

Foreward

ASBESTOS SURVEY REPORT FOR RYHOPE CA, SUNDERLAND

I have enclosed for your information and retention the most recent asbestos survey (type 2/Management) which applies to the property stated above. The purpose of the survey is to identify as far as possible, the materials containing asbestos fibres in your property.

The attached report is divided in sections so as to give as much information as possible, a basic reference section for use by premises managers and a more detailed report for use by contractors on site etc.

Plan of the Building and Sample Locations

This contains a plan of the building and identifies where asbestos samples have been taken from.

Photographs of Areas Sampled

This section contains photographs of all the areas where samples were taken. These photographs can be used when carrying out the periodic inspections to see if there has been any change or deterioration in its condition.

Survey Information

This section contains the survey information as printed from the central database held at Land and Property. It describes the type of asbestos present, its location, condition etc. Contractors should be shown this section along with the others when they are shown the register prior to starting any work.

Priority Risk Assessments

This section contains assessments which have been created using information from the survey and information on your property. This assessment helps to determine how often periodic checks on any asbestos need to be carried out by your Samo.

5 Simple Steps to Asbestos Management

This section details procedures for managing asbestos in your property. It gives guidance on the register, the inspections, any planned work and what to do when contractors arrive on site.

Commonly asked Questions

This section covers questions most commonly asked and can be referred to as/when the need arises.

The building has been surveyed as comprehensively as possible, all potentially fibrous materials have been examined and where necessary analysed by competent UKAS accredited analysts and the findings of both recorded in the report.

This report is an important document and must be referred to before any building works are carried out. The report must be kept with your tenants handbook and the checklists completed on a regular basis. You will be reminded when your specific checklists are due for submission.

Information for Employees Working in Premises where Asbestos Containing Materials Exist.

Asbestos is made up of fibrous materials, which are flexible, mechanically strong and resistant to stretching, heat and chemicals. As a consequence asbestos has been used extensively in buildings. Examples of asbestos containing materials found in buildings include exterior asbestos cement cladding; gutters and pipes; fireproof sprays on structural steel joists; insulation boards in service ducts and wall partitions; ceiling and floor tiles and pipe and boiler lagging.

Asbestos containing products can produce very small fibrous dust particles, which can not be seen by the naked eye. It is only when these fibres become airborne, due to damage, deterioration, disturbance etc, that there is a risk to health.

If asbestos is maintained in good condition and is not disturbed or damaged it does not pose a health risk.

The authority has a management system for ensuring that you are not exposed to asbestos containing materials that are in poor condition and may pose a health risk. This system is based on sound principals laid down by legislation and associated codes of practice and guidance.

It is not appropriate simply to remove all asbestos containing materials in buildings. Asbestos materials that are sound, undamaged and not releasing dust should be left alone. Any disturbance to such materials, however carefully controlled, will release fibres and be counter-productive.

Within the building you occupy, your department has nominated a Site Asbestos Monitoring Officer (SAMO). This individual is responsible for inspecting the asbestos containing materials to ensure they are not in a dangerous condition. Should you have any concerns about suspect materials within your premises you should contact the SAMO.

Restrictions on use, distribution and publication of the report

We accept no responsibility or liability for the consequences of this document being used for purpose other than for which it was commissioned.

To the extent that the document is based on the information available at the time of writing, Sunderland City Council accepts no liability for any consequences should this report be used for any other purpose

If you require any further information regarding the report or its application please contact Caroline Bage, Asbestos Manager on Tel: 07557 938966.

Yours sincerely,

Neil Guthrie
Director of Development and Property

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for

RYHOPE COMMUNITY ASSOCIATION, SUNDERLAND



UPRN: - FP10-02718

Location of register:-

Premises Manager / Samo: - Tenant

Date: 21 July 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

Presumed – WC Seat (1st Floor Rm 002) - (Item 1) Low Risk
Sample 10 – Packing pipework (Boiler room) (Item 2) Low Risk
Presumed – Cowl (External) (Item 3) Very Low Risk
Presumed – Cowl (External) (Item 4) Very Low Risk
Presumed – Soffit (External) (Item 5) Very Low Risk
Sample 02 – Wall panel (Rm 004) (Item 6) No Risk
Sample 03 – Ceiling (Rm 004) (Item 7) No Risk
Sample 04 – Floor covering (Rm 004) (Item 8) No Risk
Sample 01 – Floor tiles (Rm 005) (Item 9) No Risk
As Sample 02 – Wall panel (Rm 007) (Item 10) No Risk
As Sample 04 – Floor covering (Rm 007) (Item 11) No Risk
Sample 05 – Wall board (Rm 011) (Item 12) No Risk
Sample 06 - Floor covering (Rm 012) (Item 13) No Risk
Sample 07 – Stair nosing (Rm 012) (Item 14) No Risk
Sample 08 – Walls and ceiling (Rm 014) (Item 15) No Risk
Sample 12 – Floor covering (Rm 003) (Item 16) No Risk
Sample 13 – Floor tiles (Rm 004) (Item 17) No Risk
Sample 14 – Ceiling (Rm 005) (Item 18) No Risk
As Sample 12 – Flooring (Rm 006) (Item 19) No Risk
As Sample 12 – Flooring (Rm 007) (Item 20) No Risk
Sample 15 – Tank insulation (Rm 009) (Item 21) No Risk
Sample 11 – Ceiling board (Rm 001) (Item 22) No Risk
Sample 09 – Rope seal (Rm 001) (Item 23) No Risk
As Sample 12 – Floor covering (Rm 001) (Item 24) No Risk
222608-1 – Coving (Reception lobby) (Item 25) – No Risk
222608-2 – Coving (Reception lobby) (Item 26) – No Risk
PZ000693 Electrical services fuses/flashguards (Boiler Room Z1/001) (Item 27)
– Removed 22.11.23
RT000249 – Plaster to ceiling (Reception/Lobby G/01) (Item 28) – No Risk
RT000252 – Plaster to ceiling (Hall G/02) (Item 29) – No Risk
RT000251 – Plaster coving to ceiling/wall (Hall G/02) (Item 30) – No Risk
RT000248 - Plaster coving to ceiling/wall (Hall 1/01) (Item 31) – 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: Presumed

The WC seat to the toilet in room 002 is presumed to contain asbestos. Any change in its appearance should be recorded and passed to Property Services.



Item 2 - Ref: Sample 10

The packing to pipework in boiler room contains asbestos. Any change in its appearance should be recorded and passed to Property Services.



Item 3 - Ref: Presumed

The external roof cowl to the roof is presumed to contain asbestos. Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 4 - Ref: Presumed

The large external roof cowl to the roof is presumed to contain asbestos. Any change in its appearance should be recorded and passed to Property Services.



Item 5 - Ref: Presumed

The soffit to the external is presumed to contain asbestos. Any change in its appearance should be recorded and passed to Property Services.



Items 6 & 10- Ref: Sample 2

The wall panel outside the male wc (Rm 004) does not contain asbestos.

Similar wall panel is located outside female wc.

Photographs of Areas Sampled (Cont)



Item 7 - Ref: Sample 03

The ceiling board to room 004 does not contain asbestos.



Item 8 & 11 - Ref: Sample 04

The floor covering under the lino in the entrance and corridor (Area 004) does not contain asbestos.

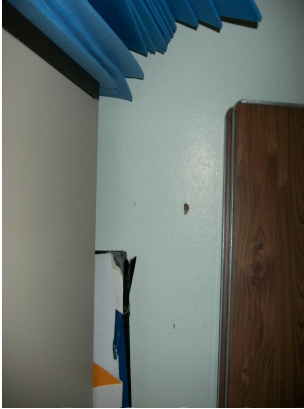
Similar floor covering is located in area 007.



Item 9 - Ref: Sample 01

The vinyl floor tiles to the corridor (Area 005) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 12 - Ref: Sample 05

The board to the rear wall in the cupboard (Area 011) does not contain asbestos.



Item 13 - Ref: Sample 06

The floor covering to the stairs (Area 012) does not contain asbestos.



Item 14 - Ref: Sample 07

The stair nosing to the stairs (Area 012) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 15 - Ref: Sample 08

The walls and ceiling to the electrical cupboard (Room 014) do not contain asbestos.



Item 16, 19, 20 & 24 - Ref: Sample 12

The floor covering to the cupboard (Rm 003) does not contain asbestos.

Similar flooring is located in Rm 006, 007 and 001.



Item 17 - Ref: Sample 13

The floor tiles to the cupboard in the kitchen (Room 004) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 18 - Ref: Sample 14

The dance hall ceiling (Area 005) does not contain asbestos.



Item 21 - Ref: Sample 15

The water tank insulation in the loft space above the kitchen (Area 009) does not contain asbestos.



Item 22 - Ref: Sample 11

The board above the stairs in the boiler room (Are 001) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 23 - Ref: Sample 09

The rope seal to the pipework in the boiler room (Rm 001) does not contain asbestos.



Item 24 Ref: As Sample 12

The floor covering (Rm 001) does not contain asbestos

No Image Provided

Item 25 Ref: 222608-1

The coving in reception lobby (Rm 001) does not contain asbestos.

Photographs of Areas Sampled (Cont)

No Image Provided

Item 26 Ref: 222608-2

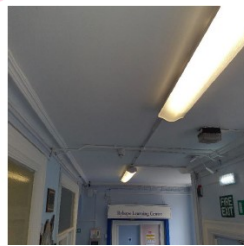
The coving in reception lobby (Rm 001) does not contain asbestos.

Item 27 Ref: PZ000693



The fuses/flashguards in the Boiler Room (Z1/001) contain asbestos.

Removed 22/11/2023

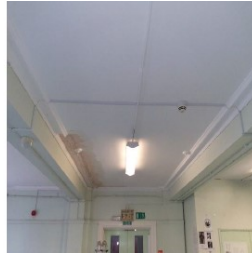


Item 28 Ref: RT000249

The plaster to ceiling (Reception/Lobby G/01) does not contain asbestos.

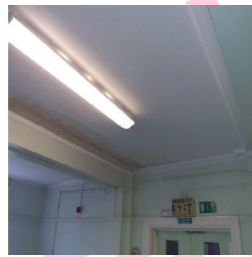
Photographs of Areas Sampled

Item 29 Ref: RT000252



The plaster to ceiling (Hall G/02) does not contain asbestos.

Item 30 Ref: RT000251



The plaster coving to ceiling/wall (Hall G/02) does not contain asbestos.

Item 31 Ref: RT000248



The plaster coving to ceiling/wall (Hall 1/01) does not contain asbestos.

Five Simple Steps to Asbestos Management

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

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

Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

Step 2 – Periodic Inspections

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

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

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

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

Step 3 – Planned Work

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

Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

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

Step 5 – Monitoring the Register

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

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

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

In the event of an exposure of asbestos, please refer to the site specific emergency procedure as detailed in your 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 our General Office on 561 2663 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
<i>Item 1</i>	<i>WC Seat in WC</i>	<i>Low</i>	<i>6 monthly</i>	<i>28/09/2025</i>
<i>Item 2</i>	<i>Packing to pipework in the boiler room</i>	<i>Low</i>	<i>6 monthly</i>	<i>28/09/2025</i>
<i>Item 3</i>	<i>External Small Cowls to Roof</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>28/09/2025</i>
<i>Item 4</i>	<i>External Large cowl to Roof</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>28/09/2025</i>
<i>Item 5</i>	<i>External Soffit</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>28/09/2025</i>
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<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>		
<i>Item 11</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 12</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 13</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 14</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 15</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 16</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 20</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 22</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 23</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 24</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 25</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 26</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 27</i>	<i>Fuses Flashguards (Boiler Room Z1/001)</i>	<i>Very Low</i>	<i>Removed</i>	<i>22/11/2023</i>

<i>Item 28</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 29</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 30</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 31</i>	<i>No asbestos</i>	<i>Is present</i>		

Sunderland
City Council

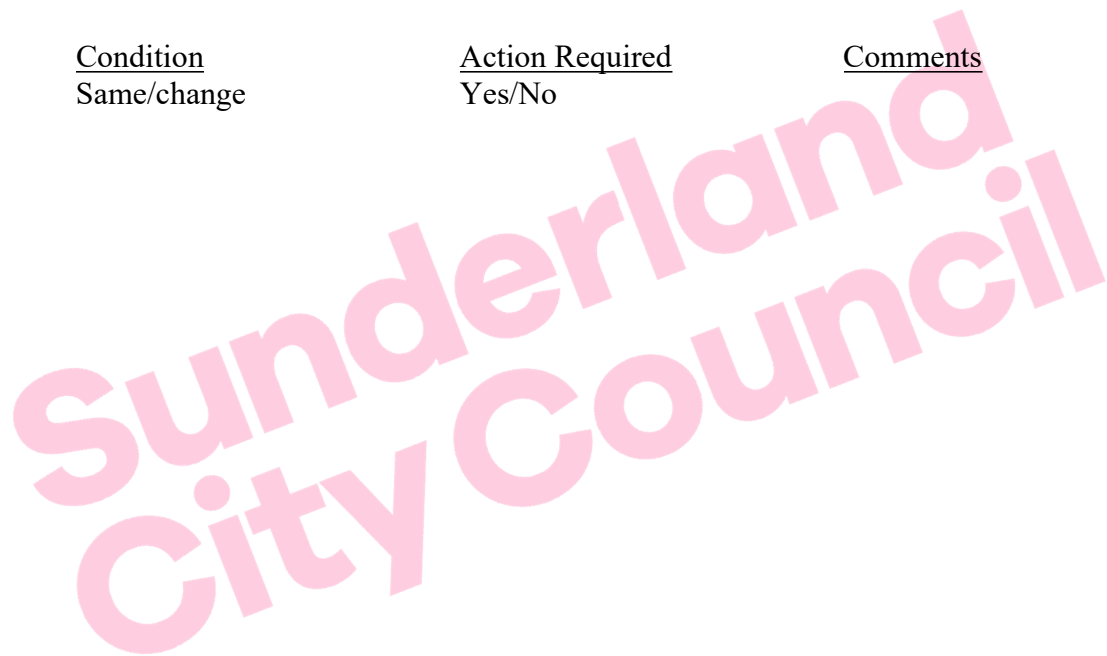
Periodic Return

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

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



For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	