket (Rm 0/1) (Item 1) No Risk
JP0542/07 – Pipework insulation (0/1) (Item 2) No Risk
JP0545/07 – Sink pad (Rm 0/8) (Item 3) No Risk
JP0546/07 – Floor tile (Rm 0/11) (Item 4) Very Low Risk
JP0547/07 – Sink pad (Rm 0/12) (Item 5) No Risk
As JP0546/07 – Floor tile (Rm 0/16) (Item 6) Very Low Risk
JP0548/07 – Sink pad (Rm 0/20) (Item 7) No Risk
JP0549/07 – Sink pad (Rm 0/21) (Item 8) No Risk
JP0550/07 – Sink pad (Rm 0/24) (Item 9) No Risk
JP0551/07 – Sink pad (Rm 0/26) (Item 10) No Risk
As JP0546/07 – Floor tile (Rm 0/27) (Item 11) Very Low Risk
JP0552/07 – Sink pad (Rm 0/29) (Item 12) No Risk
JP0553/07 – Decorative coating (Rm 0/31) (Item 13) No Risk
JP0557/07 – Sink pad (Rm 0/31) (Item 14) No Risk
As JP0546/07 – Floor tile (Rm 0/32) (Item 15) Very Low Risk
As JP0546/07 – Floor tile (Rm 0/33) (Item 16) Very Low Risk
As JP0546/07 – Floor tile (Rm 0/34) (Item 17) Very Low Risk
JP0554/07 – Decorative coating (Rm 0/35) (Item 18) No Risk
JP0555/07 – Decorative coating (Rm 0/36) (Item 19) No Risk
JP0556/07 – Decorative coating (Rm 0/37) (Item 20) No Risk
JP0558/07 – Sink pad (Rm 0/42) (Item 21) No Risk
As JP0546/07 – Floor tile (Rm 0/43) (Item 22) - Removed
As JP0546/07 – Floor tile (Rm 0/44) (Item 23) – Removed
As JP0546/07 – Floor tile (Rm 0/48) (Item 24) Very Low Risk
JP0559/07 – Vinyl flooring (Rm 0/50) (Item 25) No Risk
As JP0546/07 – Floor tile (Rm 0/51) (Item 26) Very Low Risk
As JP0546/07 – Floor tile (Rm 0/52) (Item 27) Very Low Risk
JP0544/07 – Undercloaking (E/1) (Item 28) Very Low Risk
062533 – Vinyl flooring (Kitchen) (Item 29) No Risk
062536 – Sarking Felt (Classroom) (Item 30) No Risk
062537 – Sarking Felt (Electric Cupboard) (Item 31) No Risk
BB002525 – Lino & Screed below (Key Stage 1 Cloaks) (Item 32) No Risk
RT000254 - Loose gaskets - to plinth by water heater (1, Roof void 1, R/01) (Item 33) – Low Risk (removal requested)
As RT000255 - Bitumen overspill - to ceiling void walls (Store G/10) (Item 34) – No Risk
RT000255 - Bitumen overspill - to ceiling void walls (Store G/11) (Item 35) – No Risk
As RT000255 - Bitumen overspill - to walls/cabling in void (Nursery G/13) (Item 36) – No Risk
RT000256 - Textured coating - to ceiling (Nursery G/13) (Item 37) – No Risk
RT000257 - Textured coating - to ceiling (Year 1 Classroom G/14) (Item 38) – No Risk
As RT000257 - Textured coating - to ceiling (Circulation G/17) (Item 39) – No Risk

RT000258 - Textured coating - to ceiling and wall (Year 2 Classroom G/19) (item 40) – No Risk
RT000261 - Bitumen debris/overspill - to walls and atop of ceiling tiles (KS2 Circulation G/38) (Item 41) – No Risk
As RT000261 - Bitumen debris/overspill - to walls and atop of ceiling tiles (KS2 Circulation G/40) (Item 42) – No Risk
RT000262 - Insulation - to larger gauge pipework (Boiler room G/43) (Item 43) – No Risk
RT000263 - Insulation - to smaller gauge pipework (Boiler room G/43) (Item 44) – No Risk
RT000264 - Insulation debris - to walls (Boiler room G/43) (Item 45) – No Risk
RT000265 - Insulation debris - to floor (Boiler room G/43) (Item 46) – No Risk
RT000253 - Gasket - to water heater (Roof void 1 R/01) (Item 47) – No Risk
As RT000253 - Gasket - to water heater (Roof void 2 R/02) (Item 48) – No Risk
RT000259 - Textured coating - to ceiling (Roof void 3 R/03) (Item 49) – No Risk
RT000260 - Textured coating - to ceiling (Roof void 4 R/04) (Item 50) – No 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: JP0543/07

The gasket to the pipe work in the boiler room (Rm 0/1) does not contain asbestos.



Item 2 - Ref: JP0542/07

The insulation to the pipework in the boiler room does not contain asbestos.



Item 3 - Ref: JP0545/07

The sink pad in the kitchen (Rm 0/8) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 4 - Ref: JP0546/07

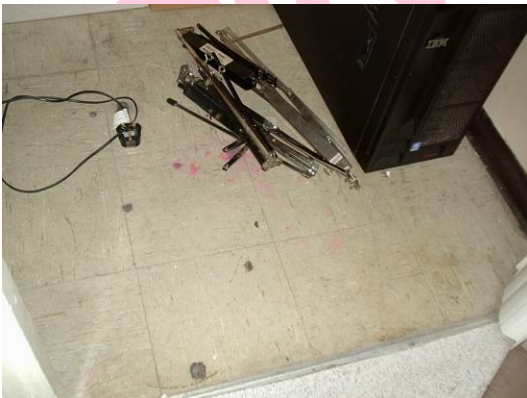
The cream vinyl floor tiles to the store (Rm 0/11) contain asbestos.

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



Item 5 - Ref: JP0547/07

The sink pad to classroom year 3 (Rm 0/12) does not contain asbestos.



Item 6 – As JP0546/07

The vinyl floor tiles to the cleaners cupboard (Rm 0/16) contain asbestos.

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

Photographs of Areas Sampled (Cont)



Item 7 - Ref: JP0548/07

The sink pad to classroom year 4 (Rm 0/20) does not contain asbestos.



Item 8 - Ref: JP0549/07

The sink pad to classroom year 5 (Rm 0/21) does not contain asbestos.



Item 9 - Ref: JP0550/07

The sink pad to classroom year 6 (Rm 0/24) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 10 - Ref: JP0551/07



The sink pad to classroom activities (Rm 0/26) does not contain asbestos.

Item 11 – As JP0546/07



The cream floor tiles to the store cupboard (rm 0/27) contain asbestos.

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

Item 12 – Ref: JP0552/07



The sink pad to classroom practical (Rm 0/29) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 13 - Ref: JP0553/07

The decorative coating to the ceiling in classroom reception 1 (Rm 0/31) does not contain asbestos.



Item 14 – Ref: JP0557/07

The sink pad to classroom reception 1 (rm 0/31) does not contain asbestos.



Item 15 – As JP0546/07

The cream floor tiles to the store (Rm 0/32) contain asbestos.

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

Photographs of Areas Sampled (Cont)



Item 16 – As JP0546/07

The cream floor tiles to the store (Rm 0/33) contain asbestos.

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

No Photograph taken for this item/ area

Item 17 – As JP0546/07

The cream floor tiles to the store (Rm 0/34) contain asbestos.

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



Item 18 – Ref: JP0554/07

The decorative coating to the ceiling in classroom reception 2 (Rm 0/35) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 19 Ref: JP0555/07

The decorative finish to the ceiling of Classroom Reception 3 (Rm 0/36) does not contain asbestos.



Item 20 - Ref: JP0556/07

The decorative finish to the ceiling of the corridor and practical area (Rm 0/37) does not contain asbestos.



Item 21 - Ref: JP0558/07

The sink pad to the staff room (Rm 0/42) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 22 – As JP0546/07

The cream floor tiles to the male staff toilets (Rm 0/43) contained asbestos.

These have now been removed.



Item 23 – As JP0546/07

The cream floor tiles to the female toilets (Rm 0/44) contained asbestos.

These have now been removed.



Item 24 – As JP0546/07

The cream floor tiles to the store room (Rm 0/48) contain asbestos.

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

Photographs of Areas Sampled (Cont)



Item 25 - Ref: JP0559/07

The lino beneath the carpet in the corridor (Rm 0/50) does not contain asbestos.



Item 26 – As JP0546/07

The cream floor tiles to the store room (Rm 0/51) contain asbestos.

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



Item 27 – As JP0546/07

The cream floor tiles to the store room (Rm 0/52) contain asbestos.

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

Photographs of Areas Sampled (Cont)

Item 28 - Ref: JP0544/07



The undercloaking to the external of the school contains asbestos.

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

No Photograph taken for this item/ area

Item 29 - Ref: 062533

The vinyl flooring in the Kitchen does not contain asbestos.

No Photograph taken for this item/ area

Item 30 - Ref: 062536

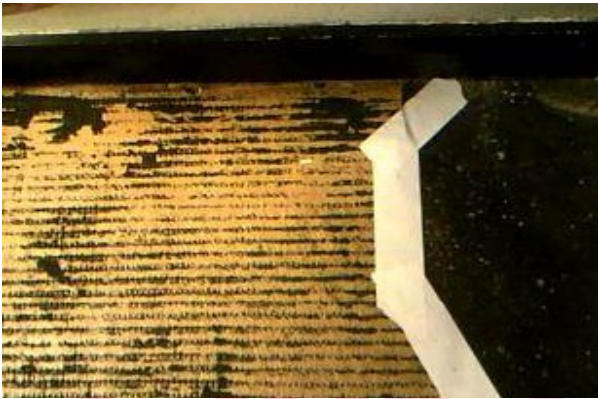
The sarking felt in the Classroom and Store does not contain asbestos.

Photographs of Areas Sampled (Cont)

No Photograph taken for this item/ area

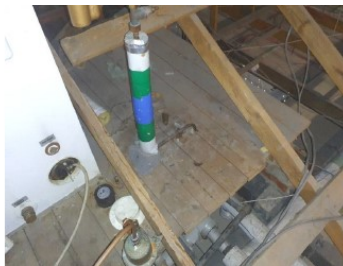
Item 31 - Ref: 062537

The sarking felt in the Electric Cupboard and Battery Store does not contain asbestos.



Item 32 - Ref: BB002525

The lino and screed below in the Key Stage 1 Cloaks does not contain asbestos.



Item 33 Ref: RT000254

The loose gaskets - to plinth by water heater (1, Roof void 1, R/01) contain asbestos.

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

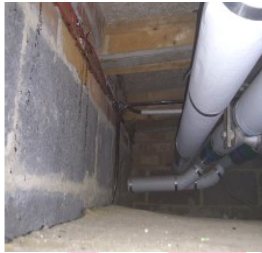
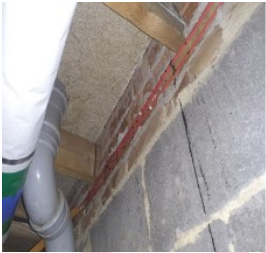
Photographs of Areas Sampled

Item 34 Ref: As RT000255



The bitumen overspill - to ceiling void walls (Store G/10) does not contain asbestos.

Item 35 Ref: RT000255



The bitumen overspill - to ceiling void walls (Store G/11) does not contain asbestos.

Item 36 Ref: As RT000255



The bitumen overspill - to walls/cabling in void (Nursery G/13) does not contain asbestos.

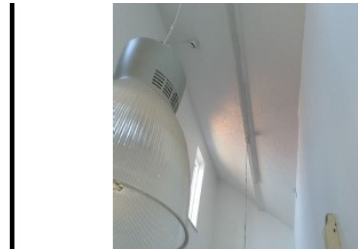
Photographs of Areas Sampled

Item 37 Ref: RT000256



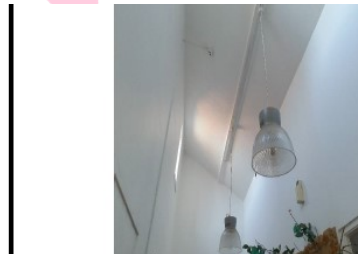
The textured coating - to ceiling (Nursery G/13) does not contain asbestos.

Item 38 Ref: RT000257



The textured coating - to ceiling (Year 1 Classroom G/14) does not contain asbestos.

Item 39 Ref: As RT000257



The textured coating - to ceiling (Circulation G/17) does not contain asbestos.

Photographs of Areas Sampled

Item 40 Ref: RT000258



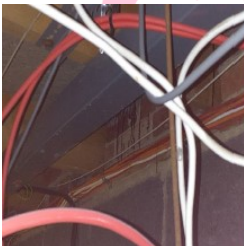
The textured coating - to ceiling and wall (Year 2 Classroom G/19) does not contain asbestos.

Item 41 Ref: RT000261



The bitumen debris/overspill - to walls and atop of ceiling tiles (KS2 Circulation G/38) does not contain asbestos.

Item 42 Ref: As RT000261



The bitumen debris/overspill - to walls and atop of ceiling tiles (KS2 Circulation G/40) does not contain asbestos.

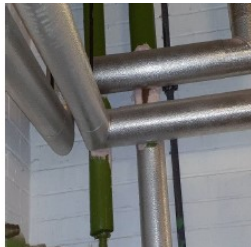
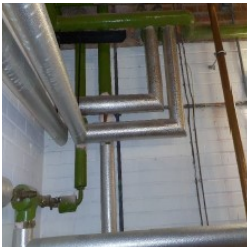
Photographs of Areas Sampled

Item 43 Ref: RT000262



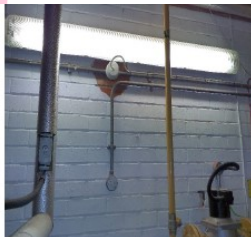
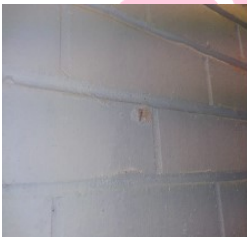
The insulation - to larger gauge pipework (Boiler room G/43) does not contain asbestos.

Item 44 Ref: RT000263



The insulation - to smaller gauge pipework (Boiler room G/43) does not contain asbestos.

Item 45 Ref: RT000264



The insulation debris - to walls (Boiler room G/43) does not contain asbestos.

Photographs of Areas Sampled

Item 46 Ref: RT000265



The insulation debris - to floor (Boiler room G/43) does not contain asbestos.

Item 47 Ref: RT000253



The gasket - to water heater (Roof void 1 R/01) does not contain asbestos.

Item 48 Ref: As RT000253



The gasket - to water heater (Roof void 2 R/02) does not contain asbestos.

Photographs of Areas Sampled

Item 49 Ref: RT000259



The textured coating - to ceiling (Roof void 3 R/03) does not contain asbestos.

Item 50 Ref: RT000260



The textured coating - to ceiling (Roof void 4 R/04) 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 your school 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
Item 1	No asbestos	Is present		
Item 2	No asbestos	Is present		
Item 3	No asbestos	Is present		
Item 4	Floor tile - 0/11	Very Low	12 monthly	03.02.26
Item 5	No asbestos	Is present		
Item 6	Floor tile – 0/16	Very Low	12 monthly	03.02.26
Item 7	No asbestos	Is present		
Item 8	No asbestos	Is present		
Item 9	No asbestos	Is present		
Item 10	No asbestos	Is present		
Item 11	Floor tile - 0/27	Very Low	12 monthly	03.02.26
Item 12	No asbestos	Is present		
Item 13	No asbestos	Is present		
Item 14	No asbestos	Is present		
Item 15	Floor tile – 0/32	Very Low	12 monthly	03.02.26
Item 16	Floor tile – 0/33	Very Low	12 monthly	03.02.26
Item 17	Floor tile - 0/34	Very Low	12 monthly	03.02.26
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	Floor tile – 0/43			Removed
Item 23	Floor tile – 0/44			Removed
Item 24	Floor tile – 0/48	Very Low	12 monthly	03.02.26
Item 25	No asbestos	Is present		
Item 26	Floor tile – 0/51	Very Low	12 monthly	03.02.26
Item 27	Floor tile -0/52	Very Low	12 monthly	03.02.26
Item 28	Undercloaking - External	Very Low	12 monthly	03.02.26
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	Loose gaskets - to plinth by water heater (1, Roof void 1, R/01)	Low Risk	6 monthly Removal requested	03.02.26
Item 34	No asbestos	Is present		
Item 35	No asbestos	Is present		
Item 36	No asbestos	Is present		
Item 37	No asbestos	Is present		
Item 38	No asbestos	Is present		
Item 39	No asbestos	Is present		
Item 40	No asbestos	Is present		
Item 41	No asbestos	Is present		
Item 42	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		

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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Sunderland
City Council

For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	