

Foreward

ASBESTOS SURVEY REPORT FOR ENDURANCE WAREHOUSE, NORTH MOOR STREET, SUNDERLAND, SR1 2BQ

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

*Control of Asbestos
Regulations 2012*

Asbestos Register for

**ENDURANCE HOUSE AND WAREHOUSE, NORTH
MOOR STREET,
SUNDERLAND, SR1 2BQ**



UPRN: - J537502/J536662

Location of register:-

Premises Manager / Samo: - Tenant Date: 19 April 2024

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

- EA001484 – Stair nosing (Grd Floor) (Rm 1) (Item 1) – No Risk
EA001485 – Window putty to door glass (Grnd Floor) (Rm 1) (Item 2) – No Risk
EA001486 – Textured coating to ceiling (Grnd Floor) (Rm 1) (Item 3) – No Risk
EA001526 – Textured coating to walls (Grnd Floor) (Rm 1) (Item 4) – No Risk
EA001487 – Vinyl floor tiles (Grnd Floor) (Rm 2) (Item 5) – No Risk
EA001488 – Boards to staircase and wall (Grnd Floor) (Rm 2) (Item 6) – No Risk
EA001489 – Paper lined fibreboard ceiling (Grnd Flr) (Rm 2) (Item 7) – Low Risk
EA001490 – Debris to ceiling tile tops (Grnd Flr) (Rm 2) (Item 8) – No Risk
EA001491 – Vinyl floor tiles (Grnd Flr) (Rm 3) (Item 9) – No Risk
EA001492 – Bitumen adhesive below cement skim (Grnd Flr) (Rm 3) (Item 10) – No Risk
As EA001489 – Paper lined ceiling (Grnd Flr) (Rm 3) (Item 11) – Low Risk
EA001493 – Stair nosing (Grnd Flr) (Rm 3) (Item 12) – No Risk
As EA001491 – Vinyl floor tiles (Grnd Flr) (Rm 4) (Item 13) – No Risk
As EA001492 – Bitumen adhesive below cement skim (Grnd Flr) (Rm 4) (Item 14) – No Risk
As EA001489 – Paper lined ceiling (Grnd Flr) (Rm 4) (Item 15) – Low Risk
As EA001491 – Vinyl floor tiles (Ground Flr) (Rm 5) (Item 16) – No Risk
As EA001492 - Bitumen adhesive below cement skim (Grnd Flr) (Rm 5) (Item 17) – No Risk
As EA001489 - Paper lined ceiling (Grnd Flr) (Rm 5) (Item 18) – Low Risk
EA001494 – Panels to bottom of staircase (Grnd Flr) (Rm 5) (Item 19) – No Risk
As EA001491 - Vinyl floor tiles (Grnd Flr) (Rm 6) (Item 20) – No Risk
As EA001492 - Bitumen adhesive below cement skim (Grnd Flr) (Rm 6) (Item 21) – No Risk
As EA001494 – Cladding to underside of stairs (Grnd Flr) (Rm 6) (Item 22) – No Risk
EA001495 – Paper lined ceiling panels (Grnd Flr) (Rm 7) (Item 23) – Low Risk
EA001496 – Boards to lower level ceiling (Grnd Flr) (Rm 7) (Item 24) – No Risk
As EA001495 - Paper lined ceiling panels (Grnd Flr) (Rm 8) (Item 25) – Low Risk
As EA001487 – Vinyl floor tiles (Grnd Flr) (Rm 8) (Item 26) – No Risk
EA001497 – Ceiling panels above suspended ceiling (Grnd Flr) (Rm 9) (Item 27) – Low Risk
As EA001497 - Ceiling panels above suspended ceiling (Grnd Flr) (Rm 10) (Item 28) – Low Risk
EA001498 – Redundant flue pipe within ceiling void (Grnd Flr) (Rm 10) (Item 29) – Very Low Risk
As EA001495 – Paper lined to ceiling panels (Grnd Flr) (Rm 11) (Item 30) – Low Risk
EA001499 – Bitumen pads to underside of sink and drainer (Grnd Flr) (Rm 11) (Item 31) – No Risk
As EA001495 – Paper lined to ceiling panels (Grnd Flr) (Rm 12) (Item 32) – Low Risk
EA001500 – Board debris to suspended ceiling tops (Grnd Flr) (Rm 12) (Item 33) – Medium Risk

Plan of Building and Samples Location (cont)

- EA001501 – Old lino beneath modern at cubicles (Grnd Flr) (Rm 12) (Item 34) – No Risk
As EA001488 – Cladding to underside of stairs (Grnd Flr) (Rm 12) (Item 35) – No Risk
EA001508 – Corrugated roof sheets (Grnd Flr) (Rm 14) (Item 36) – Low Risk
Presumed – Flash guards within fuse boxes (Grnd Flr) (Rm 14) (Item 37) – Very Low Risk
EA001509 – Corrugated roof sheets (Grnd Flr) (Rm 16) (Item 38) – Low Risk
EA001510 – Vermiculite cladding to steel columns (Grnd Flr) (Rm 16) (Item 39) – No Risk
EA001512 – Corrugated wall sheets (Grnd Flr) (Rm 16) (Item 40) – Very Low Risk
EA001513 – Ceiling boards (Grnd Flr) (Rm 18) (Item 41) – Low Risk
EA001514 – Debris to floor (Grnd Flr) (Rm 18) (Item 42) – Low Risk
Presumed – Flash guards within fuse boxes (Grnd Flr) (Rm 18) (Item 43) – Very Low Risk
EA001515 – Gasket to pipe flange from ground (Grnd Flr) (Rm 18) (Item 44) – Very Low Risk
As EA001513 – Ceiling boards (Grnd Flr) (Rm 19) (Item 45) – Low Risk
EA001516 – Debris to floor (Grnd Flr) (Rm 19) (Item 46) – Low Risk
Presumed – Flash guards within fuse boxes (Grnd Flr) (Rm 19) (Item 47) – Very Low Risk
As EA001515 – Gasket to pipe flange from ground (Grnd Flr) (Rm 19) (Item 48) – Very Low Risk
EA001517 - Rope to floor (Grnd Flr) (Rm 19) (Item 49) – Very Low Risk
EA001529 – Ceiling Boards (Grnd Flr) (Rm 20) (Item 50) – Low Risk
EA001523 – Gasket to pipework flanges (Grnd Flr) (Rm 20) (Item 51) – No Risk
EA001524 – Damp proof course (Grnd Flr) (Rm 20) (Item 52) – Very Low Risk
As EA001513 – Ceiling boards (Grnd Flr) (Rm 21) (Item 53) – Low Risk
EA001530 – Debris to floor (Grnd Flr) (Rm 21) (Item 54) – No Risk
EA001531 – Gaskets to air pump (Grnd Flr) (Rm 21) (Item 55) – Very Low Risk
EA001502 – Red screed to floor (First Flr Landing) (Rm 1) (Item 56) – No Risk
EA001503 – Textured coating to ceiling (First Flr Landing) (Rm 1) (Item 57) – No Risk
EA001504 – Vinyl floor covering (First Flr) (Rm 2) (Item 58) – No Risk
As EA001502 – Red screed to floor (First Flr) (Rm 3) (Item 59) – No Risk
As EA001504 – Vinyl floor covering (First Flr) (Rm 4) (Item 60) – No Risk
As EA001502 – Red screed to floor (First Flr) (Rm 5) (Item 61) – No Risk
EA001505 – Vinyl floor covering (First Flr) (Rm 6) (Item 62) – No Risk
As EA001502 – Red screed to floor (First Flr) (Rm 7) (Item 63) – No Risk
As EA001502 – Red screed to floor (First Flr) (Rm 8) (Item 64) – No Risk
EA001506 – Panel to window (First Flr) (Rm 8) (Item 65) – No Risk
As EA001502 – Red screed to floor (First Flr) (Rm 9) (Item 66) – No Risk
As EA001506 – Panel to window (First Flr) (Rm 9) (Item 67) – No Risk
As EA001502 – Red screed to floor (First Flr) (Rm 10) (Item 68) – No Risk

Plan of Building and Samples Location (cont)

- EA001507 – Bitumen pads to underside of sink drainer (First Flr) (Rm 10) (Item 69) – No Risk
EA001527 – Panel on top of water tank (Roof void) (Rm 1) (Item 70) – No Risk
EA001528 – Loose panel to ceiling tops (Roof Void) (Rm 1) (Item 71) – No Risk
As EA001508 – Corrugated roof/apex/cowl sheet to warehouse 1 (External) (Item 72) – Very Low Risk
As EA001509 - Corrugated roof/apex/cowl sheet to warehouse 4 (External) (Item 73) – Very Low Risk
EA001519 – Corrugated sheet canopy to warehouse 4 (External) (Item 74) – Very Low Risk
EA001520 – Guttering to Warehouse 4 (External) (Item 75) – Very Low Risk
EA001521 – Damp proof course to warehouse 4 (External) (Item 76) – Very Low Risk
EA001522 – Mastic to vent grills on boiler room wall (External) (Item 77) – No Risk
EA001525 – Cement debris to ground (External) (Item 78) – Very Low Risk

Storage Warehouse 2

- EC001129 – Cement Ceiling panels (Room1) (Item 79) - Low Risk
EC001130 – Mastic to door (Room 1) (Item 80) – No Risk
EC001131 – Flue (Room 1) (Item 81) – No Risk
EC001132 – Cement Ceiling panels (Room 1) (Item 82) - Low Risk
EC001133 – Floor debris (Room 1) (Item 83) - No Risk
EC001134 – Floor debris (Room 1) (Item 84) – No Risk
EC001135 – Floor debris (Room 1) (Item 85) - No Risk
EC001136 – Floor debris (Room 1) (Item 86) - No Risk
EC001147 – Fascia (External) (Item 87) – Low Risk

Storage Warehouse 3

- EC001137 – Cement ceiling (Room 1) (Item 88) – Low Risk
EC001138 – Boxing (Room 1) (Item 89) – Medium Risk
EC001139 – Cement wall panels (Room1) (Item 90) - Low Risk
EC001140 – Floor Debris (Room 1) (Item 91) - No Risk
EC001141 – Floor debris (Room 1) (Item 92) - No Risk
EC001142 – Floor debris (Room 1) (Item 93) - No Risk
EC001146 – Floor debris (Room 1) (Item 94) - No Risk
EC001143 – Canopy (External) (Item 95) - Low Risk
EC001144 – Cement pipe (External) (Item 96) – No Risk
EC001145 – Cement pipe (External) (Item 97) – Low Risk
279740-1 – Expansion joint filler (Warehouse 3) (Item 98) – No Risk
279740-2 – Remnant boxing to columns north (Warehouse 3) (Item 99) – No Risk
As 279740-2 – Debris to roof (Warehouse 3) (Item 100) – No Risk

Plan of Building and Samples Location (cont)

Presumed – Underside to roof (Warehouse 4) (Item 101) - Very Low Risk

Presumed – Wall cladding (Warehouse 4) (Item 102) – Low Risk

As 279740-1 – Expansion joint filler (Warehouse 4) (Item 103) – No Risk

As 279740-2 – Remnant boxing to columns south (Warehouse 4) (Item 104) –
No Risk

279740-3 – Lining to fire door (Warehouse 4) (Item 105) – Low Risk

Survey J184993 was carried out to sealed off kitchen/Mess store room. No samples were taken but no asbestos was identified. Refer to survey in file for further information.

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: EA001484

The stair nosing to the entrance lobby (Room 1) does not contain asbestos.



Item 2 - Ref: EA001485

The window putty to door glass in the entrance lobby (Room 1) does not contain asbestos.



Item 3 - Ref: EA001486

The textured coating to ceiling (Entrance Lobby) (Room 1) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 4 - Ref: EA001526

The textured coating to walls to the entrance lobby (Room 1) does not contain asbestos.



Item 5 - Ref: EA001487

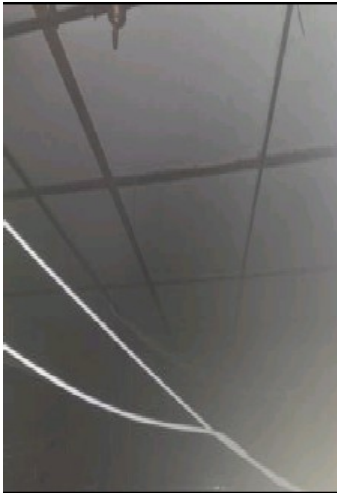
The vinyl floor tiles to office 1 (Room 2) do not contain asbestos.



Item 6 - Ref: EA001488

The cladding boards to staircase and wall in office (Room 2) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 7 - Ref: EA001489

The Paper lined fibreboard ceiling to office 1 (Room 2) contains asbestos.

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



Item 8 - Ref: EA001490

The debris to ceiling tiles tops - Office 1 (Room 2) does not contain asbestos.



Item 9 - Ref: EA001491

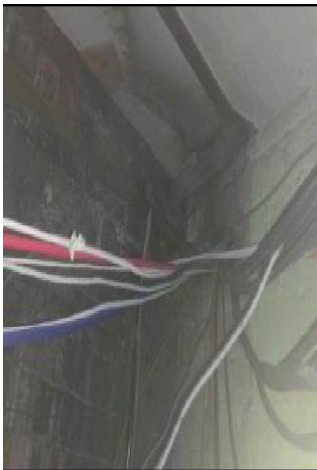
The vinyl floor tiles to the Lobby /stairs (Room 3) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 10 - Ref: EA001492

The bitumen adhesive below cement skim to the lobby /stairs (Room 3) does not contain asbestos.



Item 11 - Ref: As EA001489

The Paper lined fibreboard ceiling to the lobby/stairs (Room 3) contains asbestos.

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



Item 12 - Ref: EA001493

The stair nosing to the lobby/stairs (Room 3) does not contain asbestos.

Photographs of Areas Sampled (Cont)



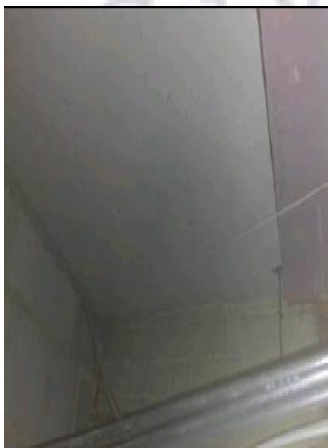
Item 13 - Ref: As EA001491

The vinyl floor tiles to the circulation area (Room 4) do not contain asbestos.



Item 14 - Ref: As EA001492

The bitumen adhesive below cement skim to the circulation area (Room 4) does not contain asbestos.



Item 15 - Ref: As EA001489

The Paper lined fibreboard ceiling to the circulation area (Room 4) contains asbestos.

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

Photographs of Areas Sampled (Cont)



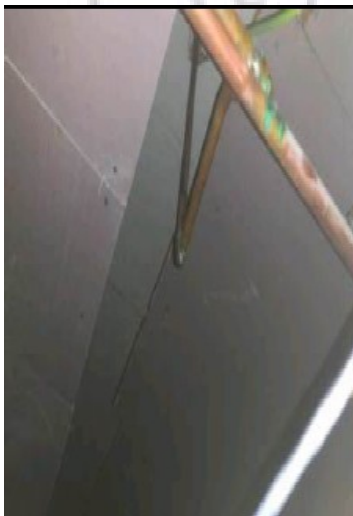
Item 16 - Ref: As EA001491

The vinyl floor tiles to the corridor (Room 5) do not contain asbestos.



Item 17 - Ref: As EA001492

The bitumen adhesive below cement skim to the corridor (Room 5) does not contain asbestos.



Item 18 - Ref: As EA001489

The Paper lined fibreboard ceiling to the corridor (Room 5) contains asbestos.

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

Photographs of Areas Sampled (Cont)



Item 19 - Ref: EA001494

The panels to the bottom on staircase of the corridor (Room 5) do not contain asbestos.



Item 20 - Ref: As EA001491

The vinyl floor tiles to the upstairs cupboard (Room 6) do not contain asbestos.



Item 21 - Ref: As EA001492

The bitumen adhesive below cement skim to the upstairs cupboard (Room 6) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 22 - Ref: As EA001494

The cladding to the underside of stairs of the upstairs cupboard (Room 6) does not contain asbestos.



Item 23 - Ref: EA001495

The paper lined fibreboard ceiling panels in the circulation area (Room 7) contain asbestos.

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



Item 24 - Ref: EA001496

The boards to lower level ceiling in the circulation area (Room 7) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 25 - Ref: As EA001495

The paper lined fibreboard ceiling panels to the circulation area (Room 8) contain asbestos.

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



Item 26 - Ref: As EA001487

The vinyl floor tiles to the circulation area (Room 8) do not contain asbestos.

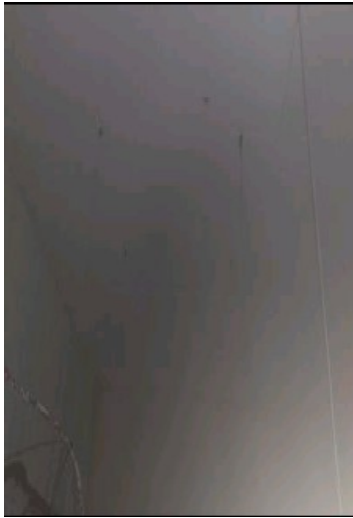


Item 27 - Ref: EA001497

The Ceiling panels above the suspended ceiling to Office 2 (Room 9) do contain asbestos.

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

Photographs of Areas Sampled (Cont)



Item 28 - Ref: As EA001497

The Ceiling panels above the suspended ceiling to office 3 (Room 10) do do contain asbestos.

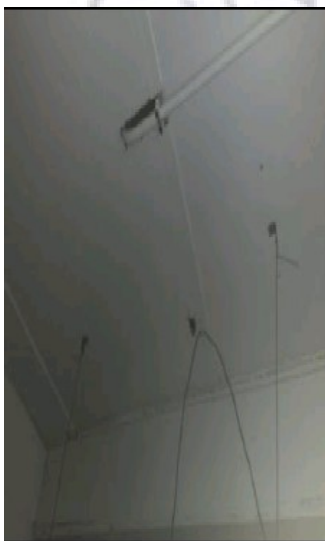
Any change in its appearance should be recorded, and passed to Property Services.



Item 29 - Ref: EA001498

Redundant flue pipe within ceiling void to office 3 (Room 10) does contain asbestos.

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



Item 30 - Ref: As EA001495

The paper lined fibreboard ceiling panels to the kitchen (Room 11) contain asbestos.

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

Photographs of Areas Sampled (Cont)



Item 31 - Ref: EA001499

The Bitumen pads to the underside of the sink and drainer to the kitchen (Room 11) do not contain asbestos.



Item 32 - Ref: As EA001495

The paper lined fibreboard ceiling panels to the kitchen (Room 11) contain asbestos.

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



Item 33 - Ref: EA001500

The board debris to suspended ceiling tops to the toilets (Room 12) does contain asbestos.

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

Photographs of Areas Sampled (Cont)



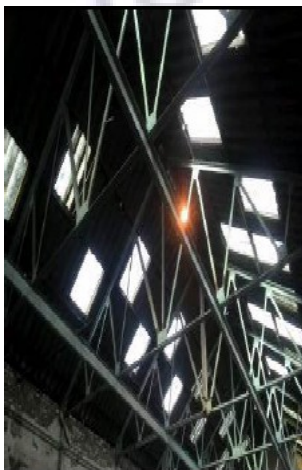
Item 34 - Ref: EA001501

The old lino beneath modern flooring in cubicles to the toilets (Room 12) does not contain asbestos.



Item 35 - Ref: As EA001488

The cladding to the underside of the stairs in the toilets (Room 12) does not contain asbestos.



Item 36 - Ref: EA001508

The corrugated roof sheets to warehouse 1 (Room 14) does contain asbestos.

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

Photographs of Areas Sampled (Cont)



Item 37 - Presumed

It was presumed asbestos was present in the flash guards within fuse box in warehouse 1 (Ground Floor) (Room 14).

However due to live supply no access was possible. Further investigation is required.



Item 38 - Ref: EA001509

The corrugated roof sheets to warehouse 4 (Room 16) does contain asbestos.

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



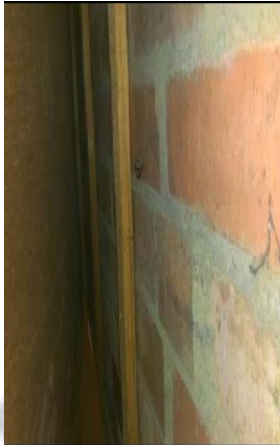
Item 39 - Ref: EA001510

The vermiculite cladding to steel columns top warehouse 4 (Room 16) does not contain asbestos.

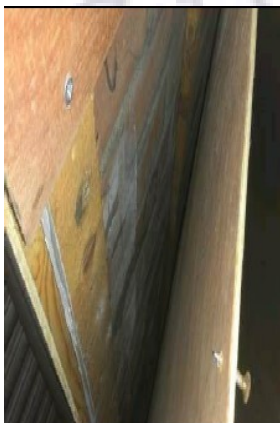
Photographs of Areas Sampled (Cont)



No access within underground pit to warehouse 1. (Room 14). Further investigation required.



Inspection point-behind timber Panel. No suspect materials Found in the store (Room 15).



Inspection point-behind timber Panel. No suspect materials found to store (Room 15).

Photographs of Areas Sampled (Cont)



Inspection point-behind timber Panel. No suspect materials found to the store (Room 15).



Item 40 - Ref: EA001512

The corrugated wall sheets to warehouse 4 (Room 16) contain asbestos.

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



The Sub-Station (Room 17) was inaccessible as a Northern Powergrid Property.

Further investigation required.

Photographs of Areas Sampled (Cont)



Item 41 - Ref: EA001513

The ceiling boards to boiler room 2 (Room 18) contain asbestos.

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



Item 42 - Ref: EA001514

The debris to floor to boiler room 2 (Room 18) contains asbestos.

There should be no access to the area until an environmental clean has been carried out.



Item 43 - Presumed

It was presumed asbestos was present in the flash guards within fuse box to boiler room 2 (Room 18).

However due to live supply no access was possible. Further investigation is required.

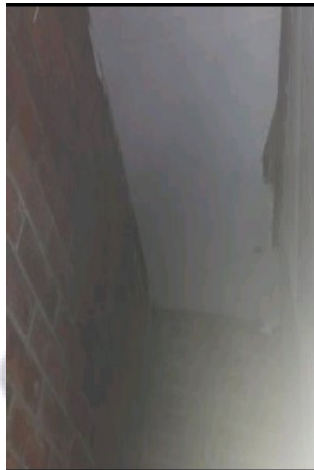
Photographs of Areas Sampled (Cont)



Item 44 - Ref: EA001515

The gasket to the pipe flange to Boiler Room 2 (Room 18) does contain asbestos.

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



Item 45 - Ref: As EA001513

The ceiling boards to boiler room 1 (Room 19) does contain asbestos.

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



Item 46 - Ref: EA001516

The debris to floor to boiler room 1 (Room 19) contains asbestos.

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

There should be no access to the boiler room until an environmental clean is carried out.

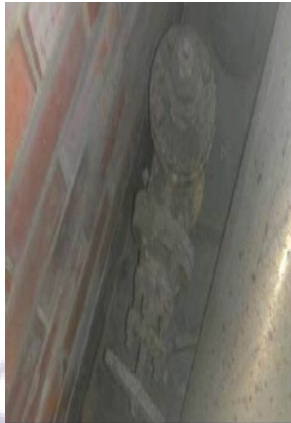
Photographs of Areas Sampled (Cont)



Item 47 - Presumed

It was presumed asbestos was present in the flash guards within fuse box to boiler room 1 (Room 19).

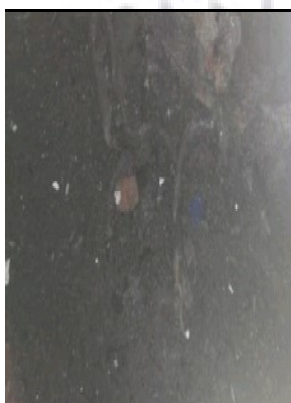
However due to live supply no access was possible. Further investigation is required



Item 48 - Ref: As EA001515

The gasket to the pipe flange in boiler room 2 (Room 18) does contain asbestos.

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



Item 49 - Ref: EA001517

The rope to the floor to boiler room 1 (Room 19) contains asbestos.

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

Photographs of Areas Sampled (Cont)



Item 50 - Ref: EA001529

The ceiling boards to the Gas intake room (Room 20) contain asbestos.

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



Item 51 - Ref: EA001523

The gasket to pipework flanges to the Gas intake room (Room 20) does not contain asbestos.

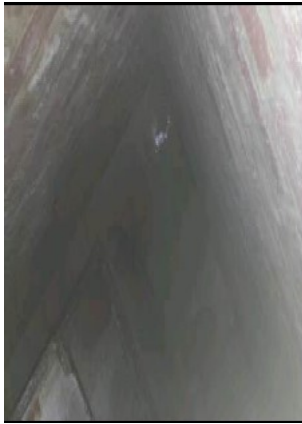


Item 52 Ref: EA001524

The damp proof course to the gas intake room (Room 20) contains asbestos.

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

Photographs of Areas Sampled (Cont)



Item 53 - Ref: As EA001513

The ceiling boards to boiler room 3 (Room 21) does contain asbestos.

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



Item 54 - Ref: EA001530

The debris to the floor of Boiler Room 3 (Room 21) does not contain asbestos.



Item 55 - Ref: EA001531

The gaskets to air pump boiler room 3 (Room 21) contains asbestos.

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

Photographs of Areas Sampled (Cont)



Item 56 - Ref: EA001502

The red screed to floor (First floor landing) (Room 1) does not contain asbestos.



Item 57 - Ref: EA001503

The textured coating to ceiling (First floor landing) (Room 1) does not contain asbestos



Item 58 - Ref: EA001504

The vinyl floor covering to office 3 (First floor Room 2) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 59 - Ref: As EA001502

The red screed to floor of office 4 (First floor Room 3) does not contain asbestos.



Item 60 - Ref: As EA001504

The vinyl floor covering to Office 4 (First floor Room 3) does not contain asbestos.



Item 61 - Ref: As EA001502

The red screed to floor to office 6 (First floor - room 5) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 62 - Ref: EA001505

The vinyl floor covering to the landing (First floor - Room 6) does not contain asbestos.



Item 63 - Ref: As EA001502

The red screed to the WC lobby (First floor - Room 7) does not contain asbestos.



Item 64 - Ref: As EA001502

The red screed to the female wc (First floor - Room 8) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 65 - Ref: EA001506

The panel to the window in the female wc (First Floor Room 8) does not contain asbestos.



Item 66 - Ref: As EA001502

The red floor screed to floor of the male wc (First floor Room 9) does not contain asbestos.



Item 67 - Ref: As EA001506

The panel to the window of the female wc (First Floor Room 8) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 68 - Ref: As EA001502

The red screed to floor of the male wc (First floor Room 9) does not contain asbestos.



Item 69 - Ref: EA001507

The bitumen pads to the underside of sink drainers in the kitchen (First Floor Room 10) do not contain asbestos.



Item 70 - Ref: EA001527

The panel on top of the water tank (Roof Void) (Room 1) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 71 - Ref: EA001528

The loose panel to ceiling tops (Roof Void) (Room 1) does not contain asbestos.



The Stairwell to sub level Room 1 was accessed and no suspect materials were found.



Item 72 - Ref: As EA001508

The corrugated roof /apex/cowl sheet to warehouse 1 (External) contains asbestos.

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

Photographs of Areas Sampled (Cont)



Item 73 - Ref: As EA001509

The corrugated roof /apex/cowl sheet to warehouse 4 (External) contains asbestos.

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



Item 74 - Ref: EA001519

The corrugated sheet canopy to warehouse 4 (External) contains asbestos.

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



Item 75 - Ref: EA001520

The guttering to Warehouse 4 (External) contains asbestos.

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

Photographs of Areas Sampled (Cont)



Item 76 - Ref: EA001521

The damp proof course to Warehouse 4 (External) contains asbestos.

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



Item 77 - Ref: EA001522

The mastic to vent frills on boiler room walls (External) does not contain asbestos.



Item 78 - Ref: EA001525

The cement debris to the ground (External) contains asbestos.

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

Photographs of Areas Sampled (Cont)



No access to area at high level wall (Room 1) (External).
Further investigation required.



Room 2 (Sub level) was accessed and no suspect materials were found.



Room 3 (Space behind blocked doorway) to the sub level was inaccessible.
Further inspection required.

Photographs of Areas Sampled (Cont)

Item 79 - Ref: EC001129



The cement ceiling panels to Room 1 Warehouse 2 contain asbestos.

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

Item 80 - Ref: EC001130



The mastic to the door in room 1 to warehouse 2 does not contain asbestos.

Item 81 - Ref: EC001131



The flue penetration to room 1 in warehouse 2 does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 82 - Ref: EC001132

The cement ceiling panels to Room 1 Warehouse 2 contain asbestos.

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



Item 83 - Ref: EC001133

The random debris to the floor in room 1, Warehouse 2 does not contain asbestos.



Item 84 - Ref: EC001134

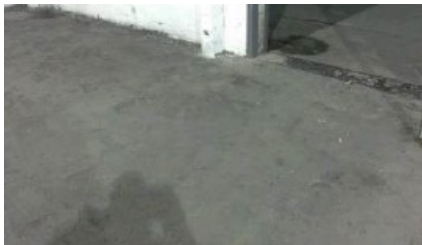
The random debris to the floor in room 1, Warehouse 2 does not contain asbestos.

Photographs of Areas Sampled (Cont)



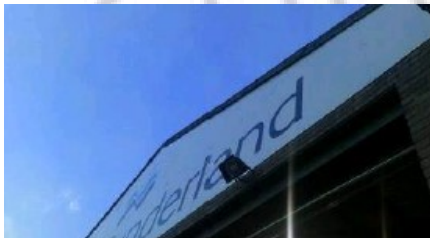
Item 85 - Ref: EC001135

The random debris to the floor in room 1, Warehouse 2 does not contain asbestos.



Item 86 - Ref: EC001136

The random debris to the floor in room 1, Warehouse 2 does not contain asbestos.



Item 87 - Ref: EC001147

The external cement fascia to the external of warehouse 2 contains asbestos.

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

Photographs of Areas Sampled (Cont)



Item 88 - Ref: EC001137

The cement ceiling panels to room 1 of warehouse 3 contain asbestos.

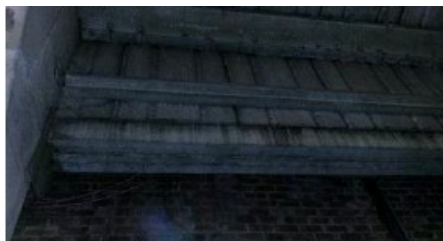
Any change in its appearance should be recorded and passed to Property Services.



Item 89 - Ref: EC001138

The boxing to room 1 in Warehouse 3 contains asbestos.

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



Item 90 - Ref: EC001139

The cement wall panels to room 1 of Warehouse 3 contain asbestos.

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

Photographs of Areas Sampled (Cont)



Item 91 - Ref: EC001140

The floor debris to room 1 of warehouse 3 does not contain asbestos.



Item 92 - Ref: EC001141

The debris to the floor in room 1 in Warehouse 3 does not contain asbestos.



Item 93 - Ref: EC001142

The floor debris to room 1 of Warehouse 3 does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 94 - Ref: EC001146

The floor debris to room 1 of warehouse 3 does not contain asbestos.



Item 95 - Ref: EC001143

The canopy to the external of warehouse 3 contains asbestos.

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



Item 96 - Ref: EC001144

The cement pipe and seal to the external of warehouse 3 do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 97 - Ref: EC001146

The cement pipe to the external of warehouse 3 contains asbestos.

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



Item 98 - Ref: 279740-1

The expansion joint filler to floor in Warehouse 3 (Room 001) does not contain asbestos.



Item 99 - Ref: 279740-2

The remnant boxing to columns north in Warehouse 3 (Room 001) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 100 - Ref: As 279740-2

The debris to flat roof of air lock in Warehouse 3 (Room 001) does not contain asbestos.



Item 101 - Ref: Presumed

The underside of the roof in Warehouse 4 (Room 002) does contain asbestos.

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



Item 102 - Ref: Presumed

The wall cladding at high level west in Warehouse 4 (Room 002) does contain asbestos.

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

Photographs of Areas Sampled (Cont)



Item 103 - Ref: As 279740-1

The expansion joint filler to floor in Warehouse 4 (Room 002) does not contain asbestos.



Item 104 - Ref: As 279740-2

The remnant boxing to columns south in Warehouse 4 (Room 002) does not contain asbestos.



Item 105 - Ref: 279740-3

The lining to fire door south (damaged) in Warehouse 4 (Room 002) does contain asbestos.

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

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 emergency procedures held in the 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	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	Paper lined fibreboard ceiling – Ground floor (Room 2)	Low	6 monthly	03.10.24
Item 8	No asbestos	Is present		
Item 9	No asbestos	Is present		
Item 10	No asbestos	Is present		
Item 11	Paper lined fibreboard ceiling – Ground floor (Room 3)	Low	6 monthly	03.10.24
Item 12	No asbestos	Is present		
Item 13	No asbestos	Is present		
Item 14	No asbestos	Is present		
Item 15	Paper lined fibreboard ceiling – Ground floor (Room 4)	Low	6 monthly	03.10.24
Item 16	No asbestos	Is present		
Item 17	No asbestos	Is present		
Item 18	Paper lined fibreboard ceiling – Ground floor (Room 5)	Low	6 monthly	03.10.24
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	Paper lined fibreboard ceiling – Ground floor (Room 7)	Low	6 monthly	03.10.24
Item 24	No asbestos	Is present		
Item 25	Paper lined fibreboard ceiling – Ground floor (Room 8)	Low	6 monthly	03.10.24
Item 26	No asbestos	Is present		
Item 27	Ceiling panels above suspended ceiling – Ground Floor (Room 9)	Low	6 monthly	Do not Inspect
Item 28	Ceiling panels above suspended ceiling – Ground Floor (Room 10)	Low	6 monthly	Do not Inspect
Item 29	Redundant Flue pipe within ceiling void – Ground Floor (Room 10)	Very Low	12 monthly	03.10.24
Item 30	Paper lined fibreboard ceiling – Ground floor (Room 11)	Low	6 monthly	03.10.24
Item 31	No asbestos	Is present		
Item 32	Paper lined fibreboard ceiling – Ground floor (Room 12)	Low	Do not Inspect	Removal required before access
Item 33	Board debris to suspended ceiling tops – Ground Floor (Room 12)	Medium	Do not Inspect	Removal required before access
Item 34	No asbestos	Is present		

Item 35	No asbestos	Is present		
Item 36	Corrugated roof sheets – Ground Floor (Room 14)	Very Low	12 monthly	03.10.24
Item 37	Flash guards within fuse box – Ground Floor (Room 14)	Very Low	12 Monthly	03.10.24
Item 38	Corrugated roof sheets – Ground Floor (Room 16)	Low	6 monthly	03.10.24
Item 39	No asbestos	Is present		
Item 40	Corrugated wall sheets – Ground Floor (Room 16)	Very Low	12 monthly	03.10.24
Item 41	Ceiling boards – Ground Floor (Room 18)	Low	6 monthly	03.10.24
Item 42	Debris to floor – Ground Floor (Room 18)	Low	Do not	Inspect
Item 43	Flash guards within fuse box – Ground Floor (Room 18)	Very Low	12 monthly	03.10.24
Item 44	Gasket to pipe flange – Ground Floor (Room 18)	Very Low	12 monthly	03.10.24
Item 45	Ceiling boards – Ground Floor (Room 19)	Low	6 monthly	03.10.24
Item 46	Debris to floor – Ground Floor (Room 19)	Low	Do not	Inspect

Item 47	Flash guards within fuse box – Ground Floor (Room 19)	Very Low	12 monthly	03.10.24
Item 48	Gasket to pipe flange – Ground Floor (Room 19)	Very Low	12 monthly	03.10.24
Item 49	Rope to floor – Ground Floor (Room 19)	Low	6 monthly	03.10.24
Item 50	Ceiling boards – Ground Floor (Room 20)	Low	6 monthly	building demolished
Item 51	No asbestos	Is present		
Item 52	Damp proof course – Ground Floor (Room 20)	Very Low	12 monthly	building demolished
Item 53	Ceiling boards – Ground Floor (Room 21)	Low	6 monthly	03.10.24
Item 54	No asbestos	Is present		
Item 55	Gaskets to air pump – Ground Floor (Room 21)	Very Low	12 monthly	03.10.24
Item 56	No asbestos	Is present		
Item 57	No asbestos	Is present		
Item 58	No asbestos	Is present		
Item 59	No asbestos	Is present		
Item 60	No asbestos	Is present		
Item 61	No asbestos	Is present		
Item 62	No asbestos	Is present		
Item 63	No asbestos	Is present		
Item 64	No asbestos	Is present		
Item 65	No asbestos	Is present		
Item 66	No asbestos	Is present		
Item 67	No asbestos	Is present		
Item 68	No asbestos	Is present		
Item 69	No asbestos	Is present		
Item 70	No asbestos	Is present		
Item 71	No asbestos	Is present		
Item 72	Corrugated	Very Low	12 monthly	03.10.24

	roof/apex/cowl sheet to warehouse – External (warehouse 1)			
Item 73	Corrugated roof/apex/cowl sheet to warehouse – External (warehouse 4)	Very Low	12 monthly	03.10.24
Item 74	Corrugated sheet canopy – External (Warehouse 4)	Very Low	12 monthly	03.10.24
Item 75	Guttering – External (Warehouse 4)	Very Low	12 monthly	03.10.24
Item 76	Damp proof course – External (Warehouse 4)	Very Low	12 monthly	03.10.24
Item 77	No asbestos	Is present		
Item 78	Cement debris to ground – External	Very Low	Do not	Inspect - Item no longer there
Item 79	Cement Ceiling panels – Warehouse 2	Low	6 monthly	03.10.24
Item 80	No asbestos	Is present		
Item 81	No asbestos	Is present		
Item 82	Ceiling panels – Warehouse 2	Low	6 monthly	03.10.24
Item 83	No asbestos	Is present		
Item 84	No asbestos	Is present		
Item 85	No asbestos	Is present		
Item 86	No asbestos	Is present		
Item 87	Cement fascia – Warehouse 2 External	Low	6 monthly	03.10.24
Item 88	Ceiling cement panels – Warehouse 3	Low	6 monthly	03.10.24
Item 89	Boxing –	Medium	3 monthly	03.07.24

	Warehouse 3			
Item 90	Cement walls – Warehouse 3	Low	6 monthly	03.10.24
Item 91	No asbestos	Is present		
Item 92	No asbestos	Is present		
Item 93	No asbestos	Is present		
Item 94	No asbestos	Is present		
Item 95	Canopy – Warehouse 3	Low	6 monthly	03.10.24
Item 96	No asbestos	Is present		
Item 97	Cement Pipe - Warehouse 3	Low	6 monthly	03.10.24
Item 98	No asbestos	Is present		
Item 99	No asbestos	Is present		
Item 100	No asbestos	Is present		
Item 101	Underside of roof Warehouse 4	Very Low	12 monthly	03.10.24
Item 102	Wall Cladding Warehouse 4	Low	6 monthly	03.10.24
Item 103	No asbestos	Is present		
Item 104	No asbestos	Is present		
Item 105	Lining to fire door Warehouse 4	Low	6 monthly	03.10.24

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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For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	