

Foreward

ASBESTOS SURVEY REPORT FOR HASTINGS HILL ACADEMY, THORNEY CLOSE, SUNDERLAND, SR3 4LY.

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 Hastings Hill Academy



UPRN: - J257704

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 10th November 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	NZ001677	Wall coating to corridor doorway sections only	Entrance Hall/Foyer/Lobby including reception	No Risk
2	As NZ001677	Wall coating	Corridor G/002	No Risk
3	NZ001678	Shelving rear panel above radiator behind shelving	Corridor G/002	No Risk
4	NZ001679	Floor adhesive under carpet	Corridor G/002	Very Low Risk – 12 monthly
5	NZ001680	Floor tile with adhesive remnants under skirting and around stairwell	Corridor G/002	Very Low Risk – 12 monthly
6	NZ001681	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/002	Low Risk – 6 monthly
7	NZ001682	Wall skirting adhesive from removed skirting under modern skirting	Dining Room G/003	No Risk
8	NZ001683	Pipework insulation wrap to pipework	Kitchen Cleaners Cupboard G/004	No Risk
9	As NZ001683	Pipework insulation wrap to pipework	Kitchen Toilets G/005	No Risk
10	NZ001684	Wall coating	Kitchen Toilets G/005	No Risk
11	NZ001685	Toilet cisterns residue to screws from removed toilet cisterns on timber panel rear of toilet	Kitchen Toilets G/005	No Risk
12	As NZ001683	Pipework insulation wrap to pipework	Kitchen Locker Room G/006	No Risk
13	As NZ001684	Wall coating	Kitchen Locker Room G/006	No Risk
14	As NZ001678	Shelving rear panel above radiator behind shelving	Kitchen Locker Room G/006	No Risk
15	As NZ001684	Wall coating behind wall sheet cladding also within riser	Kitchen G/013	No Risk
16	As NZ001682	Wall skirting adhesive from removed skirting under modern	Dining Room 2 G/014	No Risk

		skirting		
17	As NZ001678	Shelving rear panel above radiator behind shelving	Dining Room 2 G/014	No Risk
18	NZ001686	Wall skirting remnants to rear of radiators under modern skirting	Dining Room 2 G/014	Very Low Risk – 12 monthly
19	NZ001687	Electrical services heater switch	Dining Room 2 G/014	No Risk
20	As NZ001677	Wall coating	Corridor G/019	No Risk
21	As NZ001679	Floor adhesive under carpet	Corridor G/019	Very Low Risk – 12 monthly
22	NZ001688	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/019	Low Risk – 6 monthly
23	NZ001689	Pipework Gasket	Corridor G/019	Very Low Risk – 12 monthly
24	As NZ001682	Wall skirting adhesive from removed skirting	Store Room Music G/020	No Risk
25	NZ001690	Ceiling Coating	Store Room Music G/020	No Risk
26	As NZ001690	Ceiling Coating	Store Room Art G/021	No Risk
27	As NZ001684	Wall coating	Toilets G/023	No Risk
28	As NZ001678	Shelving rear panel above radiator behind shelving	Toilets Male G/024	No Risk
29	As NZ001684	Wall coating	Staff Room G/025	No Risk
30	As NZ001684	Wall coating	Toilets G/028	No Risk
31	As NZ001684	Wall coating	Cupboard Cleaners G/029	No Risk
32	As NZ001684	Wall coating	Cloakroom G/032	No Risk
33	As NZ001678	Shelving rear panel above radiator behind shelving	Cloakroom G/032	No Risk
34	NZ001691	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/033	Low Risk – 6 monthly
35	NZ001696	Debris/residue to heater framework	Store Room G/033	Low Risk – 6 monthly
36	NZ001692	Floor adhesive	Classroom G/034	Very Low Risk – 12 monthly
37	NZ001693	Wall skirting	Classroom G/034	Very Low Risk – 12 monthly
38	NZ001694	Under sink mat	Classroom G/034	No Risk

39	As NZ001692	Floor adhesive	Classroom G/035	Very Low Risk – 12 monthly
40	As NZ001693	Wall skirting	Classroom G/035	Very Low Risk – 12 monthly
41	As NZ001694	Under sink mat	Classroom G/035	No Risk
42	NZ001695	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/036	No Risk
43	As NZ001696	Debris/residue to heater framework	Store Room G/036	Low Risk – 6 monthly
44	As NZ001691	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/038	Low Risk – 6 monthly
45	NZ001697	Debris/residue to heater framework	Store Room G/038	Low Risk – 6 monthly
46	As NZ001692	Floor adhesive	Classroom G/039	Very Low Risk – 12 monthly
47	As NZ001693	Wall skirting	Classroom G/039	Very Low Risk – 12 monthly
48	As NZ001694	Under sink mat	Classroom G/039	No Risk
49	NZ001698	Floor adhesive under carpet	Classroom G/040	Very Low Risk – 12 monthly
50	NZ001699	Wall skirting	Classroom G/040	Very Low Risk – 12 monthly
51	NZ001700	Under sink mat	Classroom G/040	No Risk
52	NZ001701	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/041	Low Risk – 6 monthly
53	NZ001702	Debris/Residue to heater framework	Store Rom G/041	Low Risk – 6 monthly
54	As NZ001701	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/043	Low Risk – 6 monthly
55	As NZ001702	Debris/Residue to heater framework	Store Room G/043	Low Risk – 6 monthly
56	As NZ001698	Floor adhesive under carpet	Classroom G/044	Very Low Risk – 12 monthly
57	As NZ001699	Wall skirting	Classroom G/044	Very Low Risk – 12 monthly
58	As NZ001700	Under sink mat	Classroom G/044	No Risk
59	As	Floor adhesive under	Classroom G/045	Very Low Risk – 12

	NZ001698	carpet		monthly
60	As NZ001699	Wall skirting	Classroom G/045	Very Low Risk – 12 monthly
61	As NZ001700	Under sink mat	Classroom G/045	No Risk
62	NZ001703	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/046	Low Risk – 6 monthly
63	NZ001704	Debris/Residue to heater framework	Store Room G/046	Low Risk – 6 monthly
64	As NZ001689	Pipework Gasket	Store Room G/047	Very Low Risk – 12 monthly
65	NZ001705	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/047	No Risk
66	As NZ001705	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Hub/Network Room G/049	No Risk
67	As NZ001690	Ceiling Coating	Hub/Network Room G/049	No Risk
68	NZ001706	Wall Coating	Corridor including cloakrooms G/050	No Risk
69	NZ001707	Pipework insulation remnants to pipework and metal ceiling supports	Corridor including cloakrooms G/050	No Risk
70	As NZ001678	Shelving rear panel above radiator behind shelving	Toilets Female G/053	No Risk
71	As NZ001678	Shelving rear panel above radiator behind shelving	Toilets Male G/054	No Risk
72	As NZ001698	Floor adhesive under carpet	Classroom G/056	Very Low Risk – 12 monthly
73	As NZ001699	Wall skirting	Classroom G/056	Very Low Risk – 12 monthly
74	As NZ001700	Under sink mat	Classroom G/056	No Risk
75	As NZ001698	Floor adhesive under carpet	Classroom G/057	Very Low Risk - 12 monthly
76	As NZ001699	Wall skirting	Classroom G/057	Very Low Risk – 12 monthly
77	As NZ001700	Under sink mat	Classroom G/057	No Risk
78	As NZ001707	Pipework insulation remnants to pipework	Store Cupboard G/058	No Risk

79	As NZ001701	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Switch Room G/059	Low Risk – 6 monthly
80	As NZ001702	Debris/Residue to heater framework	Switch Room G/059	Low Risk – 6 monthly
81	NZ001708	Shelving rear panel above radiator behind shelving	Toilets Male G/060	No Risk
82	NZ001709	Wall coating	Toilets Male G/060	No Risk
83	As NZ001708	Shelving rear panel above radiator behind shelving	Toilets Female G/063	No Risk
84	As NZ001709	Wall coating	Toilets Female G/063	No Risk
85	As NZ001698	Floor adhesive under carpet	Headteachers Office G/064	Very Low Risk – 12 monthly
86	NZ001710	Ceiling Coating	Headteachers Office G/064	No Risk
87	As NZ001698	Floor adhesive under carpet	Office main reception G/065	Very Low Risk -m 12 monthly
88	As NZ001710	Ceiling Coating	Office main reception G/065	No Risk
89	As NZ001709	Wall coating	Corridor G/066	No Risk
90	As NZ001708	Shelving rear panel above radiator behind shelving	Corridor G/066	No Risk
91	NZ001711	Floor adhesive under carpet	Corridor G/066	Very Low Risk – 12 monthly
92	NZ001712	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/066	No Risk
93	NZ001713	Pipework Gaskets	Corridor G/066	Very Low Risk – 12 monthly
94	As NZ001711	Floor adhesive under carpet and screed	Staff Room G/067	Very Low Risk – 12 monthly
95	As NZ001711	Floor adhesive under carpet and screed	Office G/071	Very Low Risk – 12 monthly
96	As NZ001709	Wall coating	Toilets Male G/073	No Risk
97	As NZ001709	Wall coating	Toilets Female G/074	No Risk
98	As NZ001713	Pipework Gaskets	Toilets Female G/074	Very Low Risk – 12 monthly
99	NZ001714	Wall coating	Main Hall 2 G/076	No Risk
100	As NZ001714	Wall coating	Corridor including cloakrooms G/078	No Risk
101	NZ001715	Pipework insulation remnants to pipework and metal ceiling supports	Corridor including cloakrooms G/078	No Risk
102	NZ001716	Pipework insulation	Store room between	Low Risk – 6 monthly

		remnants to pipework under modern insulation	cloakrooms G/079	
103	NZ001717	Debris/Residue to heater framework	Store room between cloakrooms G/079	No Risk
104	As NZ001708	Shelving rear panel above radiator behind shelving	Toilets Female G/081	No Risk
105	NZ001718	Pipework insulation remnants to pipework	Store Room G/086	Low Risk – 6 monthly
106	NZ001719	Debris/Residue to heater framework	Store Room G/086	No Risk
107	As NZ001709	Wall coating	Corridor G/088	No Risk
108	As NZ001712	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/088	No Risk
109	As NZ001713	Pipework Gaskets	Corridor G/088	Very Low Risk – 12 monthly
110	NZ001720	Floor adhesive under modern flooring/carpet and screed	Classroom G/090	Very Low Risk – 12 monthly
111	NZ001721	Wall skirting behind timber skirting	Classroom G/090	Very Low Risk – 12 monthly
112	NZ001722	Under sink mat	Classroom G/090	No Risk
113	As NZ001720	Floor adhesive under modern flooring/carpet and screed	Classroom G/091	Very Low Risk – 12 monthly
114	As NZ001721	Wall skirting behind timber skirting	Classroom G/091	Very Low Risk – 12 monthly
115	As NZ001722	Under sink mat	Classroom G/091	No Risk
116	As NZ001687	Electrical Services Heater Switch	Classroom G/091	No Risk
117	As NZ001703	Pipework insulation remnants to pipework under modern insulation	Store Room G/092	Low Risk – 6 monthly
118	As NZ001704	Debris/Residue to heater framework	Store Room G/092	Low Risk – 6 monthly
119	NZ001723	Pipework insulation remnants to pipework under modern insulation	Store Room G/093	Low Risk – 6 monthly
120	As NZ001704	Debris/Residue to heater framework	Store Room G/093	Low Risk – 6 monthly
121	As NZ001720	Floor adhesive under modern flooring/carpet and screed	Classroom G/094	Very Low Risk – 12 monthly
122	As NZ001721	Wall skirting behind timber skirting	Classroom G/094	Very Low Risk – 12 monthly

123	As NZ001722	Under sink mat	Classroom G/094	No Risk
124	As NZ001720	Floor adhesive under modern flooring/carpet and screed	Classroom G/095	Very Low Risk – 12 monthly
125	As NZ001721	Wall skirting behind timber skirting	Classroom G/095	Very Low Risk – 12 monthly
126	As NZ001722	Under sink mat	Classroom G/095	No Risk
127	As NZ001723	Pipework insulation remnants to pipework under modern insulation	Shower Room G/096	Low Risk – 6 monthly
128	As NZ001704	Debris/Residue to heater framework	Shower Room G/096	Low Risk – 6 monthly
129	As NZ001684	Wall Coating	Toilets Easy Access G/101	No Risk
130	As NZ001714	Wall Coating	Cupboard Store G/106	No Risk
131	As NZ001684	Wall Coating	Toilets Easy Access G/107	No Risk
132	As NZ001710	Ceiling coating	Office G/108	No Risk
133	As NZ001710	Ceiling coating	Store Room Art G/109	No Risk
134	As NZ001720	Floor adhesive under carpet	Medical/First Aid Room G/112	Very Low Risk – 12 monthly
135	As NZ001721	Wall skirting remnants behind timber skirting	Medical/First Aid Room G/112	Very Low Risk – 12 monthly
136	NZ001724	Damp Proof Course	External E/001	Very Low Risk – 12 monthly
137	NZ001725	Wall Jointing Compound	External E/001	Very Low Risk – 12 monthly
138	NZ001726	Roof felt	External E/001	No Risk
139	NZ001727	Window putty seal to tank room windows metal frames	External E/001	No Risk
140	NZ001728	Soffits to lower and upper roof areas	External E/001	Very Low Risk – 12 monthly
141	NZ001729	Debris/Residue imbedded in ground presumed to be from removed damaged soffits	External E/001	Low Risk – 6 monthly
142	NZ001730	Debris/residue imbedded in ground around classroom area	External E/001	Very Low Risk – 12 monthly
143	NZ001731	Debris/Residue embedded in ground presumed to be from removed windows	External E/001	No Risk
144	NZ001745	Rainwater goods bottom section	External E/001	Removed February 2025

		<i>adjacent kitchen</i>		
145	Presumed	Pipework Gasket too deeply recessed to sample	Boiler Room 1 E/002	Very Low Risk – 12 monthly
146	NZ001732	Pipework gasket to yellow gas pipework	Boiler Room 1 E/002	No Risk
147	NZ001733	Debris/Residue to left hand wall	Boiler Room 1 E/002	No Risk
148	NZ001734	Debris/residue to rear wall	Boiler Room 1 E/002	Low Risk – 6 monthly
149	NZ001735	Debris/residue to right hand wall	Boiler Room 1 E/002	Low Risk – 6 monthly
150	NZ001736	Debris/residue to entrance wall	Boiler Room 1 E/002	Low Risk – 6 monthly
151	NZ001737	Debris/residue to floor	Boiler Room 1 E/002	No Risk
152	NZ001738	Damp proof course around door frame	Boiler Room 1 E/002	Very Low Risk – 12 monthly
153	Presumed	Pipework Gasket too deeply recessed to sample	Boiler Room 2 E/003	Very Low Risk – 12 monthly
154	NZ001739	Pipework Gasket to yellow gas pipework	Boiler Room 2 E/003	No Risk
155	NZ001740	Debris/Residue to left hand wall	Boiler Room 2 E/003	Low Risk – 6 monthly
156	NZ001741	Debris/residue to rear wall	Boiler Room 2 E/003	Low Risk – 6 monthly
157	NZ001742	Debris/residue to right hand wall	Boiler Room 2 E/003	Low Risk – 6 monthly
158	NZ001743	Debris/residue to entrance wall	Boiler Room 2 E/003	No Risk
159	NZ001744	Debris/residue to floor	Boiler Room 2 E/003	Low Risk – 6 monthly
160	As NZ001738	Damp proof course around door frame	Boiler Room 2 E/003	Very Low Risk – 12 monthly
161	DC005125	Ceiling Tile - Suspended, Solid	Main Hall Room G/016	No Risk
162	As DC005125	Ceiling Tile - Suspended, Solid presumed same due to height restrictions	Main Hall Room G/076	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	NZ001677	Wall coating to corridor doorway sections only	Entrance Hall/Foyer/Lobby including reception	No Risk
				
2	As NZ001677	Wall coating	Corridor G/002	No Risk
				
3	NZ001678	Shelving rear panel above radiator behind shelving	Corridor G/002	No Risk
				

Photographs of Areas Sampled (cont.)

4	NZ001679	Floor adhesive under carpet	Corridor G/002	Very Low Risk – 12 monthly
				
5	NZ001680	Floor tile with adhesive remnants under skirting and around stairwell	Corridor G/002	Very Low Risk – 12 monthly
				
6	NZ001681	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/002	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

7	NZ001682	Wall skirting adhesive from removed skirting under modern skirting	Dining Room G/003	No Risk
				
8	NZ001683	Pipework insulation wrap to pipework	Kitchen Cleaners Cupboard G/004	No Risk
				
9	As NZ001683	Pipework insulation wrap to pipework	Kitchen Toilets G/005	No Risk
				

Photographs of Areas Sampled (cont.)

10	NZ001684	Wall coating	Kitchen Toilets G/005	No Risk
				
11	NZ001685	Toilet cisterns residue to screws from removed toilet cisterns on timber panel rear of toilet	Kitchen Toilets G/005	No Risk
				
12	As NZ001683	Pipework insulation wrap to pipework	Kitchen Locker Room G/006	No Risk
				

Photographs of Areas Sampled (cont.)

13	As NZ001684	Wall coating	Kitchen Locker Room G/006	No Risk
				
14	As NZ001678	Shelving rear panel above radiator behind shelving	Kitchen Locker Room G/006	No Risk
				
15	As NZ001684	Wall coating behind wall sheet cladding also within riser	Kitchen G/013	No Risk
				

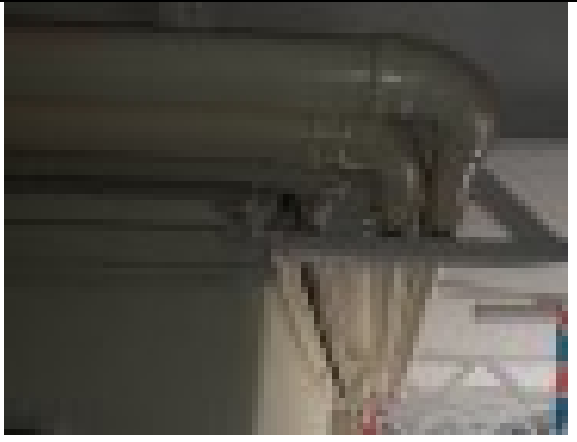
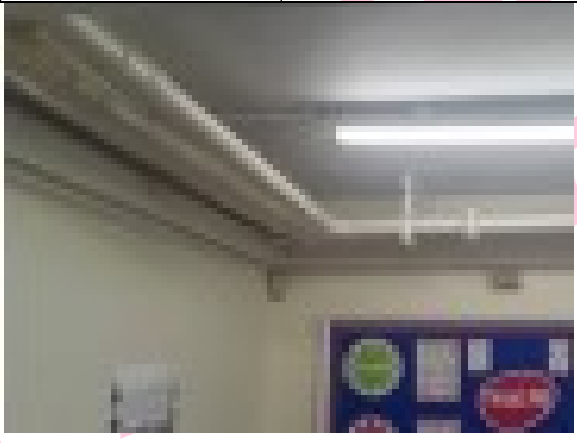
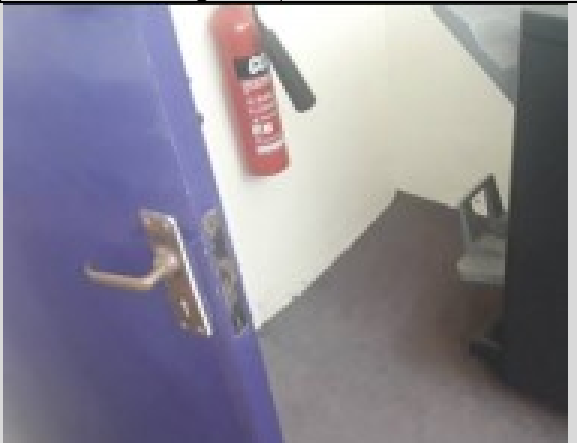
Photographs of Areas Sampled (cont.)

16	As NZ001682	Wall skirting adhesive from removed skirting under modern skirting	Dining Room 2 G/014	No Risk
				
17	As NZ001678	Shelving rear panel above radiator behind shelving	Dining Room 2 G/014	No Risk
				
18	NZ001686	Wall skirting remnants to rear of radiators under modern skirting	Dining Room 2 G/014	Very Low Risk – 12 monthly
				

Photographs of Areas Sampled (cont.)

19	NZ001687	Electrical services heater switch	Dining Room 2 G/014	No Risk
				
20	As NZ001677	Wall coating	Corridor G/019	No Risk
				
21	As NZ001679	Floor adhesive under carpet	Corridor G/019	Very Low Risk – 12 monthly
				

Photographs of Areas Sampled (cont.)

22	NZ001688	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/019	Low Risk – 6 monthly
				
23	NZ001689	Pipework Gasket	Corridor G/019	Very Low Risk – 12 monthly
				
24	As NZ001682	Wall skirting adhesive from removed skirting	Store Room Music G/020	No Risk
				

Photographs of Areas Sampled (cont.)

25	NZ001690	Ceiling Coating	Store Room Music G/020	No Risk
				
26	As NZ001690	Ceiling Coating	Store Room Art G/021	No Risk
				
27	As NZ001684	Wall coating	Toilets G/023	No Risk
				

Photographs of Areas Sampled (cont.)

28	As NZ001678	Shelving rear panel above radiator behind shelving	Toilets Male G/024	No Risk
				
29	As NZ001684	Wall coating	Staff Room G/025	No Risk
				
30	As NZ001684	Wall coating	Toilets G/028	No Risk
				

Photographs of Areas Sampled (cont.)

31	As NZ001684	Wall coating	Cupboard Cleaners G/029	No Risk
				
32	As NZ001684	Wall coating	Cloakroom G/032	No Risk
				
33	As NZ001678	Shelving rear panel above radiator behind shelving	Cloakroom G/032	No Risk
				

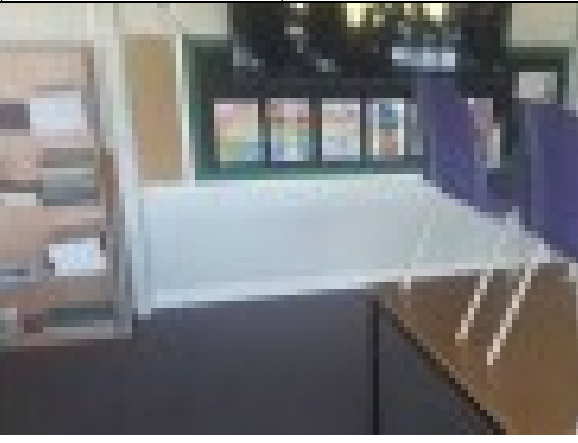

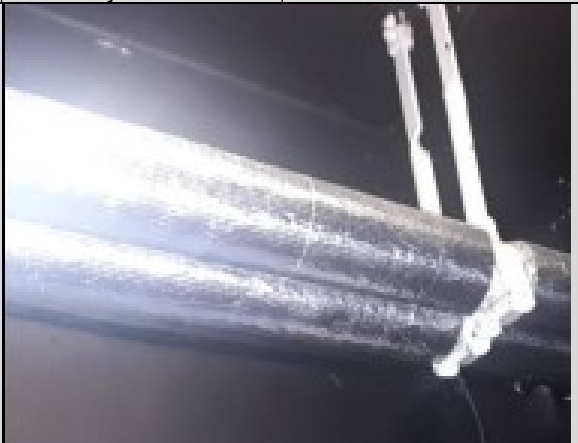
Photographs of Areas Sampled (cont.)

34	NZ001691	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/033	Low Risk – 6 monthly
				
35	NZ001696	Debris/residue to heater framework	Store Room G/033	Low Risk – 6 monthly
				
36	NZ001692	Floor adhesive	Classroom G/034	Very Low Risk – 12 monthly
				

Photographs of Areas Sampled (cont.)

37	NZ001693	Wall skirting	Classroom G/034	Very Low Risk – 12 monthly
				
38	NZ001694	Under sink mat	Classroom G/034	No Risk
				
39	As NZ001692	Floor adhesive	Classroom G/035	Very Low Risk – 12 monthly
				

Photographs of Areas Sampled (cont.)

40	As NZ001693	Wall skirting	Classroom G/035	Very Low Risk – 12 monthly
				
41	As NZ001694	Under sink mat	Classroom G/035	No Risk
				
42	NZ001695	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/036	No Risk
				

Photographs of Areas Sampled (cont.)

43	As NZ001696	Debris/residue to heater framework	Store Room G/036	Low Risk – 6 monthly
				
44	As NZ001691	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/038	Low Risk – 6 monthly
				
45	NZ001697	Debris/residue to heater framework	Store Room G/038	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

46	As NZ001692	Floor adhesive	Classroom G/039	Very Low Risk – 12 monthly
				
47	As NZ001693	Wall skirting	Classroom G/039	Very Low Risk – 12 monthly
				
48	As NZ001694	Under sink mat	Classroom G/039	No Risk
				

Photographs of Areas Sampled (cont.)

49	NZ001698	Floor adhesive under carpet	Classroom G/040	Very Low Risk – 12 monthly
				
50	NZ001699	Wall skirting	Classroom G/040	Very Low Risk – 12 monthly
				
51	NZ001700	Under sink mat	Classroom G/040	No Risk
				

Photographs of Areas Sampled (cont.)

52	NZ001701	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/041	Low Risk – 6 monthly
				
53	NZ001702	Debris/Residue to heater framework	Store Rom G/041	Low Risk – 6 monthly
				
54	As NZ001701	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/043	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

55	As NZ001702	Debris/Residue to heater framework	Store Room G/043	Low Risk – 6 monthly
				
56	As NZ001698	Floor adhesive under carpet	Classroom G/044	Very Low Risk – 12 monthly
				
57	As NZ001699	Wall skirting	Classroom G/044	Very Low Risk – 12 monthly
				




Photographs of Areas Sampled (cont.)

58	As NZ001700	Under sink mat	Classroom G/044	No Risk
				
59	As NZ001698	Floor adhesive under carpet	Classroom G/045	Very Low Risk – 12 monthly
				
60	As NZ001699	Wall skirting	Classroom G/045	Very Low Risk – 12 monthly
				


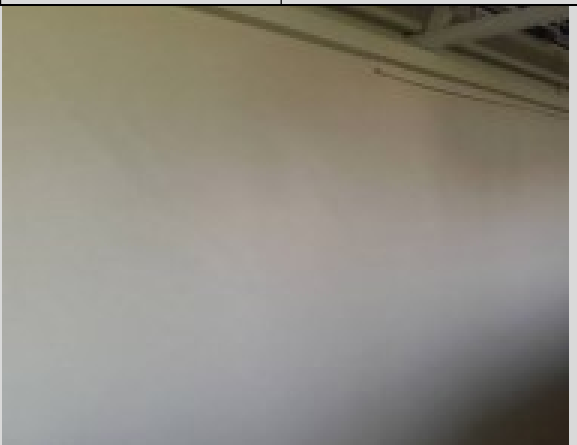

Photographs of Areas Sampled (cont.)

61	As NZ001700	Under sink mat	Classroom G/045	No Risk
				
62	NZ001703	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/046	Low Risk – 6 monthly
				
63	NZ001704	Debris/Residue to heater framework	Store Room G/046	Low Risk – 6 monthly
				



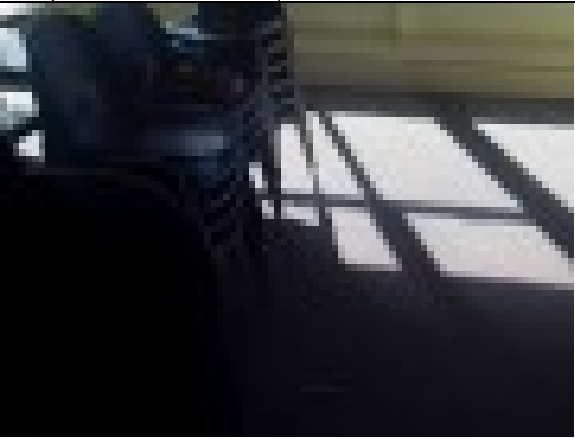
Photographs of Areas Sampled (cont.)

64	As NZ001689	Pipework Gasket	Store Room G/047	Very Low Risk – 12 monthly
				
65	NZ001705	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/047	No Risk
				
66	As NZ001705	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Hub/Network Room G/049	No Risk
				

Photographs of Areas Sampled (cont.)

67	As NZ001690	Ceiling Coating	Hub/Network Room G/049	No Risk
				
68	NZ001706	Wall Coating	Corridor including cloakrooms G/050	No Risk
				
69	NZ001707	Pipework insulation remnants to pipework and metal ceiling supports	Corridor including cloakrooms G/050	No Risk
				



Photographs of Areas Sampled (cont.)

70	As NZ001678	Shelving rear panel above radiator behind shelving	Toilets Female G/053	No Risk
				
71	As NZ001678	Shelving rear panel above radiator behind shelving	Toilets Male G/054	No Risk
				
72	As NZ001698	Floor adhesive under carpet	Classroom G/056	Very Low Risk – 12 monthly
				




Photographs of Areas Sampled (cont.)

73	As NZ001699	Wall skirting	Classroom G/056	Very Low Risk – 12 monthly
				
74	As NZ001700	Under sink mat	Classroom G/056	No Risk
				
75	As NZ001698	Floor adhesive under carpet	Classroom G/057	Very Low Risk - 12 monthly
				




Photographs of Areas Sampled (cont.)

76	As NZ001699	Wall skirting	Classroom G/057	Very Low Risk – 12 monthly
				
77	As NZ001700	Under sink mat	Classroom G/057	No Risk
				
78	As NZ001707	Pipework insulation remnants to pipework	Store Cupboard G/058	No Risk
				

Photographs of Areas Sampled (cont.)

79	As NZ001701	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Switch Room G/059	Low Risk – 6 monthly
				
80	As NZ001702	Debris/Residue to heater framework	Switch Room G/059	Low Risk – 6 monthly
				
81	NZ001708	Shelving rear panel above radiator behind shelving	Toilets Male G/060	No Risk
				

Photographs of Areas Sampled (cont.)

82	NZ001709	Wall coating	Toilets Male G/060	No Risk
				
83	As NZ001708	Shelving rear panel above radiator behind shelving	Toilets Female G/063	No Risk
				
84	As NZ001709	Wall coating	Toilets Female G/063	No Risk
				

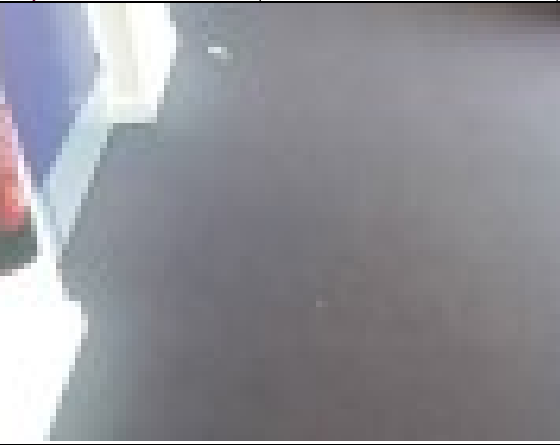


Photographs of Areas Sampled (cont.)

85	As NZ001698	Floor adhesive under carpet	Headteachers Office G/064	Very Low Risk – 12 monthly
				
86	NZ001710	Ceiling Coating	Headteachers Office G/064	No Risk
				
87	As NZ001698	Floor adhesive under carpet	Office main reception G/065	Very Low Risk -m 12 monthly
				

Photographs of Areas Sampled (cont.)

88	As NZ001710	Ceiling Coating	Office main reception G/065	No Risk
				
89	As NZ001709	Wall coating	Corridor G/066	No Risk
				
90	As NZ001708	Shelving rear panel above radiator behind shelving	Corridor G/066	No Risk
				

Photographs of Areas Sampled (cont.)

91	NZ001711	Floor adhesive under carpet	Corridor G/066	Very Low Risk – 12 monthly
				
92	NZ001712	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/066	No Risk
				
93	NZ001713	Pipework Gaskets	Corridor G/066	Very Low Risk – 12 monthly
				




Photographs of Areas Sampled (cont.)

94	As NZ001711	Floor adhesive under carpet and screed	Staff Room G/067	Very Low Risk – 12 monthly
				
95	As NZ001711	Floor adhesive under carpet and screed	Office G/071	Very Low Risk – 12 monthly
				
96	As NZ001709	Wall coating	Toilets Male G/073	No Risk
				

Photographs of Areas Sampled (cont.)

97	As NZ001709	Wall coating	Toilets Female G/074	No Risk
				
98	As NZ001713	Pipework Gaskets	Toilets Female G/074	Very Low Risk – 12 monthly
				
99	NZ001714	Wall coating	Main Hall 2 G/076	No Risk
				

Photographs of Areas Sampled (cont.)

100	As NZ001714	Wall coating	Corridor including cloakrooms G/078	No Risk
				
101	NZ001715	Pipework insulation remnants to pipework and metal ceiling supports	Corridor including cloakrooms G/078	No Risk
				
102	NZ001716	Pipework insulation remnants to pipework under modern insulation	Store room between cloakrooms G/079	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

103	NZ001717	Debris/Residue to heater framework	Store room between cloakrooms G/079	No Risk
				
104	As NZ001708	Shelving rear panel above radiator behind shelving	Toilets Female G/081	No Risk
				
105	NZ001718	Pipework insulation remnants to pipework	Store Room G/086	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

106	NZ001719	Debris/Residue to heater framework	Store Room G/086	No Risk
				
107	As NZ001709	Wall coating	Corridor G/088	No Risk
				
108	As NZ001712	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/088	No Risk
				




Photographs of Areas Sampled (cont.)

109	As NZ001713	Pipework Gaskets	Corridor G/088	Very Low Risk – 12 monthly
				
110	NZ001720	Floor adhesive under modern flooring/carpet and screed	Classroom G/090	Very Low Risk – 12 monthly
				
111	NZ001721	Wall skirting behind timber skirting	Classroom G/090	Very Low Risk – 12 monthly
				

Photographs of Areas Sampled (cont.)

112	NZ001722	Under sink mat	Classroom G/090	No Risk
				
113	As NZ001720	Floor adhesive under modern flooring/carpet and screed	Classroom G/091	Very Low Risk – 12 monthly
				
114	As NZ001721	Wall skirting behind timber skirting	Classroom G/091	Very Low Risk – 12 monthly
				

Photographs of Areas Sampled (cont.)

115	As NZ001722	Under sink mat	Classroom G/091	No Risk
				
116	As NZ001687	Electrical Services Heater Switch	Classroom G/091	No Risk
				
117	As NZ001703	Pipework insulation remnants to pipework under modern insulation	Store Room G/092	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

118	As NZ001704	Debris/Residue to heater framework	Store Room G/092	Low Risk – 6 monthly
				
119	NZ001723	Pipework insulation remnants to pipework under modern insulation	Store Room G/093	Low Risk – 6 monthly
				
120	As NZ001704	Debris/Residue to heater framework	Store Room G/093	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

121	As NZ001720	Floor adhesive under modern flooring/carpet and screed	Classroom G/094	Very Low Risk – 12 monthly
				
122	As NZ001721	Wall skirting behind timber skirting	Classroom G/094	Very Low Risk – 12 monthly
				
123	As NZ001722	Under sink mat	Classroom G/094	No Risk
				

Photographs of Areas Sampled (cont.)

124	As NZ001720	Floor adhesive under modern flooring/carpet and screed	Classroom G/095	Very Low Risk – 12 monthly
				
125	As NZ001721	Wall skirting behind timber skirting	Classroom G/095	Very Low Risk – 12 monthly
				
126	As NZ001722	Under sink mat	Classroom G/095	No Risk
				

Photographs of Areas Sampled (cont.)

127	As NZ001723	Pipework insulation remnants to pipework under modern insulation	Shower Room G/096	Low Risk – 6 monthly
				
128	As NZ001704	Debris/Residue to heater framework	Shower Room G/096	Low Risk – 6 monthly
				
129	As NZ001684	Wall Coating	Toilets Easy Access G/101	No Risk
				

Photographs of Areas Sampled (cont.)

130	As NZ001714	Wall Coating	Cupboard Store G/106	No Risk
				
131	As NZ001684	Wall Coating	Toilets Easy Access G/107	No Risk
				
132	As NZ001710	Ceiling coating	Office G/108	No Risk
				






Photographs of Areas Sampled (cont.)

133	As NZ001710	Ceiling coating	Store Room Art G/109	No Risk
				
134	As NZ001720	Floor adhesive under carpet	Medical/First Aid Room G/112	Very Low Risk – 12 monthly
				
135	As NZ001721	Wall skirting remnants behind timber skirting	Medical/First Aid Room G/112	Very Low Risk – 12 monthly
				




Photographs of Areas Sampled (cont.)

136	NZ001724	Damp Proof Course	External E/001	Very Low Risk – 12 monthly
				
137	NZ001725	Wall Jointing Compound	External E/001	Very Low Risk – 12 monthly
				
138	NZ001726	Roof felt	External E/001	No Risk
				

Photographs of Areas Sampled (cont.)

139	NZ001727	Window putty seal to tank room windows metal frames	External E/001	No Risk
				
140	NZ001728	Soffits to lower and upper roof areas	External E/001	Very Low Risk – 12 monthly
				
141	NZ001729	Debris/Residue imbedded in ground presumed to be from removed damaged soffits	External E/001	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

142	NZ001730	Debris/residue imbedded in ground around classroom area	External E/001	Very Low Risk – 12 monthly
				
143	NZ001731	Debris/Residue embedded in ground presumed to be from removed windows	External E/001	No Risk
				
144	NZ001745	Rainwater goods bottom section adjacent kitchen	External E/001	Removed February 2025
				

Photographs of Areas Sampled (cont.)

145	Presumed	Pipework Gasket too deeply recessed to sample	Boiler Room 1 E/002	Very Low Risk – 12 monthly
				
146	NZ001732	Pipework gasket to yellow gas pipework	Boiler Room 1 E/002	No Risk
				
147	NZ001733	Debris/Residue to left hand wall	Boiler Room 1 E/002	No Risk
				

Photographs of Areas Sampled (cont.)

148	NZ001734	Debris/residue to rear wall	Boiler Room 1 E/002	Low Risk – 6 monthly
				
149	NZ001735	Debris/residue to right hand wall	Boiler Room 1 E/002	Low Risk – 6 monthly
				
150	NZ001736	Debris/residue to entrance wall	Boiler Room 1 E/002	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

151	NZ001737	Debris/residue to floor	Boiler Room 1 E/002	No Risk
				
152	NZ001738	Damp proof course around door frame	Boiler Room 1 E/002	Very Low Risk – 12 monthly
				
153	Presumed	Pipework Gasket too deeply recessed to sample	Boiler Room 2 E/003	Very Low Risk – 12 monthly
				




Photographs of Areas Sampled (cont.)

154	NZ001739	Pipework Gasket to yellow gas pipework	Boiler Room 2 E/003	No Risk
				
155	NZ001740	Debris/Residue to left hand wall	Boiler Room 2 E/003	Low Risk – 6 monthly
				
156	NZ001741	Debris/residue to rear wall	Boiler Room 2 E/003	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

157	NZ001742	Debris/residue to right hand wall	Boiler Room 2 E/003	Low Risk – 6 monthly
				
158	NZ001743	Debris/residue to entrance wall	Boiler Room 2 E/003	No Risk
				
159	NZ001744	Debris/residue to floor	Boiler Room 2 E/003	Low Risk – 6 monthly
				

Photographs of Areas Sampled (cont.)

160	As NZ001738	Damp proof course around door frame	Boiler Room 2 E/003	Very Low Risk – 12 monthly
				
161	DC005125	Ceiling Tile - Suspended, Solid	Main Hall Room G/016	No Risk
				
162	As DC005125	Ceiling Tile - Suspended, Solid presumed same due to height restrictions	Main Hall Room G/076	No Risk
				

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 Required Y/N	Comments
1	Wall coating to corridor doorway sections only	Entrance Hall/Foyer/Lobby including reception	No Risk				
2	Wall coating	Corridor G/002	No Risk				
3	Shelving rear panel above radiator behind shelving	Corridor G/002	No Risk				
4	Floor adhesive under carpet	Corridor G/002	Very Low Risk – 12 monthly	28/08/2026			
5	Floor tile with adhesive remnants under skirting and around stairwell	Corridor G/002	Very Low Risk – 12 monthly	28/08/2026			
6	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/002	Low Risk – 6 monthly	28/08/2026			
7	Wall skirting adhesive from removed skirting under modern skirting	Dining Room G/003	No Risk				
8	Pipework insulation wrap to pipework	Kitchen Cleaners Cupboard G/004	No Risk				
9	Pipework insulation wrap to pipework	Kitchen Toilets G/005	No Risk				
10	Wall coating	Kitchen Toilets G/005	No Risk				
11	Toilet cisterns residue to screws	Kitchen Toilets G/005	No Risk				

	from removed toilet cisterns on timber panel rear of toilet						
12	Pipework insulation wrap to pipework	Kitchen Locker Room G/006	No Risk				
13	Wall coating	Kitchen Locker Room G/006	No Risk				
14	Shelving rear panel above radiator behind shelving	Kitchen Locker Room G/006	No Risk				
15	Wall coating behind wall sheet cladding also within riser	Kitchen G/013	No Risk				
16	Wall skirting adhesive from removed skirting under modern skirting	Dining Room 2 G/014	No Risk				
17	Shelving rear panel above radiator behind shelving	Dining Room 2 G/014	No Risk				
18	Wall skirting remnants to rear of radiators under modern skirting	Dining Room 2 G/014	Very Low Risk – 12 monthly	28/08/2026			
19	Electrical services heater switch	Dining Room 2 G/014	No Risk				
20	Wall coating	Corridor G/019	No Risk				
21	Floor adhesive under carpet	Corridor G/019	Very Low Risk – 12 monthly	28/08/2026			
22	Pipework insulation remnants to pipework and metal	Corridor G/019	Low Risk – 6 monthly	28/08/2026			

	ceiling supports						
23	Pipework Gasket	Corridor G/019	Very Low Risk – 12 monthly	28/08/2026			
24	Wall skirting adhesive from removed skirting	Store Room Music G/020	No Risk				
25	Ceiling Coating	Store Room Music G/020	No Risk				
26	Ceiling Coating	Store Room Art G/021	No Risk				
27	Wall coating	Toilets G/023	No Risk				
28	Shelving rear panel above radiator behind shelving	Toilets Male G/024	No Risk				
29	Wall coating	Staff Room G/025	No Risk				
30	Wall coating	Toilets G/028	No Risk				
31	Wall coating	Cupboard Cleaners G/029	No Risk				
32	Wall coating	Cloakroom G/032	No Risk				
33	Shelving rear panel above radiator behind shelving	Cloakroom G/032	No Risk				
34	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/033	Low Risk – 6 monthly	28/08/2026			
35	Debris/residue to heater framework	Store Room G/033	Low Risk – 6 monthly	28/08/2026			
36	Floor adhesive	Classroom G/034	Very Low Risk – 12 monthly	28/08/2026			
37	Wall skirting	Classroom G/034	Very Low Risk – 12 monthly	28/08/2026			
38	Under sink mat	Classroom G/034	No Risk				
39	Floor adhesive	Classroom G/035	Very Low Risk – 12	28/08/2026			

			monthly				
40	Wall skirting	Classroom G/035	Very Low Risk – 12 monthly	28/08/2026			
41	Under sink mat	Classroom G/035	No Risk				
42	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/036	No Risk				
43	Debris/residue to heater framework	Store Room G/036	Low Risk – 6 monthly	28/08/2026			
44	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/038	Low Risk – 6 monthly	28/08/2026			
45	Debris/residue to heater framework	Store Room G/038	Low Risk – 6 monthly	28/08/2026			
46	Floor adhesive	Classroom G/039	Very Low Risk – 12 monthly	28/08/2026			
47	Wall skirting	Classroom G/039	Very Low Risk – 12 monthly	28/08/2026			
48	Under sink mat	Classroom G/039	No Risk				
49	Floor adhesive under carpet	Classroom G/040	Very Low Risk – 12 monthly	28/08/2026			
50	Wall skirting	Classroom G/040	Very Low Risk – 12 monthly	28/08/2026			
51	Under sink mat	Classroom G/040	No Risk				
52	Pipework insulation remnants to pipework under modern insulation samples taken from	Store Room G/041	Low Risk – 6 monthly	28/08/2026			

	several joints						
53	Debris/Residue to heater framework	Store Rom G/041	Low Risk – 6 monthly	28/08/2026			
54	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/043	Low Risk – 6 monthly	28/08/2026			
55	Debris/Residue to heater framework	Store Room G/043	Low Risk – 6 monthly	28/08/2026			
56	Floor adhesive under carpet	Classroom G/044	Very Low Risk – 12 monthly	28/08/2026			
57	Wall skirting	Classroom G/044	Very Low Risk – 12 monthly	28/08/2026			
58	Under sink mat	Classroom G/044	No Risk				
59	Floor adhesive under carpet	Classroom G/045	Very Low Risk – 12 monthly	28/08/2026			
60	Wall skirting	Classroom G/045	Very Low Risk – 12 monthly	28/08/2026			
61	Under sink mat	Classroom G/045	No Risk				
62	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Store Room G/046	Low Risk – 6 monthly	28/08/2026			
63	Debris/Residue to heater framework	Store Room G/046	Low Risk – 6 monthly	28/08/2026			
64	Pipework Gasket	Store Room G/047	Very Low Risk – 12 monthly	28/08/2026			
65	Pipework insulation remnants to pipework under modern insulation	Store Room G/047	No Risk				

	samples taken from several joints						
66	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Hub/Network Room G/049	No Risk				
67	Ceiling Coating	Hub/Network Room G/049	No Risk				
68	Wall Coating	Corridor including cloakrooms G/050	No Risk				
69	Pipework insulation remnants to pipework and metal ceiling supports	Corridor including cloakrooms G/050	No Risk				
70	Shelving rear panel above radiator behind shelving	Toilets Female G/053	No Risk				
71	Shelving rear panel above radiator behind shelving	Toilets Male G/054	No Risk				
72	Floor adhesive under carpet	Classroom G/056	Very Low Risk – 12 monthly	28/08/2026			
73	Wall skirting	Classroom G/056	Very Low Risk – 12 monthly	28/08/2026			
74	Under sink mat	Classroom G/056	No Risk				
75	Floor adhesive under carpet	Classroom G/057	Very Low Risk - 12 monthly	28/08/2026			
76	Wall skirting	Classroom G/057	Very Low Risk – 12 monthly	28/08/2026			
77	Under sink mat	Classroom G/057	No Risk				
78	Pipework insulation remnants to pipework	Store Cupboard G/058	No Risk				

79	Pipework insulation remnants to pipework under modern insulation samples taken from several joints	Switch Room G/059	Low Risk – 6 monthly	28/08/2026			
80	Debris/Residue to heater framework	Switch Room G/059	Low Risk – 6 monthly	28/08/2026			
81	Shelving rear panel above radiator behind shelving	Toilets Male G/060	No Risk				
82	Wall coating	Toilets Male G/060	No Risk				
83	Shelving rear panel above radiator behind shelving	Toilets Female G/063	No Risk				
84	Wall coating	Toilets Female G/063	No Risk				
85	Floor adhesive under carpet	Headteachers Office G/064	Very Low Risk – 12 monthly	28/08/2026			
86	Ceiling Coating	Headteachers Office G/064	No Risk				
87	Floor adhesive under carpet	Office main reception G/065	Very Low Risk - 12 monthly	28/08/2026			
88	Ceiling Coating	Office main reception G/065	No Risk				
89	Wall coating	Corridor G/066	No Risk				
90	Shelving rear panel above radiator behind shelving	Corridor G/066	No Risk				
91	Floor adhesive under carpet	Corridor G/066	Very Low Risk – 12 monthly	28/08/2026			
92	Pipework insulation remnants to pipework and metal ceiling supports	Corridor G/066	No Risk				
93	Pipework Gaskets	Corridor G/066	Very Low Risk – 12 monthly	28/08/2026			

			monthly				
94	Floor adhesive under carpet and screed	Staff Room G/067	Very Low Risk – 12 monthly	28/08/2026			
95	Floor adhesive under carpet and screed	Office G/071	Very Low Risk – 12 monthly	28/08/2026			
96	Wall coating	Toilets Male G/073	No Risk				
97	Wall coating	Toilets Female G/074	No Risk				
98	Pipework Gaskets	Toilets Female G/074	Very Low Risk – 12 monthly	28/08/2026			
99	Wall coating	Main Hall 2 G/076	No Risk				
100	Wall coating	Corridor including cloakrooms G/078	No Risk				
101	Pipework insulation remnants to pipework and metal ceiling supports	Corridor including cloakrooms G/078	No Risk				
102	Pipework insulation remnants to pipework under modern insulation	Store room between cloakrooms G/079	Low Risk – 6 monthly	28/08/2026			
103	Debris/Residue to heater framework	Store room between cloakrooms G/079	No Risk				
104	Shelving rear panel above radiator behind shelving	Toilets Female G/081	No Risk				
105	Pipework insulation remnants to pipework	Store Room G/086	Low Risk – 6 monthly	28/08/2026			
106	Debris/Residue to heater framework	Store Room G/086	No Risk				
107	Wall coating	Corridor G/088	No Risk				
108	Pipework insulation remnants to	Corridor G/088	No Risk				

	pipework and metal ceiling supports						
109	Pipework Gaskets	Corridor G/088	Very Low Risk – 12 monthly	28/08/2026			
110	Floor adhesive under modern flooring/carpet and screed	Classroom G/090	Very Low Risk – 12 monthly	28/08/2026			
111	Wall skirting behind timber skirting	Classroom G/090	Very Low Risk – 12 monthly	28/08/2026			
112	Under sink mat	Classroom G/090	No Risk				
113	Floor adhesive under modern flooring/carpet and screed	Classroom G/091	Very Low Risk – 12 monthly	28/08/2026			
114	Wall skirting behind timber skirting	Classroom G/091	Very Low Risk – 12 monthly	28/08/2026			
115	Under sink mat	Classroom G/091	No Risk				
116	Electrical Services Heater Switch	Classroom G/091	No Risk				
117	Pipework insulation remnants to pipework under modern insulation	Store Room G/092	Low Risk – 6 monthly	28/08/2026			
118	Debris/Residue to heater framework	Store Room G/092	Low Risk – 6 monthly	28/08/2026			
119	Pipework insulation remnants to pipework under modern insulation	Store Room G/093	Low Risk – 6 monthly	28/08/2026			
120	Debris/Residue to heater framework	Store Room G/093	Low Risk – 6 monthly	28/08/2026			
121	Floor adhesive under modern flooring/carpet and	Classroom G/094	Very Low Risk – 12 monthly	28/08/2026			

	screed						
122	Wall skirting behind timber skirting	Classroom G/094	Very Low Risk – 12 monthly	28/08/2026			
123	Under sink mat	Classroom G/094	No Risk				
124	Floor adhesive under modern flooring/carpet and screed	Classroom G/095	Very Low Risk – 12 monthly	28/08/2026			
125	Wall skirting behind timber skirting	Classroom G/095	Very Low Risk – 12 monthly	28/08/2026			
126	Under sink mat	Classroom G/095	No Risk				
127	Pipework insulation remnants to pipework under modern insulation	Shower Room G/096	Low Risk – 6 monthly	28/08/2026			
128	Debris/Residue to heater framework	Shower Room G/096	Low Risk – 6 monthly	28/08/2026			
129	Wall Coating	Toilets Easy Access G/101	No Risk				
130	Wall Coating	Cupboard Store G/106	No Risk				
131	Wall Coating	Toilets Easy Access G/107	No Risk				
132	Ceiling coating	Office G/108	No Risk				
133	Ceiling coating	Store Room Art G/109	No Risk				
134	Floor adhesive under carpet	Medical/First Aid Room G/112	Very Low Risk – 12 monthly	28/08/2026			
135	Wall skirting remnants behind timber skirting	Medical/First Aid Room G/112	Very Low Risk – 12 monthly	28/08/2026			
136	Damp Proof Course	External E/001	Very Low Risk – 12 monthly	28/08/2026			
137	Wall Jointing Compound	External E/001	Very Low Risk – 12 monthly	28/08/2026			
138	Roof felt	External E/001	No Risk				
139	Window putty seal	External E/001	No Risk				

	to tank room windows metal frames						
140	Soffits to lower and upper roof areas	External E/001	Very Low Risk – 12 monthly	28/08/2026			
141	Debris/Residue imbedded in ground presumed to be from removed damaged soffits	External E/001	Low Risk – 6 monthly	28/08/2026			
142	Debris/residue imbedded in ground around classroom area	External E/001	Very Low Risk – 12 monthly	28/08/2026			
143	Debris/Residue embedded in ground presumed to be from removed windows	External E/001	No Risk				
144	Rainwater goods bottom section adjacent kitchen	External E/001	Very Low Risk – 12 monthly	n/a	Removed February 2025		
145	Pipework Gasket too deeply recessed to sample	Boiler Room 1 E/002	Very Low Risk – 12 monthly	28/08/2026			
146	Pipework gasket to yellow gas pipework	Boiler Room 1 E/002	No Risk				
147	Debris/Residue to left hand wall	Boiler Room 1 E/002	No Risk				
148	Debris/residue to rear wall	Boiler Room 1 E/002	Low Risk – 6 monthly	28/08/2026			
149	Debris/residue to right hand wall	Boiler Room 1 E/002	Low Risk – 6 monthly	28/08/2026			
150	Debris/residue to entrance wall	Boiler Room 1 E/002	Low Risk – 6 monthly	28/08/2026			

151	Debris/residue to floor	Boiler Room 1 E/002	No Risk				
152	Damp proof course around door frame	Boiler Room 1 E/002	Very Low Risk – 12 monthly	28/08/2026			
153	Pipework Gasket too deeply recessed to sample	Boiler Room 2 E/003	Very Low Risk – 12 monthly	28/08/2026			
154	Pipework Gasket to yellow gas pipework	Boiler Room 2 E/003	No Risk				
155	Debris/Residue to left hand wall	Boiler Room 2 E/003	Low Risk – 6 monthly	28/08/2026			
156	Debris/residue to rear wall	Boiler Room 2 E/003	Low Risk – 6 monthly	28/08/2026			
157	Debris/residue to right hand wall	Boiler Room 2 E/003	Low Risk – 6 monthly	28/08/2026			
158	Debris/residue to entrance wall	Boiler Room 2 E/003	No Risk				
159	Debris/residue to floor	Boiler Room 2 E/003	Low Risk – 6 monthly	28/08/2026			
160	Damp proof course around door frame	Boiler Room 2 E/003	Very Low Risk – 12 monthly	28/08/2026			
161	Ceiling Tile - Suspended, Solid	Main Hall Room G/016	No Risk				
162	Ceiling Tile - Suspended, Solid presumed same due to height restrictions	Main Hall Room G/076	No Risk				

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:

Sunderland
City Council

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