

## **Foreward**

### ASBESTOS SURVEY REPORT FOR HYLTON ROAD PLAYING FIELDS, HYLTON ROAD SUNDERLAND

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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# Sunderland City Council

## *Control of Asbestos Regulations 2012*

### **Asbestos Register for**

### **Hylton Road Playing Fields Sunderland**



**UPRN: - J549548**

**TF Ref: INS001380**

**Location of register:-**

**Premises Manager / Samo: - Tenant**

**Date: 07 February 2025**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557 938966**

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

EF003174 – Insulation Paper (Room 1) (Item 1) – No Risk  
EF003175 – Mastic (Room1) (Item 2) – No Risk  
EF003176 – Mastic (Room1) (Item 3) - No Risk  
417760-5 – *Gaskets (Room 1) (Item 4) – Removed October 2020*  
417760-2 – Boiler insulation (Room 1) (Item 5) - No Risk  
**Presumed – Flash guards (Room 1) (Item 6) - Very Low Risk**  
EF003177 – Textured coating (Room 2) (Item 7) – No Risk  
EF003178 – Textured coating (Room 2) (Item 8) – No Risk  
EF003179 – Window Putty (Room 3) (Item 9) – No Risk  
EF003180 – Window mastic (Room 3) (Item 10) – No Risk  
As EF003179 – Window putty (Room 4) (Item 11) – No Risk  
As EF003180 - Window mastic (Room 4) (Item 12) – No Risk  
As EF003179 – Window putty (Room 6) (Item 13) – No Risk  
As EF003180 – Window mastic (Room 6) (Item 14) – No Risk  
As EF003179 – Window putty (Room 7) (Item 15) – No Risk  
As EF003180 – Window mastic (Room 7) (Item 16) – No Risk  
As EF003179 – Window Putty (Room 8) (Item 17) - No Risk  
As EF003180 – Window mastic (Room 8) (Item 18) – No Risk  
As EF003179 – Window putty (Room 9) (Item 19) – No Risk  
As EF003180 – Window mastic (Room 9) (Item 20) – No Risk  
As EF003174 – Paper insulation (Room 9) (Item 21) – No Risk  
As EF003179 – Window putty (Room 10) (Item 22) – No Risk  
As EF003180 – Window mastic (Room 10) (Item 23) – No Risk  
As EF003174 – Paper insulation (Room 10) (Item 24) – No Risk  
As EF003179 – Window Putty (Room 11) (Item 25) – No Risk  
As EF003180 – Window Mastic (Room 11) (Item 26) – No Risk  
As EF003174 – Paper insulation (Room 11) (Item 27) – No Risk  
As EF003179 – Window putty (Room 12) (Item 28) – No Risk  
As EF003180 – Window Mastic (Room 12) (Item 29) – No Risk  
As EF003174 – Paper insulation (Room 12) (Item 30) – No Risk  
As EF003179 – Window putty (Room 13) (Item 31) – No Risk  
As EF003180 – Window mastic (Room 13) (Item 32) – No Risk  
As EF003179 – Window putty (Room 14) (Item 33) – No Risk  
As EF003180 – Window mastic (Room 14) (Item 34) – No Risk  
**EF003181 - WC Cistern (Room 15) (Item 35) - Very Low Risk**  
As EF003179 – Window Putty (Room 15) (Item 36) - No Risk  
As EF003180 – Window mastic (Room 15) (Item 37) - No Risk  
EF003182 – Roofing felt (External) (Item 38) - No Risk  
417760-1 – Cable wrap to main incomer (Plant Room/ 0/001) (Item 39) – No Risk  
417760-3 – Bitumen felt below concrete plinth to water tank (Plant Room/ 0/001)  
(Item 40) – 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.

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## Photographs of Areas Sampled



### **Item 1 – EF003174**

The insulation paper to the plant room (Room 1) does not contain asbestos.



### **Item 2 – EF003175**

The mastic to the duct seal in the plant room (Room 1) does not contain asbestos.



### **Item 3 – EF003176**

The mastic to the door in the plant room (Room 1) does not contain asbestos.



## Photographs of Areas Sampled (Cont)



### **Item 4– 417760-5**

The gaskets to the plant room (Room 1) contain asbestos.

***Removed October 2020***



### **Item 5– 417760-2**

The boiler insulation to the plant room (Room 1) does not contain asbestos.



### **Item 6– Presumed**

The flash guards to the plant room (Room 1) are presumed to contain asbestos.

Any change in its appearance should be noted and passed to property services.

**Photographs of Areas Sampled (Cont)**



**Item 7 – EF003177**

The textured coating to the ceiling in corridor 1 (Room 2) does not contain asbestos.



**Item 8 – EF003178**

The textured coating to the walls in corridor 1 (Room 2) does not contain asbestos.



**Item 9 – EF003179**

The window putty to changing room 1 (Room 3) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 10 – EF003180**

The window mastic to Changing Room1 (Room 3) does not contain asbestos.



**Item 11 As EF003179**

The window putty to changing room 2 (Room 4) does not contain asbestos.



**Item 12 As EF003180**

The window mastic to changing room 2 (Room 4) does not contain asbestos. materials were found.

**Photographs of Areas Sampled (Cont)**



**Item 13 As EF0031879**

The window putty to changing room 3 (Room 6) does not contain asbestos.



**Item 14 As EF003180**

The window mastic to changing room 3 (Room 6) does not contain asbestos.



**Item 15 As EF003180**

The window putty to the store (Room 7) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



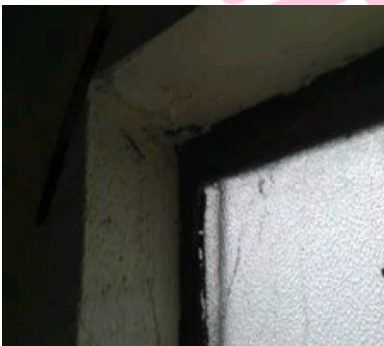
### **Item 16 As EF003180**

The window mastic to the store (Room 7) does not contain asbestos.



### **Item 17 As EF003179**

The window putty to changing room 3 (Room 8) does not contain asbestos.



### **Item 18 As EF003180**

The window mastic to changing room 3 (Room 8) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 19 As EF003179**

The window putty to changing room 4 (Room 9) does not contain asbestos.



**Item 20 As EF003180**

The window mastic to changing room 4 (Room 9) does not contain asbestos.



**Item 21 As EF003174**

The paper insulation to changing room 4 (Room 9) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



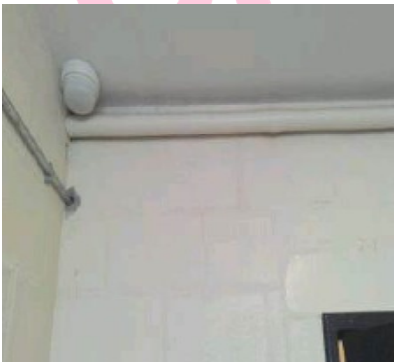
**Item 22 As EF003179**

The window putty to changing room 4 (Room 10) does not contain asbestos.



**Item 23 As EF003180**

The window mastic to changing room 4 (Room 10) does not contain asbestos.



**Item 24 As EF003174**

The paper insulation to changing room 4 (Room 10) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 25 As EF003179**

The window putty to the shower (Room 11) does not contain asbestos.



**Item 26 As EF003180**

The window mastic to the shower (Room 11) does not contain asbestos.



**Item 27 As EF003174**

The paper insulation to the shower (Room 11) does not contain asbestos.



**Photographs of Areas Sampled (Cont)**



**Item 28 As EF003179**

The window putty to the shower room 2 (Room 12) does not contain asbestos.



**Item 29 As EF003180**

The window mastic to the shower room 2 (Room 12) does not contain asbestos.



**Item 30 As EF003174**

The paper insulation to the shower room 2 (Room 12) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 31 As EF003179**

The window putty to toilet 2 (Room 13) does not contain asbestos.



**Item 32 As EF003180**

The window mastic to toilet 2 (Room 13) does not contain asbestos.



**Item 33 As EF003179**

The window putty to referee changing (Room 14) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 34 As EF003180**

The window mastic to referee changing (Room 14) does not contain asbestos.



### **Item 35 Ref: EF003181**

The WC cistern to the referees toilet (Room 15) contains asbestos.

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



### **Item 36 As EF003179**

The window putty to referee toilet (Room 15) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 37 As EF003180**

The window mastic to referee changing (Room 14) does not contain asbestos.



### **Item 38 Ref: EF003182**

The roofing felt to the external of the building does not contain asbestos.



### **Item 39 Ref: 417760-01**

The cable wrap to main incomer in the Plant room (Rm 0/01) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 40 Ref: 417760-03**

The bitumen felt below concrete plinth to water tank in the Plant Room (Rm 0/01) 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 0191 561 2712 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
Item 1	No asbestos	Is present		
Item 2	No asbestos	Is present		
Item 3	No asbestos	Is present		
Item 4	<b>Gaskets to the boiler room</b>	<b>Very low</b>	<b>12 monthly</b>	<b>Removed October 2020</b>
Item 5	No asbestos	Is present		
Item 6	<b>Flash guards to boiler room</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.25</b>
Item 7	No asbestos	Is present		
Item 8	No asbestos	Is present		
Item 9	No asbestos	Is present		
Item 10	No asbestos	Is present		
Item 11	No asbestos	Is present		
Item 12	No asbestos	Is present		
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	No asbestos	Is present		
Item 19	No asbestos	Is present		
Item 20	No asbestos	Is present		
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		
Item 26	No asbestos	Is present		
Item 27	No asbestos	Is present		
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	<b>WC Cistern to referees WC</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.25</b>
Item 36	No asbestos	Is present		
Item 37	No asbestos	Is present		

<i>Item 38</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 39</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 40</i>	<i>No asbestos</i>	<i>Is present</i>		

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**Form 2**

Periodic Return

<b>Premises</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

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