

Foreward

ASBESTOS SURVEY REPORT FOR 18 REVELSTOKE ROAD, 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 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

18 REVELSTOKE ROAD, SUNDERLAND



UPRN: -

Location of register:-

Premises Manager / Samo: - Tenant

Date: 02 July 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

IC10/1643 – Textured coating (Room 1 Rear Foyer) (Item 1) – Very Low Risk

IC10/1644 – Sink pad (Room 3 Kitchen) (Item 2) - No Risk

IC10/1645 – Textured coating (Room 6 Utility) (Item 3) – No Risk

IC10/1648 – Stair nosing (Room 7 Front Hall & Stairs) (Item 4) - No Risk

IC10/1647 – Floor tiles (Room 7 Front Hall & Stairs) (Item 5) – Very Low Risk

As IC10/1643 – Textured coating to ceiling (Room 7 Front Hall & Stairs) (Item 6) – Duplicate sample see Item 24

IC10/1649 – Floor tiles and adhesive (Room 12 WC 2) (Item 7) - Low Risk

IC10/1650 – Flooring (Room 14 Landing Cupboard A) (Item 8) - No Risk

As IC10/1650 – Flooring (Room 15 Landing Cupboard B) (Item 9) - No Risk

As IC10/1643 – Textured coating to ceiling (Room 18 Rear Landing) (Item 10) – Very Low Risk

As IC10/1643 – Textured coating to ceiling (Room 19 Rear Landing Cupboard) (Item 11) – Very Low Risk

As IC10/1643 – Textured coating to ceiling (Room 20 Bathroom 2) (Item 12) – Low Risk

IC10/1652 – Sarking Felt (Loft) (Item 13) – No Risk

IC10/1651 – Loft hatch board (Item 14) – No Risk

IC10/1653 – Canopy to rear door (External) (Item 15) – No Risk

IC10/1654 – Damp Proof Course (External) (Item 16) - No Risk

314043-1 – Sealant to rear windows (External) (Item 17) – No Risk

314043-2 – Sealant to side windows (External) (Item 18) – Removed July 2019

314043-3 – Sealant to windows (External) (Item 19) – No Risk

314043-4 – Sealant to front windows (External) (Item 20) – Removed July 2019

As 340701-2 – Textured coating to ceiling (Rm 006/ Rear office) (Item 21) – Very Low Risk

340701-2 – Textured coating to ceiling (Rm 007/ Rear office) (Item 22) – Very Low Risk

As 340701-2 – Textured coating to ceiling (Rm 008/Rear under stairs cupboard) (Item 23) – Very Low Risk

340701-3/ 22-53444-1 - Textured coating to ceiling (Rm 010/Front Hallway) (Item 24) – No Risk

340701-7/ 22-52444-2 - Textured coating to ceiling (Rm 012/Front Office) (Item 25) – No Risk

340701-5 – Textured coating to ceiling (Rm 1/004/Rear staff bedroom) (Item 26) – Very Low Risk

As 340701-5 – Textured coating to ceiling (Rm 1/005/bedroom 2) (Item 27) – Very Low Risk

340701-6 - Textured coating to ceiling (Rm 1/009/bedroom 6) (Item 28) – No Risk

21-36178-1 – Ceiling (Boiler/Heating Cupboard) (Item 29) – No Risk

21-36178-2 – Walls (Boiler/Heating Cupboard) (Item 30) – No Risk

21-36178-3 – Seal to boiler from flue (Boiler/Heating Cupboard) (Item 31) – No Risk

21-36178-4 – Seal to boiler (Boiler/Heating Cupboard) (Item 32) – No Risk

21-36330-1 – Gasket to redundant water tank (External) (item 33) – No Risk

NZ001241 – Roof Lining (External) (Item 34) – No Risk

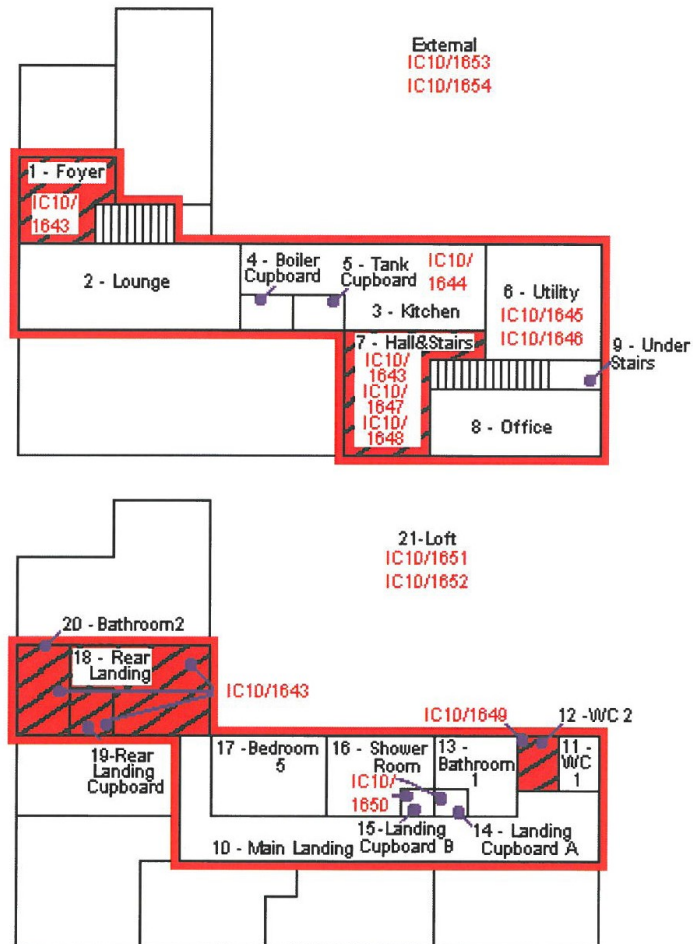
NZ001242 – Undercloak to left hand rear extension (External) (Item 35) – Very Low Risk

NZ001243 – Soffits to right hand rear extension (External) (Item 36) – No Risk

Please note the survey carried out was non-intrusive. Should major refurbishment be planned for the property, further investigation will be required.

Sunderland
City Council

Site/Area: 18 Revelstoke Road, Redhouse, Sunderland, SR5 5EP



Key:

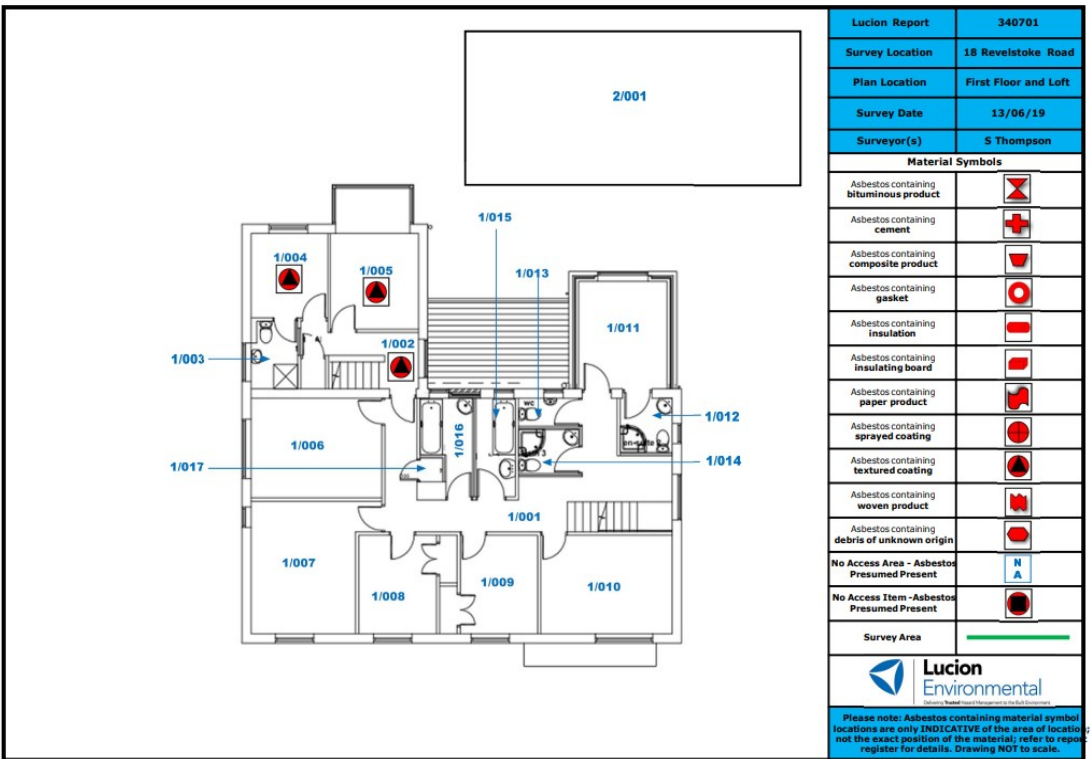
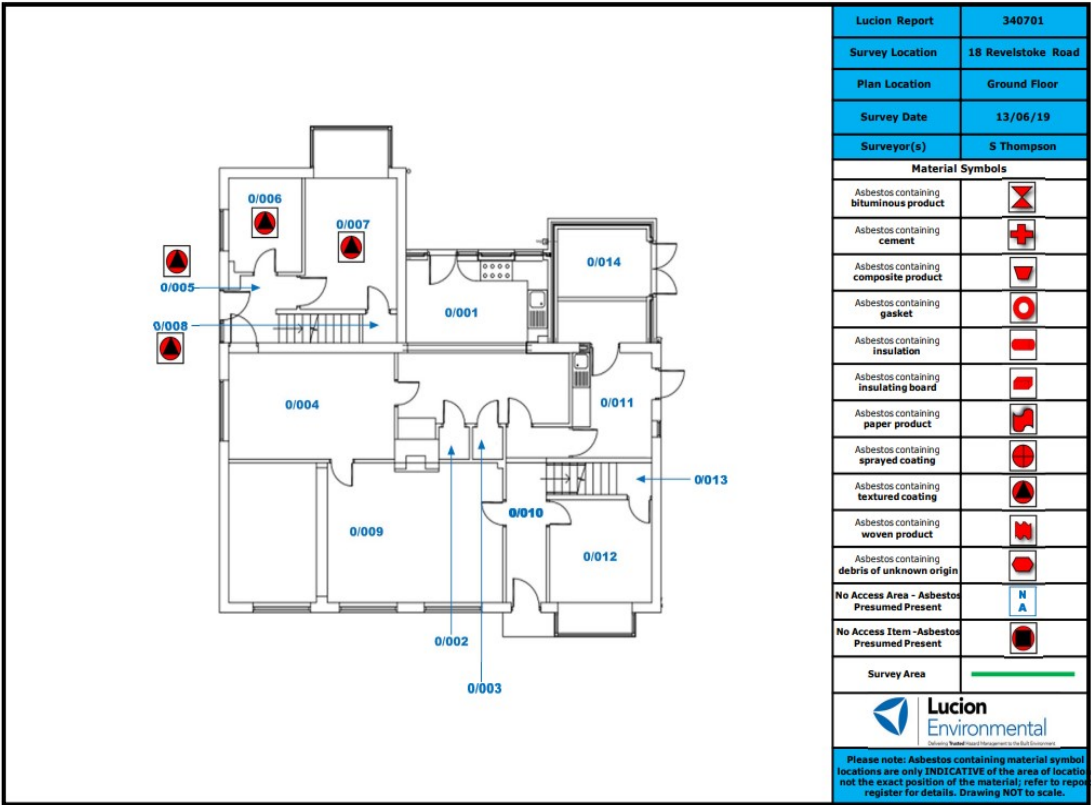


= Areas containing ACM's



= Areas not accessed

Plan not to scale



Photographs of Areas Sampled



Item 1 Ref: IC10/1643

The textured coating to the ceiling in the foyer and stairs (Room 1) contains asbestos.

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



Item 2 - Ref: IC10/1644

The sink pad in the kitchen (Room 3) does not contain asbestos.



Item 3 - Ref: IC10/1645

The textured coating to the ceiling in the kitchen (Room 6) does not contain asbestos.

Photographs of Areas Sampled – (Cont)



Item 4 Ref: IC10/1648

The stair nosing to the hall and stairs (Room 7) does not contain asbestos.



Item 5 - Ref: IC10/1647

The floor tiles to the hall and stairs (Room 7) contain asbestos. Any changes in its appearance should be noted and passed to Property Services.



Item 6 - As IC10/1643

The textured coating to the ceiling in the hall and stairs (Room 7) contains asbestos. Any changes in its appearance should be noted and passed to Property Services.

This has been removed and resampled. See Item 24 for evidence.

Photographs of Areas Sampled – (Cont)



Item 7 Ref: IC10/1649

The floor tiles and adhesive to WC 2 (Room 12) contain asbestos. Any changes in its appearance should be noted and passed to Property Services.



Item 8 - Ref: IC10/1650

The flooring to the landing – Cupboard A (Room 14) does not contain asbestos.



Item 9 - As IC10/1650

The flooring to Landing Cupboard B (Room 15) does not contain asbestos.

Photographs of Areas Sampled – (Cont)



Item 10 As IC10/1643

The textured coating to the ceiling in the rear landing (Room 18) contains asbestos. Any changes in its appearance should be noted and passed to Property Services.



Item 11 – As IC10/1643

The textured coating to the ceiling in the rear landing cupboard (Room 19) contains asbestos. Any changes in its appearance should be noted and passed to Property Services.



Item 12 - As IC10/1643

The textured coating to the ceiling in bathroom 2 (Room 20) contains asbestos.

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

Photographs of Areas Sampled – (Cont)



Item 13 Ref: IC10/1652

The sarking felt to the loft does not contain asbestos.



Item 14 – Ref: IC10/1651

The loft hatch board does not contain asbestos.



Item 15 Ref: IC10/1653

The canopy to the rear door does not contain asbestos.

Photographs of Areas Sampled – (Cont)



Item 16 Ref: IC10/1654

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

**NO PHOTOGRAPH
AVAILABLE**

Item 17 Ref: 314043-1

The sealant to the rear windows to the external does not contain asbestos.

**NO PHOTOGRAPH
AVAILABLE**

Item 18 Ref: 314043-2

The sealant to the side windows to the external does contain asbestos.

Removed July 2019

Photographs of Areas Sampled – (Cont)

**NO PHOTOGRAPH
AVAILABLE**

Item 19 Ref: 314043-3

The sealant to the windows to the external does not contain asbestos.

**NO PHOTOGRAPH
AVAILABLE**

Item 20 Ref: 314043-4

The sealant to the front windows to the external does contain asbestos.

Removed July 2019



Item 21 Ref: As 340701-2

The Textured coating to ceiling in Room 006/office contains asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled – (Cont)



Item 22 Ref: 340701-2

The Textured coating to ceiling in Room 007/office contains asbestos.

Any change in appearance should be reported to Property Services.



Item 23 Ref: As 340701-2

The Textured coating to ceiling in Room 008/under stairs cupboard contains asbestos.

Any change in appearance should be reported to Property Services.



Item 24 Ref: 340701-3/ 22- 53444-1

The Textured coating to ceiling in Room 010/corridor does not contain asbestos.

Resampled by Pattinsons 2022 – confirmed no asbestos present.

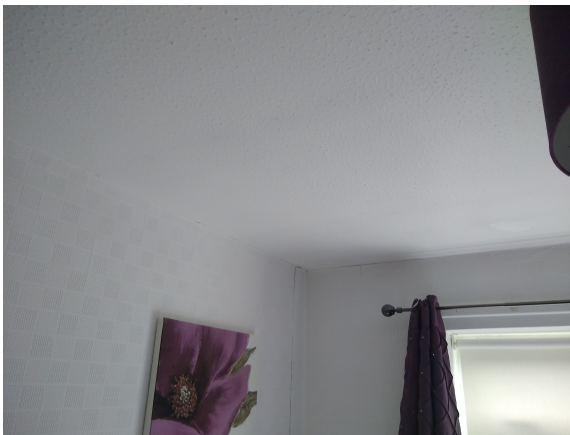
Photographs of Areas Sampled – (Cont)



**Item 25 Ref: 340701-7/
22-53444-2**

The Textured coating to ceiling in Room 012/office does not contain asbestos.

Resampled by Pattinsons 2022 – confirmed no asbestos present.



Item 26 Ref: 340701-5

The Textured coating to ceiling in Room 004/staff bedroom contains asbestos.

Any change in appearance should be reported to Property Services.



Item 27 Ref: As 340701-5

The Textured coating to ceiling in Room 005/bedroom 2 contains asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled – (Cont)



Item 28 Ref: 340701-6

The Textured coating to ceiling in Room 009/bedroom 6 does not contain asbestos.



Item 29 Ref: 21-36178-1

The ceiling in the boiler/heating cupboard does not contain asbestos.



Item 30 Ref: 21-36178-2

The walls in the boiler/heating cupboard does not contain asbestos.

Photographs of Areas Sampled – (Cont)



Item 31 Ref: 21-36178-3

The seal to the boiler from the flue in the boiler/heating cupboard does not contain asbestos.



Item 32 Ref: 21-36178-4

The seal to boiler in the boiler/heating cupboard does not contain asbestos.



Item 33 Ref: 21-36330-1

The gasket to redundant water tank (External) does not contain asbestos.

Photographs of Areas Sampled – (Cont)



Item 34 Ref: NZ001241

The roof lining (External) does not contain asbestos.



Item 35 Ref: NZ001242

The undercloak to left hand rear extension (External) does contain asbestos.

Any changes in appearance should be reported to Property Services.



Item 36 Ref: NZ001244

The soffits to right hand rear extension (External) does not contain asbestos.

Five Simple Steps to Asbestos Management

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

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

Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

Step 2 – Periodic Inspections

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

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

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

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

Step 3 – Planned Work

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

Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must:

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

Step 5 – Monitoring the Register

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

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

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

In the event of an exposure of asbestos, please refer to the site specific 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
Item 1	Textured coating to ceiling - Room 1	Very Low	12 monthly	03.03.26
Item 2	No Asbestos	Is present		
Item 3	No Asbestos	Is present		
Item 4	No Asbestos	Is present		
Item 5	Floor tiles - Room 7	Very Low	12 monthly	03.03.26
Item 6	Textured coating to ceiling - Room 7	Very Low	12 monthly	Removed however no ppw. See item 24 for evidence.
Item 7	Floor tiles and adhesive – Room 12	Low	6 monthly	03.09.25
Item 8	No Asbestos	Is present		
Item 9	No Asbestos	Is present		
Item 10	Textured coating to ceiling – Room 18	Very Low	12 monthly	03.03.26
Item 11	Textured coating to ceiling – Room 19	Low	6 monthly	03.09.25
Item 12	Textured coating to ceiling – Room 20	Low	6 monthly	03.09.25
Item 13	No Asbestos	Is present		
Item 14	No Asbestos	Is present		
Item 15	No Asbestos	Is present		
Item 16	No Asbestos	Is present		
Item 17	No Asbestos	Is present		
Item 18	Sealant to side windows	Very Low Risk	12 monthly	Removed – July 2019
Item 19	No Asbestos	Is present		
Item 20	Sealant to front windows	Very Low Risk	12 monthly	Removed – July 2019

Item 21	Textured coating to ceiling - Rm 006/office	Very Low Risk	12 monthly	03.03.26
Item 22	Textured coating to ceiling - Rm 007/office	Very Low Risk	12 monthly	03.03.26
Item 23	Textured coating to ceiling - Rm 008/under stairs cupboard	Very Low Risk	12 monthly	03.03.26
Item 24	No Asbestos	Is present		
Item 25	No Asbestos	Is present		
Item 26	Textured coating to ceiling - Rm 004/staff bedroom	Very Low Risk	12 monthly	03.03.26
Item 27	Textured coating to ceiling - Rm 005/bedroom 2	Very Low Risk	12 monthly	03.03.26
Item 28	No Asbestos	Is present		
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	Undercloak to left hand rear extension (External)	Very Low Risk	12 monthly	03.03.26
Item 36	No Asbestos	Is present		

Form 2**Periodic Return**

Premises	
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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Actions Required	
Actions Completed	
Alterations to Register	