

## **Foreward**

ASBESTOS SURVEY REPORT FOR DERWENT HILL OUTDOOR EDUCATION AND TRAINING CENTRE, PORTINSCALE, KESWICK, CUMBRIA, CA12 5RD.

I have enclosed for your information and retention the most recent asbestos survey (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: 07557 938966.

Yours sincerely,

Paul Davies  
Assistant Director of Assurance and Property Services

Sunderland  
City Council

# Sunderland City Council

*Control of Asbestos  
Regulations 2012*

## **Asbestos Register for**

### **Derwent Hill Outdoor Education and Training Centre**



**UPRN: - 418920**

**TF Ref:**

**Location of register:-**

**Premises Manager / Samo: - Tenant**

**Date: 29 October 2024**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557 938966**

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## Plan of Building and Samples Location

### **Double Garage**

(Item 1) Ref: 418920-7 – Loose panel to rear of garages (External) – Removed

### **Education Centre**

(Item 2) Ref: 418920-14 – Wrap to main cable (Store Room/-1/001) – No Risk

(Item 3) Ref: 418920-15 – Debris within chimney (Store Room/-1/001) – No Risk

(Item 4) Ref: As 418920-14 – Wrap to cut off cable to fire exit (Store Room/-1/001) – No Risk

(Item 5) Ref: 418920-16 – Ceiling and beam cladding (Boiler Room/-1/002) – No Risk

(Item 6) Ref: 418920-17 – Gasket to boiler front (Boiler Room/-1/002) – No Risk

(Item 7) Ref: 418920-18 – Pipework flange gaskets (Boiler Room/-1/002) – No Risk

(Item 8) Ref: 418920-19 – Debris to wall pipe penetration (Boiler Room/-1/002) – Removed November 2020

(Item 9) Ref: 418920-20 – Debris to walls (Boiler Room/-1/002) – Removed November 2020

(Item 10) Ref: 418920-21 – Insulation debris to walls (Boiler Room/-1/002) – Removed November 2020

(Item 11) Ref: 418920-22 – Debris to floor (Boiler Room/-1/002) – Removed November 2020

(Item 12) Ref: As 418920-16 – Ceiling (Store/-1/003) – No Risk

(Item 13) Ref: 418920-23 – Debris to pipework and bracket (Store/-1/003) – Removed November 2020

(Item 14) Ref: 418920-24 – Debris to walls (Store/-1/003) – Removed November 2020

(Item 15) Ref: 418920-25 – General debris to floor (Store/-1/003) – Removed November 2020

(Item 16) Ref: 418920-30 – Panel to loft hatch (Staff drying room/0/005) – No Risk

(Item 17) Ref: As 418920-30 – Panel to loft hatch (Staff office/0/006) – No Risk

(Item 18) Ref: As 418920-30 – Panels to loft hatches (Corridor/0/012) – No Risk

(Item 19) Ref: As 418920-16 – Ceiling panels (Cleaning Store/0/014) – No Risk

(Item 20) Ref: 418920-31 – Blanking panel to chimney (Dining Room/0/023) – Low Risk

(Item 21) Ref: 418920-33 – Sink pad (Kitchen/0/032) – No Risk

(Item 22) Ref: As 418920-26 – Partition wall to staff stairwell (Corridor/1/014) – No Risk

(Item 23) Ref: As 418920-26 – Partition wall (Corridor understair cupboard /1/014) – No Risk

(Item 24) Ref: 418920-29 – Sarking to wall (Ennerdale loft above room and extension/0/018) – No Risk

(Item 25) Ref: 418920-26 – Partition wall to rooms 2/003 & 004 (Corridor 2/001) – No Risk

(Item 26) Ref: 418920-27 – Floor covering below plyboard (Corridor 2/001) – Low Risk

## Plan of Building and Samples Location continued

- (Item 27) Ref: As 418920-26 – Partition wall to stairwell (Landing and Stairwell/2/007) – No Risk
- (Item 28) Ref: 418920-32 – Fillet to extension (External) – No Risk
- (Item 61) Ref: 22-43184-1 – Pipes - residual insulation beneath Mmmf to old pipework (thermal insulation) (Area 3/Plant Room) – Low Risk
- (Item 62) Ref: 22-43184-4 – Pipes – residual insulation to pipe bracket (thermal insulation) (Area 5/Cleaners Store) – Medium Risk
- (Item 63) Ref: 22-43184-5 – Pipes - residual insulation beneath Mmmf lagging (thermal insulation) (Area 5/Cleaners Store) – Low Risk
- (Item 64) Ref: 23-63253-1 – Textured coated ceiling (Education and training centre/Lounge/Area 1) – Low Risk
- (Item 65) Ref: 23-63253-1 – Textured coated ceiling (Education and training centre/Lounge/Area 1) – Low Risk
- (Item 66) Ref: KX001961 – Ceiling papered with woodchip paper (Common Room/G/001) – No Risk
- (Item 67) Ref: KX001962 – Ceiling papered with woodchip paper (Living Room/Lounge G/002) – No Risk
- (Item 68) Ref: KX001963 – Ceiling (Dining Room – The Dales G/003) – No Risk
- (Item 69) Ref: KX001964 – Ceiling – papered (Dining Room – The Fells G/004) – No Risk
- (Item 70) Ref: KX001965 – Ceiling (Store Room Shop G/005) – No Risk
- (Item 71) Ref: KX001966 – Ceiling (Cupboard Electrical Shop G/006) – No Risk
- (Item 72) Ref: QK000867 – Ceiling wallpapered (Bedroom Borrowdale Dormitory Rm1/001) – No Risk
- (Item 73) Ref: QK000868 – Wall (Borrowdale (Bedroom Dormitory Rm1/001) – No Risk
- (Item 74) Ref: QK000869 – Ceiling wallpapered (Bedroom Scarfell Dormitory Rm 1/002) – No Risk
- (Item 75) Ref: QK000870 – Wall (Bedroom Scarfell Dormitory Rm 1/002) – No Risk
- (Item 76) Ref: QK000871- Ceiling (Bedroom Latrigg Dormitory Rm 1/003) – No Risk
- (Item 77) Ref: QK000872 – Wall (Bedroom Latrigg Dormitory Rm 1/003) – No Risk
- (Item 78) Ref: QK000873- Ceiling (Bedroom Littleman Dormitory Rm 1/004) – No Risk
- (Item 79) Ref: QK000874 – Wall (Bedroom Littleman Dormitory Rm 1/004) – No Risk
- (Item 80) Ref: QK000875- Ceiling (Bedroom Skiddaw Dormitory Rm 1/005) – No Risk
- (Item 81) Ref: QK000876 – Wall (Bedroom Skiddaw Dormitory Rm 1/005) – No Risk
- (Item 82) Ref: QK000877- Ceiling (Bedroom Blencathra Dormitory Rm 1/006) – No Risk
- (Item 83) Ref: QK000878 – Wall (Bedroom Blencathra Dormitory Rm 1/006) – No Risk
- (Item 84) Ref: QK000879- Ceiling (Bedroom Helvellyn Dormitory Rm 1/007) – No Risk
- (Item 85) Ref: QK000880 – Wall (Bedroom Helvellyn Dormitory Rm 1/007) – No Risk

## Plan of Building and Samples Location continued

- (Item 86) Ref: QK000881- Ceiling (Bedroom Catbells Dormitory Rm 1/008) – No Risk  
(Item 87) Ref: QK000882 – Wall (Bedroom Catbells Dormitory Rm 1/008) – No Risk

### **Training Centre**

- (Item 29) Ref: As 418920-12 – Suspended ceiling (Bedroom 15 ensuite bathroom/0/001) – No Risk  
(Item 30) Ref: 418920-12 – Suspended ceiling (Bedroom 16 ensuite bathroom/0/002) – No Risk  
(Item 31) Ref: 418920-13 – Sink pad (Bar area/0/025) – No Risk  
(Item 32) Ref: 418920-28 – Pipework flange gasket (Boiler Room 0/027) – No Risk

### **Main Stores**

- (Item 33) Ref: 418920-10 – Residue to beams above store cupboard (Boot Store/0/001) – No Risk  
(Item 34) Ref: 418920-11 – Mounting board to boiler (Watersports store/0/002) – No Risk  
(Item 35) Ref: As 418920-8 Sarking (Watersports store loft above/0/002) – No Risk  
(Item 36) Ref: As 418920-8 – Sarking (Utility Room/0/004) – No Risk  
(Item 37) Ref: 418920-8 – Sarking (First floor/1/001) – No Risk  
(Item 38) Ref: 418920-9 – Paper lining to ceiling panels (First floor/1/001) – No Risk

### **Staff Bungalow**

- (Item 39) Ref: As 418920-1 – Ceiling (Bedroom/0/001) – Low Risk  
(Item 40) Ref: 418920-2 – Sub floor covering (Bedroom/0/001) – Very Low Risk  
(Item 41) Ref: As 418920-1 – Ceiling (Kitchen/0/002) – Low Risk  
(Item 42) Ref: As 418920-1 – Ceiling (Kitchen cupboard/0/002) – Low Risk  
(Item 43) Ref: 418920-3 – Floor covering (Kitchen cupboard/0/002) – Very Low Risk  
(Item 44) Ref: As 418920-1 – Ceiling (Living Room 0/003) – Low Risk  
(Item 45) Ref: As 418920-2 – Sub floor covering (Living Room 0/003) – Very Low Risk  
(Item 46) Ref: As 418920-1 – Ceiling (Hallway 0/004) - Low Risk  
(Item 47) Ref: As 418920-2 – Sub floor covering (Hallway 0/004) – Very Low Risk  
(Item 48) Ref: As 418920-1 – Ceiling (Bedroom 0/005) - Low Risk  
(Item 49) Ref: As 418920-2 – Sub floor covering (Bedroom 0/005) – Very Low Risk  
(Item 50) Ref: As 418920-1 – Ceiling (Bedroom 0/006) - Low Risk  
(Item 51) Ref: As 418920-2 – Sub floor covering (Bedroom 0/006) – Very Low Risk  
(Item 52) Ref: As 418920-1 – Ceiling (Bedroom 0/007) - Low Risk  
(Item 53) Ref: As 418920-2 – Sub floor covering (Bedroom 0/007) – Very Low Risk  
(Item 54) Ref: As 418920-1 – Ceiling (Toilet Room 0/008) - Low Risk  
(Item 55) Ref: As 418920-1 – Ceiling (Shower Room 0/009) - Low Risk  
(Item 56) Ref: 418920-1 – Ceiling (Rear porch 0/010) - Low Risk  
(Item 57) Ref: 418920-4 – Textured coating to panel below window (External) – No Risk  
(Item 58) Ref: 418920-5 – Canopy and boxing to front porch and above lounge window (External) – Low Risk



## **Plan of Building and Samples Location continued**

(Item 59) Ref: As 418920-5 – Panel above door (External) – Low Risk

### **Workshop and Stores**

(Item 60) Ref: 418920-6 – Sarking over roof lights (Workshop 0/003) – No 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.**

Boiler room - walls encapsulated with 2 coats of grey ET150

Store & External cement - The pipework will still be classed as contaminated but will be sealed in under MMMF insulation – completed November 2020

## Photographs of Areas Sampled – Double Garage

### **Item 1 Ref: 418920-7**



The loose panel to rear of garages (External) contains asbestos.

***Removed***

## Photographs of Areas Sampled – Education Centre

### **Item 2 Ref: 418920-14**



The wrap to main cable in Store Room/-1/001 does not contain asbestos.

### **Item 3 Ref: 418920-15**



The debris within chimney in Store Room/-1/001 does not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 4 Ref: As 418920-14**



The wrap to cut off cable to fire exit in Store Room/-1/001 does not contain asbestos.

**Item 5 Ref: 418920-16**



The ceiling and beam cladding in Boiler Room/-1/002 does not contain asbestos.

**Item 6 Ref: 418920-17**



The gasket to boiler front in Boiler Room/-1/002 does not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 7 Ref: 418920-18**



The pipework flange gaskets in Boiler Room/-1/002 does not contain asbestos.

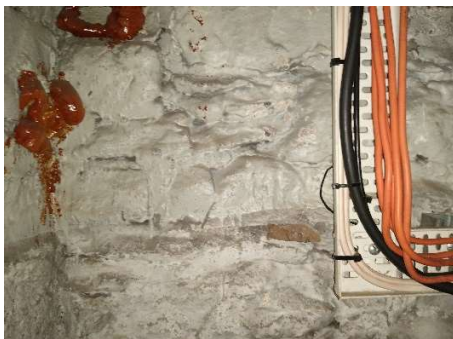
**Item 8 Ref: 418920-19**



The debris to wall pipe penetration in Boiler Room/-1/002 contains asbestos.

**Removed and Encapsulated November 2020**

**Item 9 Ref: 418920-20**



The debris to walls in Boiler Room/-1/002 contains asbestos.

**Removed and Encapsulated November 2020**

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 10 Ref: 418920-21**



The insulation debris to walls in Boiler Room/-1/002 does not contain asbestos.

***Removed November 2020***

**Item 11 Ref: 418920-22**



The debris to floor in Boiler Room/-1/ does not contain asbestos.

***Removed November 2020***

**Item 12 Ref: As 418920-16**



The ceiling in Store/-1/003 does not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 13 Ref: 418920-23**



The debris to pipework and bracket in Store/-1/003 contains asbestos.

***Removed November 2020***

**Item 14 Ref: 418920-24**



The debris to walls in Store/-1/003 does not contain asbestos.

***Removed November 2020***

**Item 15 Ref: 418920-25**



The general debris to floor in Store/-1/003 contains asbestos.

***Removed November 2020***

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 16 Ref: 418920-30**



The panel to loft hatch in Staff drying room/0/005 does not contain asbestos.

**Item 17 Ref: As 418920-30**



The panel to loft hatch in Staff office/0/006 does not contain asbestos.

**Item 18 Ref: As 418920-30**



The panels to loft hatches in Corridor/0/012 do not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 19 Ref: As 418920-16**



The ceiling panels in Cleaning Store/0/014 do not contain asbestos.

**Item 20 Ref: 418920-31**



The blanking panel to chimney in Dining Room/0/023 contains asbestos.

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

**Item 21 Ref: 418920-33**



The sink pad in Kitchen/0/032 does not contain asbestos.



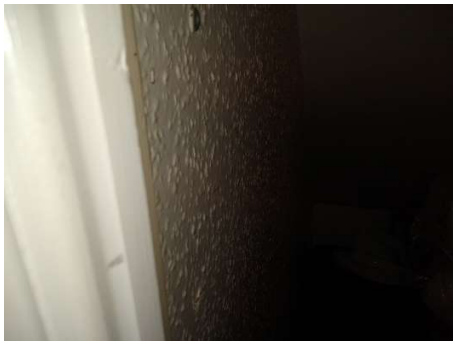
**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 22 Ref: As 418920-26**



The partition wall to staff stairwell in Corridor/1/014 does not contain asbestos.

**Item 23 Ref: As 418920-26**



The partition wall in Corridor understair cupboard /1/014 does not contain asbestos.

**Item 24 Ref: 418920-29**



The sarking to wall in Ennerdale loft above room and extension/0/018 does not contain asbestos.

## Photographs of Areas Sampled - Education Centre (Cont)

### Item 25 Ref: 418920-26



The partition wall to rooms 2/003 & 004 in Corridor 2/001 does not contain asbestos.

### Item 26 Ref: 418920-27



The floor covering below plyboard in Corridor 2/001 contains asbestos.

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

### Item 27 Ref: As 418920-26



The partition wall to stairwell in Landing and Stairwell/2/007 does not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 28 Ref: 418920-32**



The fillet to extension (External) does not contain asbestos.

**Item 61 Ref: 22-43184-1**



The pipes - residual insulation beneath Mmmf to old pipework (thermal insulation) (Area 3/Plant Room) contain asbestos.

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

**Item 62 Ref: 22-43184-4**



The pipes – residual insulation to pipe bracket (thermal insulation) (Area 5/Cleaners Store) contain asbestos.

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

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 63 Ref: 22-43184-5**



The pipes - residual insulation beneath Mmmf lagging (thermal insulation) (Area 5/Cleaners Store) contain asbestos.

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

**Item 64 Ref: 22-63253-1**



The textured coated ceiling in the lounge (Area 1) contains asbestos.

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

**Item 65 Ref: 22-63253-1**



The textured coated ceiling in the lounge (Area 1) contains asbestos.

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

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 66 Ref: KX001961**



The ceiling papered with woodchip paper in the Common Room (G/001) does not contain asbestos.

**Item 67 Ref: KX001962**



The ceiling papered with woodchip paper in the Living Room/Lounge (G/002) does not contain asbestos.

**Item 68 Ref: KX001963**



The ceiling in the Dales Dining Room (Room G/003) does not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 69 Ref: KX001961**



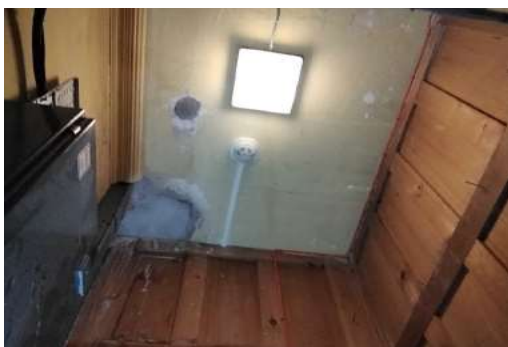
The papered ceiling in the Fells Dining Room (Room G/004) does not contain asbestos.

**Item 70 Ref: KX001965**



The ceiling in the Store Room Shop (G/005) does not contain asbestos.

**Item 71 Ref: KX001966**



The ceiling in the Electrical cupboard in the shop (Room G/00) does not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 72 Ref: QK000867**



The ceiling wallpapered (Bedroom Borrowdale Dormitory Rm1/001) does not contain asbestos.

**Item 73 Ref: QK000868**



The wall (Borrowdale (Bedroom Dormitory Rm1/001) does not contain asbestos.

**Item 74 Ref: QK000869**



The ceiling wallpapered (Bedroom Scarfell Dormitory Rm 1/002) does not contain asbestos.

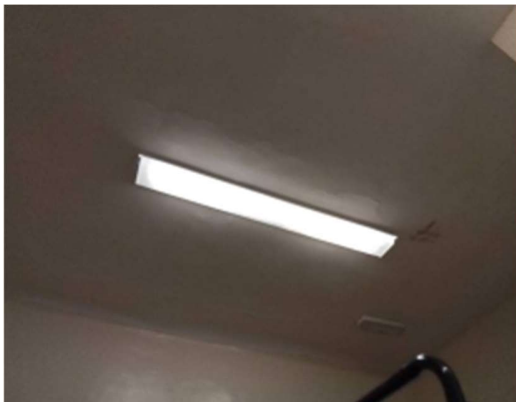
**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 75 Ref: QK000870**



The wall (Bedroom Scarfell Dormitory Rm 1/002) does not contain asbestos.

**Item 76 Ref: QK000871**



The ceiling (Bedroom Latrigg Dormitory Rm 1/003) does not contain asbestos.

**Item 77 Ref: QK000872**



The wall (Bedroom Latrigg Dormitory Rm 1/003) does not contain asbestos.



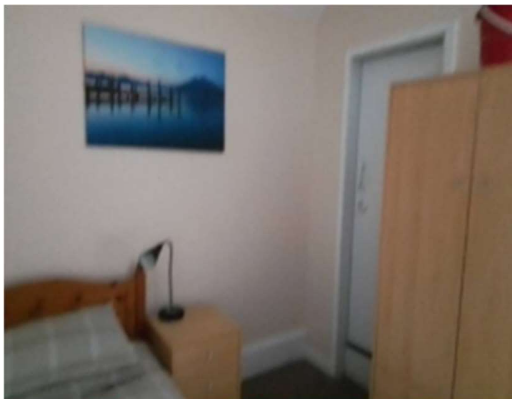
**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 78 Ref: QK000873**



The ceiling (Bedroom Littleman Dormitory Rm 1/004) does not contain asbestos.

**Item 79 Ref: QK000874**



The wall (Bedroom Littleman Dormitory Rm 1/004) does not contain asbestos.

**Item 80 Ref: QK000875**



The ceiling (Bedroom Skiddaw Dormitory Rm 1/005) does not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 81 Ref: QK000876**



The wall (Bedroom Skiddaw Dormitory Rm 1/005) does not contain asbestos.

**Item 82 Ref: QK000877**



The ceiling (Bedroom Blencathra Dormitory Rm 1/006) does not contain asbestos.

**Item 83 Ref: QK000878**



The wall (Bedroom Blencathra Dormitory Rm 1/006) does not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 84 Ref: QK000879**



The ceiling (Bedroom Helvellyn Dormitory Rm 1/007) does not contain asbestos.

**Item 85 Ref: QK000880**



The wall (Bedroom Helvellyn Dormitory Rm 1/007) does not contain asbestos.

**Item 86 Ref: QK000881**



The ceiling (Bedroom Catbells Dormitory Rm 1/008) does not contain asbestos.

**Photographs of Areas Sampled - Education Centre (Cont)**

**Item 87 Ref: QK000882**



The wall (Bedroom Catbells  
Dormitory Rm 1/008) does  
not contain asbestos.

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**Photographs of Areas Sampled - Training Centre**

**Item 29 Ref: As 418920-12**



The suspended ceiling in Bedroom 15 ensuite bathroom/0/001 does not contain asbestos.

**Item 30 Ref: 418920-12**



The suspended ceiling in Bedroom 16 ensuite bathroom/0/002 does not contain asbestos.

**Item 31 Ref: 418920-13**



The sink pad in Bar area/0/025 does not contain asbestos.

**Photographs of Areas Sampled - Training Centre (Cont)**

**Item 32 Ref: 418920-28**



The pipework flange gasket in Boiler Room 0/027 does not contain asbestos.

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**Photographs of Areas Sampled – Main Stores**

**Item 33 Ref: 418920-10**



The residue to beams above store cupboard in Boot Store/0/001 does not contain asbestos.

**Item 34 Ref: 418920-11**



The mounting board to boiler in Watersports store/0/002 does not contain asbestos.

**Item 35 Ref: As 418920-8**



The sarking in Watersports store loft above/0/002 does not contain asbestos.

**Photographs of Areas Sampled - Main Stores (Cont)**

**Item 36 Ref: As 418920-8**



The sarking in Utility Room/0/004 does not contain asbestos.

**Item 37 Ref: 418920-8**



The sarking in First floor/1/001 does not contain asbestos.

**Item 38 Ref: 418920-9**



The paper lining to ceiling panels in First floor/1/001 does not contain asbestos.



## Photographs of Areas Sampled – Staff Bungalow

### **Item 39 Ref: As 418920-1**



The ceiling in Bedroom/0/001 contains asbestos.

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

### **Item 40 Ref: 418920-2**



The sub floor covering in Bedroom/0/001 contains asbestos.

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

### **Item 41 Ref: As 418920-1**



The ceiling in Kitchen/0/002 contains asbestos.

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

**Photographs of Areas Sampled – Staff Bungalow (Cont)**

**Item 42 Ref: As 418920-1**



The ceiling in Kitchen cupboard/0/002 contains asbestos.

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

**Item 43 Ref: 418920-3**



The floor covering in Kitchen cupboard/0/002 contains asbestos.

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

**Item 44 Ref: As 418920-1**



The ceiling in Living Room 0/003 contains asbestos.

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

**Photographs of Areas Sampled – Staff Bungalow (Cont)**

**Item 45 Ref: As 418920-2**



The sub floor covering in Living Room 0/003 contains asbestos.

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

**Item 46 Ref: As 418920-1**



The ceiling in Hallway 0/004 contains asbestos.

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

**Item 47 Ref: As 418920-2**



The sub floor covering in Hallway 0/004 contains asbestos.

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

**Photographs of Areas Sampled – Staff Bungalow (Cont)**

**Item 48 Ref: As 418920-1**



The ceiling in Bedroom 0/005 contains asbestos.

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

**Item 49 Ref: As 418920-2**



The sub floor covering in Bedroom 0/005 contains asbestos.

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

**Item 50 Ref: As 418920-1**



The ceiling in Bedroom 0/006 contains asbestos.

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

**Photographs of Areas Sampled – Staff Bungalow (Cont)**

**Item 51 Ref: As 418920-2**



The sub floor covering in Bedroom 0/006 contains asbestos.

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

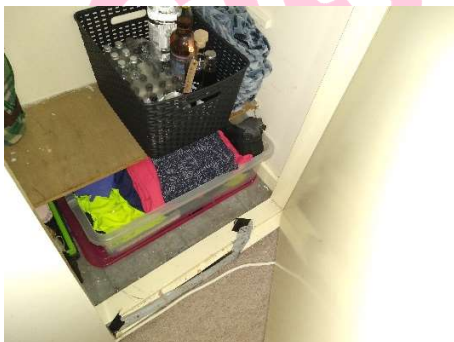
**Item 52 Ref: As 418920-1**



The ceiling in Bedroom 0/007 contains asbestos.

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

**Item 53 Ref: As 418920-2**



The sub floor covering in Bedroom 0/007 contains asbestos.

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

**Photographs of Areas Sampled – Staff Bungalow (Cont)**

**Item 54 Ref: As 418920-1**



The ceiling in Toilet Room 0/008 contains asbestos.

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

**Item 55 Ref: As 418920-1**



The ceiling in Shower Room 0/009 contains asbestos.

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

**Item 56 Ref: As 418920-1**



The ceiling in Rear porch 0/010 contains asbestos.

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

**Photographs of Areas Sampled – Staff Bungalow (Cont)**

**Item 57 Ref: 418920-4**



The textured coating to panel below window (External) does not contain asbestos.

**Item 58 Ref: 418920-5**



The canopy and boxing to front porch and above lounge window (External) contains asbestos.

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

**Item 59 Ref: As 418920-5**



The panel above door (External) contains asbestos.

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

**Photographs of Areas Sampled – Workshop and Stores**

**Item 60 Ref: 418920-6**



The sarking over roof lights in Workshop 0/003 does not contain asbestos.

Sunderland  
City Council



## 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 site 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 2**Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
<b>Double Garage</b>				
Item 1	Loose panel to rear of garages (External)	Low Risk	Removed	
<b>Education Centre</b>				
Item 2	No asbestos	Is present		
Item 3	No asbestos	Is present		
Item 4	No asbestos	Is present		
Item 5	No asbestos	Is present		
Item 6	No asbestos	Is present		
Item 7	No asbestos	Is present		
Item 8	Debris to wall pipe penetration (Boiler Room/-1/002)	Medium Risk	Removed	November 2020
Item 9	Debris to walls (Boiler Room/-1/002)	Medium Risk	Removed	November 2020
Item 10	No asbestos	Is present	Removed	November 2020
Item 11	No asbestos	Is present	Removed	November 2020
Item 12	No asbestos	Is present		
Item 13	Debris to pipework and bracket (Store/-1/003)	Medium Risk	Removed	November 2020
Item 14	No asbestos	Is present	Removed	November 2020
Item 15	General debris to floor (Store/-1/003)	Medium Risk	Removed	November 2020
Item 16	No asbestos	Is present		
Item 17	No asbestos	Is present		
Item 18	No asbestos	Is present		
Item 19	No asbestos	Is present		
Item 20	Blanking panel to chimney (Dining Room/0/023)	Low Risk	6 monthly	07/04/2025
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		

<b>Item 26</b>	<b>Floor covering below plyboard (Corridor 2/001)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>Do Not Inspect</b>
<i>Item 27</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 28</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 61</b>	<b>Pipes - residual insulation beneath Mmmf to old pipework (Area 3/Plant Room)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>07/10/2024</b>
<b>Item 62</b>	<b>Pipes – residual insulation to pipe bracket (Area 5/Cleaners Store)</b>	<b>Medium Risk</b>	<b>3 monthly</b>	<b>07/01/2025</b>
<b>Item 63</b>	<b>Pipes - residual insulation beneath Mmmf lagging (Area 5/Cleaners Store)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>07/10/2024</b>
<b>Item 64</b>	<b>Textured coated ceiling (Education and training centre/Lounge/Area 1)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>Removed Dec 2023 no paperwork</b>
<b>Item 65</b>	<b>Textured coated ceiling (Education and training centre/Lounge/Area 1)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>Removed Dec 2023 no paperwork</b>
<i>Item 66</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 67</i>	<i>No asbestos</i>	<i>Is present</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>No asbestos</i>	<i>Is present</i>		
<i>Item 71</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 72</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 73</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 74</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 75</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 76</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 77</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 78</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 79</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 80</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 81</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 82</i>	<i>No asbestos</i>	<i>Is present</i>		

Item 83	No asbestos	Is present		
Item 84	No asbestos	Is present		
Item 85	No asbestos	Is present		
Item 86	No asbestos	Is present		
Item 87	No asbestos	Is present		
<b>Training Centre</b>				
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	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		
<b>Staff Bungalow</b>				
Item 39	Ceiling (Bedroom/0/001)	Low Risk	6 monthly	07/04/2025
Item 40	Sub floor covering (Bedroom/0/001)	Very Low Risk	12 monthly	07/10/2025
Item 41	Ceiling (Kitchen/0/002)	Low Risk	6 monthly	07/04/2025
Item 42	Ceiling (Kitchen cupboard/0/002)	Low Risk	6 monthly	07/04/2025
Item 43	Floor covering (Kitchen cupboard/0/002)	Very Low Risk	12 monthly	07/10/2025
Item 44	Ceiling (Living Room 0/003)	Low Risk	6 monthly	07/04/2025
Item 45	Sub floor covering (Living Room 0/003)	Very Low Risk	12 monthly	07/10/2025
Item 46	Ceiling (Hallway 0/004)	Low Risk	6 monthly	07/04/2025
Item 47	Sub floor covering (Hallway 0/004)	Very Low Risk	12 monthly	07/10/2025
Item 48	Ceiling (Bedroom 0/005)	Low Risk	6 monthly	07/04/2025
Item 49	Sub floor covering (Bedroom 0/005)	Very Low Risk	12 monthly	07/10/2025
Item 50	Ceiling (Bedroom 0/006)	Low Risk	6 monthly	07/04/2025

Item 51	Sub floor covering (Bedroom 0/006)	Very Low Risk	12 monthly	07/10/2025
Item 52	Ceiling (Bedroom 0/007)	Low Risk	6 monthly	07/04/2025
Item 53	Sub floor covering (Bedroom 0/007)	Very Low Risk	12 monthly	07/10/2025
Item 54	Ceiling (Toilet Room 0/008)	Low Risk	6 monthly	07/04/2025
Item 55	Ceiling (Shower Room 0/009)	Low Risk	6 monthly	07/04/2025
Item 56	Ceiling (Rear porch 0/010)	Low Risk	6 monthly	07/04/2025
Item 57	No asbestos	Is present		
Item 58	Canopy and boxing to front porch and above lounge window (External)	Low Risk	6 monthly	07/04/2025
Item 59	Panel above door (External)	Low Risk	6 monthly	07/04/2025
<b>Workshop and Stores</b>				
Item 60	No asbestos	Is present		

**Form 2**

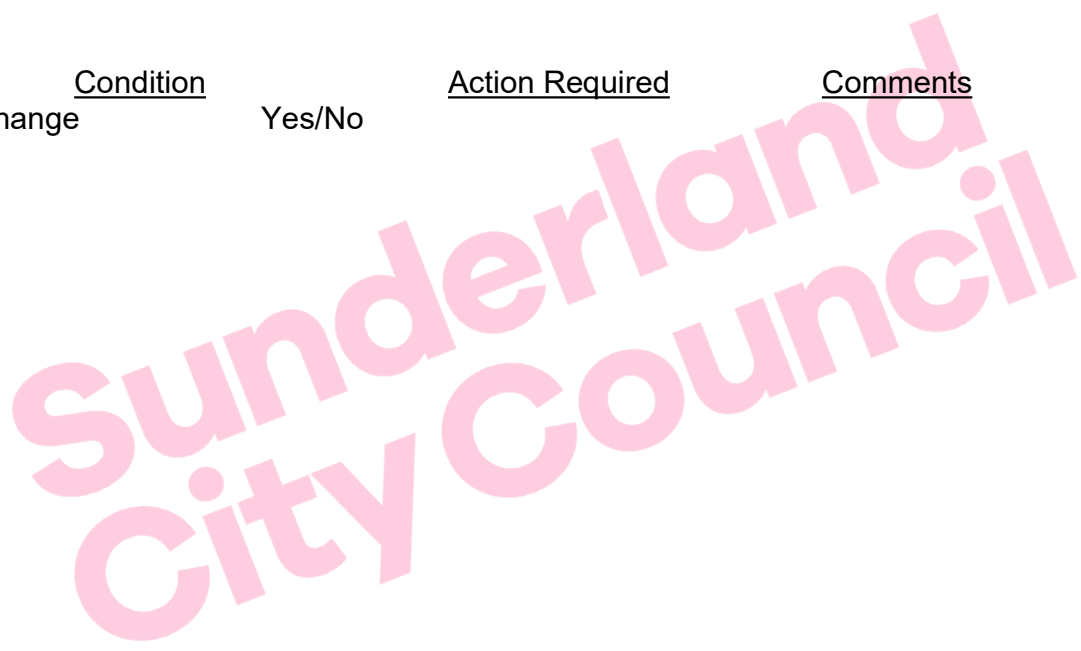
Periodic Return

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

**Good Practice Guidance:**

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

Ref:            Condition                            Action Required                            Comments  
Same/change                            Yes/No



**For Office Use Only**

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