

Foreward

ASBESTOS SURVEY REPORT FOR FARMBOROUGH COURT, BRENTFORD AVENUE, SUNDERLAND, SR5 4EU.

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: 07557938966.

Yours sincerely,

Paul Davies
Assistant Director of Assurance and Property Services

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for

Farmborough Court, Brentford Avenue, Sunderland



UPRN: - 416204

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 01 July 2026

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

- (Item 1) Ref: As 416204-2 – Walls (2/001 Loft) – No Risk
- (Item 2) Ref: As 416204-3 – Rear of loft hatch (2/001 Loft) – No Risk
- (Item 3) Ref: As 416204-3 – Rear of loft hatch (2/002 Loft) – No Risk
- (Item 4) Ref: As 416204-3 – Rear of loft hatch (2/003 Loft) – No Risk
- (Item 5) Ref: As 416204-3 – Loft hatch (2/004 Loft) – No Risk
- (Item 6) Ref: 416204-2 – Walls (2/005 Loft) – No Risk
- (Item 7) Ref: 416204-3 – Rear of loft hatch (2/005 Loft) – No Risk
- (Item 8) Ref: As 416204-4 – Ceiling to dumb waiter below (2/006 Loft) – No Risk
- (Item 9) Ref: As 416204-3 – Rear of loft hatch (2/007 Loft) – No Risk
- (Item 10) Ref: As 416204-3 – Rear of loft hatch (2/008 Loft) – No Risk
- (Item 11) Ref: 416204-11 – Sealant to door frames (External) – No Risk
- (Item 12) Ref: 51416204-12 – Undercloak to lower level roofs (External) – Very Low Risk
- (Item 13) Ref: 416204-13 – Sealant to window frames (External) – No Risk
- (Item 14) Ref: 416204-14 – Undercloak high level (above link 2 area/External) – No Risk
- (Item 15) Ref: As 416204-9 – Floor covering (0/68 Store Balmoral Unit) – No Risk
- (Item 16) Ref: 416204-9 – Floor covering (0/69 Store Balmoral Unit) – No Risk
- (Item 17) Ref: 416204-10 - Pipework flange gasket (0/79 Boiler house) - No Risk
- (Item 18) Ref: As 416204-5 – Floor covering (1/043 Lift machinery room Buckingham unit) - No Risk
- (Item 19) Ref: As 416204-5 – Floor covering (1/044 Store Buckingham unit) – No Risk
- (Item 20) Ref: 416204-5 – Floor covering (1/048 Store Buckingham unit) – No Risk
- (Item 21) Ref: 416204-1 – Floor covering (1/014 Store Clarence unit) – No Risk
- (Item 22) Ref: As 416204-1 – Floor covering (1/016 Store Clarence unit) – No Risk
- (Item 23) Ref: 416204-7 – Sink paint ((0/043 kitchen Link 1) – No Risk
- (Item 24) Ref: 416204-8 – Rear of access hatch (0/034a Cold store void above Link 1) – No Risk
- (Item 25) Ref: As 416204-6- Floor covering (0/037 Switchroom Link 1) – No Risk
- (Item 26) Ref: As 416204-1 – Floor covering (1/028 Office Link 2) – No Risk
- (Item 27) Ref: As 416204-1 – Floor covering (1/033 Store Link 2) – No Risk
- (Item 28) Ref: 416204-4 - Ceiling (1/068 Corridor dumb waiter Link 2) – No Risk
- (Item 29) Ref: As 416204-6 – Floor covering (0/066 Store Windsor unit) – No Risk
- (Item 30) Ref: 416204-6 – Floor covering (0/007 Store Windsor unit) – No Risk
- (Item 31) Ref: As 416204-6 – Floor covering (0/13b Store Windsor unit) - No Risk
- (Item 32) Ref: As 416204-6 – Floor covering (0/016 Lift machinery room Windsor unit) – No Risk
- (Item 33) Ref: 21-41127-1 – Flange gaskets to the pipes (Plant Room/Area 1) – No Risk
- (Item 34) Ref: 22-46328-1 – Insulating board to access hatch (Loft Space 1/Area 2.001) – No Risk
- (Item 35) Ref: 22-46328-1 – Loose panel (Loft Space 1/Area 2.001) – No Risk
- (Item 36) Ref: 22-46328-1 – Partition wall (Loft Space 1/Area 2.001) – No Risk

- (Item 37) Ref: 22-46328-1 – Floor panel beneath duct work to roof (Loft Space 2/Area 2.002) – No Risk
- (Item 38) Ref: 22-46328-1 – Partition wall (Loft Space 3/Area 2.003) – No Risk
- (Item 39) Ref: 22-46328-1 – Door (Loft Space 3/Area 2.003) – No Risk
- (Item 40) Ref: 22-46328-1 – Loose lying panels surrounding hatch (Loft Space 3/Area 2.003) – No Risk
- (Item 41) Ref: 22-46328-2 – Insulating board debris to top side of ceiling (Stairwell/Area 1.024a) – No Risk
- (Item 42) Ref: 22-46328-3 – Walls (Stairwell/Area 1.024a) – No Risk
- (Item 43) Ref: SY000007 – Flue pipe sealant to flue/boiler (Boiler Room E/001) – No Risk
- (Item 44) Ref: SY000008 – Boiler seal gasket (Boiler Room E/001) – No Risk
- (Item 45) Ref: SY000010 – Boiler Lining/casing (Boiler Room E/001) – No Risk
- (Item 46) Ref: SY000011 – Debris/Residue to the floor (Boiler Room E/001) – No Risk
- (Item 47) Ref: SY000012 – Flue pipe sealant to flue/wall (Boiler Room E/001) – No Risk

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

Photographs of Areas Sampled

Item 1 Ref: As 416204-2



The walls in Rm 2/001 Loft do not contain asbestos.

Item 2 Ref: As 416204-3



The rear of loft hatch in Rm 2/001 Loft does not contain asbestos.

Item 3 Ref: As 416204-3



The rear of loft hatch in Rm 2/002 Loft does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 4 Ref: As 416204-3



The rear of loft hatch in Rm 2/003 Loft does not contain asbestos.

Item 5 Ref: As 416204-3



The loft hatch in Rm 2/004 Loft does not contain asbestos.

Item 6 Ref: 416204-2



The walls in Rm 2/005 Loft do not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 7 Ref: 416204-3



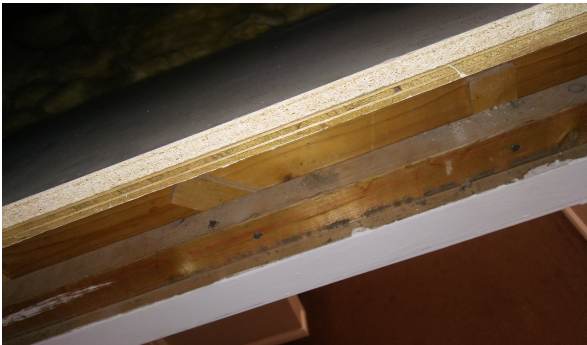
The rear of loft hatch in Rm 2/005 Loft does not contain asbestos.

Item 8 Ref: As 416204-4



The ceiling to dumb waiter below in Rm 2/006 Loft does not contain asbestos.

Item 9 Ref: As 416204-3



The rear of loft hatch in Rm 2/007 Loft does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 10 Ref: 416204-3



The rear of loft hatch in Rm 2/008 Loft does not contain asbestos.

Item 11 Ref: 416204-11



The sealant to door frames (External) does not contain asbestos.

Item 12 Ref: As 416204-3



The undercloak to lower level roofs (External) contain asbestos.

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

Photographs of Areas Sampled (Cont)

Item 13 Ref: 416204-13



The sealant to window frames (External) does not contain asbestos.

Item 14 Ref: 416204-14



The undercloak high level (above link 2 area/External) does not contain asbestos.

Item 15 Ref: As 416204-9



The floor covering in Rm 0/68 Store Balmoral Unit does not contain asbestos.

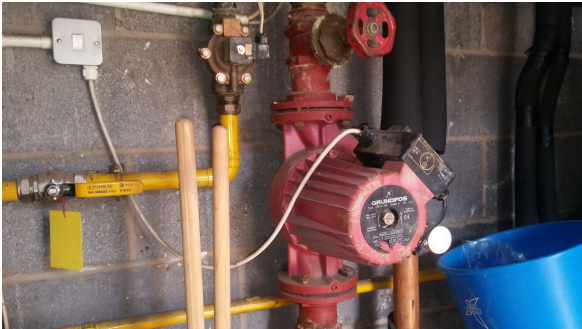
Photographs of Areas Sampled (Cont)

Item 16 Ref: 416204-9



The floor covering in Rm 0/69 Store Balmoral Unit does not contain asbestos.

Item 17 Ref: 416204-10



The pipework flange gasket in Rm 0/79 Boiler house does not contain asbestos.

Item 18 Ref: As 416204-5



The floor covering in Rm 1/043 Lift machinery room Buckingham unit does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 19 Ref: As 416204-5



The floor covering in Rm 1/044 Store Buckingham unit does not contain asbestos.

Item 20 Ref: 416204-5



The floor covering in Rm 1/048 Store Buckingham unit does not contain asbestos.

Item 21 Ref: 416204-1



The floor covering in Rm 1/014 Store Clarence unit does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 22 Ref: As 416204-1



The floor covering in Rm 1/016 Store Clarence unit does not contain asbestos.

Item 23 Ref: 416204-7



The sink paint in Rm 0/043 kitchen Link 1 does not contain asbestos.

Item 24 Ref: 416204-8



The rear of access hatch in Rm 0/034a Cold store void above Link 1 does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 25 Ref: As 416204-1



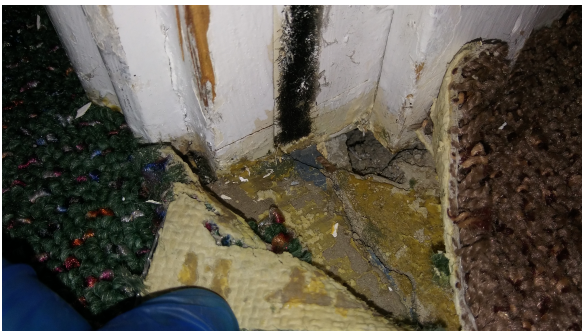
The floor covering in Rm 0/037 Switchroom Link 1 does not contain asbestos.

Item 26 Ref: As 416204-1



The floor covering in Rm 1/028 Office Link 2 does not contain asbestos.

Item 27 Ref: As 416204-1



The floor covering in Rm 1/033 Store Link 2 does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 28 Ref: 416204-4



The ceiling in Rm 1/068
Corridor dub waiter Link 2
does not contain asbestos.

Item 29 Ref: As 416204-6



The floor covering in Rm
0/066 Store Windsor unit does
not contain asbestos.

Item 30 Ref: 416204-6



The floor covering in Rm
0/007 Store Windsor unit does
not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 31 Ref: As 416204-6



The floor covering in Rm 0/13b Store Windsor unit does not contain asbestos.

Item 32 Ref: As 416204-6



The floor covering in Rm 0/016 Lift machinery room Windsor unit does not contain asbestos.

Item 33 Ref: 21-41127-1



The flange gaskets to the pipes in the Plant Room (Area 1) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 34 Ref: 22-46328-1



The insulating board to access hatch (Loft Space 1/Area 2.001) does not contain asbestos.

Item 35 Ref: 22-46328-1



The loose panel (Loft Space 1/Area 2.001) does not contain asbestos.

Item 36 Ref: 22-46328-1



The partition wall (Loft Space 1/Area 2.001) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 37 Ref: 22-46328-1



The floor panel beneath duct work to roof (Loft Space 2/Area 2.002) does not contain asbestos.

Item 38 Ref: 22-46328-1



The partition wall (Loft Space 3/Area 2.003) does not contain asbestos.

Item 39 Ref: 22-46328-1



The door (Loft Space 3/Area 2.003) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 40 Ref: 22-46328-1



The loose lying panels surrounding hatch (Loft Space 3/Area 2.003) does not contain asbestos.

Item 41 Ref: 22-46328-2



The Insulating board debris to top side of ceiling (Stairwell/ Area 1.024a) does not contain asbestos.

Item 42 Ref: 22-46328-3



The walls (Stairwell/Area 1.024a) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 43 Ref: SY000007



The flue pipe – sealant to flue/boiler in the boiler house (E/001) does not contain asbestos.

Item 44 Ref: SY000008



The boiler -seal gasket in the boiler house (E/001) does not contain asbestos.

Item 45 Ref: SY000010



The boiler – lining/casing in the boiler house (E/001) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 46 Ref: SY000011

The debris/residue to the floor in the boiler house (E/001) does not contain asbestos.



Item 47 Ref: SY000012

The flue pipe – sealant to flue/wall in the boiler house (E/001) 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 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	No asbestos	Is present		
Item 2	No asbestos	Is present		
Item 3	No asbestos	Is present		
Item 4	No asbestos	Is present		
Item 5	No Asbestos	Is present		
Item 6	No asbestos	Is present		
Item 7	No asbestos	Is present		
Item 8	No Asbestos	Is present		
Item 9	No asbestos	Is present		
Item 10	No asbestos	Is present		
Item 11	No asbestos	Is present		
Item 12	Undercloak to lower level roofs (External)	Very Low Risk	12 monthly	03/07/2027
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	No asbestos	Is present		

<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>		
<i>Item 39</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 40</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 41</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 42</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 43</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 44</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 45</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 46</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 47</i>	<i>No asbestos</i>	<i>Is present</i>		

Sunderland
City Council

Form 2

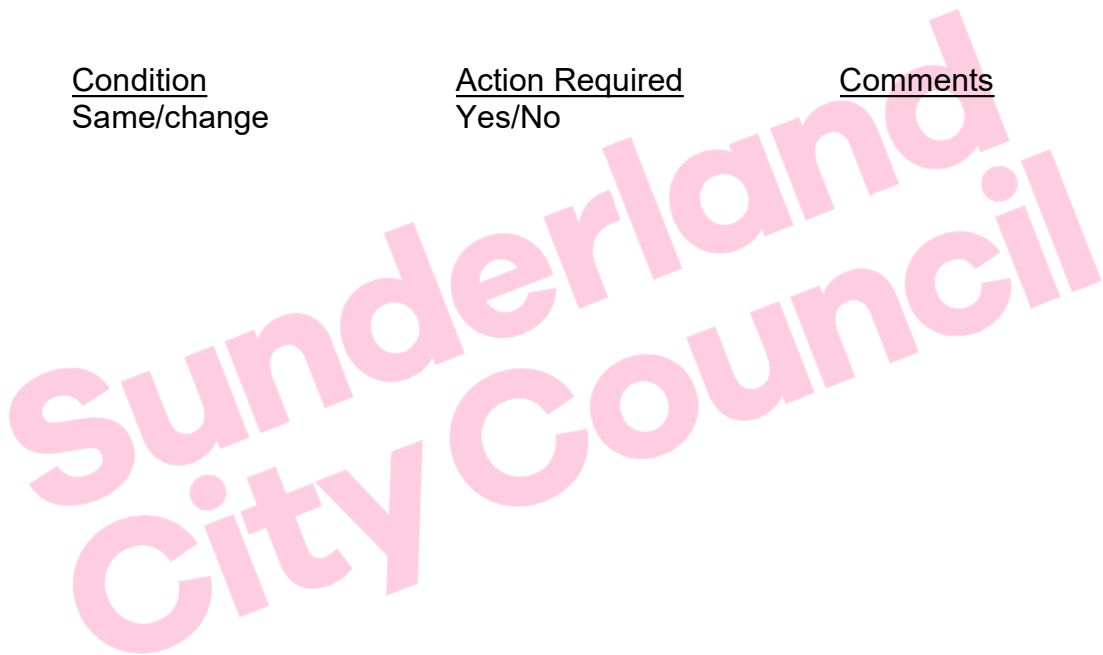
Periodic Return

School/Site	
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

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



For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	