

Forward

ASBESTOS SURVEY REPORT FOR ST ANNES RC PRIMARY, SUNDERLAND

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 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 ST ANNES RC PRIMARY, SUNDERLAND



UPRN: - 2510327

Location of register:-

Premises Manager / Samo: -

Date: 22 July 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

15-19198/1 cross ref: 25-88025-6 – Floor (Tiles & adhesive) (Room 1/ ICT Suite and cupboard/Area: 048) (Item 1) – Medium Risk

15-19198/2 cross ref: 25-88025-6 – Floor (Tiles & adhesive) – (Room 2/ICT Suite Cupboard/Area: 048) (Item 2) – Medium Risk

As 15-19198/2 cross ref: 25-88025-7 – Floor - residual adhesive beneath screed (Bitumen) (Room 4/ Year 6 Classroom/Area: 049) (Item 3) - No Risk

As 15-19198/2 – Floor tiles and adhesive (Room 6) (Item 4) – No Risk

As 15-19198/2 – Floor tiles and adhesive (Room 8) (Item 5) – No Risk

15-19198/3 – Insulation board above windows (Room 14) (Item 6) - No Risk

15-19198/8 – Strip to pipework (Room 21) (Item 7) - No Risk

15-19198/9 – Stair nosing (Room 22) (Item 8) – No Risk

15-19198/5 – Gaskets to tanks (Room 23) (Item 9) - No Risk

Presumed – Pipe insulation in sealed duct (Room 23) (Item 10) - Medium Risk

15-19198/4 – Flange gaskets (Room 23) (Item 11) - Low Risk – removed Aug 2024 – waiting WCN's

15-19198/6 – Debris to walls removed and walls encapsulated (Room 23) (Item 12) – Aug 2024 – waiting WCN's

15-19198/7 – Debris to floor removed and floor encapsulated (Room 23) (Item 13) –Aug 2024 – waiting WCN's

15-19198/10 – Floor tiles and adhesive (Room 27) (Item 14) – Low Risk

15-19198/11 – Floor tiles and adhesive (Room 28) (Item 15) – No Risk

15-19198/12 – Floor tiles and adhesive (Room 30) (Item 16) – No Risk

15-19198/13 – Insulation board ceiling (Room 31) (Item 17) - No Risk

15-19198/14 – Insulation board ceiling (Room 31) (Item 18) - No Risk

15-19198/15 – Insulation board ceiling (Room 35) (Item 19) – No Risk

15-19198/16 – Floor tiles and adhesive (Room 38) (Item 20) – Low Risk

15-19198/17 – Sink pad (Room 42) (Item 21) - No Risk

15-19198/18 – Insulation board (Room 48) (Item 22) - No Risk

15-19198/19 – Ceiling (Room 48) (Item 23) – No Risk

15-19198/20 – Ceiling (Room 51) (Item 24) - No Risk

15-19198/21 – Insulation board upstands (Room 62) (Item 25) - No Risk

15-19198/22 – Ceiling panels above windows (Room 73) (Item 26) - No Risk

15-19198/23 – Insulation board (Room 74) (Item 27) - No Risk

15-19198/24 – Floor tiles and adhesive (Room 82) (Item 28) - Low Risk

15-19198/29 – Cement undercloak (External) (Item 29) - Low Risk

15-19198/30 – Damp proof course (External) (Item 30) – Very Low Risk

15-19198/32 – Jointing compound (External) (Item 31) – Very Low Risk

15-19198/31 – Putty to brickwork (External) (Item 32) – No Risk

15-19198/28 – Putty to wood frame (External) (Item 33) – No Risk

15-19198/27 – Roof felt (External) (Item 34) – No Risk

15-19198/25 – Canopy (External) (Item 35) - No Risk

15-19198/26 – Soffit (External) (Item 36) - No Risk

15-19198/33 – Ceiling (External WC) (Item 37) – No Risk

15-19198/34 – Sarking felt (Tank Room) (Item 38) – No Risk

55377-3 - Pipe lagging to wall adj calorifier (Boiler Room) (Item 41) – No Risk

55377-1 – Floor covering (Male WC /R 13) (Item 42) – No Risk

55377-2 – Toilet cistern (Male WC /R 13) (Item 43) – Removed Sept 2021
 As 55377-1 – Floor covering (Female WC /R12) (Item 44) – No Risk
 As 55377-2 – Toilet cistern (Female WC /R12) (Item 45) – Removed Sept 2021
 SARCS/001 – Vinyl floor covering (Community Room) (Item 46) – Very Low Risk
 SARCS/003 – Vinyl floor tiles (Community Room Cupboard) (Item 47) – Very Low Risk
 SARCS/004 – Floor tile adhesive (Community Room Cupboard) (Item 48) – Very Low Risk
 SAS/002 – Damp proof course (Community Room) (Item 49) – Very Low Risk
 SAS/003 – Panels above window (Community Room) (Item 50) – No Risk
 SARCS/002 – Floor screed (Community Room) (Item 51) – No Risk
 22-44268-1 – Floor (Community Room and Cupboards/Area 1) (Item 52) – No Risk
 22-44268-2 – Left side of walls (Corridor opposite main hall/Area 2) (Item 53) – No Risk
 22-44268-3 – Right side of walls (Corridor opposite main hall/Area 2) (Item 54) – No Risk
 22-49421-1 – Residual adhesive beneath modern vinyl screed (Early years WC2/Area 2) (Item 55) – Removed July 2022
 22-49421-1 - Residual adhesive beneath modern vinyl screed (Nursery/Area 3) (Item 56) – Low Risk
 22-49421-1 - Residual adhesive beneath modern vinyl screed (F's unit/Area 4) (Item 57) – Very Low Risk
 22-49421-1 - Residual adhesive beneath modern vinyl screed (Reception class/Area 5) (Item 58) – Low Risk
 24-76425-1 – Residual insulation to copper tank front flanges x 2 (Boiler Room/Area 001) (Item 59) – Medium Risk
 24-76425-2 – Ceiling residual insulation (Boiler Room/Area 001) (Item 60) – Medium Risk
 24-76425-4 – Walls residual insulation to boiler plinth (Boiler Room/Area 001) (Item 61) – No Risk
 24-76425-6 – Residual insulation to old pipework and hangers beneath foam insulation (Boiler Room/Area 001) (Item 62) – Medium Risk
 24-76425-7 – Residual insulation to old pipework and hangers beneath foam insulation (Boiler Room/Area 001) (Item 63) – Medium Risk
 24-76425-8 – Acoustic pads beneath 2 x pumps (Boiler Room/Area 001) (Item 64) – No Risk
 24-76425-9 – Residual insulation to old pipework and hangers beneath foam insulation (Boiler Room/Area 001) (Item 65) – Medium Risk
 Presumed - 25-88025-1p - Pipes - insulating to pipe inside ducts x 2 (Insulation) (Boiler Room/Area: 001) (Item 66) – Medium Risk
 Presumed - 25-88025-2p - Pipes - stop tap gasket (Gasket) (Kitchen/Area: 002) (Item 67) – Low Risk
 25-88025-3 - Ceiling - felt to brickwork near pipework (Bitumen) (Electric Cupboard/Area: 019) (Item 68) – No Risk
 25-88025-4 - Ceiling - ceiling tiles above new suspended ceiling tiles (Insulating board) (PPA Room/Area: 021) (Item 69) – No Risk

25-88025-5 - Floor - residual adhesive beneath screed (Bitumen) (Cloakroom/Area: 033) (Item 70) – Low Risk
25-88025-5 - Floor - residual adhesive beneath screed (Bitumen) (Reception class/ Area: 034) (Item 71) – Low Risk
25-88025-5 - Floor - residual adhesive beneath screed (Bitumen) (Corridor 6/ Area: 037) (Item 72) – Low Risk
25-88025-5 - Floor - residual adhesive beneath screed (Bitumen) (Year 1 and cupboards/ Area: 040) (Item 73) – Very Low Risk
25-88025-5 - Floor - residual adhesive beneath screed (Bitumen) (Year 2 and cupboards/ Area: 041) (Item 74) – Very Low Risk
25-88025-7 - Floor - residual adhesive beneath screed (Bitumen) (Year 5 Classroom/Area: 050) (Item 75) – No Risk
25-88025-7 - Floor - residual adhesive beneath screed (Bitumen) (Year 4 Classroom/Area: 051) (Item 76) – No Risk
25-88025-6 - Floor (Tiles & adhesive) (Year 4 Classroom cupboard/Area: 052) (Item 77) – Very Low Risk

037SW1 – Calorifier Insulation (Room 23) Removed Feb 2014
037SW2 – Calorifier Insulation (Room 23) Removed Feb 2014
037SW3 - Pipe insulation (Room 23) Removed Feb 2014
037SW6 – Pipe Insulation (Room 23) Removed Feb 2014
037SW8 – Ceiling boards (Room 23) Removed
037SW9 – Ceiling boards (Room 23) Removed

Survey 271049 refers to refurbishment survey of Kitchen – No samples taken however no asbestos was detected.

Environmental clean to boiler room completed April 2019 and August 2024

Asbestos should be presumed within locations and items not accessed until a further assessment can be performed:

Kitchen - Electrics – Limited access

Caretakers House

037SW13 – Soffitt boards (Item 39) - Low Risk

Presumed – Fillet board to apex (Item 40) - Very Low Risk

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



Item 1 Ref: 15-19198/1
cross ref: 25-88025-6

The floor (Tiles & adhesive)
(Room 1/ ICT Suite and
cupboard/Area: 048) contain
asbestos.

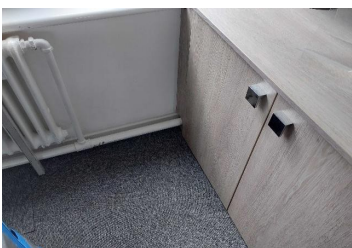
Any change in its appearance
should be noted and passed to
Property Services.



Item 2 Ref: 15-19198/2
cross ref: 25-88025-6

The floor (Tiles & adhesive)
(Room 1/ ICT Suite and
cupboard/Area: 048) contain
asbestos.

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



Item 3 As: 15-19198/2

The floor tiles and the
adhesive to the year 6
classroom store (Room 4) do
not contain asbestos.

Photographs of Areas Sampled - Cont



Item 4 As: 15-19198/2

The floor tiles and the adhesive to the year 6 classroom store (Room 6) does not contain asbestos.



Item 5 Ref: 15-19198/2

The floor tiles and the adhesive to the year 4 classroom store (Room 8) do not contain asbestos.

No photograph is available

Item 6 Ref: 15-19198/3

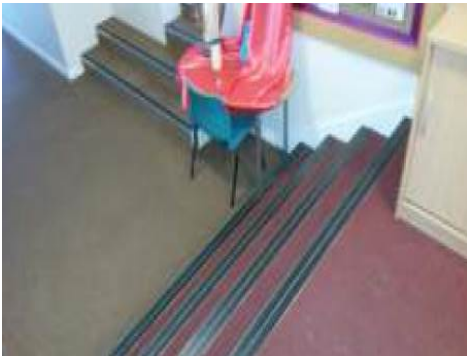
The insulation board above the windows in nursery main area (Room 14) does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 7 Ref: 15-19198/8

The textile string to the pipe to the pipework to the void above the corridor (Room 21) does not contain asbestos.



Item 8 Ref: 15-19198/9

The stair nosing to the corridor (Room 22) does not contain asbestos.



Item 9 Ref: 15-19198/5

The gaskets to the tanks in the boiler house (Room 23) do not contain asbestos.

Photographs of Areas Sampled - Cont

Item 10 Ref: Presumed



The pipe insulation in the sealed duct within the boiler room (Room 23) is presumed to contain asbestos.

Prior to entering the duct, further investigation is required.

Item 11 Ref: 15-19198/4



The flange gaskets to the boiler room (Room 23) contain asbestos.

Removed Aug 2024 – waiting WCN's

Item 12 Ref: 15-19198/6



The debris to walls removed and walls encapsulated (Room 23) (Item 12) – Aug 2024 – waiting WCN's.

Encapsulated - Environmental clean carried out in April 2019 and Aug 2024

Photographs of Areas Sampled - Cont

Item 13 Ref: 15-19198/7



The debris to the floor removed and floor encapsulated in the boiler room (Room 23) - August 2024 - waiting WCN's.

Encapsulated - Environmental clean carried out in April 2019 and Aug 2024

Item 14 Ref: 15-19198/10



The floor tiles and adhesive to the year 3 classroom store (Room 27) contain asbestos.

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

Item 15 Ref: 15-19198/11



The floor tiles and adhesive to the IR Room (Room 28) do not contain asbestos.

Photographs of Areas Sampled - Cont



Item 16 Ref: 15-19198/12

The floor tiles and adhesive to the IR Room store (Room 30) do not contain asbestos.



Item 17 Ref: 15-19198/13

The insulation board to the void above the ceiling in the nurture room (Room 31) does not contain asbestos.



Item 18 Ref: 15-19198/14

The insulation board to the void above the ceiling in the nurture room (Room 31) does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 19 Ref: 15-19198/15

The insulation board ceiling to the cleaners cupboard (Room 35) does not contain asbestos.



Item 20 Ref: 15-19198/16

The floor tiles and the adhesive to the Rainbow Room (Room 38) contain asbestos.

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



Item 21 Ref: 15-19198/17

The sink pad to the kitchen (Room 42) does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 22 Ref: 15-19198/18

The insulation board ceiling to the cleaners cupboard (Room 48) does not contain asbestos.



Item 23 Ref: 15-19198/19

The insulation board ceiling to the cleaners' cupboard (Room 48) does not contain asbestos.



Item 24 Ref: 15-19198/20

The insulation board ceiling to the cleaners' cupboard (Room 51) does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 25 Ref: 15-19198/20

The insulation board upstands to the redundant skylight in the void above Room 61 (Room 62) do not contain asbestos.



Item 26 Ref: 15-19198/22

The ceiling panels above the windows to the year 2 classroom (Room 73) do not contain asbestos.



Item 27 Ref: 15-19198/23

The insulation board to the void above year 2 classroom (Room 74) does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 28 Ref: 15-19198/24

The floor tiles and adhesive to the store (Room 82) contain asbestos.

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



Item 29 Ref: 15-19198/29

The external cement under cloaking contains asbestos.

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



Item 30 Ref: 15-19198/30

The damp proof course to the external contains asbestos.

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

Photographs of Areas Sampled - Cont



Item 31 Ref: 15-19198/32

The jointing compound to the soil pipe (External) contains asbestos.

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



Item 32 Ref: 15-19198/31

The putty to the brickwork (External) does not contain asbestos.



Item 33 Ref: 15-19198/28

The putty to the wood frame (External) does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 34 Ref: 15-19198/27

The roof felt (external) does not contain asbestos.



Item 35 Ref: 15-19198/25

The insulation board to the rear canopy outside the kitchen (external) does not contain asbestos.



Item 36 Ref: 15-19198/26

The insulation board soffits to the rear canopy outside the kitchen (External) do not contain asbestos.

Photographs of Areas Sampled - Cont

Item 37 Ref: 15-19198/33



The insulation board to the ceiling in the external wc does not contain asbestos.

Item 38 Ref: 15-19198/34



The sarking felt to the roof tank room does not contain asbestos.

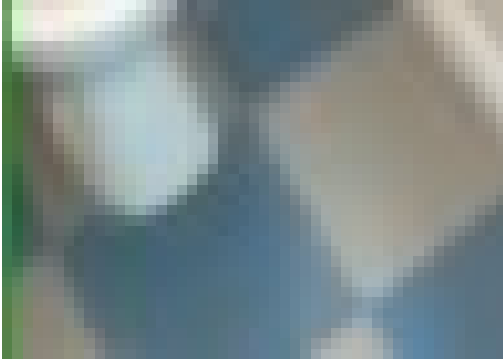
Item 41 Ref: 55377-3



The pipe lagging to wall adj calorifier in the Boiler Room does not contain asbestos.

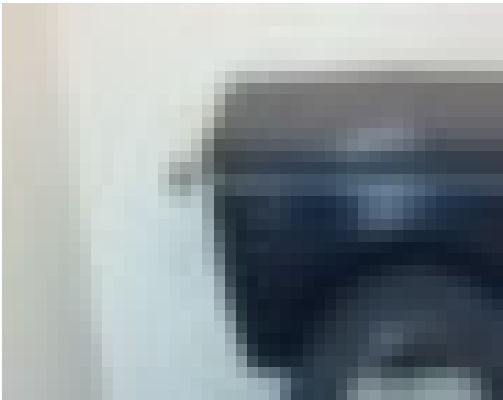
Photographs of Areas Sampled - Cont

Item 42 Ref: 55377-1



The floor covering in the Male WC/R 13 does not contain asbestos.

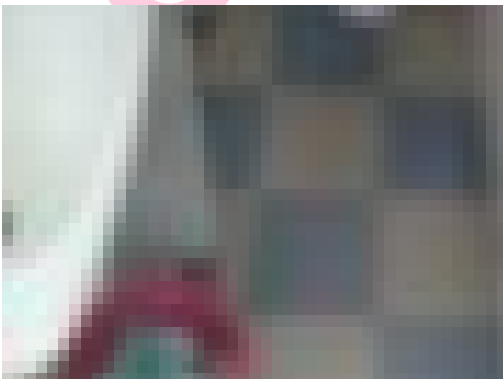
Item 43 Ref: 55377-2



The toilet cistern in the Male WC R13 does contain asbestos.

Removed Sept 2021

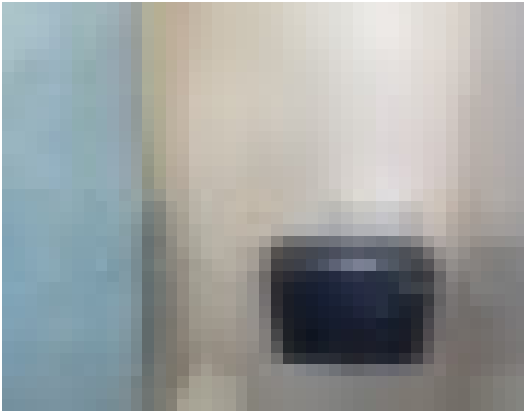
Item 44 Ref: As 55377-2



The floor covering in the Female WC/R 12 does not contain asbestos.

Photographs of Areas Sampled - Cont

Item 45 Ref: As 55377-2



The toilet cistern in the Male WC R13 does contain asbestos.

Removed Sept 2021

Item 46 Ref: SARCS/001



The vinyl floor covering in the Community Room does contain asbestos.

Any change in appearance should be reported to Property Services.

Item 47 Ref: SARCS/003



The vinyl floor tiles in the Community Room cupboard does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled - Cont

Item 48 Ref: SARCS/004



The vinyl floor tile adhesive in the Community Room cupboard does contain asbestos.

Any change in appearance should be reported to Property Services.

Item 49 Ref: SAS/002



The damp proof course to the external area of the Community Room cupboard does contain asbestos.

Any change in appearance should be reported to Property Services.

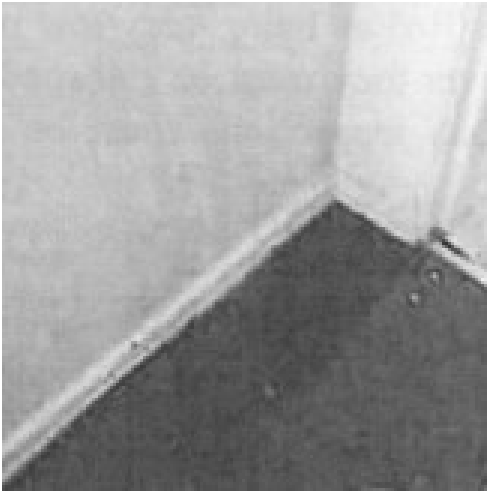
Item 50 Ref: SAS/003



The panels above the windows in the Community Room does not contain asbestos.

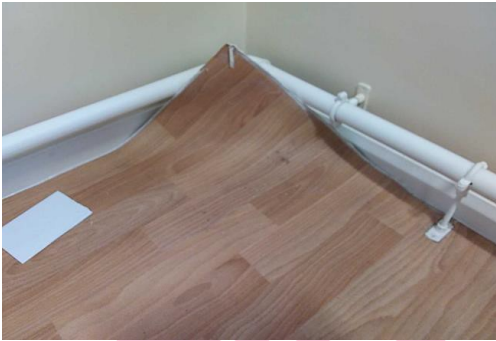
Photographs of Areas Sampled - Cont

Item 51 Ref: SARCS/002



The floor screed in the Community Room does not contain asbestos.

Item 52 Ref: 22-44268-1



The floor (Community Room and Cupboards/Area 1) does not contain asbestos.

Item 53 Ref: 22-44268-2



The left side of walls (Corridor opposite main hall/Area 2) does not contain asbestos.

Photographs of Areas Sampled - Cont

Item 54 Ref: 22-44268-3



The right side of walls
(Corridor opposite main
hall/Area 2) does not contain
asbestos.

Item 55 Ref: 22-49421-1



The residual adhesive beneath
modern vinyl and screed (Early
Years WC 2 /Area 2) does
contain asbestos.

Removed July 2022

Item 56 Ref: 22-49421-1



The residual adhesive beneath
modern vinyl and screed
(Nursery /Area 3) does contain
asbestos.

Any change in appearance
should be reported to Property
Services.

Photographs of Areas Sampled - Cont

Item 57 Ref: 22-49421-1



The residual adhesive beneath modern vinyl and screed (Fs Unit /Area 4) does contain asbestos.

Any change in appearance should be reported to Property Services.

Item 58 Ref: 22-49421-1



The residual adhesive beneath modern vinyl and screed (Reception Class /Area 5) does contain asbestos.

Any change in appearance should be reported to Property Services.

Item 59 Ref: 24-76425-1



The residual insulation to copper tank front flanges x 2 (Boiler Room/Area 001) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled - Cont



Item 60 Ref: 24-76425-2

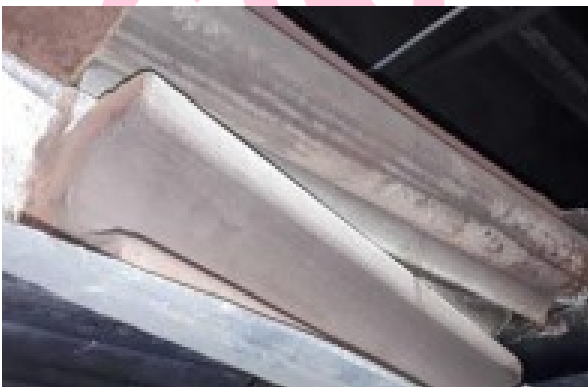
The ceiling residual insulation (Boiler Room/Area 001) contains asbestos.

Any change in appearance should be reported to Property Services.



Item 61 Ref: 24-76425-4

The walls residual insulation to boiler plinth (Boiler Room/Area 001) does not contain asbestos.



Item 62 Ref: 24-76425-6

The residual insulation to old pipework and hangers beneath foam insulation (Boiler Room/Area 001) contains asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled - Cont



Item 63 Ref: 24-76425-7

The residual insulation to old pipework and hangers beneath foam insulation (Boiler Room/Area 001) contains asbestos.

Any change in appearance should be reported to Property Services.



Item 64 Ref: 24-76425-8

The acoustic pads beneath 2 x pumps (Boiler Room/Area 001) do not contain asbestos.



Item 65 Ref: 24-76425-9

The residual insulation to old pipework and hangers beneath foam insulation (Boiler Room/Area 001) contains asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled - Cont



Item 66 Ref: Presumed

The pipes - insulating to pipe inside ducts x 2 (Insulation) (Boiler Room/Area: 001) are presumed to contain asbestos.

Any change in appearance should be reported to Property Services.



Item 67 Ref: Presumed

The Pipes - stop tap gasket (Gasket) (Kitchen/Area: 002) are presumed to contain asbestos.

Any change in appearance should be reported to Property Services.



Item 68 Ref: 25-88025-3

The ceiling - felt to brickwork near pipework (Bitumen) (Electric Cupboard/Area: 019) does not contain asbestos.

Photographs of Areas Sampled - Cont

Item 69 Ref: 25-88025-4



The ceiling - ceiling tiles above new suspended ceiling tiles (Insulating board) (PPA Room/Area: 021) does not contain asbestos.

Item 70 Ref: 25-88025-5



The floor - residual adhesive beneath screed (Bitumen) (Cloakroom/Area: 033) contains asbestos.

Any change in appearance should be reported to Property Services.

Item 71 Ref: 25-88025-5



The floor - residual adhesive beneath screed (Bitumen) (Reception class/ Area: 034) contains asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled - Cont



Item 72 Ref: 25-88025-5

The floor - residual adhesive beneath screed (Bitumen) (Corridor 6/ Area: 037) contains asbestos.

Any change in appearance should be reported to Property Services.



Item 73 Ref: 25-88025-5

The floor - residual adhesive beneath screed (Bitumen) (Year 1 and cupboards/ Area: 040) contains asbestos.

Any change in appearance should be reported to Property Services.



Item 74 Ref: 25-88025-5

The floor - residual adhesive beneath screed (Bitumen) (Year 2 and cupboards/ Area: 041) contains asbestos.

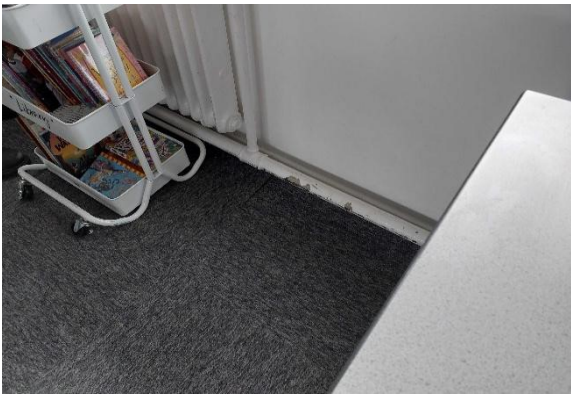
Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled - Cont



Item 75 Ref: 25-88025-7

The floor - residual adhesive beneath screed (Bitumen)
(Year 5 Classroom/Area: 050)
does not contain asbestos.



Item 76 Ref: 25-88025-7

The floor - residual adhesive beneath screed (Bitumen)
(Year 4 Classroom/Area: 051)
does not contain asbestos.



Item 77 Ref: 25-88025-6

The floor (Tiles & adhesive)
(Year 4 Classroom cupboard/Area: 052) contains asbestos.

Any change in appearance
should be reported to Property
Services.

Details of Asbestos Removed



Ref: 037SW1

The insulation to the calorifier in the plant room (Room 23) contained asbestos.

This was removed in February 2014.



Ref:037SW2

The calorifier insulation in the plant room (Room 23) contained asbestos.

This was removed in February 2014.



Ref:037SW3

The pipe insulation in the plant room (Room 23) contained asbestos.

This was removed in February 2014.

Details of Asbestos Removed - (Cont)



Ref:037SW3 and 037SW6

The pipe insulation in the plant room (Room 23) contained asbestos.

This was removed in February 2014.



Ref: 037SW8

The ceiling boards to the plant room (Room 23) contained asbestos.

These have since been removed.



Ref: 037SW9

The ceiling boards to the plant room (Room 23) contained asbestos.

These have since been removed.

Caretakers House Photographs of Areas Sampled



Item 39 - Ref: 037SW13

The soffitt boards to the Caretakers House contain asbestos.

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



Item 40 - Ref: Presumed

The fillet board to the apex on the Caretakers House is presumed to contain asbestos.

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

Five Simple Steps to Asbestos Management

Each property has a nominated site asbestos monitoring officer (SAMO). The SAMO is responsible for maintaining this register and ensuring all necessary personnel are aware of the register including all maintenance, construction and service installers; undertaking periodic inspections and liaising with the Departmental Asbestos Co-ordinator and the Asbestos Manager in Property Services as necessary.

The SAMO's role is very important but this guide is hoped to ensure the requirements are easy and simple to follow.

Step 1 – Receiving the Register

The SAMO is the tenant.

And the person is responsible for the register, where it is located and that it is kept up to date.

The register contains a plan of the premises and a photographic schedule of where the asbestos is and what risk is associated.

The SAMO must make all employees aware of the locations and should let any contractors entering the building view the register before any work is started.

Step 2 – Periodic Inspections

The SAMO must look at the locations photographed and compare the asbestos now to when the photograph was taken and complete the checklist attached (Form 2).

The checklists are to be completed periodically in accordance with the schedule attached.

Should the SAMO come across some asbestos which has been disturbed, whether during refurbishment works or during the normal course of wear and tear, they should complete Form 4 as far as possible and contact Property Services for advice and remedial action.

In the meantime, they should ensure that access to the area containing the disturbed or damaged asbestos is prohibited until Property Services has made recommendations.

Step 3 – Planned Work

All planned works that may disturb or danger any asbestos indicated, should be reported to Property Services using form 3 at least 21 days before the work is due to commence.

Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

- a. Make sure they read/view the register
- b. Get contractor to sign register to say he has read it (Form1).
- c. Get confirmation from the contractor that proposed works will not disturb any asbestos areas.
- d. If area is disturbed that was not identified in Register, advise Property Services immediately and complete Form 4.

Step 5 – Monitoring the Register

On completion of work get contractor to sign to say they didn't disturb any areas.

If alterations have occurred details should be forwarded to Property Services.

If you, as SAMO, are to leave your post, please notify your Departmental Co-ordinator to appoint another person and notify Property Services and the front of your register.

In the event of an exposure of asbestos, please follow the site specific emergency procedures in the 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.

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>Floor tiles and adhesive - Room 1/ICT</i> | <i>Low</i> | <i>6 monthly</i> | <i>03.09.25</i> |
| <i>Item 2</i> | <i>Floor tiles and adhesive - Room 1/ICT Cupboard</i> | <i>Low</i> | <i>6 monthly</i> | <i>03.09.25</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>Pipe insulation to sealed duct - Room 23</i> | <i>Medium</i> | <i>N/A</i> | <i>Do not inspect</i> |
| <i>Item 11</i> | <i>Flange gaskets – Room 23</i> | <i>Low</i> | <i>6 monthly</i> | <i>Removed Aug 2024 – waiting WCN's</i> |
| <i>Item 12</i> | <i>Debris to walls – Room 23 – Removed & walls encapsulated - Aug 2024</i> | <i>Low</i> | <i>6 monthly</i> | <i>Waiting WCN's</i> |
| <i>Item 13</i> | <i>Debris to floor – Room 23 - Removed & floor encapsulated - Aug 2024</i> | <i>Low</i> | <i>6 monthly</i> | <i>Waiting WCN's</i> |
| <i>Item 14</i> | <i>Floor tiles and adhesive – Room 27</i> | <i>Low</i> | <i>6 monthly</i> | <i>03.09.25</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>Floor tiles and adhesive – Room 38</i> | <i>Low</i> | <i>6 monthly</i> | <i>03.09.25</i> |

| | | | | |
|----------------|--|-----------------|-------------------|-----------------|
| 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 | Floor tiles and adhesive – Room 82 | Low | 6 monthly | 03.09.25 |
| Item 29 | Cement undercloak – External | Low | 6 monthly | 03.09.25 |
| Item 30 | Damp proof course – External | Very Low | 12 monthly | 03.09.25 |
| Item 31 | Jointing compound – External | Very Low | 12 monthly | 03.09.25 |
| 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 | | |
| Item 38 | No Asbestos | Is Present | | |
| Item 39 | CT House – Soffitt board to external | Very Low | 12 monthly | 03.09.25 |
| Item 40 | CT House – Fillet board to apex | Very Low | 12 monthly | 03.09.25 |
| Item 41 | No Asbestos | Is Present | | |
| Item 42 | No Asbestos | Is Present | | |
| Item 43 | Toilet cistern (Male WC /R 13) | Very Low | Removed | Sept 2021 |
| Item 44 | No Asbestos | Is Present | | |
| Item 45 | Toilet cistern (Female WC /R12) | Very Low | Removed | Sept 2021 |
| Item 46 | Vinyl floor covering (Community Room) | Very Low | 12 monthly | 03.09.25 |
| Item 47 | Vinyl floor tiles (Community Room Cupboard) | Very Low | 12 monthly | 03.09.25 |

| | | | | |
|----------------|--|-------------------|-------------------|-----------------------|
| Item 48 | Floor tile adhesive tiles (Community Room Cupboard) | Very Low | 12 monthly | 03.09.25 |
| Item 49 | Damp proof course (Community Room) | Very Low | 12 monthly | 03.09.25 |
| Item 50 | No Asbestos | Is Present | | |
| Item 51 | No Asbestos | Is Present | | |
| Item 52 | No Asbestos | Is Present | | |
| Item 53 | No Asbestos | Is Present | | |
| Item 54 | No Asbestos | Is Present | | |
| Item 55 | Residual adhesive beneath modern vinyl screed (Early years WC2/Area 2) | Very Low | Removed | July 2022 |
| Item 56 | Residual adhesive beneath modern vinyl screed (Nursery/Area 3) | Low | 6 monthly | 03.09.25 |
| Item 57 | Residual adhesive beneath modern vinyl screed (F's unit/Area 4) | Very Low | 12 monthly | 03.09.25 |
| Item 58 | Residual adhesive beneath modern vinyl screed (Reception class/Area 5) | Low | 6 monthly | 03.03.25 |
| Item 59 | Residual insulation to copper tank front flanges x 2 (Boiler Room/Area 001) | Medium | N/A | Do not inspect |
| Item 60 | Ceiling residual insulation (Boiler Room/Area 001) | Medium | N/A | Do not inspect |
| Item 61 | No Asbestos | Is Present | | |
| Item 62 | Residual insulation to old pipework and | Medium | N/A | Do not inspect |

| | | | | |
|----------------|---|-------------------|------------------|-----------------------|
| | <i>hangers beneath foam insulation (Boiler Room/Area 001)</i> | | | |
| <i>Item 63</i> | <i>Residual insulation to old pipework and hangers beneath foam insulation (Boiler Room/Area 001)</i> | <i>Medium</i> | <i>N/A</i> | <i>Do not inspect</i> |
| <i>Item 64</i> | <i>No Asbestos</i> | <i>Is Present</i> | | |
| <i>Item 65</i> | <i>Residual insulation to old pipework and hangers beneath foam insulation (Boiler Room/Area 001)</i> | <i>Medium</i> | <i>N/A</i> | <i>Do not inspect</i> |
| <i>Item 66</i> | <i>Pipes - insulating to pipe inside ducts x 2 (Insulation) (Boiler Room/Area: 001)</i> | <i>Medium</i> | <i>3 monthly</i> | <i>03.09.25</i> |
| <i>Item 67</i> | <i>Pipes - stop tap gasket (Gasket) (Kitchen/Area: 002)</i> | <i>Low</i> | <i>6 monthly</i> | <i>03.12.25</i> |
| <i>Item 68</i> | <i>No Asbestos</i> | <i>Is Present</i> | | |
| <i>Item 69</i> | <i>No Asbestos</i> | <i>Is Present</i> | | |
| <i>Item 70</i> | <i>Floor - residual adhesive beneath screed (Bitumen) (Cloakroom/Area: 033)</i> | <i>Low</i> | <i>6 monthly</i> | <i>03.12.25</i> |
| <i>Item 71</i> | <i>Floor - residual adhesive beneath screed (Bitumen) (Reception class/ Area: 034)</i> | <i>Low</i> | <i>6 monthly</i> | <i>03.12.25</i> |
| <i>Item 72</i> | <i>Floor - residual adhesive beneath screed (Bitumen)</i> | <i>Low</i> | <i>6 monthly</i> | <i>03.12.25</i> |

| | | | | |
|----------------|---|-------------------|-------------------|-----------------|
| | (Corridor 6/ Area: 037) | | | |
| Item 73 | Floor - residual adhesive beneath screed (Bitumen) (Year 1 and cupboards/ Area: 040) | Very Low | 12 monthly | 03.06.26 |
| Item 74 | Floor - residual adhesive beneath screed (Bitumen) (Year 2 and cupboards/ Area: 041) | Very Low | 12 monthly | 03.06.26 |
| Item 75 | No Asbestos | Is Present | | |
| Item 76 | No Asbestos | Is Present | | |
| Item 77 | Floor (Tiles & adhesive) (Year 4 Classroom cupboard/Area: 052) | Very Low | 12 monthly | 03.06.26 |

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 | |

Sunderland
City Council

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| | |
|--------------------------------|--|
| Actions Required | |
| Actions Completed | |
| Alterations to Register | |