

## **Foreward**

### **ASBESTOS SURVEY REPORT FOR RICHARD AVENUE PRIMARY SCHOOL, SUNDERLAND**

I have enclosed for your information and retention the most recent asbestos survey (type 2) 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, and any planned work and what to do when contractors arrive on site.

#### **Commonly asked Questions**

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

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

This report is an important document and must be referred to before any building works are carried out. The report must be kept with your tenants handbook and the



checklists completed on a regular basis. You will be reminded when your specific checklists are due for submission.

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

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

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

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

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

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

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

### **Restrictions on use, distribution and publication of the report**

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

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

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

Yours sincerely,

Neil Guthrie  
Director of Development and Property

Sunderland  
City Council

# Sunderland City Council

*Control of Asbestos  
Regulations 2012*

## **Asbestos Register for RICHARD AVENUE PRIMARY SCHOOL**



**UPRN: - 208197**

**TF Ref: SCH098**

**Location of register:-**

**Premises Manager / Samo: - Tenant**

**Date: 14 April 2025**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557 938966**

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## **Plan of Building and Samples Location – School**

- (Item 1) 369924-5 – screed under modern screed (001/nursery) – No Risk
- (Item 2) 369924-1 – gasket to tank (001/nursery-void above) – Very Low Risk
- (Item 3) 369924-4 – floor tile with bitumen adhesive (001A/electric cupboard) – Very Low Risk
- (Item 4) 369924-2 – sealant to light (001C/store) – No Risk
- (Item 5) 369924-3 – remnant sealant to brickwork from former door frame (001C/store) – Very Low Risk
- (Item 6) As 369924-5 – screed under modern screed (001C/store) – No Risk
- (Item 7) As 369924-5 – screed under modern covering (002/lobby) – No Risk
- (Item 8) As 369924-5 – screed under modern screed (003/corridor) – No Risk
- (Item 9) As 369924-5 – screed under modern screed (004/conservatory) – No Risk
- (Item 10) As 369924-3 – remnant sealant from removed frame (004/conservatory) – Very Low Risk
- (Item 11) As 369924-5 – screed under modern screed (005/WC) – No Risk
- (Item 12) As 369924-5 – screed under modern screed (006/corridor) – No Risk
- (Item 13) As 369924-5 – screed under modern screed (006A/library area) – No Risk
- (Item 14) As 369924-5 – screed under modern screed (007/classroom) – No Risk
- (Item 15) As 369924-5 – screed under modern screed (008/classroom) – No Risk
- (Item 16) As 369924-5 – screed (009/store) – No Risk
- (Item 17) As 369924-5 – screed under modern tiles (010/store) – No Risk
- (Item 18) As 369924-5 – screed under modern screed (010/classroom) – No Risk
- (Item 19) As 369924-5 – screed under modern screed (013/classroom) – No Risk
- (Item 20) As 369924-5 – screed (014/store) – No Risk
- (Item 21) As 369924-5 – screed under modern screed (015/WC) – No Risk
- (Item 22) 369924-6 – floor screed beneath modern screed (015A/corridor) – No Risk
- (Item 23) As 369924-5 – screed under modern screed (015B/cleaners store) – No Risk
- (Item 24) As 369924-5 – screed under modern screed (016/classroom) – No Risk
- (Item 25) As 369924-5 – screed under modern screed (017/classroom) – No Risk
- (Item 26) As 369924-5 – screed under modern screed (018/store) – No Risk
- (Item 27) As 369924-5 – screed under modern screed (019/store) – No Risk
- (Item 28) As 369924-5 – screed under modern screed (020/classroom) – No Risk
- (Item 29) As 369924-5 – screed under modern screed (021/classroom) – No Risk
- (Item 30) As 369924-5 – screed under modern screed (022/classroom) – No Risk

- (Item 31) As 369924-5 – screed under modern screed (023/classroom) – No Risk
- (Item 32) As 369924-5 – screed under modern screed (024/classroom) – No Risk
- (Item 33) As 369924-8 - packers to ceiling grid (024/classroom-void above) – No Risk
- (Item 34) 369924-7 – screed to floor below floor covering (025/corridor) – No Risk
- (Item 35) 369924-8 – felt packers old ceiling tracking (025/classroom-void above) – No Risk
- (Item 36) Presumed – closed coupled flange gasket (025/corridor-void above) – Very Low Risk
- (Item 37) As 369924-5 – screed under modern screed (026/staff WC) – No Risk
- (Item 38) As 369924-5 – screed under modern screed (027/head teachers office) – No Risk
- (Item 39) As 369924-5 – screed under modern screed (028/office) – No Risk
- (Item 40) 369924-9 – floor tile without bitumen adhesive (030/store) – No Risk
- (Item 41) As 369924-5 – screed under floor tiles (030/store) – No Risk
- (Item 42) As 369924-7 – screed to floor below floor covering (031/staff room) – No Risk
- (Item 43) As 369924-7 – screed to floor below floor covering (032/office) – No Risk
- (Item 44) As 369924-7 – screed to floor below floor covering (033/meeting room) – No Risk
- (Item 45) As 369924-5 – screed under modern screed (034/lobby) – No Risk
- (Item 46) 369924-9 – floor covering under carpet (035/reception) – No Risk
- (Item 47) As 369924-5 – screed under tiles (035/reception) – No Risk
- (Item 48) As 369924-7 – screed to floor below floor covering (036/PE store) – No Risk
- (Item 49) As 369924-12 – red mastic to ductwork (036/PE store-void above) – Very Low Risk
- (Item 50) 369924-14 – coating to skirting within centre area of hall (037/hall) – No Risk
- (Item 51) As 369924-5 – screed under modern screed to perimeter (037/hall) – No Risk
- (Item 52) As 369924-5 – screed under modern screed (038/community room) – No Risk
- (Item 53) As 369924-5 – screed under modern screed (039/community WC) – No Risk
- (Item 54) As 369924-5 – screed under modern screed (041/lobby) – No Risk
- (Item 55) As 369924-5 – screed under modern screed (042/PPA room) – No Risk
- (Item 56) As 369924-5 – screed under modern screed (043/community kitchen) – No Risk
- (Item 57) 369924-10 – sealant around wall light screws (044/cold store) – Very Low Risk
- (Item 58) As 369924-9 – floor covering (046/lobby) – No Risk



- (Item 59) As 369924-7 – screed to floor below tiles (046/lobby) – No Risk
- (Item 60) As 369924-9 – floor covering (047/WC) – No Risk
- (Item 61) As 369924-7 – screed to floor below tiles (047/WC) – No Risk
- (Item 62) 369924-12 – red mastic to ductwork (047/WC-void above) – Very Low Risk
- (Item 63) As 369924-9 – floor covering (048/store) – No Risk
- (Item 64) As 369924-7 – screed to floor below tiles (048/store) – No Risk
- (Item 65) As 369924-9 – floor covering (049/kitchen pantry) – No Risk
- (Item 66) As 369924-5 – screed under tiles (049/kitchen pantry) – No Risk
- (Item 67) 369924-11 – red mastic to ductwork (052/store) – No Risk
- (Item 68) As 369924-5 – screed under modern screed to perimeter (052/store) – No Risk
- (Item 69) As 369924-5 – screed under modern screed to perimeter (053/hall store area) – No Risk
- (Item 70) As 369924-9 – floor covering (054/store) – No Risk
- (Item 71) As 369924-13 – screed under tiles (054/store) – No Risk
- (Item 72) As 369924-13 – screed under modern screed (055/corridor) – No Risk
- (Item 73) As 369924-13 – screed under modern screed (056/classroom) – No Risk
- (Item 74) As 369924-13 – screed under modern screed (057/store) – No Risk
- (Item 75) As 369924-13 – screed under modern screed (058/store) – No Risk
- (Item 76) As 369924-13 – screed under modern screed (059/classroom) – No Risk
- (Item 77) As 369924-13 – screed under modern screed (060/classroom) – No Risk
- (Item 78) As 369924-13 – screed under modern screed (061/classroom) – No Risk
- (Item 79) As 369924-13 – screed under modern screed (062/classroom) – No Risk
- (Item 80) As 369924-13 – screed under modern screed (063/lobby) – No Risk
- (Item 81) As 369924-13 – screed under modern screed (064/cleaners store) – No Risk
- (Item 82) As 369924-13 – screed under modern screed (065/male WC) – No Risk
- (Item 83) As 369924-13 – screed under modern screed (066/female WC) – No Risk
- (Item 84) As 369924-13 – screed under modern screed (067/corridor) – No Risk
- (Item 85) As 369924-13 – screed under modern screed (068/classroom) – No Risk
- (Item 86) As 369924-13 – screed under modern screed (069/lobby) – No Risk
- (Item 87) As 369924-13 – screed under modern screed (070/office) – No Risk
- (Item 88) As 369924-11 – red mastic to ductwork (071/accessible WC-void above) – No Risk
- (Item 89) As 369924-13 – screed under modern screed (071/accessible WC) – No Risk
- (Item 90) As 369924-13 – screed under modern screed (072/classroom) – No Risk

- (Item 91) As 369924-13 – screed under modern screed (073/classroom) – No Risk
- (Item 92) As 369924-13 – screed under modern screed (074/classroom) – No Risk
- (Item 93) As 369924-13 – screed under modern screed (075/classroom) – No Risk
- (Item 94) As 369924-13 – screed under modern screed (076/male WC) – No Risk
- (Item 95) As 369924-13 – screed under modern screed (077/cleaners store) – No Risk
- (Item 96) As 369924-13 – screed under modern screed (078/female WC) – No Risk
- (Item 97) As 369924-13 – screed under modern screed (079/lobby) – No Risk
- (Item 98) As 369924-13 – screed under modern screed (079/lobby) – No Risk
- (Item 99) As 369924-13 – screed under modern screed (080/classroom-void above) – No Risk
- (Item 100) As 369924-13 – screed under modern screed (081/ICT suite) – No Risk
- (Item 101) 369924-18 – pipework flange gasket (083/gas store) – No Risk
- (Item 102) 369924-19 – debris to floor (083/gas store) – No Risk
- (Item 103) 300927-1 – pipe lagging (084/boiler room) – No Risk
- (Item 104) As 369924-18 – pipework flange gasket to gas pipe (084/boiler room) – No Risk
- (Item 105) 369924-20 – pipework flange gasket to boiler pipework (084/boiler room) – No Risk
- (Item 106) 369924-21 – pipework flange gasket adjacent calorifier (084/boiler room) – No Risk
- (Item 107) 369924-22 – pipe lagging (084/boiler room – void above) – No Risk
- (Item 108) As 369924-22 – debris to floor (084/boiler room – void above) – No Risk
- (Item 109) As 369924-22 – debris to walls (084/boiler room – void above) – No Risk
- (Item 110) 369924-15 – grey window sealant behind modern brown mastic (externals) – Very Low Risk
- (Item 111) 369924-16 – sealant to boiler room door frame (externals) – Very Low Risk
- (Item 112) 369924-17 – sealant to pipe penetration leading into 0/083 (externals) – No Risk
- (Item 113) NO000636 – Door sealant (Garage E/001) – No Risk
- (Item 114) NO000637 – Wall jointing compound (Garage E/001) – No Risk

**Asbestos should be presumed within locations that were inaccessible within the school until further assessments can be performed:**

001A/electric cupboard – Electrics – No access: live service supply  
001A/electric cupboard – Heater – No access: live service supply  
003/corridor – Floor ducts x 2 – No access: unable to open  
004/conservatory – Floor duct – No access: unable to open  
007/classroom – Large floor hatch – No access: unable to open (bolt is rounded and cannot be removed)  
015A/corridor – Floor hatch – No access: bolt is rounded and cannot be removed)  
024/classroom – Heater – No access: live service supply  
025/corridor – Closed coupled flange gasket – Limited access  
027/head teachers office – Heater – No access: live service supply  
028/office – Heater – No access: live service supply  
029/electrical cupboard – No access: unable to open  
029/electrical cupboard – No access: live service supply  
037/hall – Floor covering – No access beneath: damage to decorative surfaces  
038/community room – Heaters x 2 - No access: live service supply  
042/PPA room – Heater - No access: live service supply  
047/WC – Floor hatch – No access: unable to open  
049/kitchen pantry - Electrics – No access: live service supply  
051/kitchen - Electrics – No access: live service supply

**Areas where no asbestos was observed (within the school):**

006A/library area – small floor hatch – no asbestos observed  
007/classroom - small floor hatch – no asbestos observed

**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



### **Item 1 - Ref: 369924-5**

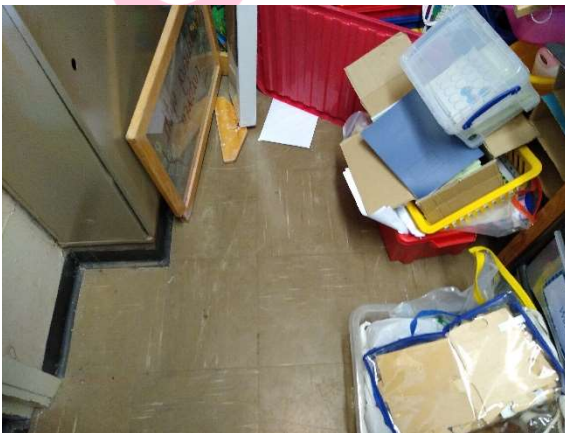
The screed under modern screed (001/nursery) does not contain asbestos.



### **Item 2 - Ref: 369924-1**

The gasket to tank (001/nursery-void above) contains asbestos.

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



### **Item 3 - Ref: 369924-4**

The floor tile with bitumen adhesive (001A/electric cupboard) contains asbestos.

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



## Photographs of Areas Sampled continued



### **Item 4 - Ref: 369924-2**

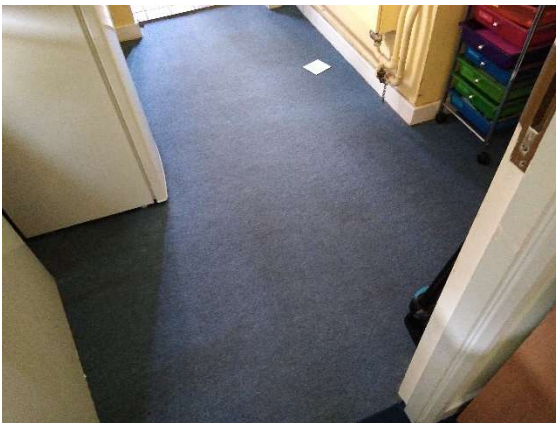
The sealant to light (001C/store) does not contain asbestos.



### **Item 5 - Ref: 369924-3**

The remnant sealant to brickwork from former door frame (001C/store) contains asbestos.

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



### **Item 6 - Ref: As 369924-5**

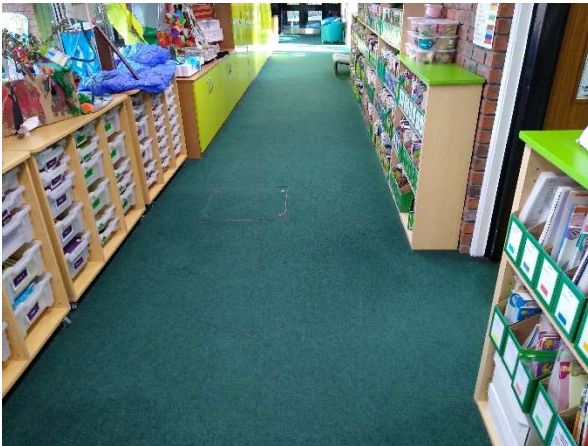
The screed under modern screed (001C/store) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 7 - Ref: As 369924-5**

The screed under modern covering (002/lobby) does not contain asbestos.



### **Item 8 - Ref: As 369924-5**

The screed under modern covering (003/corridor) does not contain asbestos.



### **Item 9 - Ref: As 369924-5**

The screed under modern covering (004/conservatory) does not contain asbestos.



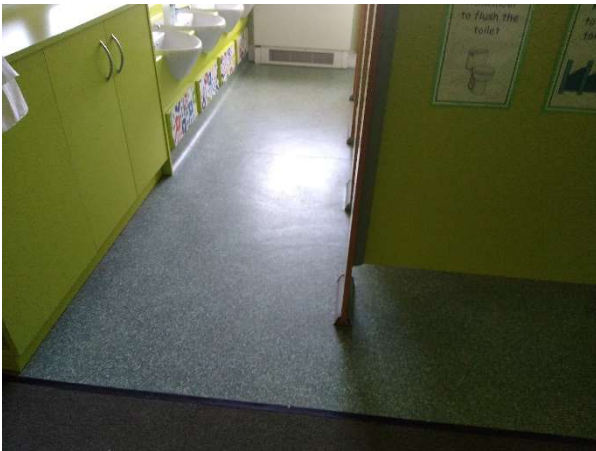
## Photographs of Areas Sampled continued



### **Item 10 - Ref: As 369924-3**

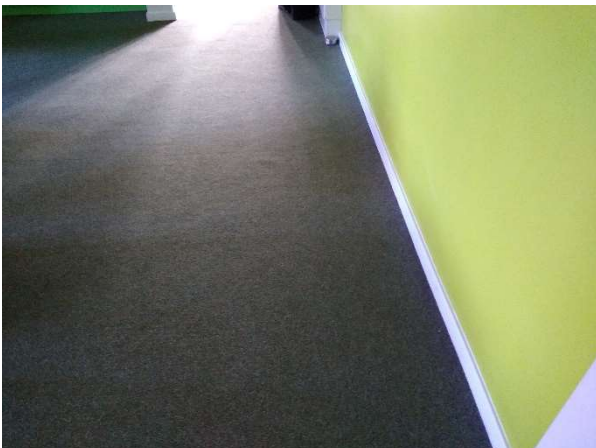
The remnant sealant from removed frame (004/conservatory) contains asbestos.

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



### **Item 11 - Ref: As 369924-5**

The screed under modern screed (005/WC) does not contain asbestos.



### **Item 12 - Ref: As 369924-5**

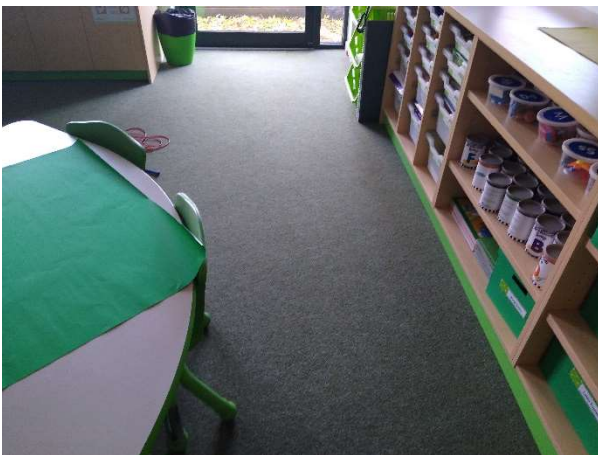
The screed under modern screed (006/corridor) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 13 - Ref: As 369924-5**

The screed under modern screed (006A/library area) does not contain asbestos.



### **Item 14 - Ref: As 369924-5**

The screed under modern screed (007/classroom) does not contain asbestos.



### **Item 15 - Ref: As 369924-5**

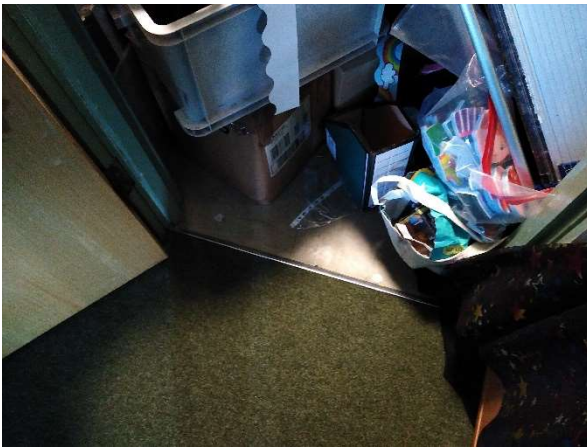
The screed under modern screed (008/classroom) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 16 - Ref: As 369924-5**

The screed (009/store) does not contain asbestos.



### **Item 17 - Ref: As 369924-5**

The screed under modern tiles (010/store) does not contain asbestos.



### **Item 18 - Ref: As 369924-5**

The screed under modern screed (010/classroom) does not contain asbestos.



## Photographs of Areas Sampled continued



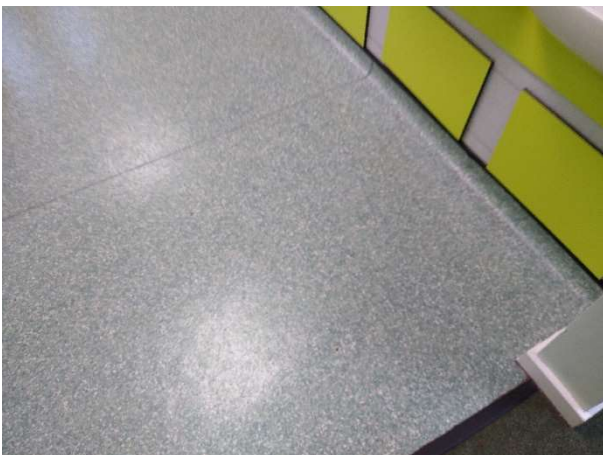
### **Item 19 - Ref: As 369924-5**

The screed under modern screed (013/classroom) does not contain asbestos.



### **Item 20 - Ref: As 369924-5**

The screed (014/store) does not contain asbestos.



### **Item 21 - Ref: As 369924-5**

The screed under modern screed (015/WC) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 22 - Ref: 369924-6**

The floor screed beneath modern screed (015A/ corridor) does not contain asbestos.



### **Item 23 - Ref: As 369924-5**

The screed under modern screed (015B/cleaners store) does not contain asbestos.



### **Item 24 - Ref: As 369924-5**

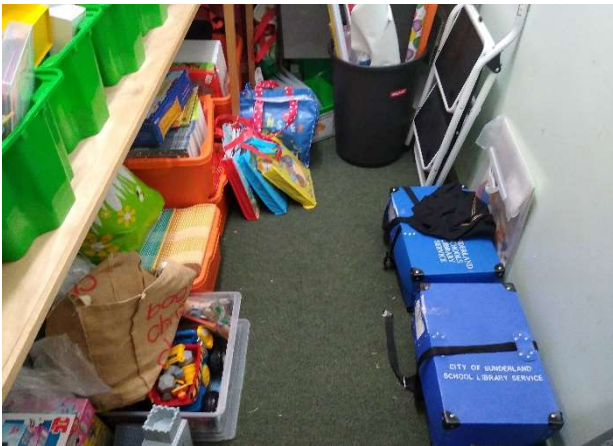
The screed under modern screed (016/classroom) does not contain asbestos.

## **Photographs of Areas Sampled continued**



### **Item 25 - Ref: As 369924-5**

The screed under modern screed (017/classroom) does not contain asbestos.



### **Item 26 - Ref: As 369924-5**

The screed under modern screed (018/store) does not contain asbestos.



### **Item 27 - Ref: As 369924-5**

The screed under modern screed (019/store) does not contain asbestos.



## Photographs of Areas Sampled continued



### **Item 28 - Ref: As 369924-5**

The screed under modern screed (020/classroom) does not contain asbestos.



### **Item 29 - Ref: As 369924-5**

The screed under modern screed (021/classroom) does not contain asbestos.



### **Item 30 - Ref: As 369924-5**

The screed under modern screed (022/classroom) does not contain asbestos.

## **Photographs of Areas Sampled continued**



### **Item 31 - Ref: As 369924-5**

The screed under modern screed (023/classroom) does not contain asbestos.



### **Item 32 - Ref: As 369924-5**

The screed under modern screed (024/classroom) does not contain asbestos.



### **Item 33 - Ref: As 369924-8**

The packers to ceiling grid (024/classroom-void above) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 34 - Ref: 369924-7**

The screed to floor below floor covering (025/corridor) does not contain asbestos.



### **Item 35 - Ref: 369924-8**

The felt packers old ceiling tracking (025/classroom-void above) does not contain asbestos.



### **Item 36 - Ref: Presumed**

The closed coupled flange gasket (025/corridor-void above) is presumed to contain asbestos.

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



## **Photographs of Areas Sampled continued**



### **Item 37 - Ref: As 369924-5**

The screed under modern screed (026/staff WC) does not contain asbestos.



### **Item 38 - Ref: As 369924-5**

The screed under modern screed (027/head teachers office) does not contain asbestos.



### **Item 39 - Ref: As 369924-5**

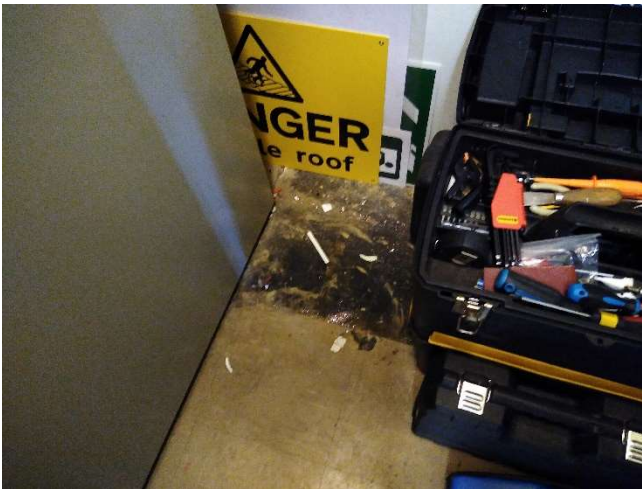
The screed under modern screed (028/office) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 40 - Ref: 369924-9**

The floor tile without bitumen adhesive (030/store) does not contain asbestos.



### **Item 41 - Ref: As 369924-5**

The screed under floor tiles (030/store) does not contain asbestos.



### **Item 42 - Ref: As 369924-7**

The screed under floor tiles (031/staff room) does not contain asbestos.

## Photographs of Areas Sampled continued



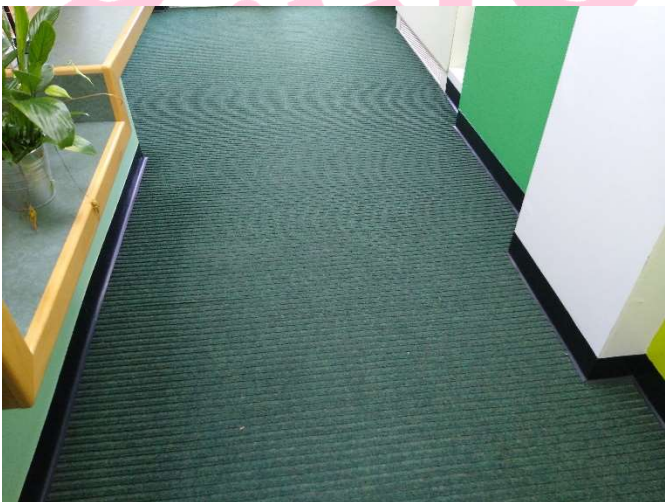
### **Item 43 - Ref: As 369924-7**

The screed to floor below floor covering (032/office) does not contain asbestos.



### **Item 44 - Ref: As 369924-7**

The screed to floor below floor covering (033/meeting room) does not contain asbestos.



### **Item 45 - Ref: As 369924-5**

The screed under modern screed (034/lobby) does not contain asbestos.



## **Photographs of Areas Sampled continued**



### **Item 46 - Ref: 369924-9**

The floor covering under carpet (035/reception) does not contain asbestos.



### **Item 47 - Ref: As 369924-5**

The screed under tiles (035/reception) does not contain asbestos.



### **Item 48 - Ref: As 369924-7**

The screed to floor below floor covering (036/PE store) does not contain asbestos.

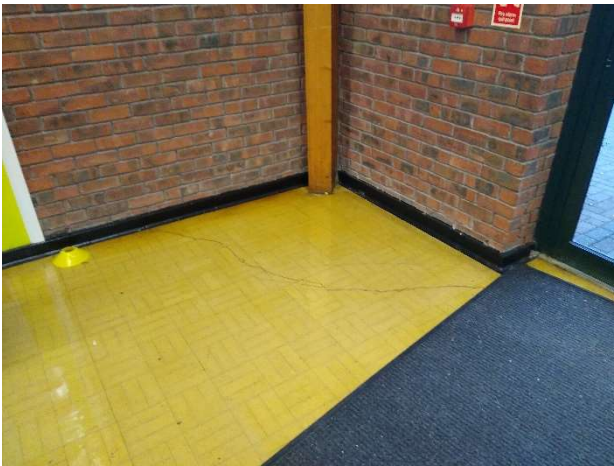
## Photographs of Areas Sampled continued



### **Item 49 - Ref: As 369924-12**

The red mastic to ductwork (036/PE store-void above) contains asbestos.

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



### **Item 50 - Ref: 369924-14**

The coating to skirting within centre area of hall (037/hall) does not contain asbestos.



### **Item 51 - Ref: As 369924-5**

The screed under modern screed to perimeter (037/hall) does not contain asbestos.

## **Photographs of Areas Sampled continued**



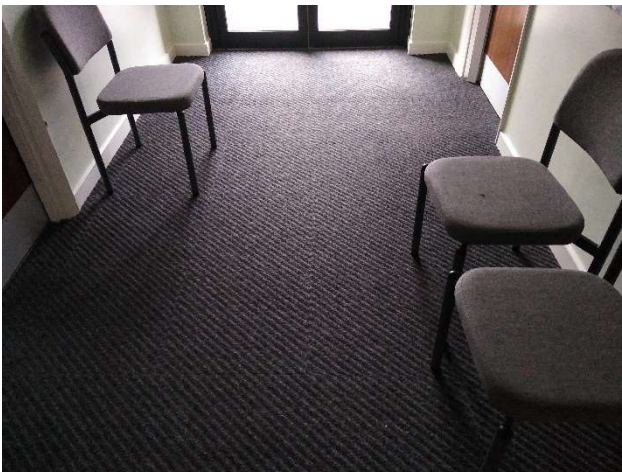
### **Item 52 - Ref: As 369924-5**

The screed under modern screed (038/community room) does not contain asbestos.



### **Item 53 - Ref: As 369924-5**

The screed under modern screed (039/community WC) does not contain asbestos.



### **Item 54 - Ref: As 369924-5**

The screed under modern screed (041/lobby) does not contain asbestos.



## **Photographs of Areas Sampled continued**



### **Item 55 - Ref: As 369924-5**

The screed under modern screed (042/PPA room) does not contain asbestos.



### **Item 56 - Ref: As 369924-5**

The screed under modern screed (043/community kitchen) does not contain asbestos.



### **Item 57 - Ref: 369924-10**

The sealant around wall light screws (044/cold store) contains asbestos.

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



## Photographs of Areas Sampled continued



### **Item 58 - Ref: As 369924-9**

The floor covering (046/lobby) does not contain asbestos.



### **Item 59 - Ref: As 369924-7**

The screed to floor below tiles (046/lobby) does not contain asbestos.



### **Item 60 - Ref: As 369924-9**

The floor covering (047/WC) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 61 - Ref: As 369924-7**

The screed to floor below tiles (047/WC) does not contain asbestos.



### **Item 62 - Ref: 369924-12**

The red mastic to ductwork (047/WC-void above) contains asbestos.

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



### **Item 63 - Ref: As 369924-9**

The floor covering (048/store) does not contain asbestos.

## **Photographs of Areas Sampled continued**



### **Item 64 - Ref: As 369924-7**

The screed to floor below tiles (048/store) does not contain asbestos.



### **Item 65 - Ref: As 369924-9**

The floor covering (049/kitchen pantry) does not contain asbestos.



### **Item 66 - Ref: As 369924-5**

The screed under tiles (049/kitchen pantry) does not contain asbestos.



## **Photographs of Areas Sampled continued**



### **Item 67 - Ref: 369924-11**

The red mastic to ductwork (052/store) does not contain asbestos.



### **Item 68 - Ref: As 369924-5**

The screed under modern screed to perimeter (052/store) does not contain asbestos.



### **Item 69 - Ref: As 369924-5**

The screed under modern screed to perimeter (053/hall store area) does not contain asbestos.



## **Photographs of Areas Sampled continued**



### **Item 70 - Ref: As 369924-9**

The floor covering (054/store) does not contain asbestos.



### **Item 71 - Ref: As 369924-13**

The screed under tiles (054/store) does not contain asbestos.



### **Item 72 - Ref: As 369924-13**

The screed under modern screed (055/corridor) does not contain asbestos.

## **Photographs of Areas Sampled continued**



### **Item 73 - Ref: As 369924-13**

The floor covering  
(056/classroom) does not  
contain asbestos.



### **Item 74 - Ref: As 369924-13**

The floor covering (057/store)  
does not contain asbestos.



### **Item 75 - Ref: As 369924-13**

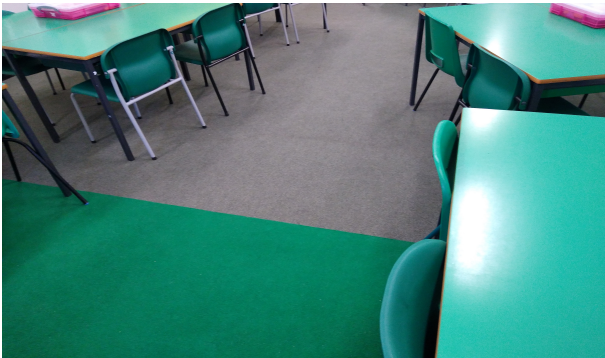
The floor covering (058/store)  
does not contain asbestos.

## **Photographs of Areas Sampled continued**



### **Item 76 - Ref: As 369924-13**

The floor covering  
(059/classroom) does not  
contain asbestos.



### **Item 77 - Ref: As 369924-13**

The floor covering  
(060/classroom) does not  
contain asbestos.



### **Item 78 - Ref: As 369924-13**

The floor covering  
(061/classroom) does not  
contain asbestos.



## Photographs of Areas Sampled continued



### **Item 79 - Ref: As 369924-13**

The screed under modern screed (062/classroom) does not contain asbestos.



### **Item 80 - Ref: As 369924-13**

The screed under modern screed (063/lobby) does not contain asbestos.



### **Item 81 - Ref: As 369924-13**

The screed under modern screed (064/cleaners store) does not contain asbestos.



## **Photographs of Areas Sampled continued**



### **Item 82 - Ref: As 369924-13**

The screed under modern screed (065/male WC) does not contain asbestos.



### **Item 83 - Ref: As 369924-13**

The screed under modern screed (066/female WC) does not contain asbestos.



### **Item 84 - Ref: As 369924-13**

The screed under modern screed (067/corridor) does not contain asbestos.

## **Photographs of Areas Sampled continued**



### **Item 85 - Ref: As 369924-13**

The screed under modern screed (068/classroom) does not contain asbestos.



### **Item 86 - Ref: As 369924-13**

The screed under modern screed (069/lobby) does not contain asbestos.



### **Item 87 - Ref: As 369924-13**

The screed under modern screed (070/office) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 88 - Ref: As 369924-11**

The red mastic to ductwork (071/accessible WC-void above) does not contain asbestos.



### **Item 89 - Ref: As 369924-13**

The screed under modern screed (071/accessible WC) does not contain asbestos.



### **Item 90 - Ref: As 369924-13**

The screed under modern screed (072/classroom) does not contain asbestos.



## **Photographs of Areas Sampled continued**



### **Item 91 - Ref: As 369924-13**

The screed under modern screed (073/classroom) does not contain asbestos.



### **Item 92 - Ref: As 369924-13**

The screed under modern screed (074/classroom) does not contain asbestos.



### **Item 93 - Ref: As 369924-13**

The screed under modern screed (075/classroom) does not contain asbestos.



## **Photographs of Areas Sampled continued**



### **Item 94 - Ref: As 369924-13**

The screed under modern screed (076/male WC) does not contain asbestos.



### **Item 95 - Ref: As 369924-13**

The screed under modern screed (077/cleaners store) does not contain asbestos.



### **Item 96 - Ref: As 369924-13**

The screed under modern screed (078/female WC) does not contain asbestos.

## **Photographs of Areas Sampled continued**



### **Item 97 - Ref: As 369924-13**

The screed under modern screed (079/lobby) does not contain asbestos.



### **Item 98 - Ref: As 369924-13**

The screed under modern screed (079/lobby) does not contain asbestos.



### **Item 99 - Ref: As 369924-13**

The screed under modern screed (080/classroom-void above) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 100 - Ref: As 369924-13**

The screed under modern screed (081/ICT suite) does not contain asbestos.



### **Item 101 - Ref: 369924-18**

The pipework flange gasket (083/gas store) does not contain asbestos.



### **Item 102 - Ref: 369924-19**

The debris to floor (083/gas store) does not contain asbestos.



## Photographs of Areas Sampled continued



### **Item 103 - Ref: 369924-1**

The pipe lagging (084/boiler room) does not contain asbestos.

No image provided

### **Item 104 - Ref: As 369924-18**

The pipework flange gasket to gas pipe (084/boiler room) does not contain asbestos.

No image provided

### **Item 105 - Ref: 369924-20**

The pipework flange gasket to boiler pipework (084/boiler room) does not contain asbestos.



## Photographs of Areas Sampled continued

No image provided

### **Item 106 - Ref: 369924-21**

The pipework flange gasket adjacent calorifier (084/boiler room) does not contain asbestos.



### **Item 107 - Ref: 369924-22**

The pipe lagging (084/boiler room – void above) does not contain asbestos.



### **Item 108 - Ref: As 369924-22**

The debris to floor (084/boiler room – void above) does not contain asbestos.

## Photographs of Areas Sampled continued



### **Item 109 - Ref: As 369924-22**

The debris to walls (084/boiler room – void above) does not contain asbestos.



### **Item 110 - Ref: 369924-15**

The grey window sealant behind modern brown mastic (externals) contains asbestos.

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



### **Item 111 - Ref: 369924-16**

The sealant to boiler room door frame (externals) contains asbestos.

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

## Photographs of Areas Sampled continued



### **Item 112 - Ref: 369924-17**

The sealant to pipe penetration leading into 0/083 (externals) does not contain asbestos.



### **Item 113 - Ref: NO000636**

The sealant to door to the garage (externals E/001) does not contain asbestos.



### **Item 114 - Ref: NO000637**

The wall jointing compound to the garage (externals E/001) does not contain asbestos.

## Five Simple Steps to Asbestos Management

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

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

### Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

### Step 2 – Periodic Inspections

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

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

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

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

### Step 3 – Planned Work

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



#### Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

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

#### Step 5 – Monitoring the Register

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

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

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

In the event of an exposure of asbestos, please refer to the emergency procedures in the management plan. However, as a minimum:

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

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

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

Central Safety can be contacted on 561 2311.

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

## Commonly Asked Questions.

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

**Form 2**Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
<i>Item 1</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 2</b>	<b>gasket to tank (001/nursery-void above)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>No inspection required</b>
<b>Item 3</b>	<b>floor tile with bitumen adhesive (001A/electric cupboard)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>26/3/2026</b>
<i>Item 4</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 5</b>	<b>remnant sealant to brickwork from former door frame (001C/store)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>26/3/2026</b>
<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>		
<b>Item 10</b>	<b>remnant sealant from removed frame (004/ conservatory)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>26/3/2026</b>
<i>Item 11</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 12</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 13</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 14</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 15</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 16</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 20</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 22</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 23</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 24</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 25</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 26</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 27</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 28</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 29</i>	<i>No asbestos</i>	<i>Is present</i>		



Item 30	No asbestos	Is present		
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		
<b>Item 36</b>	<b>closed coupled flange gasket (025/corridor-void above)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>No inspection required</b>
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		
Item 42	No asbestos	Is present		
Item 43	No asbestos	Is present		
Item 44	No asbestos	Is present		
Item 45	No asbestos	Is present		
Item 46	No asbestos	Is present		
Item 47	No asbestos	Is present		
Item 48	No asbestos	Is present		
<b>Item 49</b>	<b>red mastic to ductwork (036/PE store-void above)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>No inspection required</b>
Item 50	No asbestos	Is present		
Item 51	No asbestos	Is present		
Item 52	No asbestos	Is present		
Item 53	No asbestos	Is present		
Item 54	No asbestos	Is present		
Item 55	No asbestos	Is present		
Item 56	No asbestos	Is present		
<b>Item 57</b>	<b>sealant around wall light screws (044/cold store)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>26/3/2026</b>
Item 58	No asbestos	Is present		
Item 59	No asbestos	Is present		
Item 60	No asbestos	Is present		
Item 61	No asbestos	Is present		
<b>Item 62</b>	<b>red mastic to ductwork (047/WC-void above)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>26/3/2026</b>
Item 63	No asbestos	Is present		
Item 64	No asbestos	Is present		
Item 65	No asbestos	Is present		

Item 66	No asbestos	Is present		
Item 67	No asbestos	Is present		
Item 68	No asbestos	Is present		
Item 69	No asbestos	Is present		
Item 70	No asbestos	Is present		
Item 71	No asbestos	Is present		
Item 72	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		
Item 86	No asbestos	Is present		
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		
Item 96	No asbestos	Is present		
Item 97	No asbestos	Is present		
Item 98	No asbestos	Is present		
Item 99	No asbestos	Is present		
Item 100	No asbestos	Is present		
Item 101	No asbestos	Is present		
Item 102	No asbestos	Is present		
Item 103	No asbestos	Is present		
Item 104	No asbestos	Is present		
Item 105	No asbestos	Is present		
Item 106	No asbestos	Is present		
Item 107	No asbestos	Is present		
Item 108	No asbestos	Is present		
Item 109	No asbestos	Is present		
<b>Item 110</b>	<b>grey window sealant behind</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>26/3/2026</b>

	<b><i>modern brown mastic (externals)</i></b>			
<b><i>Item 111</i></b>	<b><i>sealant to boiler room door frame (externals)</i></b>	<b><i>Very Low Risk</i></b>	<b><i>12 monthly</i></b>	<b><i>26/3/2026</i></b>
<i>Item 112</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 113</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 114</i>	<i>No asbestos</i>	<i>Is present</i>		



**Form 2****Periodic Return**

<b>School</b>	
<b>Date of Inspection</b>	
<b>Inspection By (signature)</b>	
<b>Print Name</b>	

**Good Practice Guidance:**

- Take photographs of ACMs for each inspection and store for future reference
- Compare previous photographs with current condition state to determine whether there has been any deterioration since the last inspection
- Replace missing/damaged asbestos labels/stickers

<u>Ref:</u>	<u>Condition</u>	<u>Action Required</u>	<u>Comments</u>
	Same/change	Yes/No	

Sunderland  
City Council

**For Office Use Only**

<b>Actions Required</b>	
<b>Actions Completed</b>	
<b>Alterations to Register</b>	