

Forward

ASBESTOS SURVEY REPORT FOR BIDDICK PRIMARY SCHOOL, KIRKHAM BIDDICK VILLAGE, WASHINGTON

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 by the Client for any other purpose.

If you require any further information regarding the report or its application please contact Caroline Bage, Asbestos Manager on Tel: 07557938966.

Yours sincerely,

Neil Guthrie
Director of Development and Property

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for Biddick Primary School



UPRN: - 208189

Location of register:-

Premises Manager / Samo: - Tenant

Date: 01 July 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

As EB002449 – Board Cladding (Room 1) (Item 1) – Low Risk
EB002449 – Board Cladding (Room 2) (Item 2) – Low Risk
EB002450 – Blue floor covering (Room 2) (Item 3) – No Risk
As EB002449 – Board cladding (Room 3) (Item 4) – Low Risk
As EB002449 – Board cladding (Room 4) (Item 5) - Low Risk
As EB002450 – Blue floor covering (Room 4) (Item 6) – No Risk
As AB002449 – Board cladding (Room 5) (Item 7) – Low Risk
EB002451 – Green floor tiles (Room 5) (Item 8) – No Risk
As EB002451 – Green floor tiles (Room 6) (Item 9) – No Risk
As EB002449 – Board cladding (Room 7) (Item 10) Removed 2014
As EB002449 – Board cladding (Room 8) (Item 11) – Low Risk
As EB002451 – Green floor tiles (Room 9) (Item 12) – No Risk
As EB002449 – Board cladding (Room 10) (Item 13) – Low Risk
As EB002449 – Board cladding (Room 10) (Item 14) – Low Risk
As EB002449 – Board cladding (Room 11) (Item 15) – Low Risk
As EB002449 – Board cladding (Room 12) (Item 16) – Low Risk
As EB002449 – Board cladding (Room 13) (Item 17) – Medium Risk
As EB002449 – Board cladding (Room 14) (Item 18) – Low Risk
As EB002449 – Board cladding (Room 15) (Item 19) – Low Risk
EB002452 – Panels to partition wall (Room 15) (Item 20) – No Risk
As EB002449 – Board cladding (Room 16) (Item 21) – Low Risk
As EB002449 – Board cladding (Room 16) (Item 22) – Medium Risk
As EB002449 – Board cladding (Room 17) (Item 23) – Medium Risk
As EB002449 – Board cladding (Room 17) (Item 24) – Low Risk
As EB002452 – Wall board panels (Room 17) (Item 25) – No Risk
As EB002449 – Board cladding (Room 18) (Item 26) – Medium Risk
As EB002449 – Board cladding (Room 18) (Item 27) – Low Risk
As EB002449 – Board cladding (Room 18) (Item 28) – Medium Risk
As EB002452 – Wall board panels (Room 18) (Item 29) – No Risk
As EB002452 – Wall board panels (Room 8) (Item 30) – No Risk
As EB002449 – Board cladding (Room 19) (Item 31) – Low Risk
EB002453 – Board cladding (Room 37) (Item 32) – Low Risk
EB002454 – Board boxing (Room 38) (Item 33) – Medium Risk
EB002455 – Green floor tiles (Room 38) (Item 34) – No Risk
As EB002453 – Board Cladding (Room 39) (Item 35) – Low Risk
As EB002453 – Board cladding (Room 40) (Item 36) – Low Risk
As EB002453 – Board cladding (Room 40) (Item 37) – Medium Risk
As EB002453 – Board cladding (Room 40) (Item 38) – Medium Risk
EB002456 – Sink pad (Room 40) (Item 39) - No Risk
EB002457 – Grey floor tiles (Room 42) (Item 40) – No Risk
As EB002457 – Grey floor tiles (Room 43) (Item 41) – No Risk
EB002458 – Skylight upstands (Room 44) (Item 42) – No Risk
As EB002453 – Board cladding (Room 44) (Item 43) – Low Risk
EB002459 – Orange floor tiles (Room 44) (Item 44) – No Risk

Plan of Building and Samples Location – (cont)

As EB002459 – Orange floor tiles (Room 46) (Item 45) – No Risk
As EB002453 (Board cladding) (Room 47) (Item 46) - Medium Risk
EB002460 – Beige Floor covering (Room 48) (Item 47) - No Risk
EB002461 – Ceiling tiles (Boiler Room) (Item 48) - Very Low Risk
EB002462 – Panels to wall (Boiler room) (Item 49) – Very Low Risk
EB002463 – Boxing to columns (Boiler Room) (Item 50) – No Risk
EB002464 – Damp proof course (External) (Item 51) - Very Low Risk
203580-1 – Insulating board (Room 015) (tem 52) – Low Risk
As 203580-1 – Insulating board (Room 016) (Item 53) – Low Risk
208189-1 – Subfloor covering (020/Corridor) (Item 54) – No Risk
As 208189-1 – Subfloor covering (032/Corridor) (Item 55) – No Risk
As 208189-1 – Subfloor covering (090/Caretakers Store) (Item 56) – No Risk
208189-2 – Sealant to windows (External) (Item 57) – No Risk
As 316836-1 – Lining to columns (Void above Girls WC) (Item 58) – Low Risk
As 316836-1 – Lining to columns (Void above Classroom) (Item 59) – Low Risk
316836-1 – Lining to columns (Void above Classroom store) (Item 60) – Low Risk
Presumed – Lining to columns (Void above Head teachers Room) (Item 61) – No Risk
316836-2 – Flat roof core sample (External) (Item 62) – No Risk
316836-3 - Damp proof course (External) (Item 63) – No Risk
Presumed – Lining to columns (Void above ladies toilets/Area 1) (Item 64) – Low Risk
21-31381-2 – Mastic to ceiling (Void above ladies toilets/Area 1) (Item 65) – No Risk
Presumed – Lining to columns (Void above Snug/Area 3) (Item 66) – Low Risk
21-31381-5 – Bitumen to roof area above 26 (Extraction unit installation locations/Area 4) (Item 67) – No Risk
21-31381-6 – Bitumen to roof area above Ladies toilet (Extraction unit installation locations/Area 4) (Item 68) – No Risk
21-31381-7 – Bitumen to roof area above Gents toilet (Extraction unit installation locations/Area 4) (Item 69) – No Risk
21-31381-8 – Bitumen to roof area above Girls toilet year 3 and 4 (Extraction unit installation locations/Area 4) (Item 70) – No Risk
Presumed – Lining to columns (Void above year 3 and 4 Girls toilets/Area 5) (Item 71) – Low Risk
22-47235-1 – Ceiling (Strawboard) (Corridor G0/20 False ceiling void/Area 1) (Item 72) – No Risk
22-47235-2 – Firebreaks (Corridor G0/20 False ceiling void/Area 1) (Item 73) – No Risk
22-47235-1 – Ceiling (Strawboard) (Lobby G0/27 False ceiling void/Area 2) (Item 74) – No Risk
22-47235-2 – Firebreaks (Lobby G0/27 False ceiling void/Area 2) (Item 75) – No Risk
22-47235-1 – Ceiling (Strawboard) (Classroom 2 G0/26 False ceiling void/Area 3) (Item 76) – No Risk

Plan of Building and Samples Location – (cont)

22-47235-1 – Ceiling (Strawboard) (Classroom 3 G0/23 False ceiling void/Area 4) (Item 77) – No Risk

22-47235-1 – Ceiling (Strawboard) (Classroom 4 G0/25 False ceiling void/Area 5) (Item 78) – No Risk

22-47235-1 – Ceiling (Strawboard) (Classroom 4 G0/29 False ceiling void/Area 6) (Item 79) – No Risk

AW005493 – Floor debris (Boiler Room G/001) (Item 80) – No Risk

AW005494 – Floor debris (Boiler Room G/001) (Item 81) – No Risk

AW005495 – Column Cladding (Boiler Room G/001) (Item 82) – No Risk

AW005496 – Pipework Gaskets (Boiler Room G/001) (Item 83) – No Risk

AW005497 – Pipework Gaskets Gas Main (Boiler Room G/001) (Item 84) – No Risk

AW005498 – Upstands to raised roof area (Boiler Room G/001) (Item 85) – Low Risk

Presumed – Sealant to glass cover on ceiling mounted light fitting (Boiler Room G/001) (Item 86) – Very Low Risk

AW005501- Debris to pipework brackets (Boiler Room G/001) (Item 87) – No Risk

AW005502 – Pipework insulation (Store Room G/002) (Item 88) – No Risk

AW005503 – Pipework insulation (Store Room G/002) (Item 89) – No Risk

AW005504 – Pipework insulation (Store Room G/002) (Item 90) – No Risk

AW005505 – Wall debris (Store Room G/002) (Item 91) – No Risk

AW005506 – Wall debris (Store Room G/002) (Item 92) – No Risk

OQ000544 – Roof insulation flat felt roof (External E/001) (Item 93) – No Risk

OQ000543 – Roof felt top layer flat felt roof (External E/001) (Item 94) – No Risk

OQ000545 – Roof felt bottom layer beneath insulation flat felt roof (External E/001) (Item 95) – 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



Item 1 As EB002449

The insulating board cladding to the metal columns within Classroom 11 (Room 1) contain asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 2 Ref: EB002449

The insulating board cladding to the metal columns within the store (Room 2) contain asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 3 Ref: EB002450

The blue vinyl floor covering to the store (Room 2) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 4 As EB002449

The insulating board cladding to the metal columns within Classroom 10 (Room 3) contain asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 5 As EB002449

The insulating board cladding to the metal columns within the lobby (Room 4) contain asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 6 As EB002450

The blue vinyl floor covering to the lobby (Room 4) does not contain asbestos.

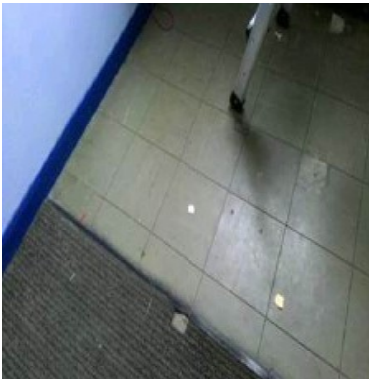
Photographs of Areas Sampled (Cont)

Item 7 As EB002449



The insulating board cladding to the metal columns within the cloak room (Room 5) contain asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 8 As: EB002451

The green floor tiles to the cloak room (Room 5) do not contain asbestos.



Item 9 As: EB0024501

The green floor tiles to the electrical cupboard (Room 6) do not contain asbestos.

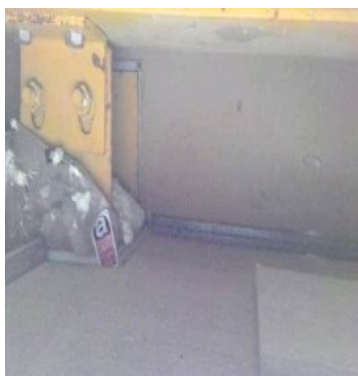
Photographs of Areas Sampled (Cont)



Item 10 As EB002449

The insulating board cladding to the metal columns within the Boys WC (Room 7) contains asbestos.

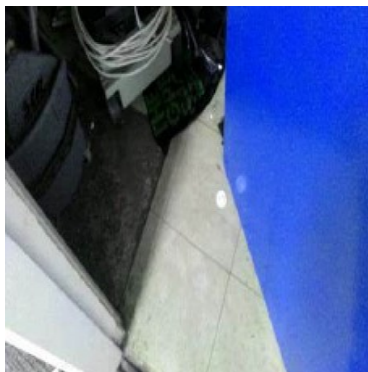
This was removed in 2014.



Item 11 As: EB002449

The insulating board cladding to the metal columns within the Girls WC (Room 8) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 12 As: EB002451

The green floor tiles to the cleaner's cupboard (Room 9) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 13 As EB002449

The insulating board cladding to the metal columns within the Cloak area (Room 10) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 14 As: EB002449

The insulating board cladding to the metal columns within the Cloak area (Room 10) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.

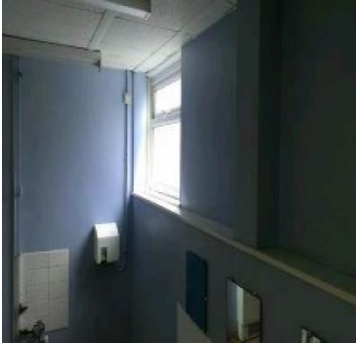


Item 15 As: EB002449

The insulating board cladding to the metal columns within the Boys WC area (Room 11) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 16 As EB002449

The insulating board cladding to the metal columns within the Girls WC area (Room 12) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 17 As: EB002449

The insulating board cladding to the metal columns Classroom 6 (Room 13) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 18 As: EB002449

The insulating board cladding to the metal columns within the store (Room 14) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 19 As EB002449

The insulating board cladding to the metal columns within the corridor area (Room 15) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 20: EB002452

The insulating board panels to the partition wall in the corridor area (Room 15) do not contain asbestos.



Item 21 As: EB002449

The insulating board cladding to the metal columns within Classroom 8 (Room 16) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 22 As EB002449

The insulating board cladding to the metal columns within the Classroom 8 (Room 16) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 23 As EB002449

The insulating board cladding to the metal columns within the Classroom 9 (Room 17) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 24 As: EB002449

The insulating board cladding to the metal columns within Classroom 9 (Room 17) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 25 As EB002452

The insulating board cladding to the metal columns within Classroom 9 (Room 17) contains asbestos.



Item 26 As EB002449

The insulating board cladding to the metal columns within Classroom 7 (Room 18) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 27 As: EB002449

The insulating board cladding to the metal columns within Classroom 7 (Room 18) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 28 As EB002449

The insulating board cladding to the metal columns within Classroom 7 (Room 18) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 29 Ref: EB002452

The insulating board panels to the partition wall in Classroom 7 (Room 18) do not contain asbestos.



Item 30 As: EB002452

The insulating board panels to the partition wall in Classroom 7 (Room 18) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 31 As EB002449

The insulating board cladding to the metal columns within the store (Room 19) contains asbestos.

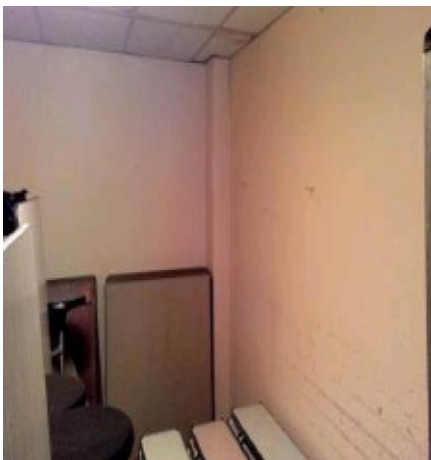
Any change in its appearance should be noted and reported to Property Services.



Item 32 Ref: EB002453

The insulating board cladding to the metal columns within the assembly hall (Room 37) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 33 As: EB002454

The insulating board cladding to the columns within the chair store (Room 38) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.

(This was encapsulated Summer 2017)

Photographs of Areas Sampled (Cont)



Item 34 Ref: EB002455

The green vinyl floor tiles to the chair store (Room 38) do not contain asbestos.



Item 35 Ref: EB002453

The insulating board cladding to the metal columns within the PE store (Room 39) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 36 As: EB002453

The insulating board cladding to the columns (x5) within the kitchen (Room 40) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 37 Ref: EB002453

The insulating board cladding to the metal columns within the kitchen store (Room 40) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 38 Ref: EB002453

The insulating board cladding to the metal columns within the kitchen WC and Larder (Room 40) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 39 As: EB002456

The bitumen coating below the sink units in the kitchen (Room 40) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 40 Ref: EB002457

The grey vinyl floor tiles to the corridor (Room 42) do not contain asbestos.



Item 41 Ref: EB002457

The grey vinyl floor tiles to the store (Room 43) do not contain asbestos.



Item 42 As: EB002458

The insulating boards to the skylight upstands to the Ladies WC (Room 44) do not contain asbestos.

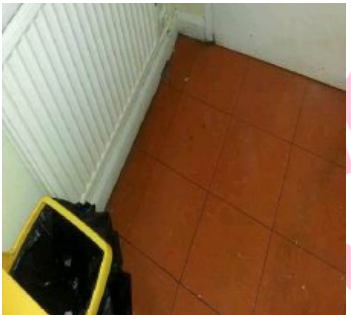
Photographs of Areas Sampled (Cont)



Item 43 Ref: EB002453

The insulating board cladding to the metal columns within the Ladies WC (Room 44) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 44 Ref: EB002459

The orange vinyl floor tiles to the Ladies WC (Room 44) do not contain asbestos.



Item 45 As: EB002459

The orange vinyl floor tiles to the Gents WC (Room 46) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 46 Ref: EB002453

The insulating board cladding to the metal columns within the Office (Room 47) contains asbestos.

Any change in its appearance should be noted and reported to Property Services.



Item 47 Ref: EB002460

The beige vinyl flooring to the store room (Room 48) does not contain asbestos.



Item 48 Ref: EB002461

The ceiling board panels to the boiler room (External Room 1) contain asbestos.

Any change in its appearance should be noted and reported to Property Services.

Photographs of Areas Sampled (Cont)

Item 49 Ref: EB002462



The insulating board panels to the wall at high level in the boiler room (External Room 1) contain asbestos.

Any change in its appearance should be noted and reported to Property Services.

Item 50 Ref: EB002463



The insulating board boxing to metal columns (x2) in the Boiler Room (External Room 1) does not contain asbestos.

Item 51 Ref: EB002464



The damp proof course to the external of the building contains asbestos.

Any change in its appearance should be noted and reported to Property Services.

Photographs of Areas Sampled (Cont)

Item 52 Ref: 203580-1



The insulating board in the boys toilet ceiling void (Room 015) contains asbestos.

This has been partially encapsulated. Any change in its appearance should be reported to Property Services.

Item 53 Ref: As 203580-1



The insulating board in the girls toilet ceiling void (Room 016) contains asbestos.

This has been partially encapsulated. Any change in its appearance should be reported to Property Services.

Item 54 Ref: 208189-1



The Subfloor Covering (020/Corridor) does not contain asbestos.

Photographs of Areas Sampled (Cont)



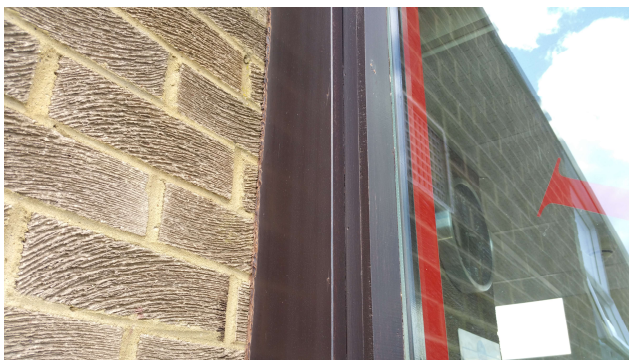
Item 55 Ref: As 208189-1

The Subfloor Covering
(032/Corridor) does not
contain asbestos.



Item 56 Ref: As 208189-1

The Subfloor Covering
(090/Caretakers Store) does
not contain asbestos.



Item 57 Ref: 208189-2

The Sealant to Windows
(Externals) does not contain
asbestos.

Photographs of Areas Sampled (Cont)

Item 58 Ref: As 316836-1



The lining to columns in the void above the girls toilet (Room 012) does contain asbestos.

Do not inspect. However any change in appearance should be reported to Property Services.

Item 59 Ref: As 316836-1



The lining to columns in the void above the Classroom (Room 018) does contain asbestos.

Do not inspect. However any change in appearance should be reported to Property Services.

Item 60 Ref: 316836-1



The lining to columns in the void above the Classroom Store (Room 019) does contain asbestos.

Do not inspect. However any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)

Item 61 Ref: Presumed



The lining to columns in the void above the Head teachers Room (Room 047) is presumed to contain asbestos.

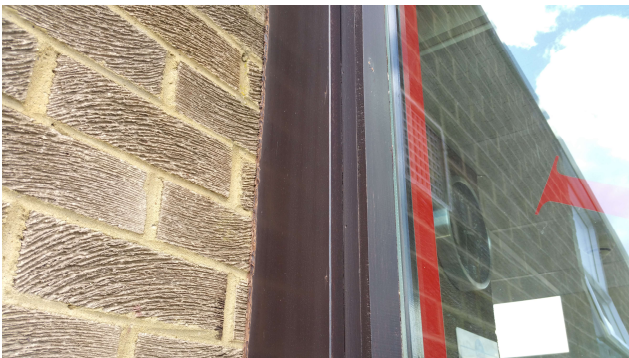
Do not inspect. However any change in appearance should be reported to Property Services.

Item 62 Ref: 316836-2



The flat roof core sample (External) does not contain asbestos.

Item 63 Ref: 316836-3



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

Photographs of Areas Sampled (Cont)

Item 64 Ref: Presumed



The lining to columns in the void above the Ladies toilets (Area 1) is presumed to contain asbestos.

Do not inspect. However any change in appearance should be reported to Property Services.

Item 65 Ref: 21-31381-2



The mastic to the metal deck on the ceiling void above the ladies toilet (Area 1) does not contain asbestos.

Item 66 Ref: Presumed



The lining to columns in the void above the Ladies toilets (Area 1) is presumed to contain asbestos.

Do not inspect. However any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)

Item 67 Ref: 21-31381-5



The bitumen on the roof areas of extraction installation locations above 26 (Area 4) does not contain asbestos.

Item 68 Ref: 21-31381-6



The bitumen on the roof areas of extraction installation locations above ladies toilets (Area 4) does not contain asbestos.

Item 69 Ref: 21-31381-7



The bitumen on the roof areas of extraction installation locations above gents toilets (Area 4) does not contain asbestos.

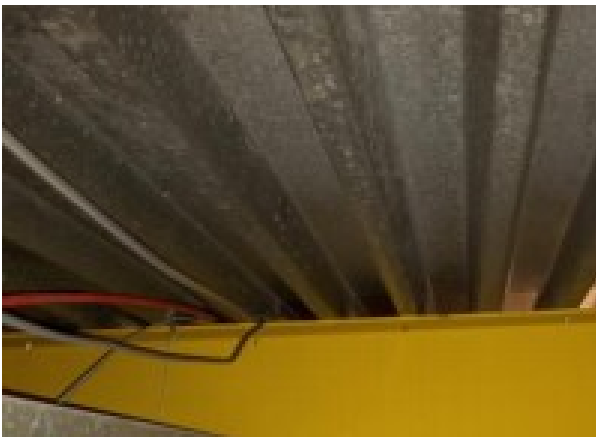
Photographs of Areas Sampled (Cont)

Item 70 Ref: 21-31381-8



The bitumen on the roof areas of extraction installation locations above girls toilets year 3 and 4 (Area 4) does not contain asbestos.

Item 71 Ref: Presumed



The lining to columns in the void above the girls toilets year 3 and 4 (Area 5) is presumed to contain asbestos.

Do not inspect. However any change in appearance should be reported to Property Services.

Item 72 Ref: 22-47235-1



The ceiling (Strawboard) (Corridor G0/20 False ceiling void/Area 1) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 73 Ref: 22-47235-2



The firebreaks (Corridor G0/20 False ceiling void/Area 1) do not contain asbestos.

Item 74 Ref: 22-47235-1



The ceiling (Strawboard) (Lobby G0/27 False ceiling void/Area 2) does not contain asbestos.

Item 75 Ref: 22-47235-2



The firebreaks (Lobby G0/27 False ceiling void/Area 2) do not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 76 Ref: 22-47235-1



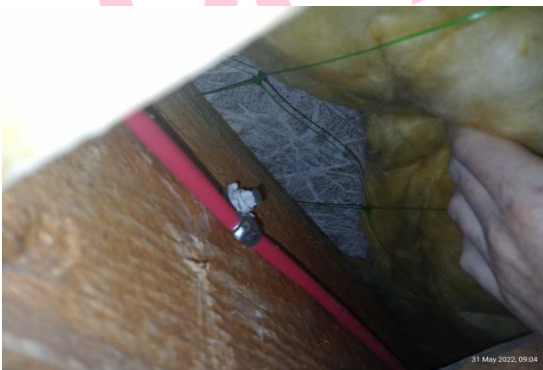
The ceiling (Strawboard)
(Classroom 2 G0/26 False
ceiling void/Area 3) does not
contain asbestos.

Item 77 Ref: 22-47235-1



The ceiling (Strawboard)
(Classroom 3 G0/23 False
ceiling void/Area 4) does not
contain asbestos.

Item 78 Ref: 22-47235-1



The ceiling (Strawboard)
(Classroom 4 G0/25 False
ceiling void/Area 5) does not
contain asbestos.

Photographs of Areas Sampled (Cont)

Item 79 Ref: 22-47235-1



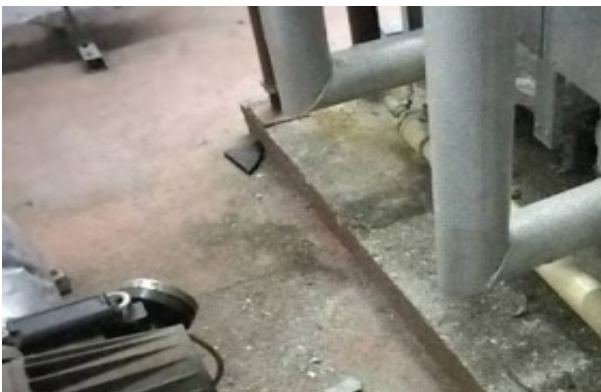
The ceiling (Strawboard)
(Classroom 4 G0/29 False
ceiling void/Area 6) does not
contain asbestos.

Item 80 Ref: AW005493



The floor debris in the boiler
room (Rm G/001) does not
contain asbestos.

Item 81 Ref: AW005494



The floor debris in the boiler
room (Rm G/001) does not
contain asbestos.

Photographs of Areas Sampled (Cont)

Item 82 Ref: AW005495



The column cladding in the boiler room (Rm G/001) does not contain asbestos.

Item 83 Ref: AW005496



The pipework gaskets in the boiler room (Rm G/001) does not contain asbestos.

Item 84 Ref: AW005497



The pipework gaskets gas main in the boiler room (Rm G/001) does not contain asbestos.

Photographs of Areas Sampled (Cont)

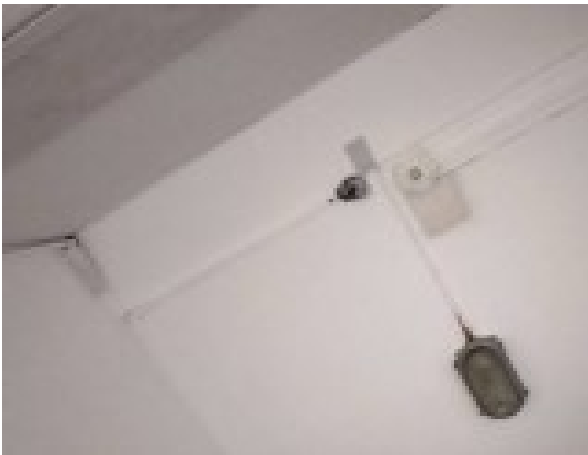
Item 85 Ref: AW005498



The upstands to raised roof area in the boiler room (G/001) contain asbestos.

Any change in appearance should be reported to Property Services.

Item 86 Ref: Presumed



The sealant to glass cover on ceiling mounted light fitting in the boiler room (G/001) is presumed to contain asbestos.

Any change in appearance should be reported to Property Services.

Item 87 Ref: AW005501



The debris to pipework brackets in the boiler room (Rm G/001) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 88 Ref: AW005502



The pipework insulation in the Store Room (G/002) does not contain asbestos.

Item 89 Ref: AW005503



The pipework insulation in the Store Room (G/002) does not contain asbestos.

Item 90 Ref: AW005504



The pipework insulation in the Store Room (G/002) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 91 Ref: AW005505



The wall debris in the Store Room (G/002) does not contain asbestos.

Item 92 Ref: AW005506



The wall debris in the Store Room (G/002) does not contain asbestos.

Item 93 Ref: OQ000544



The roof insulation to the felt flat roof (External E/001) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 94 Ref: OQ000543



The roof felt top layer to the felt flat roof (External E/001) does not contain asbestos.

Item 95 Ref: OQ000545



The roof felt bottom layer, beneath insulation to the felt flat roof (External E/001) does not contain asbestos.

Areas accessed and no suspect material identified



The wall heater to the corridor (Room 20) was accessed and no suspected materials were found.



The wood boxing to the corridor (Room 20) was accessed and no suspected materials were found.

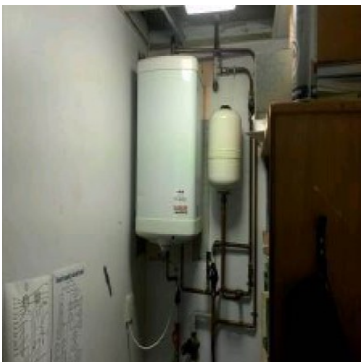


The wood boxing to the Classroom 1 and Lobby (Room 21) was accessed and no suspected materials were found.

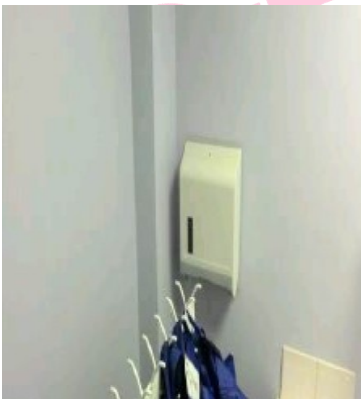
Areas accessed and no suspect material identified (Cont)



The wood boxing to Classroom 1 and lobby (Room 21) was accessed and no suspected materials were found.

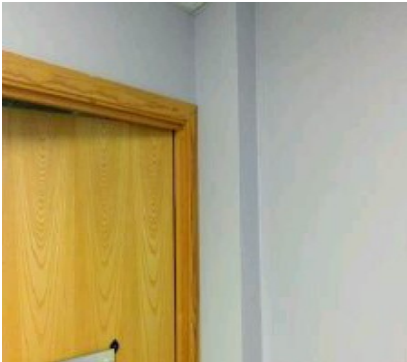


The modern boiler to Classroom 1 and lobby (Room 21) was accessed and no suspected materials were found.



The wood boxing to the Disabled WC (Room 22) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to the Disabled WC (Room 22) was accessed and no suspected materials were found.



The wood boxing to Classroom 3 (Room 23) was accessed and no suspected materials were found.



The wood boxing to Classroom 3 (Room 23) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to classroom 3 (Room 23) was accessed and no suspected materials were found.



The wood boxing to classroom 3 (Room 23) was accessed and no suspected materials were found.



The wood boxing to classroom 3 (Room 23) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The modern boiler to the staff room (Room 24) was accessed and no suspected materials were found.



The wood boxing to the staff room (Room 24) was accessed and no suspected materials were found.



The wood boxing to cloak room area (Room 25) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to the cloak room area (Room 25) was accessed and no suspected materials were found.



The wood boxing to Classroom 2 (Room 26) was accessed and no suspected materials were found.



The wood boxing to Classroom 2 (Room 26) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to the Lobby (Room 27) was accessed and no suspected materials were found.



The wood boxing to the lobby (Room 27) was accessed and no suspected materials were found.



The wood boxing to the store (Room 28) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to classroom 4 (Room 29) was accessed and no suspected materials were found.



The wood boxing to Classroom 4 (Room 29) was accessed and no suspected materials were found.



The wood boxing to the cloak room (Room 30) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to the Girls WC (Room 32) was accessed and no suspected materials were found.



The wood boxing to the Girls WC (Room 32) was accessed and no suspected materials were found.



The wood boxing to the Boys WC (Room 33) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The cistern to Boys WC (Room 33) was accessed and no suspected materials were found.



The wood boxing to Classroom 5 (Room 34) was accessed and no suspected materials were found.



The wood boxing to Classroom 5 (Room 34) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to the Classroom 5 (Room 34) was accessed and no suspected materials were found.



The wood boxing to Classroom 5 (Room 34) was accessed and no suspected materials were found.



The wood boxing to Classroom A and Cloaks) (Room 35) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to the Classroom 5 (Room 34) was accessed and no suspected materials were found.



The wood boxing to Classroom 5 (Room 34) was accessed and no suspected materials were found.



The wood boxing to Classroom A and Cloaks) (Room 35) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to the Classroom B and the cloaks areas (Room 36) was accessed and no suspected materials were found.



The wood boxing (x 5) to the Assembly Hall (Room 37) was accessed and no suspected materials were found.



The wall heaters in the assembly hall (Room 37) were accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to the Staff Room (Room 41) was accessed and no suspected materials were found.



The wood boxing to the Staff Room (Room 41) was accessed and no suspected materials were found.



The wall heaters in the staff room (Room 41) were accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The ceiling void in the Staff Room (Room 41) was accessed and no suspected materials were found.



The unclad inspection point in the ceiling void to the Ladies WC (Room 44) was accessed and no suspected materials were found.



The corridor (Room 45) was accessed and no suspected materials were found.

Areas accessed and no suspect material identified (Cont)



The wood boxing to the Head Teachers Office (Room 49) was accessed and no suspected materials were found.



The external play area (Area 50) was accessed and no suspected materials were found.



The external canopy above the kitchen door was accessed and no suspected materials were found.

Areas Not Accessed – Require further action



At the time of the survey there were no keys available for the external store. It is advised that this is revisited and inspected when the keys are available.

Prior to any works taking place in the store, there needs to be further investigation carried out.



At the time of the survey there was no access to the electrics in the store room (Room 31) due to the electrics being live.

Prior to any works taking place in the store, there needs to be further investigation carried out.

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 as detailed in the schools specific 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 2Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
<i>Item 1</i>	<i>Board cladding - Room 1</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>
<i>Item 2</i>	<i>Board cladding – Room 2</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>
<i>Item 3</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 4</i>	<i>Board cladding - Room 3</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>
<i>Item 5</i>	<i>Board cladding – Room 4</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 7</i>	<i>Board cladding – Room 5</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</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>Board cladding – Room 7</i>	<i>Low</i>		<i>Removed 31.07.14</i>
<i>Item 11</i>	<i>Board cladding – Room 8</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>
<i>Item 12</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 13</i>	<i>Board cladding – Room 10</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>
<i>Item 14</i>	<i>Board cladding – Room 10</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>
<i>Item 15</i>	<i>Board cladding – Room 11</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>
<i>Item 16</i>	<i>Board cladding – Room 12</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>
<i>Item 17</i>	<i>Board cladding – Room 13</i>	<i>Medium</i>	<i>3 monthly</i>	<i>03.10.25</i>
<i>Item 18</i>	<i>Board cladding –</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.01.26</i>

	Room 14			
Item 19	Board cladding – Room 15	Low	6 monthly	03.01.26
Item 20	No asbestos	Is present		
Item 21	Board cladding – Room 16	Low	6 monthly	03.01.26
Item 22	Board cladding – Room 16	Medium	3 monthly	03.10.25
Item 23	Board cladding – Room 17	Medium	3 monthly	03.10.25
Item 24	Board cladding – Room 17	Low	6 monthly	03.01.26
Item 25	No asbestos	Is present		
Item 26	Board cladding – Room 18	Medium	3 monthly	03.10.25
Item 27	Board cladding – Room 18	Low	6 monthly	03.01.26
Item 28	Board cladding – Room 18	Medium	3 monthly	03.10.25
Item 29	No asbestos	Is present		
Item 30	No asbestos	Is present		
Item 31	Board cladding – Room 19	Low	6 monthly	03.01.26
Item 32	Board cladding – Room 37	Low	6 monthly	03.01.26
Item 33	Board boxing – Room 38	Medium	3 months	03.10.25
Item 34	No asbestos	Is present		
Item 35	Board cladding – Room 39	Low	6 monthly	03.01.26
Item 36	Board cladding – Room 40	Low	6 monthly	03.01.26
Item 37	Board cladding – Room 40	Medium	3 monthly	03.10.25

Item 38	Board cladding – Room 40	Medium	3 monthly	03.10.25
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	Board cladding – Room 44	Low	6 monthly	03.01.26
Item 44	No asbestos	Is present		
Item 45	No asbestos	Is present		
Item 46	Board cladding – Room 47	Medium	3 monthly	03.10.25
Item 47	No asbestos	Is present		
Item 48	Ceiling tiles – Boiler Room	Very Low	12 monthly	03.07.26
Item 49	Panels to wall – Boiler Room	Very Low	12 monthly	03.07.26
Item 50	No asbestos	Is present		
Item 51	Damp proof course - (External)	Very Low	12 monthly	03.07.26
Item 52	Insulating Board – Room 015	Low	6 monthly	Do not inspect
Item 53	Insulating Board – Room 016	Low	6 monthly	Do not inspect
Item 54	No asbestos	Is present		
Item 55	No asbestos	Is present		
Item 56	No asbestos	Is present		
Item 57	No asbestos	Is present		
Item 58	Insulating Board – ceiling void girls wc	Low	6 monthly	Do not inspect
Item 59	Insulating Board – ceiling void classroom	Low	6 monthly	Do not inspect
Item 60	Insulating Board – ceiling void classroom	Low	6 monthly	Do not inspect

	store			
Item 61	Insulating Board – ceiling void headteachers room	Low	6 monthly	Do not inspect
Item 62	No asbestos	Is present		
Item 63	No asbestos	Is present		
Item 64	Lining to columns (Void above ladies toilets/Area 1)	Low Risk	6 monthly	Do not inspect
Item 65	No asbestos	Is present		
Item 66	Lining to columns (Void above Snug/Area 3)	Low Risk	6 monthly	Do not inspect
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	Lining to columns (Void above year 3 and 4 Girls toilets/Area 5)	Low Risk	6 monthly	Do not inspect
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	Upstands to raised roof area (Boiler Room G/001)	Low	6 monthly	03.01.26
Item 86	Sealant to glass cover	Very Low	12 monthly	03.07.26

	on ceiling mounted light fitting (Boiler Room G/001)			
<i>Item 87</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 88</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 89</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 90</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 91</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 92</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 93</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 94</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 95</i>	<i>No asbestos</i>	<i>Is present</i>		

Sunderland
City Council

Form 2**Periodic Return**

School	
Date of Inspection	
Inspection By (signature)	
Print Name	

Good Practice Guidance:

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

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

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Actions Required	
Actions Completed	
Alterations to Register	