

Foreward

ASBESTOS SURVEY REPORT FOR ROSEBERRY PRIMARY SCHOOL,
MARSH HOUSE AVENUE, BILLINGHAM, COUNTY DURHAM, TS23 2HJ

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,

Neil Guthrie
Director of Development and Property

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for Roseberry Primary School



UPRN: - J297443

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 09 June 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

Item No.	Sample Ref.	Area Sampled	Location Name	Inspection Frequency
1	TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Store Room G/001	No Risk
2	TL001086	Ceiling Void Residue to beams Composite Bitumen	Store Room G/001	Very Low Risk
3	TL001087	Floor Covering beneath floor tiles Composite Bitumen	Store Room G/001	Low Risk
4	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/003	Low Risk
5	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Corridor G/004	Low Risk
6	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/005	Low Risk
7	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Cupboard G/008	No Risk
8	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/009	Very Low Risk
9	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Toilet(s) – Female G/009	No Risk
10	TL001088	Ceiling Void - Debris attached to cobwebs, presumed to remain throughout kitchen unit area above lino, former polythene enclosure likely to be contaminated Insulating Board	Staff Room G/010	No Risk
11	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Staff Room G/010	No Risk
12	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Staff Room G/010	Low Risk
13	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Office G/011	No Risk

14	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Office G/011	Low Risk
15	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Office G/012	No Risk
16	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Office G/012	Low Risk
17	TL001089	Debris/Residue To beams and nail holes Insulating Board	Office G/012	No Risk
18	TL001090	Ceiling Void Residue to beams Composite Bitumen	Classroom G/013	No Risk
19	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Corridor G/014	No Risk
20	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/015	Low Risk
21	TL001091	Ceiling Void Wood wool Block/Stramit board	Classroom G/015	No Risk
22	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/016	Low Risk
23	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Classroom G/016	No Risk
24	As TL001091	Ceiling Void Wood wool Block/Stramit board	Toilet(s) – Male G/017	No Risk
25	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Male G/017	No Risk
26	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/018	No Risk
27	TL001092	Wall Possible residue, previously identified and Labelled (MIS 1364- 6490-1) Thermal Insulation Lagging	Boiler Room G/023	Medium Risk
28	TL001093	Door - Firedoor, Inner Lining (MIS 1364-6490-2) Insulating Board	Boiler Room G/023	Low Risk
29	TL001092	Wall Pipe penetrations, foam sealed (As MIS 1364-6490-1) Thermal Insulation Lagging	Boiler Room G/023	Medium Risk

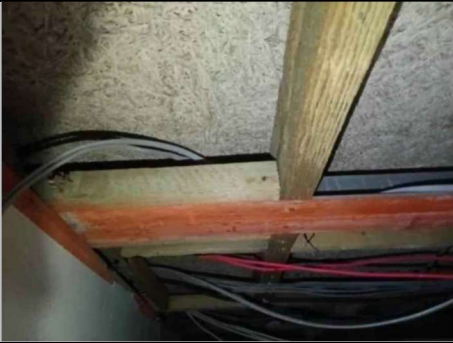


30	TL001094	Damp Proof Course (Lucion 192754-1) Composite Bitumen	Boiler Room G/023	Very Low Risk
31	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Corridor G/024	No Risk
32	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Corridor G/024	Low Risk
33	Presumed	Ceiling Cladding Enclosed behind polythene Enclosure Insulating Board	Corridor G/024	Medium Risk
34	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Entrance Hall/Foyer/Lobby G/025	No Risk
35	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Entrance Hall/Foyer/Lobby G/025	Low Risk
36	Presumed	Ceiling Void Enclosed with polythene, presumption only Insulating Board	Entrance Hall/Foyer/Lobby G/025	Low Risk
37	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Store Room G/026	Low Risk
38	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Store Room G/026	No Risk
39	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Corridor G/027	Low Risk
40	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Corridor G/027	No Risk
41	As TL001089	Debris Around nail Insulating Board	Corridor G/027	No Risk
42	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/028	No Risk
43	As TL001085	Ceiling Void – Ceiling Above Wood wool Block/Stramit board	Toilet(s) – Female G/028	No Risk
44	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Male G/029	No Risk
45	As TL001085	Ceiling Void – Ceiling Above Wood wool Block/Stramit board	Toilet(s) – Male G/029	No Risk
46	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/030	Low Risk

47	As TL001085	Ceiling Void – Wood wool Block/Stramit board	Classroom G/030	No Risk
48	TL001095	Debris/Residue To beams Insulating Board	Classroom G/030	No Risk
49	Presumed	Ceiling Cladding Enclosed behind polythene enclosure Insulating Board	Meeting Room G/031	Medium Risk
50	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/042	Low Risk
51	TL001096	Damp Proof Course (AMS report 0073 28.6.07)	External E/001	Very Low Risk
52	TL001097	Floor - Covering Beneath screed Composite Bitumen	Lower School Entrance Hall/Foyer/Lobby 60	No Risk
53	TL001098	Under Sink Mat Composite Bitumen	Lower School Kitchen 31	Low Risk
54	As TL001098	Under Sink Mat Composite Bitumen	Lower School Kitchen 31	Low Risk
55	TL001099	Wall – Skirting Cement Products	Lower School Kitchen 31	No Risk
56	As TL001097	Floor - Covering Beneath screed Composite Bitumen	Entrance Hall/Foyer/Lobby 58	No Risk
57	As TL001097	Floor - Covering Beneath screed Composite Bitumen	Lower School Corridor 57	No Risk
58	TL001100	Wall – Coating Composite Decorative Finish	Lower School Toilet(s) Staff 37	No Risk
59	As TL001100	Wall – Coating Composite Decorative Finish	Lower School Toilet(s) 43	No Risk
60	TL001101	Wall – Coating Composite Decorative Finish	Lower School Utility Room 42	No Risk
61	TL001102	Wall (Lucion report 330293 28.5.19) Thermal Insulation Lagging	Lower School Boiler Room 61	Medium Risk
62	TL001103	Pipework Gasket(s) (Lucion report 330293.1 28.5.19) Joint/Gasket	Lower School Boiler Room 61	Low Risk
63	TL001104	Flue Pipe (Lucion 330293 28.5.2019) Cement Products	Lower School Boiler Room 61	Low Risk
64	TL001105	Flue Pipe (Lucion 330293 28.5.2019) Textile Rope/String/ Yarn	Lower School Boiler Room 61	Low Risk

65	As TL001097	Floor - Covering Beneath screed Composite Bitumen	Lower School Corridor 24	No Risk
66	TL001106	Floor Composite Bitumen	Lower School Library 22	Low Risk
67	TL001107	Floor – Covering Composite Bitumen	Lower School Classroom 10	No Risk
68	As TL001107	Floor – Covering Composite Bitumen	Lower School Cupboard 8	No Risk
69	As TL001107	Floor – Covering Composite Bitumen	Lower School Classroom 12	No Risk
70	As TL001107	Floor – Covering Composite Bitumen	Lower School Classroom 15	No Risk
71	As TL001106	Floor - Covering Beneath modern Composite Bitumen	Lower School Store Room 21	Low Risk
72	As TL001106	Floor - Covering Beneath modern Composite Bitumen	Lower School Photocopy Room 23	Low Risk
73	TL001108	Damp Proof Course (Lucion 465734 28.5.21)	Lower School External 01	Low Risk
74	TL001109	Stench Pipe – Vertical Composite Mastics	Lower School External 01	No Risk
75	TL001110	Wall Residue around all doors and windows Composite Mastics	Lower School External 01	No Risk

Please note the survey carried out was non-intrusive and any areas not listed above may not have been accessed or had samples taken, should major refurbishment be planned for the property, further investigation will be required.




Photographs of Areas Sampled

1	TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Store Room G/001	Does not contain asbestos.
				
2	TL001086	Ceiling Void Residue to beams Composite Bitumen	Store Room G/001	Very Low Risk – to be checked every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
3	TL001087	Floor Covering beneath floor tiles Composite Bitumen	Store Room G/001	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				




Photographs of Areas Sampled continued

4	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/003	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
5	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Corridor G/004	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
6	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/005	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
				





Photographs of Areas Sampled continued

7	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Cupboard G/008	Does not contain asbestos.
<p align="center">NO PHOTOGRAPHIC EVIDENCE</p>				
8	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/009	Very Low Risk – to be checked every 12 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
9	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Toilet(s) – Female G/009	Does not contain asbestos.
				





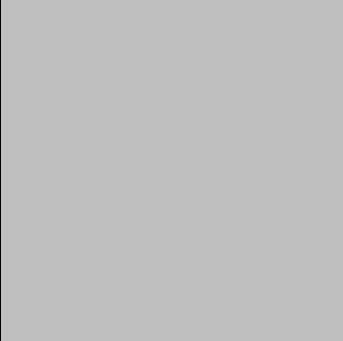

Photographs of Areas Sampled continued

10	TL001088	Ceiling Void - Debris attached to cobwebs, presumed to remain throughout kitchen unit area above lino, former polythene enclosure likely to be contaminated Insulating Board	Staff Room G/010	Does not contain asbestos.
				
11	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Staff Room G/010	Does not contain asbestos.
				
12	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Staff Room G/010	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
			No Photographic Evidence Available	





Photographs of Areas Sampled continued

13	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Office G/011	Does not contain asbestos.
				
14	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Office G/011	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
15	As TL001085	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Office G/012	Does not contain asbestos.
				




Photographs of Areas Sampled continued

16	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Office G/012	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
17	TL001089	Debris/Residue To beams and nail holes Insulating Board	Office G/012	Does not contain asbestos.
				
18	TL001090	Ceiling Void Residue to beams Composite Bitumen	Classroom G/013	Does not contain asbestos.
				




Photographs of Areas Sampled continued

19	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Corridor G/014	Does not contain asbestos.
				
20	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/015	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
21	TL001091	Ceiling Void Wood wool Block/Stramit board	Classroom G/015	Does not contain asbestos.
				




Photographs of Areas Sampled continued

22	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/016	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
		No Photographic Evidence Available		
23	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Classroom G/016	Does not contain asbestos.
				
24	As TL001091	Ceiling Void Wood wool Block/Stramit board	Toilet(s) – Male G/017	Does not contain asbestos.
				






Photographs of Areas Sampled continued

25	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Male G/017	Does not contain asbestos.
				
26	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/018	Does not contain asbestos.
				
27	TL001092	Wall Possible residue, previously identified and Labelled (MIS 1364-6490-1) Thermal Insulation Lagging	Boiler Room G/023	Medium Risk – to be checked every 3 months
Photo 1: Wide Angle			Photo 2: Close-up	
			No Photographic Evidence Available	


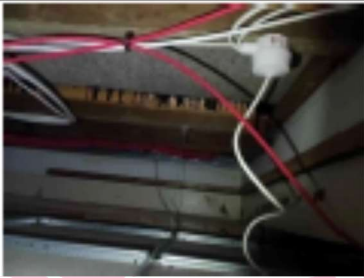



Photographs of Areas Sampled continued

28	TL001093	Door - Firedoor, Inner Lining (MIS 1364-6490-2) Insulating Board	Boiler Room G/023	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
29	TL001092	Wall Pipe penetrations, foam sealed (As MIS 1364-6490-1) Thermal Insulation Lagging	Boiler Room G/023	Medium Risk – to be checked every 3 months
Photo 1: Wide Angle		Photo 2: Close-up		
		No Photographic Evidence Available		
30	TL001094	Damp Proof Course (Lucion 192754-1) Composite Bitumen	Boiler Room G/023	Very Low Risk – to be checked every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				





Photographs of Areas Sampled continued

31	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Corridor G/024	Does not contain asbestos.
				
32	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Corridor G/024	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
33	Presumed	Ceiling Cladding Enclosed behind polythene enclosure Insulating Board	Corridor G/024	Medium Risk – to be checked every 3 months
Photo 1: Wide Angle		Photo 2: Close-up		
				


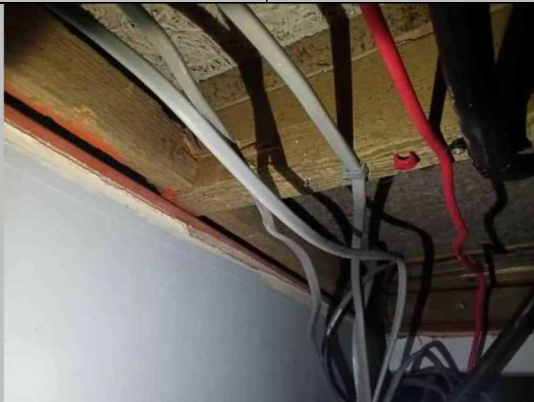

Photographs of Areas Sampled continued

34	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Entrance Hall/Foyer/Lobby G/025	Does not contain asbestos.
				
35	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Entrance Hall/Foyer/Lobby G/025	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
36	Presumed	Ceiling Void Enclosed with polythene, presumption only Insulating Board	Entrance Hall/Foyer/Lobby G/025	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				




Photographs of Areas Sampled continued

37	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Store Room G/026	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
		No Photographic Evidence Available		
38	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Store Room G/026	Does not contain asbestos.
				
39	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Corridor G/027	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				





Photographs of Areas Sampled continued

40	As TL001085	Ceiling Void - Wood wool Block/Stramit board	Corridor G/027	Does not contain asbestos.
				
41	As TL001089	Debris Around nail Insulating Board	Corridor G/027	Does not contain asbestos.
				
42	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/028	Does not contain asbestos.
				






Photographs of Areas Sampled continued

43	As TL001085	Ceiling Void – Ceiling Above Wood wool Block/Stramit board	Toilet(s) – Female G/028	Does not contain asbestos.
				
44	As TL001090	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Male G/029	Does not contain asbestos.
				
45	As TL001085	Ceiling Void – Ceiling Above Wood wool Block/Stramit board	Toilet(s) – Male G/029	Does not contain asbestos.
				




Photographs of Areas Sampled continued

46	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Classroom G/030	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
47	As TL001085	Ceiling Void – Wood wool Block/Stramit board	Classroom G/030	Does not contain asbestos.
				
48	TL001095	Debris/Residue To beams Insulating Board	Classroom G/030	Does not contain asbestos.
				




Photographs of Areas Sampled continued

49	Presumed	Ceiling Cladding Enclosed behind polythene enclosure Insulating Board	Meeting Room G/031	Medium Risk – to be checked every 3 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
50	As TL001086	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/042	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
			No Photographic Evidence Available	
51	TL001096	Damp Proof Course (AMS report 0073 28.6.07)	External E/001	Very Low Risk – to be checked every 12 months
Photo 1: Wide Angle			Photo 2: Close-up	
				




Photographs of Areas Sampled continued

52	TL001097	Floor - Covering Beneath screed Composite Bitumen	Lower School Entrance Hall/Foyer/Lobby 60	Does not contain asbestos.
				
53	TL001098	Under Sink Mat Composite Bitumen	Lower School Kitchen 31	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
54	As TL001098	Under Sink Mat Composite Bitumen	Lower School Kitchen 31	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
				

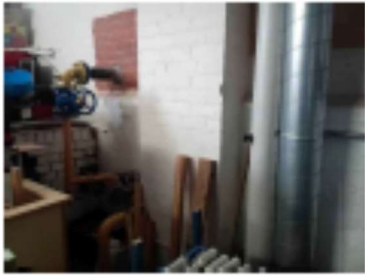
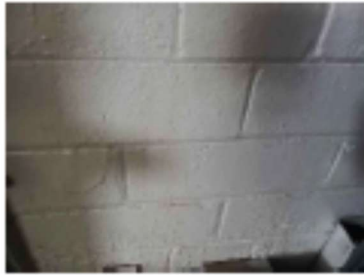
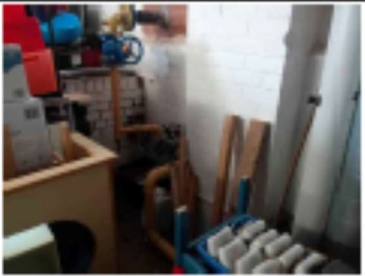


Photographs of Areas Sampled continued

55	TL001099	Wall – Skirting Cement Products	Lower School Kitchen 31	Does not contain asbestos.
				
56	As TL001097	Floor - Covering Beneath screed Composite Bitumen	Entrance Hall/Foyer/Lobby 58	Does not contain asbestos.
				
57	As TL001097	Floor - Covering Beneath screed Composite Bitumen	Lower School Corridor 57	Does not contain asbestos.
				

Photographs of Areas Sampled continued

58	TL001100	Wall – Coating Composite Decorative Finish	Lower School Toilet(s) Staff 37	Does not contain asbestos.
				
59	As TL001100	Wall – Coating Composite Decorative Finish	Lower School Toilet(s) 43	Does not contain asbestos.
				
60	TL001101	Wall – Coating Composite Decorative Finish	Lower School Utility Room 42	Does not contain asbestos.
				




Photographs of Areas Sampled continued

61	TL001102	Wall (Lucion report 330293 28.5.19) Thermal Insulation Lagging	Lower School Boiler Room 61	Medium Risk – to be checked every 3 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
62	TL001103	Pipework Gasket(s) (Lucion report 330293.1 28.5.19) Joint/Gasket	Lower School Boiler Room 61	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
63	TL001104	Flue Pipe (Lucion 330293 28.5.2019) Cement Products	Lower School Boiler Room 61	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
		No Photographic Evidence Available		





Photographs of Areas Sampled continued

64	TL001105	Flue Pipe (Lucion 330293 28.5.2019) Textile Rope/ String/Yarn	Lower School Boiler Room 61	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
65	As TL001097	Floor - Covering Beneath screed Composite Bitumen	Lower School Corridor 24	Does not contain asbestos.
				
66	TL001106	Floor Composite Bitumen	Lower School Library 22	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
		No Photographic Evidence Available		

Photographs of Areas Sampled continued

67	TL001107	Floor – Covering Composite Bitumen	Lower School Classroom 10	Does not contain asbestos.
				
68	As TL001107	Floor – Covering Composite Bitumen	Lower School Cupboard 8	Does not contain asbestos.
				
69	As TL001107	Floor – Covering Composite Bitumen	Lower School Classroom 12	Does not contain asbestos.
				

Photographs of Areas Sampled continued

70	As TL001107	Floor – Covering Composite Bitumen	Lower School Classroom 15	Does not contain asbestos.
				
71	As TL001106	Floor - Covering Beneath modern Composite Bitumen	Lower School Store Room 21	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
		No Photographic Evidence Available		
72	As TL001106	Floor - Covering Beneath modern Composite Bitumen	Lower School Photocopy Room 23	Low Risk – to be checked every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				

Photographs of Areas Sampled continued

73	TL001108	Damp Proof Course (Lucion 465734 28.5.21)	Lower School External 01	Low Risk – to be checked every 6 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
74	TL001109	Stench Pipe – Vertical Composite Mastics	Lower School External 01	Does not contain asbestos.
				
75	TL001110	Wall Residue around all doors and windows Composite Mastics	Lower School External 01	Does not contain asbestos.
				

Any changes in appearance to items containing asbestos 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 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 07557 938966 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.

INSPECTION SCHEDULE**FORM 2**

Item No.	Area Sampled	Location Name	Inspection Frequency	Date of Return	Condition Same/ change	Action Req'd Y/N	Comments
1	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Store Room G/001	No Risk				
2	Ceiling Void Residue to beams Composite Bitumen	Store Room G/001	Very Low Risk – 12 monthly	28/04/26			
3	Floor Covering beneath floor tiles Composite Bitumen	Store Room G/001	Low Risk – 6 monthly	28/10/25			
4	Ceiling Void Residue to beams Composite Bitumen	Classroom G/003	Low Risk – 6 monthly	28/10/25			
5	Ceiling Void Residue to beams Composite Bitumen	Corridor G/004	Low Risk – 6 monthly	28/10/25			
6	Ceiling Void Residue to beams Composite Bitumen	Classroom G/005	Low Risk – 6 monthly	28/10/25			
7	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Cupboard G/008	No Risk				
8	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/009	Very Low Risk – 12 monthly	28/04/26			
9	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Toilet(s) – Female G/009	No Risk				
10	Ceiling Void - Debris	Staff Room G/010	No Risk				
11	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Staff Room G/010	No Risk				
12	Ceiling Void Residue to beams Composite Bitumen	Staff Room G/010	Low Risk – 6 monthly	28/10/25			
13	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Office G/011	No Risk				

14	Ceiling Void Residue to beams Composite Bitumen	Office G/011	Low Risk – 6 monthly	28/10/25			
15	Ceiling Void - Ceiling Above Wood wool Block/Stramit board	Office G/012	No Risk				
16	Ceiling Void Residue to beams Composite Bitumen	Office G/012	Low Risk – 6 monthly	28/10/25			
17	Debris/Residue To beams and nail holes Insulating Board	Office G/012	No Risk				
18	Ceiling Void Residue to beams Composite Bitumen	Classroom G/013	No Risk				
19	Ceiling Void Residue to beams Composite Bitumen	Corridor G/014	No Risk				
20	Ceiling Void Residue to beams Composite Bitumen	Classroom G/015	Low Risk – 6 monthly	28/10/25			
21	Ceiling Void Wood wool Block/Stramit board	Classroom G/015	No Risk				
22	Ceiling Void Residue to beams Composite Bitumen	Classroom G/016	Low Risk – 6 monthly	28/10/25			
23	Ceiling Void - Wood wool Block/Stramit board	Classroom G/016	No Risk				
24	Ceiling Void Wood wool Block/Stramit board	Toilet(s) – Male G/017	No Risk				
25	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Male G/017	No Risk				
26	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/018	No Risk				
27	Wall Possible residue, previously identified and Labelled (MIS 1364-6490-1) Thermal Insulation Lagging	Boiler Room G/023	Medium Risk – 3 monthly	28/07/25			
28	Door - Fire door, Inner Lining (MIS 1364-6490-2) Insulating Board	Boiler Room G/023	Low Risk – 6 monthly	28/10/25			

29	Wall Pipe penetrations, foam sealed (As MIS 1364-6490-1) Thermal Insulation Lagging	Boiler Room G/023	Medium Risk – 3 monthly	28/07/25			
30	Damp Proof Course (Lucion 192754-1) Composite Bitumen	Boiler Room G/023	Very Low Risk – 12 monthly	28/04/26			
31	Ceiling Void - Wood wool Block/Stramit board	Corridor G/024	No Risk				
32	Ceiling Void Residue to beams Composite Bitumen	Corridor G/024	Low Risk – 6 monthly	28/10/25			
33	Ceiling Cladding Enclosed behind polythene enclosure Insulating Board	Corridor G/024	Medium Risk – 3 monthly	28/07/25			
34	Ceiling Void - Wood wool Block/Stramit board	Entrance Hall/Foyer/Lobby G/025	No Risk				
35	Ceiling Void Residue to beams Composite Bitumen	Entrance Hall/Foyer/Lobby G/025	Low Risk – 6 monthly	28/10/25			
36	Ceiling Void Enclosed with polythene, presumption only Insulating Board	Entrance Hall/Foyer/Lobby G/025	Low Risk – 6 monthly	28/10/25			
37	Ceiling Void Residue to beams Composite Bitumen	Store Room G/026	Low Risk – 6 monthly	28/10/25			
38	Ceiling Void - Wood wool Block/Stramit board	Store Room G/026	No Risk				
39	Ceiling Void Residue to beams Composite Bitumen	Corridor G/027	Low Risk – 6 monthly	28/10/25			
40	Ceiling Void - Wood wool Block/Stramit board	Corridor G/027	No Risk				
41	Debris Around nail Insulating Board	Corridor G/027	No Risk				
42	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/028	No Risk				

43	Ceiling Void – Ceiling Above Wood wool Block/Stramit board	Toilet(s) – Female G/028	No Risk				
44	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Male G/029	No Risk				
45	Ceiling Void – Ceiling Above Wood wool Block/Stramit board	Toilet(s) – Male G/029	No Risk				
46	Ceiling Void Residue to beams Composite Bitumen	Classroom G/030	Low Risk – 6 monthly	28/10/25			
47	Ceiling Void – Wood wool Block/Stramit board	Classroom G/030	No Risk				
48	Debris/Residue To beams Insulating Board	Classroom G/030	No Risk				
49	Ceiling Cladding Enclosed behind polythene enclosure Insulating Board	Meeting Room G/031	Medium Risk – 3 monthly	28/07/25			
50	Ceiling Void Residue to beams Composite Bitumen	Toilet(s) – Female G/042	Low Risk – 6 monthly	28/10/25			
51	Damp Proof Course (AMS report 0073 28.6.07)	External E/001	Very Low Risk – 12 monthly	28/04/26			
52	Floor - Covering Beneath screed Composite Bitumen	Lower School Entrance Hall/Foyer/Lobby 60	No Risk				
53	Under Sink Mat Composite Bitumen	Lower School Kitchen 31	Low Risk – 6 monthly	28/10/25			
54	Under Sink Mat Composite Bitumen	Lower School Kitchen 31	Low Risk – 6 monthly	28/10/25			
55	Wall – Skirting Cement Products	Lower School Kitchen 31	No Risk				
56	Floor - Covering Beneath screed Composite Bitumen	Entrance Hall/Foyer/Lobby 58	No Risk				
57	Floor - Covering Beneath screed Composite Bitumen	Lower School Corridor 57	No Risk				

58	Wall – Coating Composite Decorative Finish	Lower School Toilet(s) Staff 37	No Risk				
59	Wall – Coating Composite Decorative Finish	Lower School Toilet(s) 43	No Risk				
60	Wall – Coating Composite Decorative Finish	Lower School Utility Room 42	No Risk				
61	Wall (Lucion report 330293 28.5.19) Thermal Insulation Lagging	Lower School Boiler Room 61	Medium Risk – 3 monthly	28/07/25			
62	Pipework Gasket(s) (Lucion report 330293.1 28.5.19) Joint/Gasket	Lower School Boiler Room 61	Low Risk – 6 monthly	28/10/25			
63	Flue Pipe (Lucion 330293 28.5.2019) Cement Products	Lower School Boiler Room 61	Low Risk – 6 monthly	28/10/25			
64	Flue Pipe (Lucion 330293 28.5.2019) Textile Rope/String/Yarn	Lower School Boiler Room 61	Low Risk – 6 monthly	28/10/25			
65	Floor - Covering Beneath screed Composite Bitumen	Lower School Corridor 24	No Risk				
66	Floor Composite Bitumen	Lower School Library 22	Low Risk – 6 monthly	28/10/25			
67	Floor – Covering Composite Bitumen	Lower School Classroom 10	No Risk				
68	Floor – Covering Composite Bitumen	Lower School Cupboard 8	No Risk				
69	Floor – Covering Composite Bitumen	Lower School Classroom 12	No Risk				
70	Floor – Covering Composite Bitumen	Lower School Classroom 15	No Risk				
71	Floor - Covering Beneath modern Composite Bitumen	Lower School Store Room 21	Low Risk – 6 monthly	28/10/25			
72	Floor - Covering Beneath modern Composite Bitumen	Lower School Photocopy Room 23	Low Risk – 6 monthly	28/10/25			
73	Damp Proof Course (Lucion 465734 28.5.21)	Lower School External 01	Low Risk – 6 monthly	28/10/25			

74	Stench Pipe – Vertical Composite Mastics	Lower School External 01	No Risk				
75	Wall Residue around all doors and windows Composite Mastics	Lower School External 01	No Risk				

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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 the last inspection
- Replace missing/damaged asbestos labels/stickers

Comments:

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School/Site:	
Date of inspection:	
Inspected by (signature):	
Print Name:	