

## **Forward**

### **ASBESTOS SURVEY REPORT FOR BARNWELL ACADEMY, PENSHAW**

I have enclosed for your information and retention the most recent asbestos survey (type 2/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 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: 07557938966.

Yours sincerely,

Neil Guthrie  
Director of Development and Property

Sunderland  
City Council

# Sunderland City Council

*Control of Asbestos  
Regulations 2012*

## Asbestos Register for

### BARNWELL ACADEMY, PENSCHAW



**UPRN: - 2609459**

**Location of register:-**

**Premises Manager / Samo: -**

**Date: 25 July 2025**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557938966**

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

### **BARNWELL PRIMARY IS A CLASP BUILDING**

Presumed – Boxed in Linings to Columns (All Areas) (Item 1) – Medium Risk  
JL06/4153 – White Floor Tiles (Room 1 CB Office) (Item 2) – Very Low Risk  
JL06/4154 – Sink Pad (Room 9 Staff Room) (Item 3) – No Risk  
As JL06/4154 – Sink Pad (Area 17 Cloak Room) (Item 4) – No Risk  
As JL06/4143 – White Floor Tiles (Area 39 Store Cupbrd) (Item 5) – Very Low Risk  
As JL06/4153 – White Floor Tiles (Area 15 Store Cupbrd) (Item 6) – Very Low Risk  
As JL06/4154 – Sink Pads (Areas 12, 13 & 14 Classroom) (Item 7) – No Risk  
As JL06/4153 – White Floor Tiles (Area 11 Store Cupbrd) (Item 8) – Very Low Risk  
As JL06/4154 – Sink Pad (Area 26 Classroom) (Item 9) – No Risk  
As JL06/4153 – White Floor Tiles (Area 6 Store Cupbrd) (Item 10) – Very Low Risk  
As JL06/4154 – Sink Pad (Area 25 Classroom) (Item 11) – No Risk  
As JL06/4153 – White Floor Tiles (Area 5 store Cupbrd) (Item 12) – Very Low Risk  
JL06/4155 – Floor Tiles (Area 3 Store Cupboard) (Item 13) – Very Low Risk  
As JL06/4153 – White Floor Tiles (Area 4 Store Cupbrd) (Item 14) – Very Low Risk  
As JL06/4154 – Sink Pad (Area 31 Classroom) (Item 15) – No Risk  
As JL06/4154 – Sink Pad (Area 32 Classroom) (Item 16) – No Risk  
As JL06/4154 – Sink Pad (Area 33 Classroom) (Item 17) – No Risk  
As JL06/4154 – Sink Pad (Area 34 Classroom) (Item 18) – No Risk  
Presumed – Flash Guards to Fuse Box (Area 19 Kitchen) (Item 19) – Low Risk  
JL06/4156 – Boards In Vent In Ceiling Void (Area 19 Kitchen) (Item 20) – Low Risk  
JL06/4157 – Textured Coating to Outside Walls (Exterior) (Item 21) – No Risk  
JL06/4158 – Roofing Felt To Flat Roofs (Exterior) (Item 22) – No Risk  
AD000530 – Ceiling panels (Boiler room) (Item 23) – Very Low Risk  
80235-4 – Remnant adhesive (Cupboard) (Item 24) – Screeded over Aug 2015  
80235-5 – Flash guards within DB (Cupboard) (Item 25) – Removed Aug 2015  
416936-1 – Firebreak (Kitchen void above/ 0/19) (Item 26) – No Risk  
416936-2 – Roof adhesive residue to joists (Kitchen void above/ 0/19) (Item 27) – No Risk  
As 416936-2 – Roof adhesive residue to joists (Kitchen store void above/ 0/20) (Item 28) – No Risk  
As 416936-2 – Roof adhesive residue to joists (Kitchen locker room void above/ 0/21) (Item 29) – No Risk  
As 416936-2 – Roof adhesive residue to joists (Kitchen wc void above/ 0/22) (Item 30) – No Risk  
AW0703/11 – Skylight Surrounds (0/32 Kitchen void above) (Item 31) – Low Risk  
Presumed – Central Extraction Duct Lining (0/32 Kitchen void above) (Item 32) – Low Risk  
As AW0703/11 – Skylight Surround (0/33 Kitchen Store void above) (Item 33) – Low Risk  
Presumed – Ceiling above within smaller section (0/36 Boiler Room ceiling void) (Item 34) – Very Low Risk  
AW0706/11 – Pipework gaskets (0/36 Boiler Room) (Item 35) – Very Low Risk  
80235-3 – Coating to metal walls (0/35/cupboard) (Item 36) – No Risk

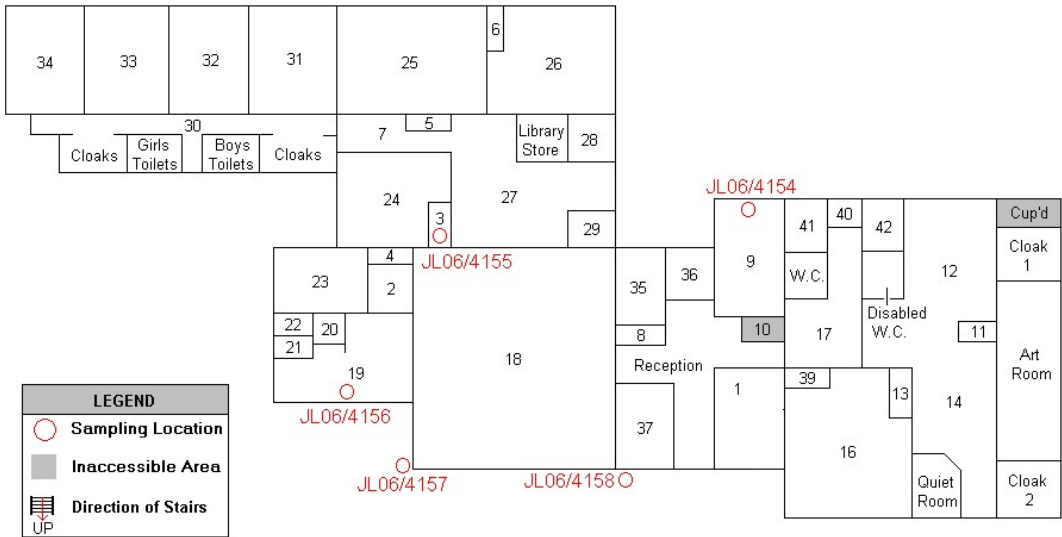
80235-1 – String to pipe lagging (035/cupboard-void above) (Item 37) – No Risk  
 AC000357 – Concrete floor under carpet (Room 1 office off reception) (Item 38) – No Risk  
 As AC000358 – Column plasterboard (Room 1 office off reception) (Item 39) – No Risk  
 AC000358 – Column plasterboard (Room 2 cupboard to class 1) (Item 40) – No Risk  
 AC000359 – Vinyl floor tiles & bitumen adhesive below (Room 2 cupboard to class 1) (Item 41) – Very Low Risk - removed 2012  
 AC000360 – Toilet cistern (Room 3 Boys toilet behind panels) (Item 42) – Very Low Risk - removed 2012  
 AC000361 – Vinyl floor sheeting (Room3 Boys toilet) (Item 43) – No Risk  
 AC000362 – Vinyl skirting (Room 3 Boys toilet) (Item 44) – No Risk  
 AD000531 – Debris to wall (Room 1 Boiler House) (Item 45) – No Risk  
 AD000532 – Debris to wall (Room 1 Boiler House) (Item 46) – No Risk  
 AD000533 – Debris to wall (Room 1 Boiler House) (Item 47) – No Risk  
 AD000534 – Debris to wall (Room 1 Boiler House) (Item 48) – No Risk  
 AD000535 – Debris to floor (Room 1 Boiler House) (Item 49) – No Risk  
 AD000536 – Debris to floor (Room 1 Boiler House) (Item 50) – No Risk  
 AD000537 – Debris around gasket (Room 1 Boiler House) (Item 51) – No Risk  
 AD000538 – Debris to cable tray (Room 1 Boiler House) (Item 52) – No Risk  
 AD000539 – Insulating board plinth to boiler 1 (Room 1 Boiler House) (Item 53) – No Risk  
 AD000540 – Rope to boiler 1 (Room 1 Boiler House) (Item 54) – No Risk  
 As AD000539 – Insulating board plinth to boiler 2 (Room 1 Boiler House) (Item 55) – No Risk  
 As AD000540 – Rope to boiler 2 (Room 1 Boiler House) (Item 56) – No Risk  
 AD000542 – Debris to pipework (Room 1 Boiler House) (Item 57) – No Risk  
 AD000543 – Rope to boiler 3 (Room 1 Boiler House) (Item 58) – No Risk  
 AD000544 – Textured coating to timber (Room 1 Boiler House) (Item 59) – No Risk  
 BB002313 – Builders paper (Room 6 external) (Item 60) – No Risk  
 BB002314 – Sealant (Room 6 external) (Item 61) – No Risk  
 117113-2 – Subfloor covering (01/entrance lobby) (Item 62) – No Risk  
 117113-1 – Firebreak & associated debris (01/entrance lobby-void above) (Item 63) – No Risk  
 As 117113-1 – Firebreak & associated debris (02/headteachers office-void above) (Item 64) – No Risk  
 117113-3 – Membrane below high level window cill (03/main hall) (Item 65) – Very Low Risk  
 As 117113-1 – Firebreak & associated debris (04/kitchen-void above) (Item 66) – No Risk  
 117113-6 – Debris to topside of lower wood ceiling (06/boiler room) (Item 67) – Very Low Risk  
 As 117113-1 – Firebreak & associated debris (07/classroom-void above) (Item 68) – No Risk  
 117113-8 – Render to original fascia (017/cupboard-void above) (Item 69) – No Risk

117113-10 – Firebreak & associated debris (019/staffroom-void above) (Item 70) – No Risk  
As 117113-10 – Firebreak & associated debris (021/boys wc-void above) (Item 71) – No Risk  
117113-11 – Subfloor covering (022/corridor) (Item 72) – Very Low Risk  
As 117113-10 – Firebreak & associated debris (023/girls wc-void above) (Item 73) – No Risk  
As 117113-10 – Firebreak & associated debris (024/girls wc-void above) (Item 74) – No Risk  
As 117113-10 – Firebreak & associated debris (025/boys wc-void above) (Item 75) – No Risk  
As 117113-10 – Firebreak & associated debris (026/staffroom-void above) (Item 76) – No Risk  
As 117113-10 – Firebreak & associated debris (027/boys wc-void above) (Item 77) – No Risk  
As 117113-10 – Firebreak & associated debris (029/reception-void above) (Item 78) – No Risk  
117113-14 – Remnant floor covering within wood boxing below windows (033/classroom) (Item 79) – Very Low Risk  
As 117113-15 - Firebreak & associated debris (033/classroom-void above) (Item 80) – No Risk  
117113-15 - Firebreak & associated debris (034/classroom-void above) (Item 81) – No Risk  
As 117113-15 - Firebreak & associated debris (035/office-void above) (Item 82) – No Risk  
117113-17 – Render to walls & fascia (External) (Item 83) – No Risk  
117113-18 – Brown sealant to clay tile wall cladding (External) (Item 84) – No Risk  
117113-19 – Sealant to wood cladding panels (External) (Item 85) – No Risk  
117113-21 – Sealant to glass of bulkhead light fitting (External) (Item 86) – Very Low Risk  
117113-22 – Off cut to column base within wall cavity adj 0/029 (External) (Item 87) – Low Risk

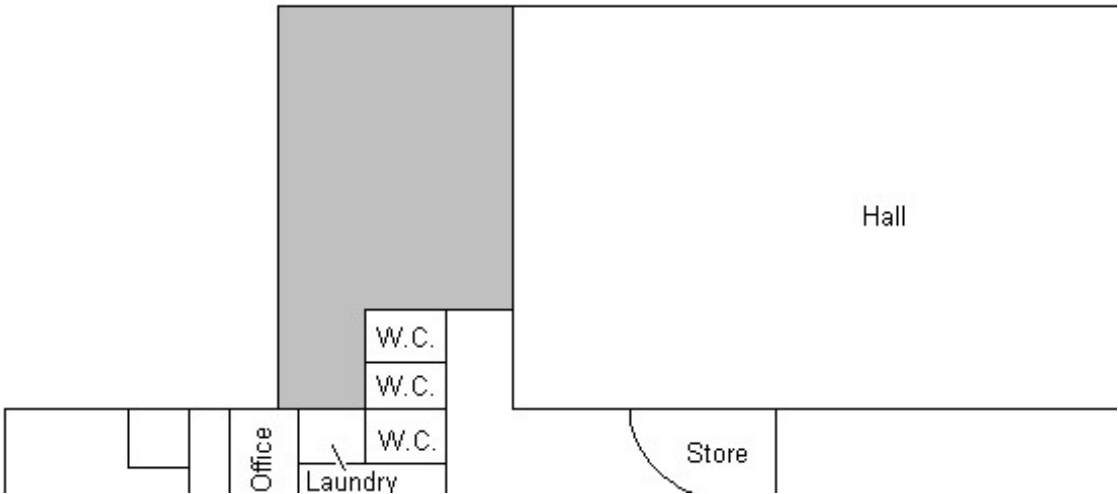
**Please note the survey carried out was non-intrusive. Should major refurbishment be planned for the property, further investigation will be required.**



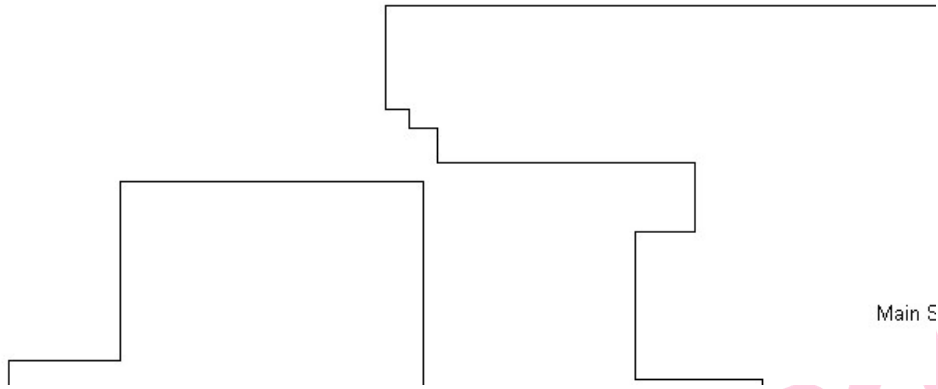
Barnwell Primary School - Main School Plans



**Barnwell Primary School - Monument Centri**



Barnwell Primary School - Site Plans



Sunderland  
City Council

## Photographs of Areas Sampled



### **Item 1 - Presumed**

The boxed in linings to columns in all areas contain asbestos.

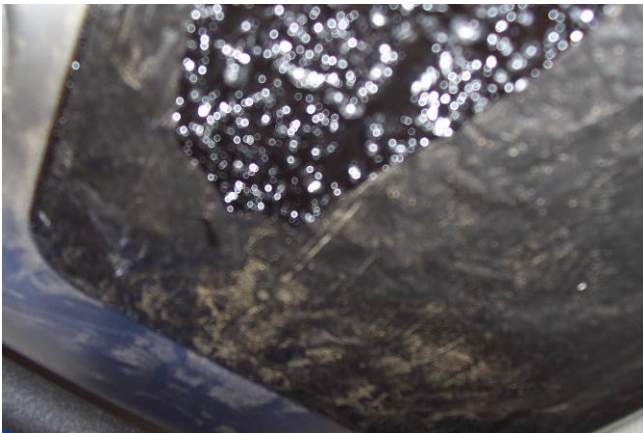
Any change in their appearance should be recorded, and passed to Property Services.



### **Item 2 - JL06/4153**

The white floor tiles and adhesive in room 1 (CB Office) contain asbestos. These floor tiles have been overlaid by carpet.

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



### **Item 3 - JL06/4154**

The sink pad in room 9 (staff room) does not contain asbestos.

## **Photographs of Areas Sampled (Cont)**



### **Item 4 - As JL06/4154**

The sink pad in area 17 (cloakroom) does not contain asbestos.



### **Item 5 – As JL06/4143**

The white floor tiles and adhesive in area 39 (store cupboard) contain asbestos.

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

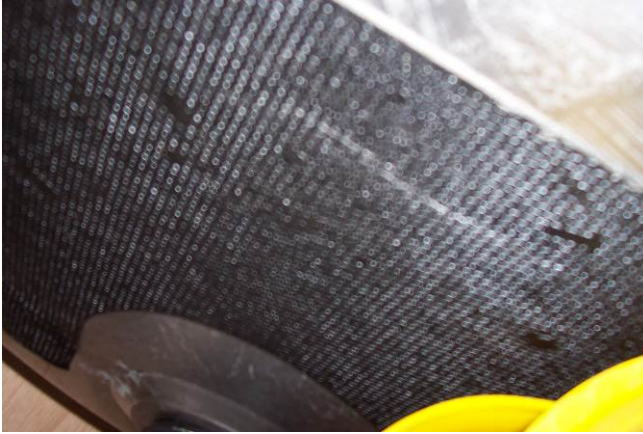


### **Item 6 – As JL06/4153**

The white floor tiles and adhesive in area 15 (store cupboard) contain asbestos.

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

## **Photographs of Areas Sampled (Cont)**



### **Item 7 – As JL06/4154**

The sink pads in areas 12, 13 & 14 (classroom) do not contain asbestos.



### **Item 8 – As JL06/4153**

The white floor tiles and adhesive in area 11 (store cupboard) contains asbestos.

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



### **Item 9 – As JL06/4154**

The sink pad in area 26 (classroom) does not contain asbestos.



## **Photographs of Areas Sampled (Cont)**

### **Item 10 – As JL06/4153**



The white floor tiles and adhesive in area 6 (store cupboard) contains asbestos.

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

### **Item 11 – As JL06/4154**



The sink pad in area 25 (classroom) does not contain asbestos.

### **Item 12 – As JL06/4153**



The white floor tiles and adhesive in area 5 (store cupboard) contain asbestos.

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



## **Photographs of Areas Sampled (Cont)**



### **Item 13 – JL06/4155**

The floor tiles and adhesive in area 3 (store cupboard) contains asbestos.

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



### **Item 14 – As JL06/4153**

The white floor tiles and adhesive in area 4 (store cupboard) contain asbestos.

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



### **Item 15 – As JL06/4154**

The sink pad in area 31 (classroom) does not contain asbestos.

## **Photographs of Areas Sampled (Cont)**

### **Item 16 – As JL06/4154**



The sink pad in area 32 (classroom) does not contain asbestos.

### **Item 17 – As JL06/4154**



The sink pad in area 33 (classroom) does not contain asbestos.

### **Item 18 – As JL06/4154**



The sink pad (fallen off sink – stuck on shelf) in area 34 (classroom) does not contain asbestos.

## **Photographs of Areas Sampled (Cont)**

### **Item 19 – Presumed**



The flash guards to fuse box in area 19 (kitchen) contains asbestos.

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

### **Item 20 – JL06/4156**



The boards to upstands in vent in ceiling void in area 19 (kitchen) contain asbestos.

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

### **Item 21 – JL06/4157**



The textured coating to outside walls (exterior) does not contain asbestos.

## **Photographs of Areas Sampled (Cont)**

### **Item 22 – JL06/4158**



The roofing felt to flat roofs (exterior) does not contain asbestos.

### **Item 23 – AD000530**



The ceiling panels to the boiler room contain asbestos.

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



## Photographs of Areas Sampled (Cont)

### **Item 24 – 80235-4**



The remnant adhesive to the floor in the cupboard area (to be made a disabled WC) contained asbestos.

This was screeded over and new flooring laid in August 2015.

### **Item 25 – 80235-5**



The flashguards within the distribution panel to the cupboard area (To become disabled WC) contained asbestos.

*These were removed in August 2015.*

### **Item 26 Ref: 416936-1**



The firebreak in Kitchen void above/ 0/19 does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 27 Ref: 416936-2**



The roof adhesive residue to joists in Kitchen void above/ 0/19 does not contain asbestos.

### **Item 28 Ref: As 416936-2**



The roof adhesive residue to joists in Kitchen void above/ 0/20 does not contain asbestos.

### **Item 29 Ref: As 416936-2**



The roof adhesive residue to joists in Kitchen locker room void above/ 0/21 does not contain asbestos.



## Photographs of Areas Sampled (Cont)

### **Item 30 Ref: As 416936-2**



The roof adhesive residue to joists in Kitchen wc void above/ 0/22 does not contain asbestos.

### **Item 31 Ref: AW0703/11**



The skylight surrounds in 0/32 Kitchen void above contain asbestos.

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

### **Item 32 Ref: Presumed**



The central extraction duct lining in 0/32 Kitchen void above is presumed to contain asbestos.

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

## **Photographs of Areas Sampled (Cont)**

### **Item 34 Ref: As AW0703/11**



The skylight surrounds in 0/33 Kitchen Store void above contain asbestos.

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

### **Item 35 Ref: Presumed**



The ceiling above within smaller section of 0/36 Boiler Room Ceiling Void is presumed to contain asbestos.

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

### **Item 36 Ref: 80235-3**



The coating to metal walls in 035/cupboard does not contain asbestos.

## **Photographs of Areas Sampled (Cont)**

### **Item 37 Ref: 80235-1**



The string to pipe lagging in 035/cupboard – void above does not contain asbestos.

### **Item 38 Ref: AC000357**



The concrete floor under carpet in Room 1 office off reception does not contain asbestos.

### **Item 39 Ref: As AC000358**

**NO IMAGE PROVIDED**

The column plasterboard in Room 1 office off reception does not contain asbestos.

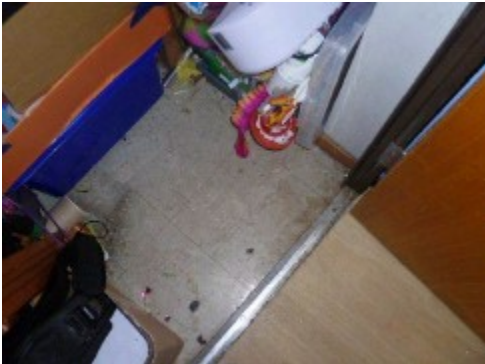
## Photographs of Areas Sampled (Cont)

### **Item 40 Ref: AC000358**



The column plasterboard in Room 1 office off reception does not contain asbestos.

### **Item 41 Ref: AC000359**



The vinyl floor tiles & bitumen adhesive below in Room 2 cupboard to class 1 contain asbestos.

Removed 2012

### **Item 42 Ref: AC000360**



The toilet cistern in Room 3 Boys toilet behind panels contains asbestos.

Removed 2012

### Photographs of Areas Sampled (Cont)

#### **Item 43 Ref: AC000361**



The vinyl floor sheeting in Room 3 Boys toilet does not contain asbestos.

#### **Item 44 Ref: AC000362**



The vinyl skirting in Room 3 Boys toilet does not contain asbestos.

#### **Item 45 Ref: AD000531**



The debris to wall in Room 1 Boiler House does not contain asbestos.



## Photographs of Areas Sampled (Cont)

### **Item 46 Ref: AD000532**



The debris to wall in Room 1 Boiler House does not contain asbestos.

### **Item 47 Ref: AD000533**



The debris to wall in Room 1 Boiler House does not contain asbestos.

### **Item 48 Ref: AD000534**



The debris to wall in Room 1 Boiler House does not contain asbestos.



## Photographs of Areas Sampled (Cont)

### **Item 49 Ref: AD000535**



The debris to wall in Room 1 Boiler House does not contain asbestos.

### **Item 50 Ref: AD000536**



The debris to wall in Room 1 Boiler House does not contain asbestos.

### **Item 51 Ref: AD000537**



The debris around gasket in Room 1 Boiler House does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 52 Ref: AD000538**



The debris to cable tray in Room 1 Boiler House does not contain asbestos.

### **Item 53 Ref: AD000539**



The insulating board plinth to boiler 1 in Room 1 Boiler House does not contain asbestos.

### **Item 54 Ref: AD000540**



The rope to boiler 1 in Room 1 Boiler House does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 55 Ref: As AD000539**



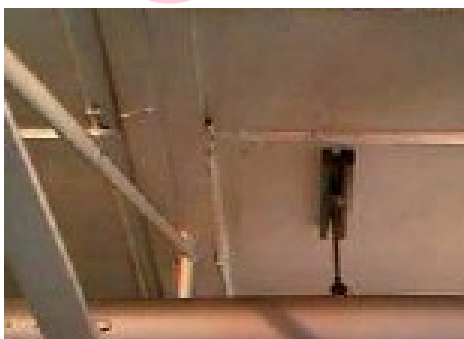
The insulating board plinth to boiler 2 in Room 1 Boiler House does not contain asbestos.

### **Item 56 Ref: As AD000540**



The rope to boiler 2 in Room 1 Boiler House does not contain asbestos.

### **Item 57 Ref: AD000542**



The debris to pipework Room 1 Boiler House does not contain asbestos.

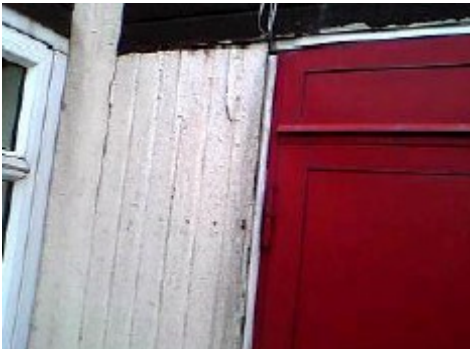
## Photographs of Areas Sampled (Cont)

### **Item 58 Ref: AD000543**



The rope to boiler 3 in Room 1 Boiler House does not contain asbestos.

### **Item 59 Ref: AD000544**



The textured coating to timber in Room 1 Boiler House does not contain asbestos.

### **Item 60 Ref: BB002313**



The builders paper in Room 6 external does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 61 Ref: BB002314**



The sealant in Room 6 external does not contain asbestos.

### **Item 62 Ref: 117113-2**



The subfloor covering in 01/entrance lobby does not contain asbestos.

### **Item 63 Ref: 117113-1**



The firebreak & associated debris in 01/entrance lobby-void above does not contain asbestos.



## Photographs of Areas Sampled (Cont)

### **Item 64 Ref: As 117113-1**



The firebreak & associated debris in 02/headteachers office-void above does not contain asbestos.

### **Item 65 Ref: 117113-3**



The membrane below high level window cill in 03/main hall contains asbestos.

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

### **Item 66 Ref: As 117113-1**



The firebreak & associated debris in 04/kitchen -void above does not contain asbestos.

## **Photographs of Areas Sampled (Cont)**

### **Item 67 Ref: 117113-6**



The debris to topside of lower wood ceiling in 06/boiler room contains asbestos.

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

### **Item 68 Ref: As 117113-1**



The firebreak & associated debris in 07/classroom-void above does not contain asbestos.

### **Item 69 Ref: 117113-8**

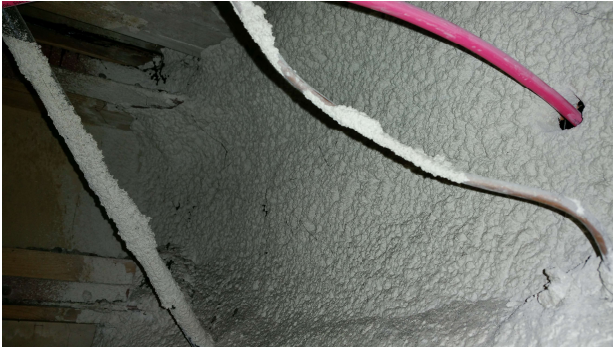


The render to original fascia in 017/cupboard-void above does not contain asbestos.



## Photographs of Areas Sampled (Cont)

### **Item 70 Ref: 117113-10**



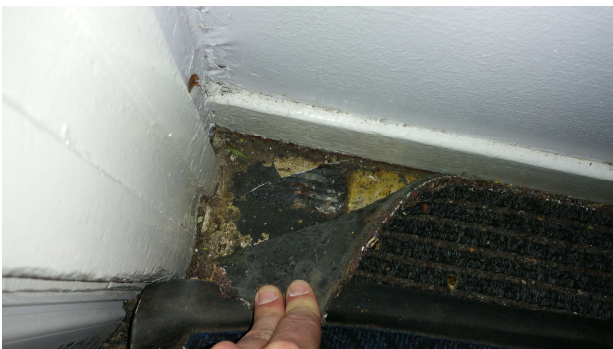
The firebreak & associated debris in 019/staffroom-void above does not contain asbestos.

### **Item 71 Ref: As 117113-10**



The firebreak & associated debris in 021/boys wc-void above does not contain asbestos.

### **Item 72 Ref: 117113-11**



The subfloor covering in 022/corridor contains asbestos.

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

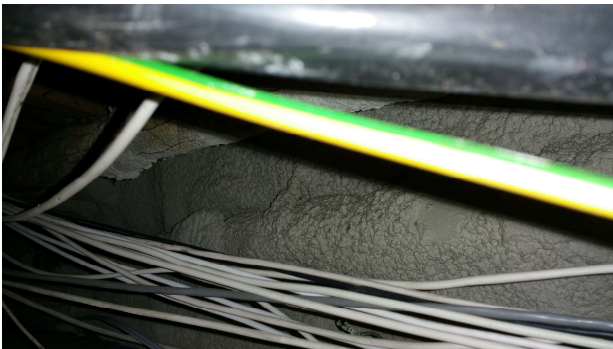
## Photographs of Areas Sampled (Cont)

### **Item 73 Ref: As 117113-10**



The firebreak & associated debris in 023/girls wc -void above does not contain asbestos.

### **Item 74 Ref: As 117113-10**



The firebreak & associated debris in 024/girls wc -void above does not contain asbestos.

### **Item 75 Ref: As 117113-10**



The firebreak & associated debris in 025/boys wc -void above does not contain asbestos.

## **Photographs of Areas Sampled (Cont)**

### **Item 76 Ref: As 117113-10**



The firebreak & associated debris in 026/staffroom -void above does not contain asbestos.

### **Item 77 Ref: As 117113-10**



The firebreak & associated debris in 027/boys wc -void above does not contain asbestos.

### **Item 78 Ref: As 117113-10**



The firebreak & associated debris in 029/reception -void above does not contain asbestos.



## **Photographs of Areas Sampled (Cont)**

### **Item 79 Ref: 117113-14**



The remnant floor covering within wood boxing below windows in 033/classroom contains asbestos.

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

### **Item 80 Ref: As 117113-15**



The firebreak & associated debris in 033/classroom - void above does not contain asbestos.

### **Item 81 Ref: 117113-15**



The firebreak & associated debris in 034/classroom - void above does not contain asbestos.

## **Photographs of Areas Sampled (Cont)**

### **Item 82 Ref: As 117113-15**



The firebreak & associated debris in 035/office -void above does not contain asbestos.

### **Item 83 Ref: 117113-17**



The render to walls & fascia (External) does not contain asbestos.

### **Item 84 Ref: 117113-18**



The brown sealant to clay tile wall cladding (External) does not contain asbestos.



## **Photographs of Areas Sampled (Cont)**

### **Item 85 Ref: 117113-19**



The sealant to wood cladding panels (External) does not contain asbestos.

### **Item 86 Ref: 117113-21**



The sealant to glass of bulkhead light fitting (External) contains asbestos.

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

### **Item 87 Ref: 117113-22**



The off cut to column base within wall cavity adj 0/029 (External) contains asbestos.

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

## Five Simple Steps to Asbestos Management

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

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

### Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

### Step 2 – Periodic Inspections

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

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

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

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

### Step 3 – Planned Work

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

#### Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

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

#### Step 5 – Monitoring the Register

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

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

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

In the event of an exposure of asbestos, please refer to the site specific 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>Boxing In Linings to Columns (All Areas)</i>	<i>Medium</i>	<i>3 monthly</i>	<i>03.11.25</i>
<i>Item 2</i>	<i>White Floor Tiles (Room 1,CB Office)(overlaid with carpet)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.11.25</i>
<i>Item 3</i>	<i>No Asbestos</i>	<i>Is Present</i>		
<i>Item 4</i>	<i>No Asbestos</i>	<i>Is Present</i>		
<i>Item 5</i>	<i>White Floor Tiles (Area 39 Store Cupboard)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.11.25</i>
<i>Item 6</i>	<i>White Floor Tiles (Area 15 Store Cupboard)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.11.25</i>
<i>Item 7</i>	<i>No Asbestos</i>	<i>Is Present</i>		
<i>Item 8</i>	<i>White Floor Tiles (Area 11 Store Cupboard)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.11.25</i>
<i>Item 9</i>	<i>No Asbestos</i>	<i>Is Present</i>		
<i>Item 10</i>	<i>White Floor Tiles (Area 6 Store Cupboard)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.11.25</i>
<i>Item 11</i>	<i>No Asbestos</i>	<i>Is Present</i>		
<i>Item 12</i>	<i>White Floor Tiles (Area 5 Store Cupboard)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.11.25</i>
<i>Item 13</i>	<i>Floor Tiles (Area 3 Store Cupboard)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.11.25</i>
<i>Item 14</i>	<i>White Floor Tiles (Area 4 Store Cupboard)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.11.25</i>
<i>Item 15</i>	<i>No Asbestos</i>	<i>Is Present</i>		



Item 16	No Asbestos	Is Present		
Item 17	No Asbestos	Is Present		
Item 18	No Asbestos	Is Present		
Item 19	Flash Guards to Fuse Boxes (Areas 19 Kitchen)	Medium	3 monthly	Do not inspect
Item 20	Boards to Vent in Ceiling Void (Area 19 Kitchen)	Medium	3 monthly	Do not inspect
Item 21	No Asbestos	Is Present		
Item 22	No Asbestos	Is Present		
Item 23	Ceiling panels to boiler room	Low	6 monthly	03.11.25
Item 24	No asbestos	Is present		
Item 25	No asbestos	Is present		
Item 26	No asbestos	Is present		
Item 27	No asbestos	Is present		
Item 28	No asbestos	Is present		
Item 29	No asbestos	Is present		
Item 30	No asbestos	Is present		
Item 31	Skylight Surrounds (0/32 Kitchen void above)	Low Risk	6 monthly	03.11.25
Item 32	Presumed – Central Extraction Duct Lining (0/32 Kitchen void above)	Low Risk	6 monthly	Do not inspect
Item 33	Skylight Surround (0/33 Kitchen Store void above)	Low Risk	6 monthly	03.11.25
Item 34	Presumed – Ceiling above within smaller section (0/36 Boiler Room ceiling void)	Very Low Risk	12 monthly	03.11.25
Item 35	Pipework gaskets (0/36 Boiler Room)	Very Low Risk	12 monthly	03.11.25
Item 36	No asbestos	Is present		
Item 37	No asbestos	Is present		

Item 38	No asbestos	Is present		
Item 39	No asbestos	Is present		
Item 40	No asbestos	Is present		
Item 41	Vinyl floor tiles & bitumen adhesive below (Room 2 cupboard to class 1)	Very Low Risk	12 monthly	Removed 2012
Item 42	Toilet cistern behind panels (Room 3 Boys toilet)	Very Low Risk	12 monthly	Removed 2012
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		
Item 49	No asbestos	Is present		
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		
Item 57	No asbestos	Is present		
Item 58	No asbestos	Is present		
Item 59	No asbestos	Is present		
Item 60	No asbestos	Is present		
Item 61	No asbestos	Is present		
Item 62	No asbestos	Is present		
Item 63	No asbestos	Is present		
Item 64	No asbestos	Is present		
Item 65	Membrane below high level window cill (03/main hall)	Very Low Risk	12 monthly	03.11.25
Item 66	No asbestos	Is present		
Item 67	Debris to topside of lower wood ceiling (06/boiler room)	Very Low Risk	12 monthly	Do not Inspect
Item 68	No asbestos	Is present		

Item 69	No asbestos	Is present		
Item 70	No asbestos	Is present		
Item 71	No asbestos	Is present		
<b>Item 72</b>	<b>Subfloor covering (022/corridor)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>03.11.25</b>
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		
<b>Item 79</b>	<b>Remnant floor covering within wood boxing below windows (033/classroom)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>Do not inspect</b>
Item 80	No asbestos	Is present		
Item 81	No asbestos	Is present		
Item 82	No asbestos	Is present		
Item 83	No asbestos	Is present		
Item 84	No asbestos	Is present		
Item 85	No asbestos	Is present		
<b>Item 86</b>	<b>Sealant to glass of bulkhead light fitting (External)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>03.11.25</b>
<b>Item 87</b>	<b>Off cut to column base within wall cavity adj 0/029 (External)</b>	<b>Low</b>	<b>6 monthly</b>	<b>Do Not Inspect</b>



**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

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