

## **Foreward**

ASBESTOS SURVEY REPORT FOR SUNDERLAND CREMATORIUM,  
CHESTER ROAD, SUNDERLAND, SR4 7RS.

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



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Yours sincerely,

Neil Guthrie  
Director of Development and Property

Sunderland  
City Council

# Sunderland City Council

## *Control of Asbestos Regulations 2012*

### **Asbestos Register for**

**Sunderland Crematorium, Chester Road, Sunderland,  
SR4 7RS**



**UPRN: - 411588**

**TF Ref:**

**Location of register:-**

**Premises Manager / Samo: - Tenant**

**Date: 06 June 2025**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557 938966**

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

- (Item 1) Ref: As 411588-6 – Pipework flange gasket (0/001/Cremator room 1) – No Risk
- (Item 2) Ref: 411588-12 – Pipework flange gasket (0/002/Cremator room 2) – No Risk
- (Item 3) Ref: 411588-15 – Sealant to door frame (0/003/Plant room containing mercury abatement system) – No Risk
- (Item 4) *Ref: 411588-10 - Loose debris behind high level pipework/cable conduits above ledge, partially encapsulated (0/004/Boiler room) – Removed May 2020*
- (Item 5) *Ref: 411588-11 – Debris to walls encapsulated (0/004/Boiler room) – Low Risk*
- (Item 6) *Ref: Presumed – Thin fillet above door above wooden fascia (0/004/Boiler Room) – Very Low Risk*
- (Item 7) Ref: 411588-13 – Panels to walls (0/007/Store room) – No Risk
- (Item 8) Ref: As 411588-13 – Panels to ceiling (0/007/Store room) – No Risk
- (Item 9) Ref: 411588-14 – Remnant sealant to brick pillars (0/008/Plant Room) – No Risk
- (Item 10) Ref: 411588-5- Floor covering (0/009/Corridor) – No Risk
- (Item 11) *Ref: 411588-3 – Remnant floor tiles beneath skirting (0/010/Office) – Very Low Risk*
- (Item 12) *Ref: 411588-4 – Remnant adhesive to floor beneath screed (0/010/Office) – Very Low Risk*
- (Item 13) *Ref: As 411588-4 – Remnant adhesive to floor beneath screed (0/012/Office store) – Very Low Risk*
- (Item 14) *Ref: 411588-16 – Subfloor (0/017/Waiting room) – Very Low Risk*
- (Item 15) *Ref: As 411588-2 – Subfloor (0/019/Lobby) – Very Low Risk*
- (Item 16) *Ref: 411588-17 – Subfloor (0/21/Remembrance corridor) – Very Low Risk*
- (Item 17) *Ref: 411588-18 – Floor covering (0/024/Cleaners store) – No Risk*
- (Item 18) *Ref: 411588-2 – Subfloor (0/025/Lobby) – Very Low Risk*
- (Item 19) *Ref: As 411588-1 – Remnant adhesive to floor (0/031/Records room) – Very Low Risk*
- (Item 20) *Ref: As 411588-1 – Remnant adhesive to floor (0/032/Records lobby) – Very Low Risk*
- (Item 21) *Ref: 411588-1 – Remnant adhesive to floor (0/033/Lobby) – Very Low Risk*
- (Item 22) *Ref: 139184-2 – General debris to top side of ceiling below (1/001/Loft void above lobby 0/033) – No Risk query sample number with Phil Hogarth*
- (Item 23) *Ref: 411588-6 – Gas pipework flange gaskets (1/003/loft void) – No Risk*
- (Item 24) *Ref: 411588-7 – Remnant floor beneath timber flooring (1/003/loft void) – Very Low Risk*
- (Item 25) *Ref: 411588-8 – Debris beneath timber floor (1/003/loft void) – Very Low Risk*
- (Item 26) *Ref: 411588-9 – Debris to top side of ceiling below 0/005 (1/003/loft void) – Removed June 2025*
- (Item 27) Ref: 411588-19 – Sealant to downpipe collars (External) – No Risk

- (Item 28) Ref: 411588-20 – Damp proof course (External) – Very Low Risk
- (Item 29) Ref: 411588-21 – Telephone insulator (External) – Very Low Risk
- (Item 30) Ref: 411588-22 – Sealant to door frame 0/011 (External) – No Risk
- (Item 31) Ref: 411588-23 – Pipework flange gaskets to flat roof top (External) – No Risk
- (Item 32) Ref: 20-28162-1 – Walls tiles and adhesive (Cremator Room 1) – No Risk
- (Item 33) Ref: 20-28162-2 – Walls tiles and adhesive (Cremator Room 1) – No Risk
- (Item 34) Ref: 20-28162-3 – Walls tiles and adhesive (Cremator Room 1) – No Risk
- (Item 35) Ref: 20-28162-4 – Walls Plaster (Cremator Room 1) – No Risk
- (Item 36) Ref: 20-28162-5 – Walls cable tray intrusion (Debris) (Cremator Room 1) – No Risk
- (Item 37) Ref: As 20-28162-5 – Walls cable tray intrusion (Debris) (Cremator Room 1) – No Risk
- (Item 38) Ref: BS034515 – Board with paper coating (Cremator Room) – 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: As 411588-6**

The pipework flange gasket (0/001/Cremator room 1) does not contain asbestos.



### **Item 2 Ref: 411588-12**

The pipework flange gasket (0/002/Cremator room 2) does not contain asbestos.



### **Item 3 Ref: 411588-15**

The sealant to door frame (0/003/Plant room containing mercury abatement system) does not contain asbestos.



## Photographs of Areas Sampled (Cont)



### **Item 4 Ref: 411588-10**

The loose debris behind high level pipework/cable conduits above ledge, partially encapsulated (0/004/Boiler room) contains asbestos.

Removed May 2020.



### **Item 5 Ref: 411588-11**

The debris to walls encapsulated (0/004/Boiler room) contain asbestos.

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



### **Item 6 Ref: Presumed**

The thin fillet above door above wooden fascia (0/004/Boiler Room) is presumed to contain asbestos.

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

## **Photographs of Areas Sampled (Cont)**



### **Item 7 Ref: 411588-13**

The panels to walls  
(0/007/Store room) do not  
contain asbestos.



### **Item 8 Ref: As 411588-13**

The panels to ceiling  
(0/007/Store room) does not  
contain asbestos.



### **Item 9 Ref: 411588-14**

The remnant sealant to brick  
pillars (0/008/Plant Room) do  
not contain asbestos.

## **Photographs of Areas Sampled (Cont)**



### **Item 10 Ref: 411588-5**

The floor covering (0/009/Corridor) does not contain asbestos.



### **Item 11 Ref: 411588-3**

The remnant floor tiles beneath skirting (0/010/Office) contain asbestos.

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



### **Item 12 Ref: 411588-4**

The remnant adhesive to floor beneath screed (0/010/Office) contains asbestos.

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



## **Photographs of Areas Sampled (Cont)**



### **Item 13 Ref: 411588-4**

The remnant adhesive to floor beneath screed (0/012/Office store) contains asbestos.

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



### **Item 14 Ref: 411588-16**

The subfloor (0/017/Waiting room) contains asbestos.

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



### **Item 15 Ref: As 411588-2**

The subfloor (0/019/Lobby) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 16 Ref: 411588-17**

The subfloor (0/21/  
Remembrance corridor)  
contains asbestos.

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



### **Item 17 Ref: 411588-18**

The floor covering  
(0/024/Cleaners store) does  
not contain asbestos.



### **Item 18 Ref: 411588-2**

The subfloor (0/025/Lobby)  
contains asbestos.

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



## Photographs of Areas Sampled (Cont)



### **Item 19 Ref: As 411588-1**

The remnant adhesive to floor (0/031/Records room) contains asbestos.

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



### **Item 20 Ref: As 411588-1**

The remnant adhesive to floor (0/032/Records lobby) contains asbestos.

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



### **Item 21 Ref: 411588-1**

The remnant adhesive to floor (0/033/Lobby) contains asbestos.

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



## Photographs of Areas Sampled (Cont)



### **Item 22 Ref: 139184-2**

The general debris to top side of ceiling below (1/001/Loft void above lobby 0/033) does not contain asbestos.



### **Item 23 Ref: 411588-6**

The gas pipework flange gaskets (1/003/loft void) does not contain asbestos.



### **Item 24 Ref: 411588-7**

The remnant floor beneath timber flooring (1/003/loft void) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 25 Ref: 411588-8**

The debris beneath timber floor (1/003/loft void) contains asbestos.

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



### **Item 26 Ref: 411588-9**

*The debris to top side of ceiling below 0/005 (1/003/loft void) contains asbestos.*

*Removed June 2025*



### **Item 27 Ref: 411588-19**

The sealant to downpipe collars (External) does not contain asbestos.



## Photographs of Areas Sampled (Cont)



### **Item 28 Ref: 411588-20**

The damp proof course  
(External) contains asbestos.

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



### **Item 29 Ref: 411588-21**

The telephone insulator  
(External) contains asbestos.

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



### **Item 30 Ref: 411588-22**

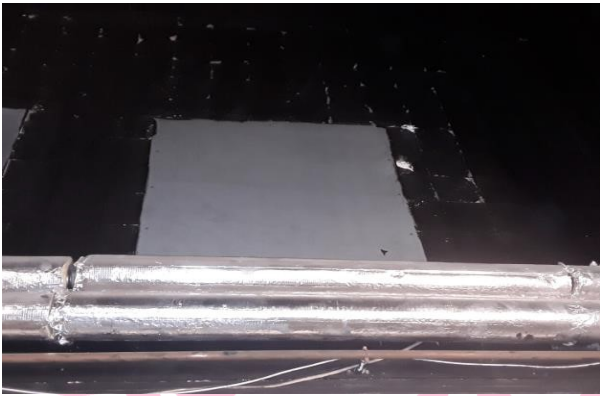
The sealant to door frame  
0/011 (External) does not  
contain asbestos.

## **Photographs of Areas Sampled (Cont)**



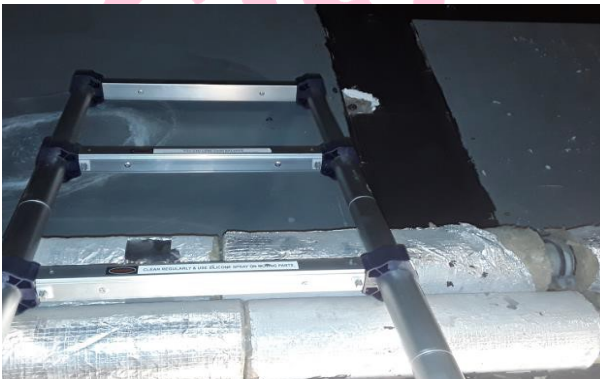
### **Item 31 Ref: 411588-22**

The pipework flange gaskets to flat roof top (External) does not contain asbestos.



### **Item 32 Ref: 20-28162-1**

The walls (tiles & adhesive) in the Cremator Room do not contain asbestos.



### **Item 33 Ref: 20-28162-2**

The walls (tiles & adhesive) in the Cremator Room do not contain asbestos.

## **Photographs of Areas Sampled (Cont)**



### **Item 34 Ref: 20-28162-3**

The walls (tiles & adhesive) in the Cremator Room do not contain asbestos.



### **Item 35 Ref: 20-28162-4**

The walls (plaster) in the Cremator Room do not contain asbestos.



### **Item 36 Ref: 20-28162-5**

The walls – cable tray intrusion (debris) in the Cremator Room does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 37 Ref: 20-28162-5**

The walls – cable tray intrusion (debris) in the Cremator Room does not contain asbestos.

NO PHOTOGRAPH  
ATTACHED

**Item 38 Ref: BS034515**

The board with paper coating in the Cremator Room 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 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 0191 561 2686 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
<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>	Loose debris behind high level pipework/cable conduits above ledge, partially encapsulated (0/004/Boiler room)	Low Risk		Removed May 2020
<b>Item 5</b>	<b>Debris to walls encapsulated (0/004/Boiler room)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>13.11.2025</b>
<b>Item 6</b>	<b>Thin fillet above door above wooden fascia (0/004/Boiler Room)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<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>		
<b>Item 11</b>	<b>Remnant floor tiles beneath skirting (0/010/Office)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<b>Item 12</b>	<b>Remnant adhesive to floor beneath screed (0/010/Office)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<b>Item 13</b>	<b>Remnant adhesive to floor beneath screed (0/012/Office store)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<b>Item 14</b>	<b>Subfloor (0/017/Waiting room)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<b>Item 15</b>	<b>Subfloor (0/019/Lobby)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<b>Item 16</b>	<b>Subfloor (0/21/Remembrance corridor)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 18</b>	<b>Subfloor</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>13.05.2026</b>

	<b>(0/025/Lobby)</b>	<b>Risk</b>		
<b>Item 19</b>	<b>Remnant adhesive to floor (0/031/Records room)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<b>Item 20</b>	<b>Remnant adhesive to floor (0/032/Records lobby)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<b>Item 21</b>	<b>Remnant adhesive to floor (0/033/Lobby)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<i>Item 22</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 23</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 24</b>	<b>Remnant floor beneath timber flooring (1/003/loft void)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<b>Item 25</b>	<b>Debris beneath timber floor (1/003/loft void)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
Item 26	Debris to top side of ceiling below 0/005 (1/003/loft void)	Very Low Risk	12 monthly	Removed June 2025
<i>Item 27</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 28</b>	<b>Damp proof course (External)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<b>Item 29</b>	<b>Telephone insulator (External)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.05.2026</b>
<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>		
<i>Item 34</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 35</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 36</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 37</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 38</i>	<i>No asbestos</i>	<i>Is present</i>		

**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

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

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**For Office Use Only**

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