

Forward

ASBESTOS SURVEY REPORT FOR SOUTH HYLTON PRIMARY SCHOOL, 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 SOUTH HYLTON PRIMARY SCHOOL, SUNDERLAND



UPRN: - 2603749.01-27

TF Ref: SCH106

Location of register:-

Premises Manager / Samo: - Tenant

Date: 20 March 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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

Sample NO06/531 – Ceiling boards – Gents/Female WC (Item 1) No Risk
Sample NO06/532 – Floor tiles - Electrical intake (Item 2) No Risk
Sample NO06/533 – Floor tiles - Hall store 1 (Item 3) No Risk
Sample NO06/534 – Floor tiles – Hall store 2 (Item 4) No Risk
Sample NO06/535 – Floor tiles - Hall store 2 (Item 5) No Risk
Sample NO06/536 – Pipe insulation - Kitchen main floor area (Item 6) No Risk
Sample NO06/537 – Floor tiles – Community store (Item 7) No Risk
Sample NO06/538 – Floor tiles – Computer store (Item 8) No Risk
Sample NO06/539 – Floor tiles – Jnr practical 2 Elec intake (Item 9) No Risk
Sample NO06/540 – Floor tiles – Jnr practical 2 paper store (Item 10) No Risk
Sample NO06/541 – Floor tiles – Jnr practical 2 book store (Item 11) No Risk
Sample NO06/542 – Floor tiles - Jnr practical 2 Equip store (Item 12) No Risk
Sample NO06/543 – Floor tiles - Jnr class 4 store (Item 13) No Risk
Sample NO06/544 – Sink pad – Jnr class 6 (Item 14) No Risk
Sample NO06/545 – Sink pad – Jnr class 7 (Item 15) No Risk
Sample NO06/546 – Sink pad – Jnr class 8 (Item 16) No Risk
Sample NO06/547 – Insulation – Infants class 3 store (Item 17) No Risk
Sample NO06/548 – Pipe insulation – Boiler room (Item 18) No Risk
Sample NO06/549 – Pipe insulation – Boiler room (Item 19) No Risk
Sample NO06/550 – Pipe insulation – Boiler room (Item 20) No Risk
Sample NO06/551 – Flange blanket – Flange blanket (Item 21) No Risk
Sample NO06/555 – Soffit boards – Hall (Item 22) No Risk
Sample NO06/556 – Roof felt (Item 23) No Risk

No access to electrics – Check prior to carrying out work

107247-2 – Floor covering – Electrical Cupboard (Item 24) Very Low Risk
107247-3 – Adhesive to flooring – Electrical Cupboard (Item 25) Very Low Risk
107247-1 – Underside of roof – Electrical Cupboard (Item 26) No Risk
As 107247-1 – Underside of roof – Stock Room – (Item 27) No Risk
As 107247-1 – Underside of roof – Corridor - (Item 28) No Risk
As 107247-1 – Underside of roof – hall corridor – (Item 29) No Risk
As 107247-1 – Underside of roof – Corridor – (Item 30) No Risk
107247-4 – Underside of roof – Cleaners Store – (Item 31) No Risk
As 107247-4 – Underside of roof – WC – (Item 32) No Risk
As 107247-4 – Underside of roof – Kitchen – (Item 33) No Risk
*107247-6 – Screed to floor- Nursery/Practical area- (Item 34) Very Low Risk
(removed – no paperwork)*
As 107247-4 – Underside of roof – Nursery/Practical area – (Item 35) - No Risk
As 107247-4 – Underside of roof – Store – (Item 36) – No Risk
As 107247-4 – Underside of roof – Quiet area – (Item 37) – No Risk
107247-5 – Underside of roof – Resources Cupboard – (Item 38) – No Risk
*107247-7 – Floor covering – Reception class – (Item 39) – Very Low Risk
(removed – no paperwork)*
*As 107247-6 – Screed to floor – Reception class – (Item 40) – Very Low Risk
(removed – no paperwork)*
As 107247-5 – Underside of roof – Reception class – (Item 41) – No Risk

Plan of Building and Samples Location

107247-8 – Underside of roof – Deputy head – (Item 42) – No Risk
As 107247-8 – Underside of roof – Store – (Item 43) – No Risk
As 107247-8 – Underside of roof – Store – (Item 44) – No Risk
As 107247-8 – Underside of roof – Store – (Item 45) – No Risk
107247-9 – Roof felt – External – (Item 46) – No Risk
107247-10 – Damp proof course – External - (Item 47) – No Risk
107247-11 – Remnant mastic – External – (Item 48) – Very Low Risk
277974-1 – Acoustic Paint – Kitchen – (Item 49) – No Risk
Presumed – Electrics – Kitchen- (Item 50) – Very Low Risk
288787-1 – Coating to wall – Hall – (Item 51) – No Risk
288787-2 – Plaster to wall – Hall – (Item 52) – No Risk
BB000978 – Pipe lagging – Room 1 (Water Tank 1) (Item 53) – No Risk
BB000979 – Sink Pad – Room 4 (Nursery sink area) (Item 54) – No Risk
As BB000978 – Pipe lagging – Room 6 (Water Tank 2) (Item 55) – No Risk
BB000980 – Sink Pad – Room 7 (Reception sink area) (Item 56) – No Risk
As BB000978 – Pipe lagging – Room 10 (Water Tank 3) (Item 57) – No Risk
BB000981 – Sink Pad – Room 13 (Infants current sink area) (Item 58) – No Risk
177775-1 – Suspended Ceiling (008/kitchen) (Item 59) – No Risk
177775-2 – Suspended Ceiling (008/kitchen) (Item 60) – No Risk
76223-1 – Floor black composite (001/classroom) (Item 61) – No Risk
76223-2 – Ceiling (002/boiler cupboard) (Item 62) – No Risk
76223-3 – Vinyl tile floor covering (002/boiler cupboard) (Item 63) – No Risk
As 76223-1 – Floor black composite (002/boiler cupboard) (Item 64) – No Risk
As 76223-3 – Vinyl tile floor covering (003/store cupboard) (Item 65) – No Risk
As 76223-1 – Floor black composite (003/store cupboard) (Item 66) – No Risk
As 76223-3 – Vinyl tile floor covering (004/store cupboard) (Item 67) – No Risk
As 76223-1 – Floor black composite (004/store cupboard) (Item 68) – No Risk
As 76223-1 – Floor black composite (005/classroom) (Item 69) – No Risk
76223-4 – Firebreak (insulating board) (005/classroom-void above) (Item 70) – No Risk
As 76223-4 – Debris adjacent firebreak (insulating board) (005/classroom-void above) (Item 71) – No Risk
76223-5 – Vinyl floor tile incl. bitumen adhesive (008/DB1 cupboard) (Item 72) – No Risk
As 76223-1 – Floor (008/DB1 cupboard) (Item 73) – No Risk
76223-7 – Flat roof (externals localised to proposed extension) (Item 74) – No Risk
76223-6 – Felt layer behind plastic fascia (externals localised to proposed extension) (Item 75) – No Risk
CB007003 – Carpet to sampled lino (Room 1 Key stage 1 activity area) (Item 76) – No Risk
CB007004 – Bitumen adhesive below lino (Room 1 Key stage 1 activity area) (Item 77) – No Risk
CB007005 – Ashfelt floor (Room 1 Key stage 1 activity area) (Item 78) – Very Low Risk (removed – no paperwork)

CB007006 – Floor tiles (Room 2 Resource cupboard 1) (Item 79) – Very Low Risk

CB007007 – Bitumen below floor tiles (Room 2 Resource cupboard 1) (Item 80) – Very Low Risk

As C0007005 - Ashfelt floor (Room 2 Resource cupboard 1) (Item 81) – Very Low Risk

As CB007004 – Bitumen adhesive below lino (Room 3 Resource cupboard 2) (Item 82) – No Risk

As CO007005 - Ashfelt floor (Room 3 Resource cupboard 2) (Item 83) – Very Low Risk

As CB007003 – Lino (Room 3 Resource cupboard 2) (Item 84) – No Risk

As CO007006 – Floor tiles below carpet (Room 4 Resource cupboard 3) (Item 85) – Very Low Risk

As CB007007 – Bitumen below floor tiles (Room 4 Resource cupboard 3) (Item 86) – Very Low Risk

As CO007005 - Ashfelt floor (Room 4 Resource cupboard 3) (Item 87) – Very Low Risk

As CB007003 – Newly fitted carpet to lino to concrete floor (Room 5 Keystage 2 corridor) (Item 88) – No Risk

CB007008 – Bitumen pads to underside of sink and drainer (Nursery Kitchen) (Item 89) – No Risk

CB007009 – Lino to bitumen (Nursery Kitchen) (Item 90) – Very Low Risk

CB007010 – Ashfelt floor (Room 6 Nursery Kitchen) (Item 91) – Very Low Risk

Presumed – Rope seal to skylight (Room 6 Nursery Kitchen) (Item 92) – Very Low Risk

Presumed – Rope seal to skylight (Room 3 Resource Cupboard 2) (Item 93) – Very Low Risk

VK001283 – Strammit board to underside of roof (Ground floor throughout) (Item 94) – No Risk

JS00384 – Bitumen adhesive to floor beneath screed and modern vinyl floor covering (Ground Floor WC 02) (Item 95) – Removed July 2023

As JS00384 – Bitumen adhesive to floor beneath screed and modern vinyl floor covering (Ground Floor WC 01) (Item 96) – Removed July 2023

As JS00384 – Bitumen adhesive to floor beneath screed and modern vinyl floor covering (Ground Floor WC 05) (Item 97) – Removed July 2023

Items 76 to 93 – floor tiles/bitumen adhesive have possibly been overlaid with carpet or lino therefore it is recommended that prior to any flooring works the tiles and adhesive will require further investigation.

Survey 315374 refers to white boards. No samples were taken however no asbestos was present.

Please note that some floor tile adhesive has been discovered with asbestos content prior to flooring works being carried out. It is

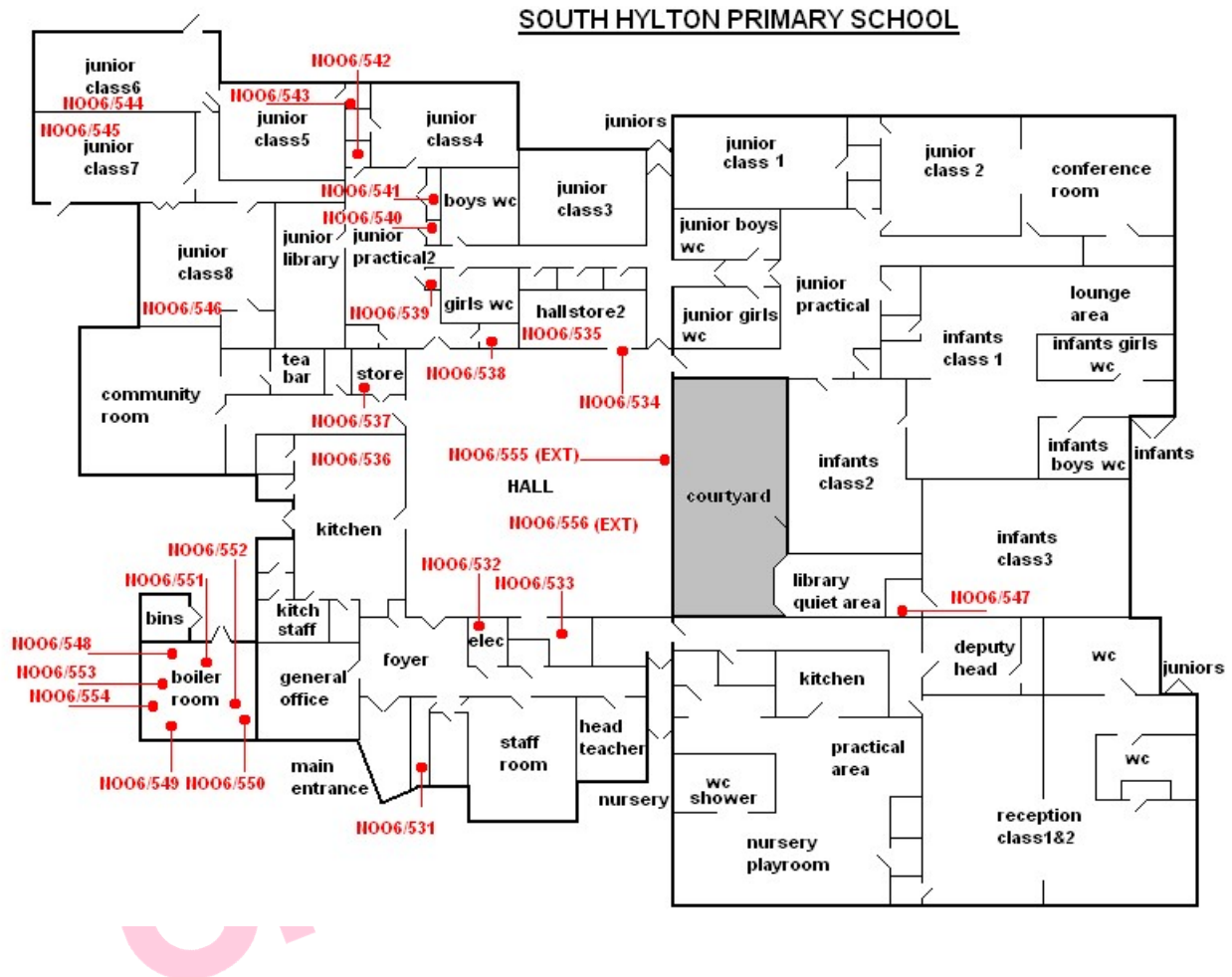
recommended therefore that prior to any flooring works; the tiles and adhesive are tested.

Caretakers House

Cement fillet to apex on roof (Item 27) - Building Demolished April 2012

Sunderland
City Council

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



Item 1 Ref: Sample NO06/531

The ceiling boards in the staff gents/female toilet does not contain asbestos.

Similar ceilings are located in the Ladies WCs and head teachers office.



Item 2 - Ref: Sample NO06/532

The floor tiles in the electrical intake room do not contain asbestos.



Item 3 - Ref: Sample NO06/533

The floor tiles in hall store 1 do not contain asbestos.

Similar floor tiles are located in hall store 3 and Emergency lighting cupboard.

Photographs of Areas Sampled (Cont)

Item 4 - Ref: Sample NO06/534



The black floor tiles to hall store 2 entrance do not contain asbestos.

Item 5 - Ref: Sample NO06/535



The hall store 2 floor tiles do not contain asbestos.

Item 6 - Ref: Sample NO06/536



The pipe insulation in kitchen main floor area does not contain asbestos.

Photographs of Areas Sampled (Cont)



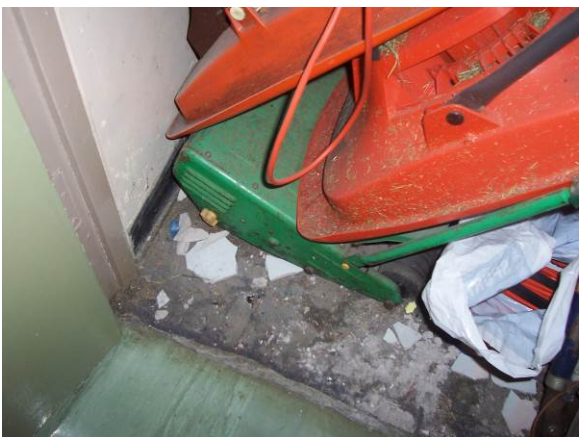
Item 7 - Ref: Sample NO06/537

The floor tiles in the community store do not contain asbestos.



Item 8 - Ref: Sample NO06/538

The floor tiles in computer store do not contain asbestos.



Item 9 – Ref: Sample NO06/539

The floor tiles in junior practical 2 (electrical intake) room do not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 10 - Ref: Sample NO06/540



The floor tiles in junior practical 2 paper store do not contain asbestos.

Item 11 – Ref: Sample NO06/541



The floor tiles in junior practical 2 book store do not contain asbestos.

Item 12 – Ref: Sample NO06/542



The floor tiles in Junior Practical 2 Equipment store room do not contain asbestos.

Photographs of areas sampled (cont)



Item 13 – Ref: Sample NO06/543

The floor tiles in junior class 4 store do not contain asbestos.

Similar floor tiles are located in Jnr class 1, 2 and 5 store, reception class 1 store, reception waiting room store and Jnr practical and cloaks store.



Item 14 – Ref: Sample NO06/544

The sink pad in Junior class 6 does not contain asbestos.



Item 15 – Ref: Sample NO06/545

The sink pad in Junior class 7 does not contain asbestos.

Photographs of areas sampled (cont)

Item 16 – Ref: Sample NO06/546



The sink pad in Junior class 8 does not contain asbestos.

Item 17 – Ref: Sample NO06/547



The insulation to the heater in the infants class 3 store does not contain asbestos.

Item 18 – Ref: Sample NO06/548



The pipe insulation in the boiler room does not contain asbestos.

Photographs of areas sampled (cont)

Item 19 – Ref: Sample NO06/549



The pipe insulation in the boiler room does not contain asbestos.

Item 20 – Ref: Sample NO06/550



The pipe insulation in the boiler room does not contain asbestos.

Item 21 – Ref: sample NO06/551



The pipe insulation in the boiler room does not contain asbestos.

Photographs of areas sampled (cont)

Item 22 – Ref: Sample NO06/555



The soffit boards to the hall do not contain asbestos.

Item 23 – Ref: Sample NO06/556



The felt to the roof does not contain asbestos.

Caretakers House - Demolished

Presumed



The cement fillet to the apex on the Caretakers house was presumed to contain asbestos.

This has now been demolished.

Photographs of areas sampled (cont)

Item 24 – Ref: 107247-2



The floor covering to the electrical cupboard contains asbestos.

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

Item 25 – Ref: 107247-3



The adhesive to the flooring in the electrical cupboard contains asbestos.

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

Item 26 – Ref: 107247-1



The underside of the roof in the void above the electrical cupboard does not contain asbestos.

Photographs of areas sampled (cont)



Item 27 – As 107247-1

The underside of the roof in the void above the stock room does not contain asbestos.



Item 28 – As 107247-1

The underside of the roof in the void above the corridor does not contain asbestos.



Item 29 – As 107247-1

The underside of the roof in the void above the hall corridor does not contain asbestos.

Photographs of areas sampled (cont)

Item 30 – As 107247-1



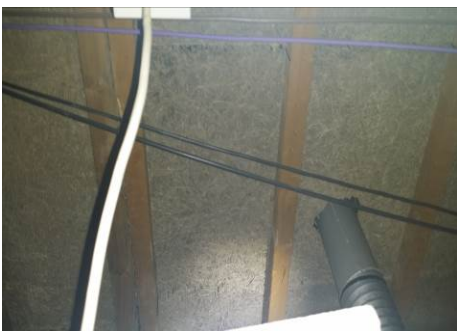
The underside of the roof in the void above the corridor does not contain asbestos.

Item 31 – Ref: 107247-4



The underside of the roof in the void above the cleaners store does not contain asbestos.

Item 32 – As 107247-4



The underside of the roof in the void above the WC does not contain asbestos.

Photographs of areas sampled (cont)



Item 33 – As 107247-4

The underside of the roof in the void above the kitchen does not contain asbestos.



Item 34 – Ref: 107247-6

The screed to the floor in the nursery/practical area contains asbestos.

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

Removed - However no paperwork or waste certificates held. Item has to remain on register until this paperwork is received.



Item 35 – As 107247-4

The underside of the roof in the void above the nursery/practical area does not contain asbestos.

Photographs of areas sampled (cont)



Item 36 – As 107247-4

The underside of the roof in the void above the store does not contain asbestos.



Item 37 – As 107247-4

The underside of the roof in the void above the quiet area does not contain asbestos.



Item 38 – Ref: 107247-5

The underside of the roof in the void above the Resources cupboard does not contain asbestos.

Photographs of areas sampled (cont)



Item 39 – Ref:107247-5

The floor covering to the reception classroom area contains asbestos.

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

Removed - However no paperwork or waste certificates held. Item has to remain on register until this paperwork is received.



Item 40 – As 107247-6

The screed to floor in the reception classroom contains asbestos.

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

Removed - However no paperwork or waste certificates held. Item has to remain on register until this paperwork is received.



Item 41 – As 107247-5

The underside of the roof in the void above the reception classroom area does not contain asbestos.

Photographs of areas sampled (cont)

Item 42 – Ref:107247-8



The underside of the roof in the void above the deputy heads office does not contain asbestos.

Item 43 – As 107247-8



The underside of the roof in the void above the store does not contain asbestos.

Item 44 – As 107247-8



The underside of the roof in the void above the store does not contain asbestos.

Photographs of areas sampled (cont)

Item 45 – Ref:107247-8



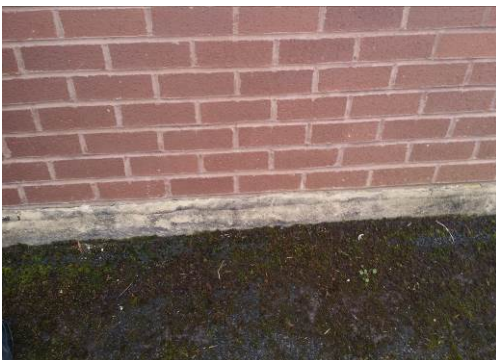
The underside of the roof in the void above the store does not contain asbestos.

Item 46 – Ref: 107247-9



The roof felt to the external does not contain asbestos.

Item 47 – Ref: 107247-10



The damp proof course to the external does not contain asbestos.

Photographs of areas sampled (cont)



Item 48 – Ref:107247-11

The remnant mastic to the window and door frames to the external contains asbestos.

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

Item 49 – Ref 277974-1



The acoustic paint to underside of sinks in the kitchen does not contain asbestos.

Item 50 – Ref Presumed



The electrics in the kitchen is presumed to contain asbestos.

Further investigation will be required before any work can commence.

Photographs of areas sampled (cont)



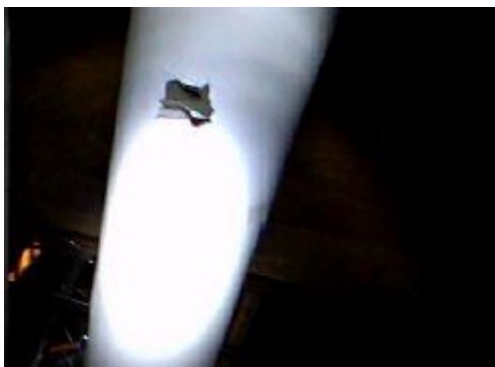
Item 51 – Ref: 288787-1

The coating to the wall in the hall does not contain asbestos.



Item 52 – Ref 288787-2

The plaster to the wall in the hall does not contain asbestos.



Item 53 – Ref BB000978

The Pipe lagging in Room 1 (Water Tank 1) does not contain asbestos.

Photographs of areas sampled (cont)

Item 54 – Ref BB000979



The Sink Pad in Room 4 (Nursery sink area) does not contain asbestos.

Item 55 – Ref As BB000978



The Pipe lagging in Room 6 (Water Tank 2) does not contain asbestos.

Item 56 – Ref BB000980



The Sink Pad in Room 7 (Reception sink area) does not contain asbestos.

Photographs of areas sampled (cont)

Item 57 – Ref As BB000978



The Pipe lagging in Room 10 (Water Tank 3) does not contain asbestos.

Item 58 – Ref BB000981



The Sink Pad in Room 13 (Infants current sink area) does not contain asbestos.

No image provided

Item 59 – Ref 177775-1

The Suspended Ceiling in Room 008/kitchen does not contain asbestos.

Photographs of areas sampled (cont)

Item 60 – Ref 177775-2

No image provided

The Suspended Ceiling in Room 008/kitchen does not contain asbestos.

Item 61 – Ref 76223-1



The Floor black composite (001/classroom) does not contain asbestos.

Item 62 – Ref 76223-2



The Ceiling (002/boiler cupboard) does not contain asbestos.

Photographs of areas sampled (cont)

Item 63 – Ref 76223-3



The Vinyl tile floor covering (002/boiler cupboard) does not contain asbestos.

Item 64 – Ref As 76223-1



The Floor black composite (002/boiler cupboard) does not contain asbestos.

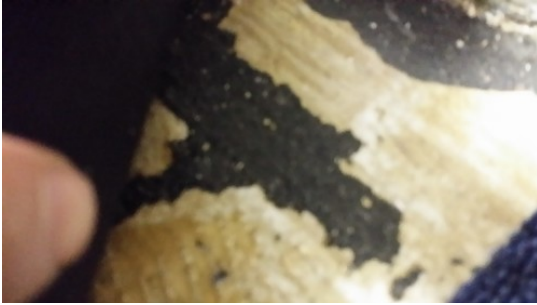
Item 65 – Ref As 76223-3



The Vinyl tile floor covering (003/store cupboard) does not contain asbestos.

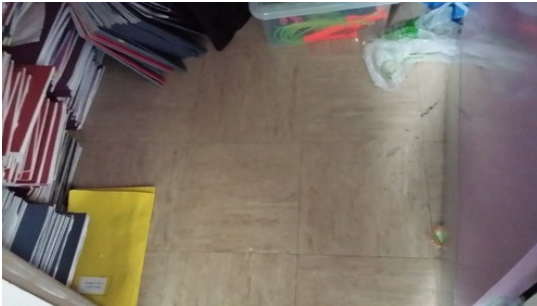
Photographs of areas sampled (cont)

Item 66 – Ref As 76223-1



The Floor black composite (003/store cupboard) does not contain asbestos.

Item 67 – Ref As 76223-3



The Vinyl tile floor covering (004/store cupboard) does not contain asbestos.

Item 68 – Ref As 76223-1



The Floor black composite (004/store cupboard) does not contain asbestos.

Photographs of areas sampled (cont)

Item 69 – Ref As 76223-1



The Floor black composite (005/classroom) does not contain asbestos.

Item 70 – Ref 76223-4



The Firebreak (insulating board) (005/classroom-void above) does not contain asbestos.

Item 71 – Ref As 76223-4



The Debris adjacent firebreak (insulating board) (005/classroom-void above) does not contain asbestos.

Photographs of areas sampled (cont)

Item 72 – Ref 76223-5



The Vinyl floor tile incl. bitumen adhesive (008/DB1 cupboard) does not contain asbestos.

Item 73 – Ref As 76223-1



The Floor (008/DB1 cupboard) does not contain asbestos.

Item 74 – Ref 76223-7



The Flat roof (externals localised to proposed classroom extension) does not contain asbestos.

Photographs of areas sampled (cont)

Item 75 – Ref 76223-6



The Felt layer behind plastic fascia (externals localised to proposed classroom extension) does not contain asbestos.

Item 76 – Ref CB007003



The Carpet to sampled lino (Room 1 Key stage 1 activity area) does not contain asbestos.

Further investigation will be required before any work can commence.

Item 77 – Ref CB007004



The Bitumen adhesive below lino (Room 1 Key stage 1 activity area) does not contain asbestos.

Further investigation will be required before any work can commence.

Photographs of areas sampled (cont)

Item 78 – Ref CB007005



The Ashfelt floor (Room 1 Key stage 1 activity area) contains asbestos.

Further investigation will be required before any work can commence.

Removed - However no paperwork or waste certificates held. Item has to remain on register until this paperwork is received.

Item 79 – Ref CB007006



The Floor tiles (Room 2 Resource cupboard 1) contain asbestos – possibly overlaid

Further investigation will be required before any work can commence.

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

Item 80 – Ref CB007007



The Bitumen below floor tiles (Room 2 Resource cupboard 1) contain asbestos – possibly overlaid

Further investigation will be required before any work can commence.

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

Photographs of areas sampled (cont)

Item 81 – Ref As CB007005



The Ashfelt floor (Room 2 Resource cupboard 1) contains asbestos – possibly overlaid

Further investigation will be required before any work can commence.

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

Item 82 – Ref As CB007004



The Bitumen adhesive below lino (Room 3 Resource cupboard 2) does not contain asbestos – possibly overlaid

Further investigation will be required before any work can commence.

Item 83 – Ref As CB007005



The Ashfelt floor (Room 3 Resource cupboard 2) contains asbestos – possibly overlaid

Further investigation will be required before any work can commence.

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

Photographs of areas sampled (cont)

Item 84 – Ref As CB007003



The Lino (Room 3 Resource cupboard 2) does not contain asbestos – possibly overlaid

Further investigation will be required before any work can commence.

Item 85 – Ref As CB007006



The Floor tiles below carpet (Room 4 Resource cupboard 3) contains asbestos – possibly overlaid

Further investigation will be required before any work can commence.

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

Item 86 – Ref As CB007007



The Bitumen below floor tiles (Room 4 Resource cupboard 3) contains asbestos – possibly overlaid

Further investigation will be required before any work can commence.

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

Photographs of areas sampled (cont)

Item 87 – Ref As CB007005



The Ashfelt floor (Room 4 Resource cupboard 3) contains asbestos – possibly overlaid

Further investigation will be required before any work can commence.

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

Item 88 – Ref As CB007003



The Newly fitted carpet to lino to concrete floor (Room 5 Keystage 2 corridor) does not contain asbestos.

Further investigation will be required before any work can commence.

Item 89 – Ref CB007008



The Bitumen pads to underside of sink and drainer (Nursery Kitchen) does not contain asbestos.

Photographs of areas sampled (cont)

Item 90 – Ref CB007009

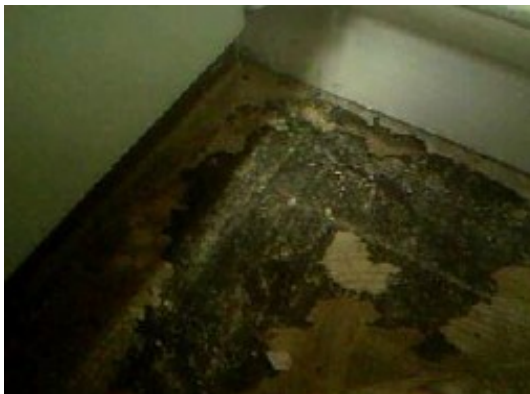


The Lino to bitumen (Nursery Kitchen) contains asbestos – possibly overlaid

Further investigation will be required before any work can commence.

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

Item 91 – Ref CB007010



The Ashfelt floor (Room 6 Nursery Kitchen) contains asbestos – possibly overlaid

Further investigation will be required before any work can commence.

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

Item 92 – Ref Presumed



The Rope seal to skylight (Room 6 Nursery Kitchen) is presumed to contain asbestos.

Further investigation will be required before any work can commence.

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

Photographs of areas sampled (cont)



Item 93 – Ref Presumed

The rope seal to skylight although not visible limited access without causing possible damage (Room 3 Resource Cupboard 2) is presumed to contain asbestos.

Further investigation will be required before any work can commence.

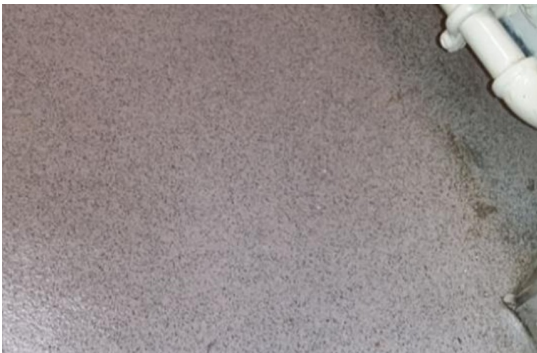
Any change in its appearance should be noted and passed to Property Services.

Item 94 – Ref VK001283



The strammit board to underside of roof throughout ground floor does not contain asbestos.

Item 95 – Ref JS000384



The Bitumen adhesive to floor beneath screed and modern vinyl floor covering (WC 02) does contain asbestos.

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

Removed July 2023.

Photographs of areas sampled (cont)

Item 96 – Ref As JS000384



The Bitumen adhesive to floor beneath screed and modern vinyl floor covering (WC 01) does contain asbestos.

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

Removed July 2023.

Item 97 – Ref As JS000384



The Bitumen adhesive to floor beneath screed and modern vinyl floor covering (WC 05) does contain asbestos.

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

Removed July 2023.

Five Simple Steps to Asbestos Management

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

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

Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

Step 2 – Periodic Inspections

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

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

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

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

Step 3 – Planned Work

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

Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must:

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

Step 5 – Monitoring the Register

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

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

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

In the event of an exposure of asbestos, please refer to the site specific emergency procedures in your asbestos management plan. However, as a minimum:

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

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

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

Central Safety can be contacted on 561 2311.

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

Commonly Asked Questions.

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

Form 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>No asbestos</i>	<i>Is present</i>		
<i>Item 3</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 4</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 5</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 7</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 8</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 9</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 10</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 11</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 12</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 13</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 14</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 15</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 16</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 20</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 22</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 23</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 24	Floor covering – Electrical Cupboard	Very Low	12 monthly	03.03.26
Item 25	Adhesive – Electrical Cupboard	Very Low	12 monthly	03.03.26
<i>Item 26</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 27</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 28</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 29</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 30</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 31</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 32</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 33</i>	<i>No asbestos</i>	<i>Is present</i>		

Item 34	Screed to floor – Nursery/practical area	Very Low	12 monthly Removed. However no paperwork or waste certificates held.	03.03.26
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	Floor covering - Reception Class	Very Low	12 monthly Removed. However no paperwork or waste certificates held.	03.03.26
Item 40	Floor screed – Reception Class	Very Low	12 monthly Removed. However no paperwork or waste certificates held.	03.03.26
Item 41	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	Remnant Mastic to windows and doors - External	Very Low	12 monthly	03.03.26
Item 49	No asbestos	Is present		
Item 50	Electrics – Kitchen	Very Low	12 monthly	03.03.26
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	No asbestos	Is present		
Item 56	No asbestos	Is present		
Item 57	No asbestos	Is present		
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	Ashfelt floor (Room 1 Key stage 1 activity area)	Very Low	removed	03.03.26 However no paperwork or waste certificates held.
Item 79	Floor tiles (Room 2 Resource cupboard 1)	Very Low	12 monthly	03.03.26 (overlaid)
Item 80	Bitumen below floor tiles (Room 2 Resource cupboard 1)	Very Low	12 monthly	03.03.26 (overlaid)
Item 81	Ashfelt floor (Room 2 Resource cupboard 1)	Very Low	12 monthly	03.03.26 (overlaid)
Item 82	No asbestos	Is present		
Item 83	Ashfelt floor (Room 3 Resource cupboard 2)	Very Low	12 monthly	03.03.26 (overlaid)
Item 84	No asbestos	Is present		
Item 85	Floor tiles below carpet (Room 4 Resource cupboard 3)	Very Low	12 monthly	03.03.26 (overlaid)
Item 86	Bitumen below floor tiles (Room	Very Low	12 monthly	03.03.26 (overlaid)

	4 Resource cupboard 3)			
Item 87	Ashfelt floor (Room 4 Resource cupboard 3)	Very Low	12 monthly	03.03.26 (overlaid)
Item 88	No asbestos	Is present		
Item 89	No asbestos	Is present		
Item 90	Lino to bitumen (Nursery Kitchen)	Very Low	12 monthly	03.03.26 (overlaid)
Item 91	Ashfelt floor (Room 6 Nursery Kitchen)	Very Low	12 monthly	03.03.26 (overlaid)
Item 92	Rope seal to skylight - Presumed (Room 6 Nursery Kitchen)	Very Low	12 monthly	03.03.26 (rope seal not visible)
Item 93	Rope seal to skylight - Presumed (Room 3 Resource Cupboard 2)	Very Low	12 monthly	03.03.26 (rope seal not visible)
Item 94	No asbestos	Is present		
Item 95	Bitumen adhesive to floor beneath screed and modern vinyl floor covering (Ground Floor WC 02)	Very Low	12 monthly	Removed July 2023
Item 96	Bitumen adhesive to floor beneath screed and modern vinyl floor covering (Ground Floor WC 01)	Very Low	12 monthly	Removed July 2023
Item 97	Bitumen adhesive to floor beneath screed and modern vinyl floor covering (Ground Floor WC 05)	Very Low	12 monthly	Removed July 2023

Form 2**Periodic Return**

School	
Date of Inspection	
Inspection By (signature)	
Print Name	

Good Practice Guidance:

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

<u>Ref:</u>	<u>Condition</u> Same/change	<u>Action Required</u> Yes/No	<u>Comments</u>
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Sunderland
City Council

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Actions Required	
Actions Completed	
Alterations to Register	