

Foreward

ASBESTOS SURVEY REPORT FOR SILKSWORTH RECREATION PARK,
BLIND LANE, SUNDERLAND, SR3 1AU.

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

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*Control of Asbestos
Regulations 2012*

Asbestos Register for

**Silksworth Recreation Park, Blind Lane,
Sunderland, SR3 1AU.**



UPRN: - J152618

TF Ref: PPO054.01-2

Location of register:-

Premises Manager / Samo: - Tenant

Date: 06 March 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

Item No.	Sample Ref.	Area Sampled	Location Name	Inspection Frequency
1.	KX000468	Under Sink Mat - Bitumen	Boiler House/Changing Rooms G/001 Staff Room	No Risk
2.	KX000469	Ceiling – Coating – decorative finish	Boiler House/Changing Rooms G/001 Staff Room	No Risk
3.	KX000470	Floor – Covering - Vinyl Tile, Vinyl/Lino	Boiler House/Changing Rooms G/001 Staff Room	No Risk
4.	As KX000470	Floor – Covering - Vinyl Tile, Vinyl/Lino	Boiler House/Changing Rooms G/002 Passageway	No Risk
5.	As KX000469	Ceiling – Coating – decorative finish	Boiler House/Changing Rooms G/002 Passageway	No Risk
6.	As KX000470	Floor – Covering - Vinyl Tile, Vinyl/Lino	Boiler House/Changing Rooms G/003 Toilets	No Risk
7.	As KX000469	Ceiling – Coating – decorative finish	Boiler House/Changing Rooms G/003 Toilets	No Risk
8.	KX000471	Ceiling - Insulating Board	Boiler House/Changing Rooms G/004 Boiler Room	Low
9.	KX000472	Debris/Residue - to floor	Boiler House/Changing Rooms G/004 Boiler Room	No Risk
10.	KX000473	Debris/Residue - to walls behind calorifiers - Thermal Insulation Lagging	Boiler House/Changing Rooms G/004 Boiler Room	No Risk
11.	KX000474	Debris/Residue - to walls under window - Thermal Insulation Lagging	Boiler House/Changing Rooms G/004 Boiler Room	No Risk
12.	KX000476	Debris/Residue - to pipe penetrations - Thermal Insulation Lagging	Boiler House/Changing Rooms G/004 Boiler Room	No Risk
13.	As KX000471	Ceiling - Insulating Board	Boiler House/Changing Rooms G/005 Cupboard-Store	Low
14.	As KX000471	Ceiling - Insulating Board	Boiler House/Changing Rooms G/006 Passageway	Low
15.	As KX000471	Ceiling - Insulating Board	Boiler House/Changing Rooms G/007 Cupboard-Store	Low
16.	As KX000471	Ceiling - Insulating Board	Boiler House/Changing Rooms G/008 Cupboard-Store	Low
17.	KX000477	Ceiling - Insulating Board	Boiler House/Changing Rooms G/011 Toilets	Low
18.	As KX000477	Ceiling - Insulating Board	Boiler House/Changing Rooms G/012 Shower Room	Low
19.	As KX000477	Ceiling - Insulating Board	Boiler House/Changing Rooms G/016 Shower Room	Low
20.	As KX000477	Ceiling - Insulating Board	Boiler House/Changing Rooms G/017 Toilets	Low

21.	KX000475	Ceiling	Boiler House/Changing Rooms 1 st Floor 1/001 Tank Room	No Risk
22.	As KX000475	Debris	Boiler House/Changing Rooms 1 st Floor 1/001 Tank Room	No Risk
23.	KX000478	Damp Proof Course – bitumen	Boiler House/Changing Rooms External	Very Low
The Team Room is the tenant responsibility				
24.	KX000479	Floor - adhesive residue – bitumen	Tea Rooms G/001 Entrance Hall	Very Low
25.	KX000480	Floor - Tile – green - Composite Vinyl Tile, Vinyl/Lino with adhesive	Tea Rooms G/002 Storeroom (Limited inspection within due to storage)	Very Low
26.	As KX000479	Floor - adhesive residue – bitumen	Tea Rooms G/003 Dining Hall	Low
27.	As KX000479	Floor - adhesive residue – bitumen	Tea Rooms G/004 Kitchen	Very Low
28.	As KX000479	Floor - adhesive residue – bitumen	Tea Rooms G/005 Cupboard	Very Low
29.	As KX000479	Floor - adhesive residue – bitumen	Tea Rooms G/006 Passageway	Very Low
30.	As KX000479	Floor - adhesive residue – bitumen	Tea Rooms G/007 Toilets	Very Low
31.	KX000481	Damp Proof Course	Tea Rooms External	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.

Photographs of Areas Sampled

Item 1 Ref: KX000468



The Under Sink Mat - Bitumen in Boiler House/Changing Rooms G/001 Staff Room does not contain asbestos.

Item 2 Ref: KX000469



The Ceiling – Coating – decorative finish in Boiler House/Changing Rooms G/001 Staff Room does not contain asbestos.

Item 3 Ref: KX000470



The Floor – Covering - Vinyl Tile, Vinyl/Lino in Boiler House/Changing Rooms G/001 Staff Room does not contain asbestos.

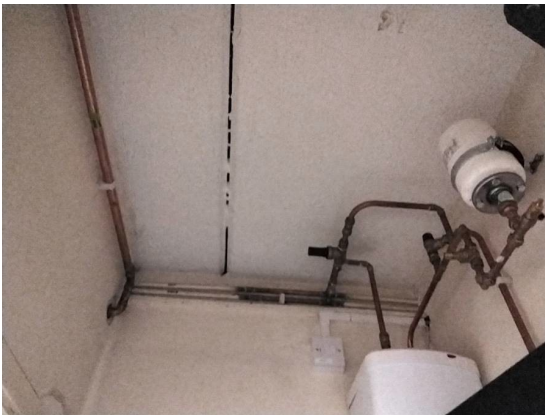
Photographs of Areas Sampled (Cont)

Item 4 Ref: As KX000470



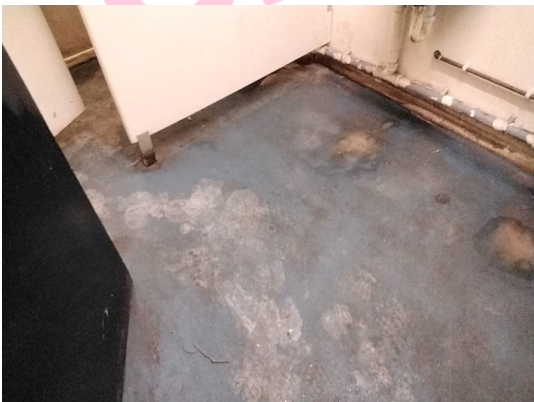
The Floor – Covering - Vinyl Tile, Vinyl/Lino in Boiler House/Changing Rooms
G/002 Passageway does not contain asbestos.

Item 5 Ref: As KX000469



The Ceiling – Coating – decorative finish in Boiler House/Changing Rooms
G/002 Passageway does not contain asbestos.

Item 6 Ref: As KX000470



The Floor – Covering - Vinyl Tile, Vinyl/Lino in Boiler House/Changing Rooms
G/003 Toilets does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 7 Ref: As KX000469



The Ceiling – Coating – decorative finish in Boiler House/Changing Rooms G/003 Toilets does not contain asbestos.

Item 8 Ref: KX000471



The Ceiling - Insulating Board in Boiler House/Changing Rooms G/004 Boiler Room contains asbestos.

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

Item 9 Ref: KX000472



The Debris/Residue - to floor in Boiler House/Changing Rooms G/004 Boiler Room does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 10 Ref: KX000473



The Debris/Residue - to walls behind calorifiers - Thermal Insulation Lagging in Boiler House/Changing Rooms G/004 Boiler Room does not contain asbestos.

Item 11 Ref: KX000474



The Debris/Residue - to walls under window - Thermal Insulation Lagging in Boiler House/Changing Rooms G/004 Boiler Room does not contain asbestos.

Item 12 Ref: KX000476



The Debris/Residue - to pipe penetrations - Thermal Insulation Lagging in Boiler House/Changing Rooms G/004 Boiler Room does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 13 Ref: As KX000471



The Ceiling - Insulating Board in Boiler House/Changing Rooms G/005 Cupboard-Store contains asbestos.

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

Item 14 Ref: As KX000471



The Ceiling - Insulating Board in Boiler House/Changing Rooms G/006 Passageway contains asbestos.

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

Item 15 Ref: KX000476



The Ceiling - Insulating Board in Boiler House/Changing Rooms G/007 Cupboard-Store contains asbestos.

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

Photographs of Areas Sampled (Cont)

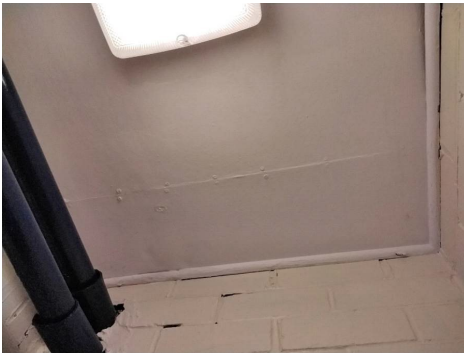
Item 16 Ref: As KX000471



The Ceiling - Insulating Board in Boiler House/Changing Rooms G/008 Cupboard-Store contains asbestos.

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

Item 17 Ref: KX000477



The Ceiling - Insulating Board in Boiler House/Changing Rooms G/011 Toilets contains asbestos.

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

Item 18 Ref: As KX000477



The Ceiling - Insulating Board in Boiler House/Changing Rooms G/012 Shower Room contains asbestos.

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

Photographs of Areas Sampled (Cont)

Item 19 Ref: As KX000477



The Ceiling - Insulating Board in Boiler House/Changing Rooms G/016 Shower Room contains asbestos.

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

Item 20 Ref: As KX000477



The Ceiling - Insulating Board in Boiler House/Changing Rooms G/017 Toilets contains asbestos.

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

Item 21 Ref: KX000475



The Ceiling in Boiler House/Changing Rooms 1st Floor 1/001 Tank Room does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 22 Ref: As KX000475



The Ceiling in 1st Floor 1/001 Tank Room does not contain asbestos.

Item 23 Ref: KX000478



The Damp Proof Course – bitumen External Boiler House/Changing Rooms contains asbestos.

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

Item 24 Ref: KX000479



The Floor - adhesive residue – bitumen in Tea Rooms G/001 Entrance Hall contains asbestos.

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

Tenant responsibility

Photographs of Areas Sampled (Cont)

Item 25 Ref: KX000480

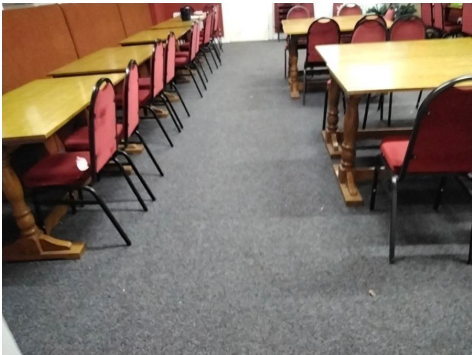


The Floor - Tile – green - Composite Vinyl Tile, Vinyl/Lino with adhesive in Tea Rooms G/002 Storeroom (Limited inspection within due to storage) contains asbestos.

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

Tenant responsibility

Item 26 Ref: As KX000479

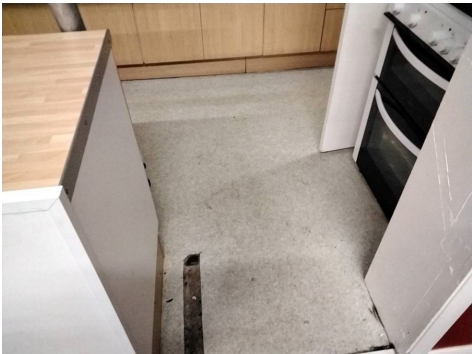


The Floor - adhesive residue – bitumen in Tea Rooms G/003 Dining Hall contains asbestos.

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

Tenant responsibility

Item 27 Ref: As KX000479



The Floor - adhesive residue – bitumen in Tea Rooms G/004 Kitchen contains asbestos.

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

Tenant responsibility

Photographs of Areas Sampled (Cont)

No Photograph Provided

Item 28 Ref: As KX000479

The Floor - adhesive residue –
bitumen in Tea Rooms G/005
Cupboard contains asbestos.

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

Tenant responsibility

Item 29 Ref: As KX000479



The Floor - adhesive residue –
bitumen in Tea Rooms G/006
Passageway contains asbestos.

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

Tenant responsibility

Item 30 Ref: As KX000479



The Floor - adhesive residue –
bitumen in Tea Rooms G/007
Toilets contains asbestos.

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

Tenant responsibility

Photographs of Areas Sampled (Cont)

Item 31 Ref: KX000481



The Damp Proof Course External
Tea Rooms does not contain
asbestos.

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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 07557 938966 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.

INSPECTION SCHEDULE

FORM 2

Item No.	Area Sampled	Location Name	Inspection Frequency	Date of Return	Condition Same/change	Action Required Y/N	Comments
1.	Under Sink Mat - Bitumen	Boiler House/Changing Rooms G/001 Staff Room	No Risk	N/A			
2.	Ceiling – Coating – decorative finish	Boiler House/Changing Rooms G/001 Staff Room	No Risk	N/A			
3.	Floor – Covering - Vinyl Tile, Vinyl/Lino	Boiler House/Changing Rooms G/001 Staff Room	No Risk	N/A			
4.	Floor – Covering - Vinyl Tile, Vinyl/Lino	Boiler House/Changing Rooms G/002 Passageway	No Risk	N/A			
5.	Ceiling – Coating – decorative finish	Boiler House/Changing Rooms G/002 Passageway	No Risk	N/A			
6.	Floor – Covering - Vinyl Tile, Vinyl/Lino	Boiler House/Changing Rooms G/003 Toilets	No Risk	N/A			
7.	Ceiling – Coating – decorative finish	Boiler House/Changing Rooms G/003 Toilets	No Risk	N/A			
8.	Ceiling - Insulating Board	Boiler House/Changing Rooms G/004 Boiler Room	Low Risk – 6 monthly	19/07/2025			
9.	Debris/Residue - to floor	Boiler House/Changing Rooms G/004 Boiler Room	No Risk	N/A			
10.	Debris/Residue - to walls behind calorifiers - Thermal Insulation Lagging	Boiler House/Changing Rooms G/004 Boiler Room	No Risk	N/A			
11.	Debris/Residue - to walls under window - Thermal Insulation Lagging	Boiler House/Changing Rooms G/004 Boiler Room	No Risk	N/A			
12.	Debris/Residue - to	Boiler House/Changing	No Risk	N/A			

	pipe penetrations - Thermal Insulation Lagging	Rooms G/004 Boiler Room					
13.	Ceiling - Insulating Board	Boiler House/Changing Rooms G/005 Cupboard-Store	Low Risk – 6 monthly	19/07/2025			
14.	Ceiling - Insulating Board	Boiler House/Changing Rooms G/006 Passageway	Low Risk – 6 monthly	19/07/2025			
15.	Ceiling - Insulating Board	Boiler House/Changing Rooms G/007 Cupboard-Store	Low Risk – 6 monthly	19/07/2025			
16.	Ceiling - Insulating Board	Boiler House/Changing Rooms G/008 Cupboard-Store	Low Risk – 6 monthly	19/07/2025			
17.	Ceiling - Insulating Board	Boiler House/Changing Rooms G/011 Toilets	Low Risk – 6 monthly	19/07/2025			
18.	Ceiling - Insulating Board	Boiler House/Changing Rooms G/012 Shower Room	Low Risk – 6 monthly	19/07/2025			
19.	Ceiling - Insulating Board	Boiler House/Changing Rooms G/016 Shower Room	Low Risk – 6 monthly	19/07/2025			
20.	Ceiling - Insulating Board	Boiler House/Changing Rooms G/017 Toilets	Low Risk – 6 monthly	19/07/2025			
21.	Ceiling	Boiler House/Changing Rooms 1 st Floor 1/001 Tank Room	No Risk	N/A			
22.	Debris	Boiler House/Changing Rooms 1 st Floor 1/001 Tank Room	No Risk	N/A			
23.	Damp Proof Course – bitumen	Boiler House/Changing Rooms External	Very Low Risk – 12 monthly	19/01/2026			
24.	Floor - adhesive residue – bitumen	Tea Rooms G/001 Entrance Hall	Very Low Risk – 12 monthly				
25.	Floor - Tile – green -	Tea Rooms G/002	Very Low Risk –				

	Composite Vinyl Tile, Vinyl/Lino with adhesive	Storeroom (Limited inspection within due to storage)	12 monthly		The Team Room is the tenant responsibility
26.	Floor - adhesive residue – bitumen	Tea Rooms G/003 Dining Hall	Low Risk – 6 monthly		
27.	Floor - adhesive residue – bitumen	Tea Rooms G/004 Kitchen	Very Low Risk – 12 monthly		
28.	Floor - adhesive residue – bitumen	Tea Rooms G/005 Cupboard	Very Low Risk – 12 monthly		
29.	Floor - adhesive residue – bitumen	Tea Rooms G/006 Passageway	Very Low Risk – 12 monthly		
30.	Floor - adhesive residue – bitumen	Tea Rooms G/007 Toilets	Very Low Risk – 12 monthly		
31.	Damp Proof Course	Tea Rooms External	No Risk		

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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 the last inspection
- Replace missing/damaged asbestos labels/stickers

Comments:

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School/Site:	
Date of inspection:	
Inspected by (signature):	
Print Name:	