

## **Foreward**

ASBESTOS SURVEY REPORT FOR GRANGE PARK PRIMARY SCHOOL, SWAN STREET, SUNDERLAND, SR5 1EA.

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

*Control of Asbestos  
Regulations 2012*

## Asbestos Register for

**Grange Park Primary School, Swan Street, Sunderland,  
SR5 1EA**



**UPRN: - 429759**

**TF Ref:**

**Location of register:-**

**Premises Manager / Samo: - Tenant**

**Date: 01 May 2026**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557 938966**

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## Plan of Building and Samples Location

- (Item 1) Ref: 78139-7 – Lagging debris to wall (-1/001 Boiler Room Switch Room) – Medium Risk
- (Item 2) Ref: 78139-5 – General debris to wall (-1/001 Boiler Room Switch Room) – Medium Risk
- (Item 3) Ref: 78139-4 – Wrap to cable (-1/001 Boiler Room Switch Room) – No Risk
- (Item 4) Ref: 429759-21 – General debris to floor (-1/001 Boiler Room Switch Room) – No Risk
- (Item 5) Ref: 78139-12 – Lagging debris to wall (-1/002 Boiler Room) – Medium Risk
- (Item 6) Ref: 429759-15 – General debris to floor (-1/002 Boiler Room) – No Risk
- (Item 7) Ref: 429759-16 – Debris to redundant plinth (-1/002 Boiler Room) – No Risk
- (Item 8) Ref: 429759-17 – Debris to current plinth (-1/002 Boiler Room) – No Risk
- (Item 9) Ref: 429759-18 – Debris to pipe hanger (-1/002 Boiler Room) – No Risk
- (Item 10) Ref: 78139-16 – Lagging debris to furnace hatch (-1/002 Boiler Room) – Medium Risk
- (Item 11) Ref: 429759-19 – Debris below furnace hatch (-1/002 Boiler Room) – No Risk
- (Item 12) Ref: 47505-106 – Debris to ceiling (-1/002 Boiler Room) – Medium Risk
- (Item 13) Ref: 429759-20 – Pipework flange gasket (-1/002 Boiler Room) – No Risk
- (Item 14) Ref: 78139-10 – Wrap to cable (-1/002 Boiler Room) – No Risk
- (Item 15) Ref: 78139-17 – Gasket to pipework (-1/003 Boiler Room Gas Chamber) – No Risk
- (Item 16) Ref: 78139-20 – Wrap to pipework (-1/003 Boiler Room Gas Chamber) – No Risk
- (Item 17) Ref: 78139-18 – Gasket to pipeworks (-1/003 Boiler Room Gas Chamber) – No Risk
- (Item 18) Ref: 78139-19 – Gasket to pipework (-1/003 Boiler Room Gas Chamber) – No Risk
- (Item 19) Ref: 78139-21 – Lagging debris to walls (-1/003 Boiler Room Gas Chamber) – Medium Risk
- (Item 20) Ref: 429759-14 – General debris to floor (-1/003 Boiler Room Gas Chamber) – No Risk
- (Item 21) Ref: 429759-22 – Damp proof course (-1/004 Store) – No Risk
- (Item 22) Ref: 47505-112 – Debris to wall (-1/005 Lobby & Stairs) – Low Risk (Encapsulated)
- (Item 23) Ref: 277054-1 – Walls (Front face elevation) (0/0014 Reception) – No Risk
- (Item 24) Ref: As 429759-9 – Floor covering below carpet (0/004 Lobby area) – No Risk
- (Item 25) Ref: 429759-11 – Partition wall to riser (0/004 Lobby area) – No Risk
- (Item 26) Ref: As 429759-11 – Partition wall (0/004 Lobby area riser) – No Risk
- (Item 27) Ref: 429759-12 – General debris to floor (0/004 Lobby area riser) – No Risk
- (Item 28) Ref: 429759-10 – Seal to soil pipe joint (0/005 Disabled WC) – No Risk
- (Item 29) Ref: 429759-6 – Debris to floor (0/009 Classroom loft above) – No Risk
- (Item 30) Ref: 429759-24 – Insulation debris below mmmf insulation (0/017 Classroom loft above) – Low Risk
- (Item 31) Ref: 429759-25 – Coating onto masonry ceiling (0/035 Staff WC) – No Risk
- (Item 32) Ref: 429759-26 – Coating onto masonry ceiling (0/037 Boys WC) – No Risk
- (Item 33) Ref: 429759-27 – Coating onto masonry ceiling (0/040 Girls WC) – No Risk
- (Item 34) Ref: As 429759-1 – Floor covering (0/041 Store) – No Risk
- (Item 35) Ref: 429759-1 – Floor covering (0/042 Lockers) – No Risk

- (Item 36) Ref: As 429759-1 – Floor covering (0/048 Cleaners) – No Risk
- (Item 37) Ref: 105825-1 – Sub floor covering to stage area (0/055 Small hall and stage) – No Risk
- (Item 38) Ref: 105825-2 – Mid section panels to walls (0/055 Small hall and stage) – No Risk
- (Item 39) Ref: As 429759-13 – Floor covering (0/56 Chemical Store) – No Risk
- (Item 40) Ref: As 429759-8 – Floor covering (0/058 WC) – No Risk
- (Item 41) Ref: As 429759-7 – Window Putty (0/058 WC) – No Risk
- (Item 42) Ref: As 429759-5 – Pipe lagging (0/058 WC) – Low Risk
- (Item 43) Ref: As 429759-13 – Floor covering (0/059 Store) – No Risk
- (Item 44) Ref: 47505-4 – Pipe lagging (0/059 Store) – Low Risk
- (Item 45) Ref: As 429759-13 – Floor covering (0/060 Caretakers Store) – No Risk
- (Item 46) Ref: As 47505-4 – Pipe wrap behind encapsulated cloth (0/062 WC) – Low Risk
- (Item 47) Ref: As 429759-8 – Floor covering (0/062 WC) – No Risk
- (Item 48) Ref: 429759-7 – Window Putty (0/062 WC) – No Risk
- (Item 49) Ref: 429759-13 – Floor covering (0/063 Science Store) – No Risk
- (Item 50) Ref: As 429759-1 – Floor covering and adhesive (0/065 Cleaner and Lobby) – No Risk
- (Item 51) Ref: As 429759-8 – Floor (0/075 Office WC) – No Risk
- (Item 52) Ref: 429759-5 – Low level pipe lagging below paper (0/081 Staff changing and WC) – Low Risk
- (Item 53) Ref: 429759-8 – Floor covering (0/084 WC) – No Risk
- (Item 54) Ref: 429759-9 – Floor covering below carpet (0/087 Lobby Area) – No Risk
- (Item 55) Ref: 429759-23 – Pipe lagging debris (0/088 Music and dance loft above) – Removed July 2021
- (Item 56) Ref: 429759-2 – Floor covering (1/001 Store) – No Risk
- (Item 57) Ref: As 429759-2 - Floor covering (1/002 Store & WC) – No Risk
- (Item 58) Ref: As 429759-2 – Floor covering to cupboard (1/003 Office and Store) – No Risk
- (Item 59) Ref: As 429759-3 - Floor covering under wood (1/003 Office and Store) – No Risk
- (Item 60) Ref: 429759-3 – Remnant floor tiles below wood panels (1/005 Office and Store) – No Risk
- (Item 61) Ref: 429759-4 – Floor covering (1/006 Store) – Very Low Risk
- (Item 62) Ref: 78139-25 – Pipe lagging (2/001 Loft space tank location) – No Risk
- (Item 63) Ref: 78139-24 – General debris to floor (2/001 Loft space tank location) – No Risk
- (Item 64) Ref: 78139-23 – Insulation to tank (2/001 Loft space tank location) – No Risk
- (Item 65) Ref: 429759-28 – Putty to metal window frames behind plastic sheets leading onto flat roof area (External) – No Risk
- (Item 66) Ref: 429759-29 – Remnant mastic to walls of internal corridor to courtyard (External) – No Risk
- (Item 67) Ref: 429759-30 – Remnant mastic to redundant doorway (External) – Very Low Risk
- (Item 68) Ref: 429759-31 – Sealant to downpipe collars (External) – No Risk
- (Item 69) Ref: 429759-32 – Damp proof course (External) – No Risk
- (Item 70) Ref: 429759-33 – Roof tiles to small door canopy adjacent 0/030 (External) – No Risk
- (Item 71) Ref: 429759-34 – Fillet to small door canopy adjacent 0/030 (External) – No Risk

- (Item 72) Ref: 21-38155-1 – Mastic to ducting joints (Area 080a/Void above kitchen) – No Risk
- (Item 73) Ref: 21-40667-1 – Floor under multiple layers of modern flooring (Year 2 Classroom) – No Risk
- (Item 74) Ref: 22-52615-1 – Window putty (Area 1: Hall) - No Risk
- (Item 75) Ref: 22-52615-2 – Window glazing putty (Area 1: Hall) – No Risk
- (Item 76) Ref: 22-52615-3 – Sealant to wood frame around window (Area 1: Hall) -No Risk
- (Item 77) Ref: PK001724 - Core sample of roof felt – Roof (External flat roof areas E/01) – No Risk
- (Item 78) Ref: PK001725 - Core sample of roof felt – Roof (External flat roof areas E/01) – No Risk
- (Item 79) Ref: PK001726 - Core sample of roof felt – Roof (External flat roof areas E/01) – No Risk
- (Item 80) Ref: PK001727 - Core sample of roof felt – Roof (External flat roof areas E/01) – No Risk
- (Item 81) Ref: PK001728 - Core sample of roof felt – Roof (External flat roof areas E/01) – No Risk
- (Item 82) Ref: PK001729 - Core sample of roof felt – Roof (External flat roof areas E/01) – No Risk
- (Item 83) Ref: PK001730 - Core sample of roof felt – Roof (External flat roof areas E/01) – No Risk
- (Item 84) Ref: PK001731 - Core sample of roof felt – Roof (External flat roof areas E/01) – No Risk
- (Item 85) Ref: PK001732 - Mastic - Metal soil pipe collars (External flat roof areas E/01) – No Risk
- (Item 86) Ref: KG000850 - Residue - Rhs wall to doorway (Boiler room duct, Boiler room, 001) – Medium Risk
- (Item 87) Ref: KG000845 - Debris - Floor midway to rhs wall (Boiler room duct, Boiler room, 001) – No Risk
- (Item 88) Ref: KG000846 - Debris - Centre floor (Boiler room duct, Boiler room, 001) – No Risk
- (Item 89) Ref: KG000847 - Residue - Rhs wall (Boiler room duct, Boiler room, 001) – No Risk
- (Item 90) Ref: KG000848 - Debris - Floor rhs near door (Boiler room duct, Boiler room, 001) – No Risk
- (Item 91) Ref: KG000849 - Residue - Rhs wall near door (Boiler room duct, Boiler room, 001) – No Risk
- (Item 92) Ref: KG000851 - Debris - Floor near door (Boiler room duct, Boiler room, 001) – No Risk
- (Item 93) Ref: KG000852 - Residue - LHS wall near door (Boiler room duct, Boiler room, 001) – No Risk
- (Item 94) Ref: SL000594 – Linoleum flooring (Hallway G/01) – No Risk
- (Item 95) Ref: KG001230 – Bitumen adhesive below wood (Classroom 7 G/04) – No Risk

*December 2020 – Rhodar removed salt and broken-down areas of encapsulant and re-encapsulated walls in the following areas:*

*Stairwell*

*Boiler room*

*Gas Chamber*

*Switch Room*

**Survey J127932 was a targeted survey to the floor duct in boiler room. No asbestos was detected and no samples were taken. Refer to survey for further information.**

**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.**

**Sunderland  
City Council**

## Photographs of Areas Sampled

### Item 1 Ref: 78139-7



The lagging debris to wall in -1/001 Boiler Room Switch Room contains asbestos.

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

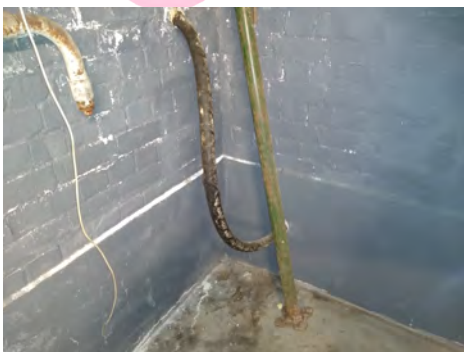
### Item 2 Ref: 78139-5



The general debris to wall in -1/001 Boiler Room Switch Room contains asbestos.

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

### Item 3 Ref: 78139-4



The wrap to cable in -1/001 Boiler Room Switch Room does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 4 Ref: 429759-21**



The general debris to floor in -1/001 Boiler Room Switch Room does not contain asbestos.

**Item 5 Ref: 78139-12**



The lagging debris to wall in -1/002 Boiler Room contains asbestos.

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

**Item 6 Ref: 429759-15**



The general debris to floor in -1/002 Boiler Room does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 7 Ref: 429759-16**



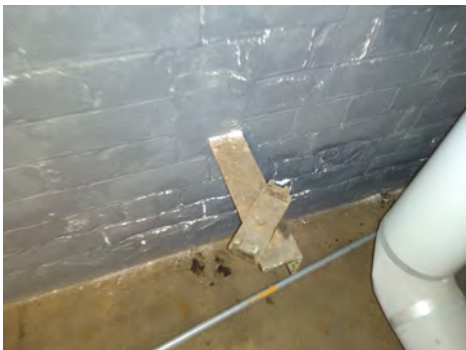
The debris to redundant plinth in -1/002 Boiler Room does not contain asbestos.

**Item 8 Ref: 429759-17**



The debris to current plinth in -1/002 Boiler Room does not contain asbestos.

**Item 9 Ref: 429759-18**



The debris to pipe hanger in -1/002 Boiler Room does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 10 Ref: 78139-16**



The lagging debris to furnace hatch in -1/002 Boiler Room contains asbestos.

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

**Item 11 Ref: 429759-19**



The debris below furnace hatch in -1/002 Boiler Room does not contain asbestos.

**Item 12 Ref: 47505-106**



The debris to ceiling in -1/002 Boiler Room contains asbestos.

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

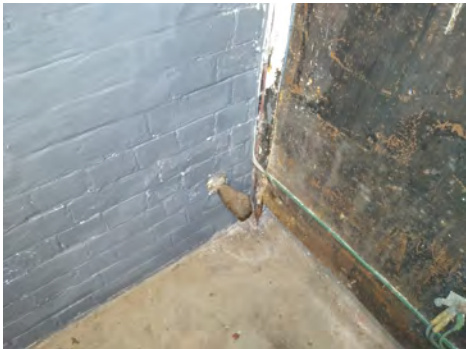
**Photographs of Areas Sampled (Cont)**

**Item 13 Ref: 429759-20**



The pipework flange gasket in -1/002 Boiler Room does not contain asbestos.

**Item 14 Ref: 429759-19**



The wrap to cable in -1/002 Boiler Room does not contain asbestos.

**No Image Provided**

**Item 15 Ref: 78139-17**

The gasket to pipework in -1/003 Boiler Room Gas Chamber does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**No Image Provided**

**Item 16 Ref: 78139-20**

The wrap to pipework in  
-1/003 Boiler Room Gas  
Chamber does not contain  
asbestos.

**No Image Provided**

**Item 17 Ref: 78139-18**

The gasket to pipework in  
-1/003 Boiler Room Gas  
Chamber does not contain  
asbestos.

**No Image Provided**

**Item 18 Ref: 78139-19**

The gasket to pipework in  
-1/003 Boiler Room Gas  
Chamber does not contain  
asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 19 Ref: 78139-21**



The lagging debris to walls in -1/003 Boiler Room Gas Chamber contains asbestos.

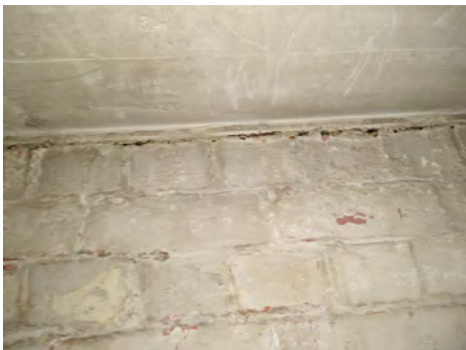
Any change in its appearance should be recorded and passed to Property Services.

**Item 20 Ref: 429759-14**



The general debris to floor in -1/003 Boiler Room Gas Chamber does not contain asbestos.

**Item 21 Ref: 429759-22**



The damp proof course in -1/004 Store does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 22 Ref: 47505-112**



The debris to wall in -1/005 Lobby & Stairs (encapsulated) contains asbestos.

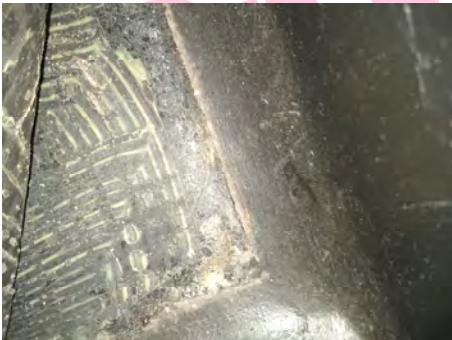
Any change in its appearance should be recorded and passed to Property Services.

**Item 23 Ref: 277054-1**

**No Image Provided**

The walls (Front face elevation) in 0/0014 Reception do not contain asbestos.

**Item 24 Ref: As 429759-9**



The floor covering below carpet in 0/004 Lobby area does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 25 Ref: 429759-11**



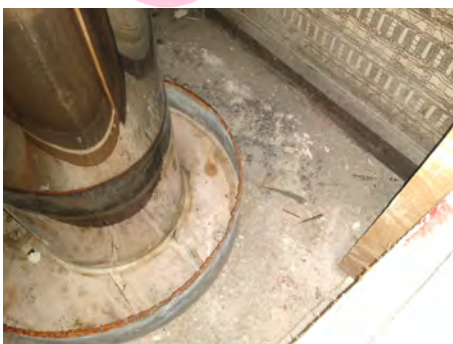
The partition wall to riser in 0/004 Lobby area does not contain asbestos.

**Item 26 Ref: As 429759-11**



The partition wall in 0/004 Lobby area riser does not contain asbestos.

**Item 27 Ref: 429759-12**



The general debris to floor in 0/004 Lobby area riser does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 28 Ref: 429759-11**



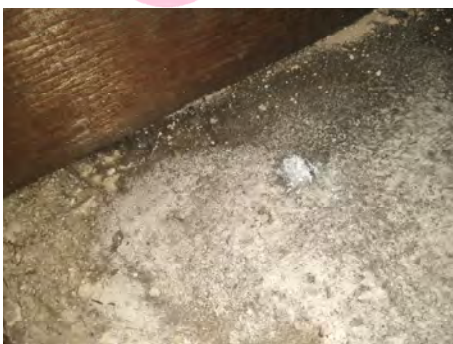
The seal to soil pipe joint in 0/005 Disabled WC does not contain asbestos.

**Item 29 Ref: 429759-6**



The debris to floor in 0/009 Classroom loft above does not contain asbestos.

**Item 30 Ref: 429759-24**



The insulation debris below mmmf insulation 0/017 Classroom loft above contains asbestos.

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

**Photographs of Areas Sampled (Cont)**

**Item 31 Ref: 429759-25**



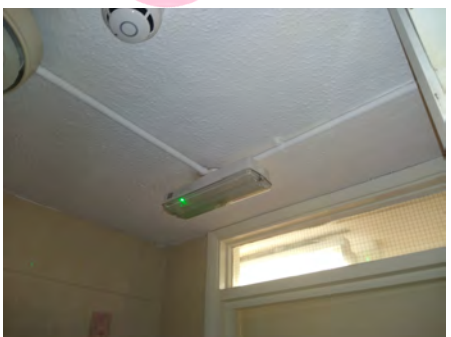
The coating onto masonry ceiling in 0/035 Staff WC does not contain asbestos.

**Item 32 Ref: 429759-26**



The coating onto masonry ceiling in 0/037 Boys WC does not contain asbestos.

**Item 33 Ref: 429759-27**



The coating onto masonry ceiling in 0/040 Girls WC does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 34 Ref: As 429759-1**



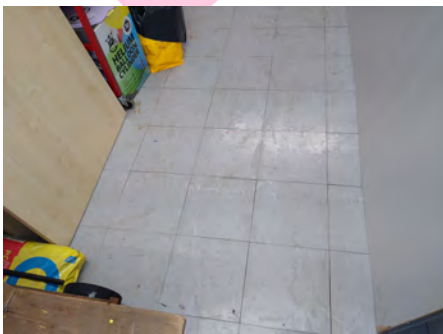
The floor covering in 0/041 Store does not contain asbestos.

**Item 35 Ref: 429759-1**



The floor covering in 0/042 Lockers does not contain asbestos.

**Item 36 Ref: As 429759-1**



The floor covering in 0/048 Cleaners does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 37 Ref: 105825-1**



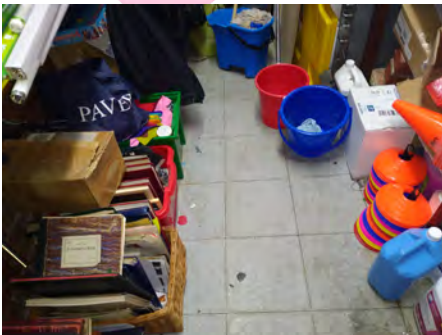
The sub floor covering to stage area in 0/055 Small hall and stage does not contain asbestos.

**Item 38 Ref: 105825-2**



The mid section panels to walls in 0/055 Small hall and stage does not contain asbestos.

**Item 39 Ref: As 429759-13**



The floor covering in 0/56 Chemical Store does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 40 Ref: As 429759-8**



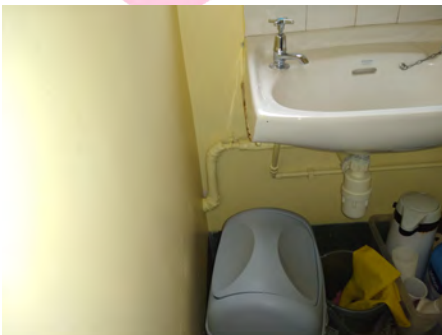
The floor covering in 0/058 WC does not contain asbestos.

**Item 41 Ref: As 429759-7**



The window Putty in 0/058 WC does not contain asbestos.

**Item 42 Ref: As 429759-5**



The pipe lagging in 0/058 WC contains asbestos.

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

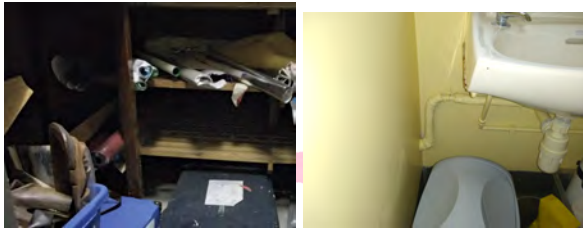
**Photographs of Areas Sampled (Cont)**

**Item 43 Ref: As 429759-13**



The floor covering in 0/059 Store does not contain asbestos.

**Item 44 Ref: As 47505-4**



The pipework from WC 0/058 (item 42) is presumed to run into the adjoining Store 0/059. Therefore, the pipe lagging in 0/059 Store contains asbestos.

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

**Item 45 Ref: As 429759-13**



The floor covering in 0/060 Caretakers Store does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 46 Ref: As 47505-4**



The pipe wrap behind encapsulated cloth in 0/062 WC contains asbestos.

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

**Item 47 Ref: As 429759-8**



The floor covering in 0/062 WC does not contain asbestos.

**Item 48 Ref: 429759-7**



The window Putty in 0/062 WC does not contain asbestos.

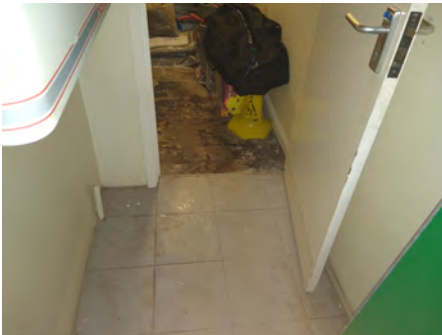
**Photographs of Areas Sampled (Cont)**

**Item 49 Ref: As 429759-13**



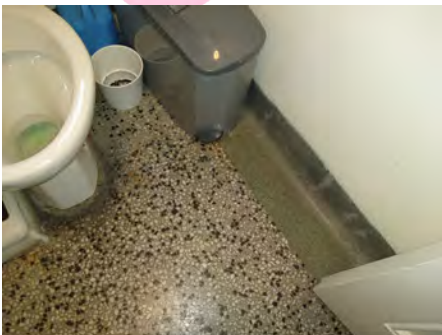
The floor covering in 0/063 Science Store does not contain asbestos.

**Item 50 Ref: As 429759-1**



The floor covering and adhesive in 0/065 Cleaner and Lobby does not contain asbestos.

**Item 51 Ref: As 429759-8**



The floor in 0/075 Office WC does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 52 Ref: 429759-5**



The low level pipe lagging below paper in 0/081 Staff changing and WC contains asbestos.

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

**Item 53 Ref: 429759-8**



The floor covering in 0/084 WC does not contain asbestos.

**Item 54 Ref: 429759-9**



The floor covering below carpet in 0/087 Lobby Area does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

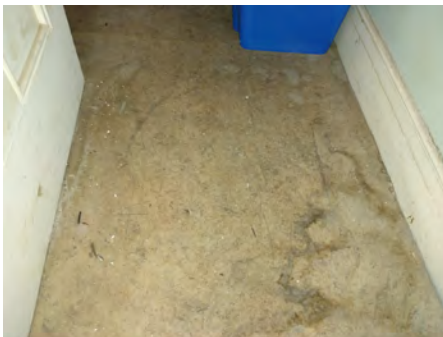
*Item 55 Ref: 429759-23*



*The pipe lagging debris in 0/088 Music and dance loft above contains asbestos.*

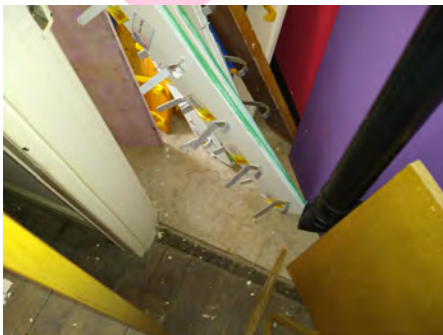
**Removed July 2021**

**Item 56 Ref: 429759-2**



The floor covering in 1/001 Store does not contain asbestos.

**Item 57 Ref: As 429759-2**



The floor covering in 1/002 Store & WC does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 58 Ref: As 429759-2**



The floor covering to cupboard in 1/003 Office and Store does not contain asbestos.

**Item 59 Ref: As 429759-3**



The floor covering under wood in 1/003 Office and Store does not contain asbestos.

**Item 60 Ref: 429759-3**



The remnant floor tiles below wood panels in 1/005 Office and Store does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 61 Ref: 429759-4**



The floor covering in 1/006 Store contains asbestos.

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

**Item 62 Ref: 78139-25**



The pipe lagging in 2/001 Loft space tank location does not contain asbestos.

**Item 63 Ref: 78139-24**



The general debris to floor in 2/001 Loft space tank location does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 64 Ref: 78139-23**



The insulation to tank in 2/001 Loft space tank location does not contain asbestos.

**Item 65 Ref: 429759-28**



The putty to metal window frames behind plastic sheets leading onto flat roof area (External) do not contain asbestos.

**Item 66 Ref: 429759-29**



The remnant mastic to walls of internal corridor to courtyard (External) do not contain asbestos.

**Photographs of Areas Sampled (Cont)**

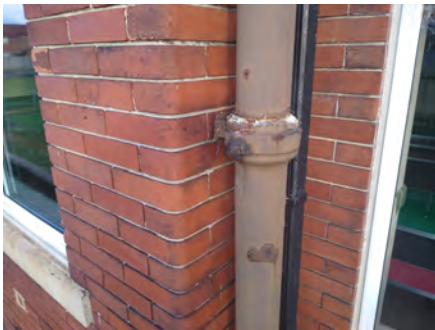
**Item 67 Ref: 429759-30**



The remnant mastic to redundant doorway (External) contains asbestos.

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

**Item 68 Ref: 429759-31**



The sealant to downpipe collars (External) does not contain asbestos.

**Item 69 Ref: 429759-32**



The damp proof course (External) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 70 Ref: 429759-33**



The roof tiles to small door canopy adjacent 0/030 (External) does not contain asbestos.

**Item 71 Ref: 429759-34**



The fillet to small door canopy adjacent 0/030 (External) does not contain asbestos.

**Item 72 Ref: 21-38155-1**



The mastic to the ducting joints in the void above kitchen (Area 080a) does not contain asbestos.

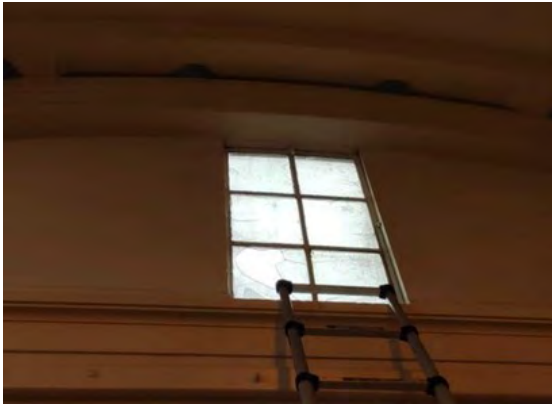
**Photographs of Areas Sampled (Cont)**

**NO PHOTOGRAPH  
PROVIDED**

**Item 73 Ref: 21-40667-1**

The floor under multiple layers of modern flooring (Year 2 Classroom) does not contain asbestos.

**Item 74 Ref: 22-52615-1**



The putty to the window in the Hall (Area 1) does not contain asbestos.

**Item 75 Ref: 22-52615-2**



The glazing putty to the window Externally (Area 2) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 76 Ref: 22-52615-3**



The sealant to the wood frame around the window (Externally) does not contain asbestos.

**Item 77 Ref: PK001724**



The core sample of roof felt – Roof (External flat roof areas E/01) does not contain asbestos.

**Item 78 Ref: PK001725**



The core sample of roof felt – Roof (External flat roof areas E/01) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 79 Ref: PK001726**



The core sample of roof felt – Roof (External flat roof areas E/01) does not contain asbestos.

**Item 80 Ref: PK001727**



The core sample of roof felt – Roof (External flat roof areas E/01) does not contain asbestos.

**Item 81 Ref: PK001728**



The core sample of roof felt – Roof (External flat roof areas E/01) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 82 Ref: PK001729**

The core sample of roof felt – Roof (External flat roof areas E/01) does not contain asbestos.



**Item 83 Ref: PK001730**

The core sample of roof felt – Roof (External flat roof areas E/01) does not contain asbestos.



**Item 84 Ref: PK001731**

The core sample of roof felt – Roof (External flat roof areas E/01) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 85 Ref: PK001732**

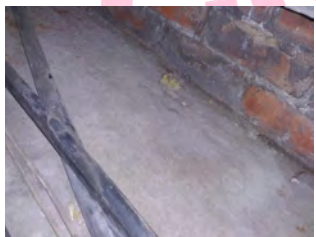
The mastic - metal soil pipe collars (External flat roof areas E/01) does not contain asbestos.



**Item 86 Ref: KG000850**

The residue - Rhs wall to doorway (Boiler room duct, Boiler room, 001) contains asbestos.

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



**Item 87 Ref: KG000845**

The debris - floor midway to rhs wall (Boiler room duct, Boiler room, 001) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 88 Ref: KG000846**



The debris - centre floor (Boiler room duct, Boiler room, 001) does not contain asbestos.

**Item 89 Ref: KG000847**



The residue - Rhs wall (Boiler room duct, Boiler room, 001) does not contain asbestos.

**Item 90 Ref: KG000848**



The debris - floor rhs near door (Boiler room duct, Boiler room, 001) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 91 Ref: KG000849**



The residue - Rhs wall near door (Boiler room duct, Boiler room, 001) does not contain asbestos.

**Item 92 Ref: KG000851**



The debris - floor near door (Boiler room duct, Boiler room, 001) does not contain asbestos.

**Item 93 Ref: KG000852**



The residue - LHS wall near door (Boiler room duct, Boiler room, 001) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 94 Ref: SL000594**



The linoleum flooring in the Hallway (G/01) does not contain asbestos.

**Item 95 Ref: KG001230**



The bitumen adhesive below wood in Classroom (G/04) does not contain asbestos.

## Five Simple Steps to Asbestos Management

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

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

### Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

### Step 2 – Periodic Inspections

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

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

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

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

### Step 3 – Planned Work

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

#### Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

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

#### Step 5 – Monitoring the Register

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

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

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

In the event of an exposure of asbestos, please refer to your site specific emergency procedures. However, as a minimum:

- Seal the area off completely. (Lock the area off if possible and post a notice on the door, "No access - Contact ..... " )
- If there is any air movement systems within the premises, shut it off.
- Contact the Asbestos Manager on 07557938966 immediately. Who will arrange for any remedial works / air monitoring.
- Start to complete the "Registration of Disturbances" form, which is in your register (Section 10 in the new style register).

Once the remedial works have been carried out and a clear air test certificate has been issued. Access to the area can be re-opened.

In the event that you are unable to contact the Asbestos Manager, please contact the Civic Centre on 520 5555 and ask for assistance from a building surveyor. Out of hours ring the City Alarm and Emergency Control room on 553 1999.

Central Safety can be contacted on 561 2311.

**In the event of a fire (or drill), the asbestos register must be taken outside to show the emergency services.**

## Commonly Asked Questions.

- **How often should SAMO's undertake inspections of asbestos containing materials?**  
The Asbestos Manager will inform the SAMO of how often the inspections should be undertaken.
- **What should a SAMO do if the asbestos containing materials are disturbed or damaged?**  
The SAMO should prohibit access to the areas until the Asbestos Manager in Property Services has been contacted and given recommendations.
- **Can employees put up decorations onto asbestos containing materials?**  
No decorations should be attached to asbestos containing materials. However, it is understood that some decoration is already attached to asbestos containing materials and these should be left in place.
- **Can a room with asbestos containing materials in the ceiling and wall be painted?**  
Yes, as long as the material is not rubbed or sanded down, as this may result in the release of asbestos fibres.
- **Why isn't all asbestos containing materials removed from buildings?**  
Because it is safer to leave asbestos containing materials in good condition in buildings. Removing the materials will result in a greater risk to health because of the consequential release of fibres.
- **When will asbestos containing material be removed from my building?**  
Asbestos containing materials will be removed if work involves the disturbance of the material e.g. during the refurbishment or dismantling of part of the building or structure.
- **What should a SAMO do if he/she has had no training in use of the register?**  
The SAMO should ring the Departmental Co-ordinator who will arrange training.

**Form 2**Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
<i>Item 1</i>	<i>Lagging debris to wall (-1/001 Boiler Room Switch Room)</i>	<i>Medium Risk</i>	<i>3 months</i>	<i>29/07/2026</i>
<i>Item 2</i>	<i>General debris to wall (-1/001 Boiler Room Switch Room)</i>	<i>Medium Risk</i>	<i>3 months</i>	<i>29/07/2026</i>
<i>Item 3</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 4</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 5</i>	<i>Lagging debris to wall (-1/002 Boiler Room)</i>	<i>Medium Risk</i>	<i>3 months</i>	<i>29/07/2026</i>
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 7</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 8</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 9</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 10</i>	<i>Lagging debris to furnace hatch (-1/002 Boiler Room)</i>	<i>Medium Risk</i>	<i>3 months</i>	<i>29/07/2026</i>
<i>Item 11</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 12</i>	<i>Debris to ceiling (-1/002 Boiler Room)</i>	<i>Medium Risk</i>	<i>3 months</i>	<i>29/07/2026</i>
<i>Item 13</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 14</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 15</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 16</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>Lagging debris to walls (-1/003 Boiler Room Gas Chamber)</i>	<i>Medium Risk</i>	<i>3 months</i>	<i>29/07/2026</i>
<i>Item 20</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 22</i>	<i>Debris to wall (-1/005 Lobby &amp; Stairs)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>29/10/2026</i>
<i>Item 23</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 24</i>	<i>No asbestos</i>	<i>Is present</i>		

Item 25	No asbestos	Is present		
Item 26	No asbestos	Is present		
Item 27	No asbestos	Is present		
Item 28	No asbestos	Is present		
Item 29	No asbestos	Is present		
<b>Item 30</b>	<b>Insulation debris below mmmf insulation 0/017 Classroom loft above)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>Do not inspect</b>
Item 31	No asbestos	Is present		
Item 32	No asbestos	Is present		
Item 33	No asbestos	Is present		
Item 34	No asbestos	Is present		
Item 35	No asbestos	Is present		
Item 36	No asbestos	Is present		
Item 37	No asbestos	Is present		
Item 38	No asbestos	Is present		
Item 39	No asbestos	Is present		
Item 40	No asbestos	Is present		
Item 41	No asbestos	Is present		
<b>Item 42</b>	<b>Pipe lagging (0/058 WC)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>29/10/2026</b>
Item 43	No asbestos	Is present		
<b>Item 44</b>	<b>Pipe lagging (0/059 Store)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>29/10/2026</b>
Item 45	No asbestos	Is present		
<b>Item 46</b>	<b>Pipe wrap behind encapsulated cloth (0/062 WC)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>29/10/2026</b>
Item 47	No asbestos	Is present		
Item 48	No asbestos	Is present		
Item 49	No asbestos	Is present		
Item 50	No asbestos	Is present		
Item 51	No asbestos	Is present		
<b>Item 52</b>	<b>Low level pipe lagging below paper (0/081 Staff changing and WC)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>29/10/2026</b>

Item 53	No asbestos	Is present		
Item 54	No asbestos	Is present		
<b>Item 55</b>	<b>Pipe lagging debris (0/088 Music and dance loft above)</b>	<b>Medium Risk</b>	<b>Removed</b>	<b>July 2021</b>
Item 56	No asbestos	Is present		
Item 57	No asbestos	Is present		
Item 58	No asbestos	Is present		
Item 59	No asbestos	Is present		
Item 60	No asbestos	Is present		
<b>Item 61</b>	<b>Floor covering (1/006 Store)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>29/10/20256</b>
Item 62	No asbestos	Is present		
Item 63	No asbestos	Is present		
Item 64	No asbestos	Is present		
Item 65	No asbestos	Is present		
Item 66	No asbestos	Is present		
<b>Item 67</b>	<b>Remnant mastic to redundant doorway (External)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>29/10/2026</b>
Item 68	No asbestos	Is present		
Item 69	No asbestos	Is present		
Item 70	No asbestos	Is present		
Item 71	No asbestos	Is present		
Item 72	No asbestos	Is present		
Item 73	No asbestos	Is present		
Item 74	No asbestos	Is present		
Item 75	No asbestos	Is present		
Item 76	No asbestos	Is present		
Item 77	No asbestos	Is present		
Item 78	No asbestos	Is present		
Item 79	No asbestos	Is present		
Item 80	No asbestos	Is present		
Item 81	No asbestos	Is present		
Item 82	No asbestos	Is present		
Item 83	No asbestos	Is present		
Item 84	No asbestos	Is present		
Item 85	No asbestos	Is present		
<b>Item 86</b>	<b>Residue - Rhs</b>	<b>Medium Risk</b>	<b>3 Monthly</b>	<b>29/04/2026</b>

	wall to doorway (Boiler room duct, Boiler room, 001)			
Item 87	No asbestos	Is present		
Item 88	No asbestos	Is present		
Item 89	No asbestos	Is present		
Item 90	No asbestos	Is present		
Item 91	No asbestos	Is present		
Item 92	No asbestos	Is present		
Item 93	No asbestos	Is present		
Item 94	No asbestos	Is present		
Item 95	No asbestos	Is present		

Sunderland  
City Council

## Asbestos Form 2 - Periodic Return

Site/Premises/School	
Date of Inspection	
Inspection By (signature)	
Print Name	

**Inspect and advise condition of each individual item – failure to do so will result in periodic inspection returned and asked to complete again**

### Good Practice Guidance:

- Take photographs of ACMs for each inspection and store for future reference
- Compare previous photographs with current condition state to determine whether there has been any deterioration since the last inspection
- Replace missing/damaged asbestos labels/stickers
- Plant rooms
- Service risers and ducts
- Ceiling voids and underfloor voids
- Boiler rooms, meter cupboards, electrical risers

<u>Item no/Ref:</u>	<u>Condition</u> Same/change	<u>Action Required</u> Yes/No	<u>Asbestos Sticker Displayed</u> Yes/No	<u>Comments</u>
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### For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	