

Foreward

ASBESTOS SURVEY REPORT FOR CASTLEVIEW ACADEMY, 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, 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.

Castle View Academy – Version 2.0 - Last updated 27/11/2025

Yours sincerely,

Neil Guthrie
Director of Development and Property

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for

CASTLEVIEW SPORTS CENTRE, SUNDERLAND



UPRN: - 1004725

TF Ref: SCH020

Location of register:-

Premises Manager / Samo: - Tenant

Date: 27 November 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

Contents

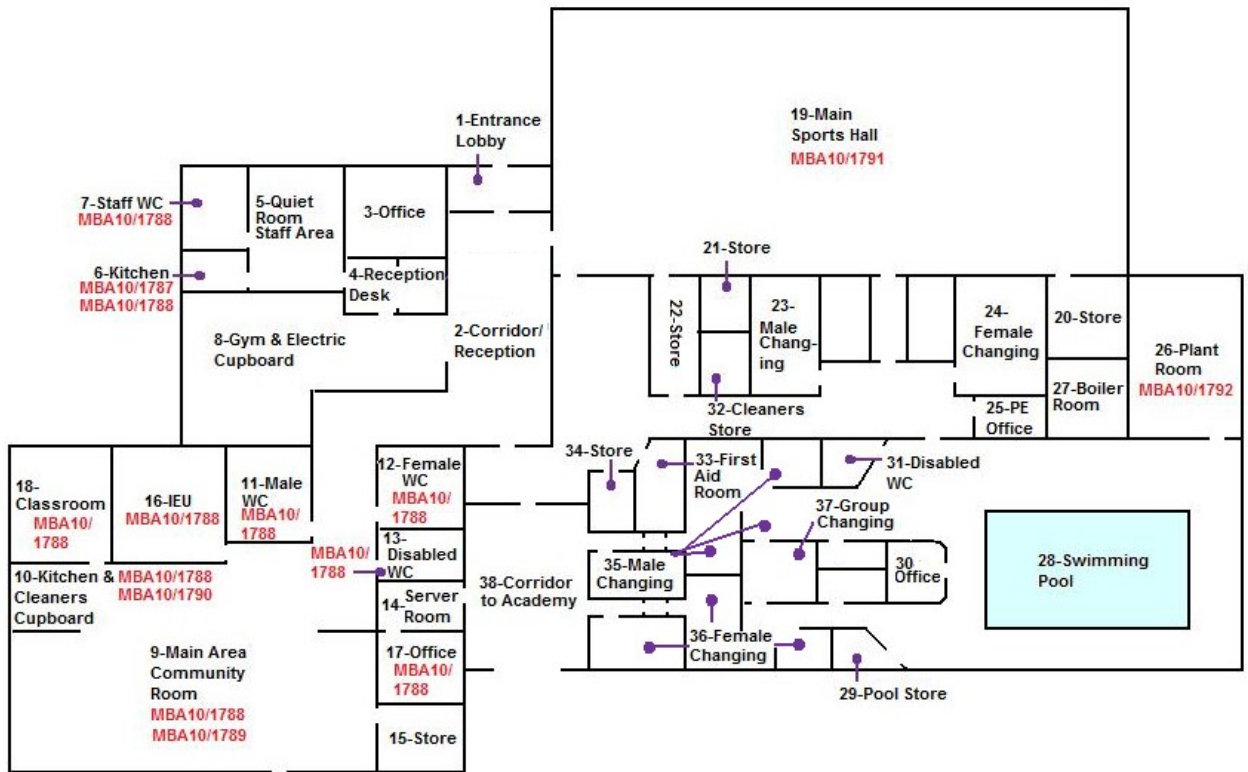
	<u>Section</u>
• Plan of building and sample locations	1
• Photographs of areas sampled	2
• Survey information	3
• Asbestos Management Plan, Priority Assessments,	4
• Contacts Form, Code of Practice	4
• 5 Simple Steps of Asbestos Management	5
• Commonly asked questions	6

Appendices

• Form 1 – Visitor Register	7
• Form 2 – Periodic Return Checklist and Schedule	8
• Form 3 – Works Notification Form	9
• Form 4 – Registration of All Disturbances	10
• Form 5 – Training Records	11

Plan of Building and Samples Location

- MBA10/1787 – Sink pad (Room 6) (Item 1) – No Risk
MBA10/1788 – Skirting board (Room 6) (Item 2) – No Risk
As MBA10/1788 – Skirting board (Room 7) (Item 3) – No Risk
As MBA10/1788 – Skirting board (Room 8) (Item 4) – No Risk
As MBA10/1788 – Skirting board (Room 9) (Item 5) – No Risk
MBA10/1789 – Stair nosing (Room 9) (Item 6) – No Risk
As MBA10/1788 – Skirting board (Room 10) (Item 7) – No Risk
MBA10/1790 – Sink pad (Room 10) (Item 8) – No Risk
As MBA10/1788 – Skirting board (Room 11) (Item 9) – No Risk
As MBA10/1788 – Skirting board (Room 12) (Item 10) – No Risk
As MBA10/1788 – Skirting board (Room 13) (Item 11) – No Risk
As MBA10/1788 – Skirting board (Room 16) (Item 12) – No Risk
As MBA10/1788 – Skirting board (Room 17) (Item 13) – No Risk
AS MBA10/1788 – Skirting board (room 18) (Item 14) – No Risk
MBA10/1791 – High level boards (Room 19) (Item 15) – No Risk
MBA10/1792 – Board adj to door (Room 26) (Item 16) – No Risk
65006-1 – Pipework gaskets x 4 (01/Pool Boiler Room) (Item 17) – Very Low Risk
(confirmed on survey J251522 only 4 present AW005652)
65006-2 – Pipework gaskets x 2 (01/Pool Boiler Room) (Item 18) – Very Low Risk
(Removed - no paperwork provided)
65006-3 – Boilers (packing to joint at base of flue) (01/Pool Boiler Room) (Item 19)
– No Risk
65006-4 – Boilers (boiler segment gasket) (01/Pool Boiler Room) (Item 20) – No Risk
65006-5 – Sealant to roofing panel overlaps (external-localised to proposed solar panel mounting on sports hall roof) (Item 21) – No Risk
338853-1 – Roof felt and residue (Room 001) (Item 22) – Very Low Risk
338853-2 – Roof felt (Room 001) (Item 23) - Very Low Risk
As 338853-1 - Roof felt and residue (Room 002) (Item 24) – Very Low Risk
As 338853-2 – Roof felt (Room 002) (Item 25) - Very Low Risk
EA000059 – Cladding to roof joists (Room 1 Swimming Pool) (Item 26) – No Risk
EA000060 – Suspended ceiling tiles (Room1 Swimming Pool) (Item 27) – No Risk
- removed
AW05653 – Wall cavity damp proof course (Pool Tank Room G/001) (Item 28) – No Risk
AW005654 – Column cladding (Pool Tank Room G/001) (Item 29) – No Risk
AW005655 – Wall joint sealant (Pool Tank Room G/001) (Item 30) – No Risk
AW005656 – Pipework gasket to gas main (Pool Tank Room G/001) (Item 31) – No Risk
As AW005655 – Wall joint sealant (Boiler Room G/002) (Item 32) – No Risk
AW005658 – Pipework gasket to gas main (Boiler Room G/002) (Item 33) – Very Low Risk
AW005657 – Pipework gasket (Boiler Room G/002) (Item 34) – No Risk



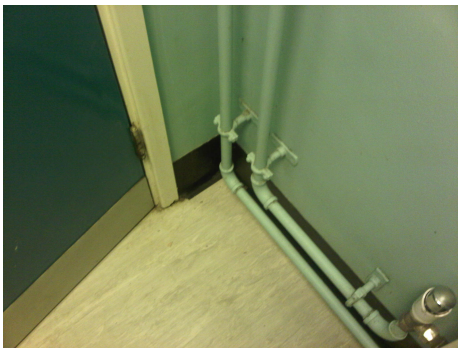
Please note the survey carried out was non-intrusive and any areas not listed above may not have been accessed or had samples taken, should major refurbishment be planned for the property, further investigation will be required.

Photographs of Areas Sampled



Item 1 Ref: MBA10/1787

The sink pad to the kitchen (Room 6) does not contain asbestos.



Item 2 - Ref: MBA10/1788

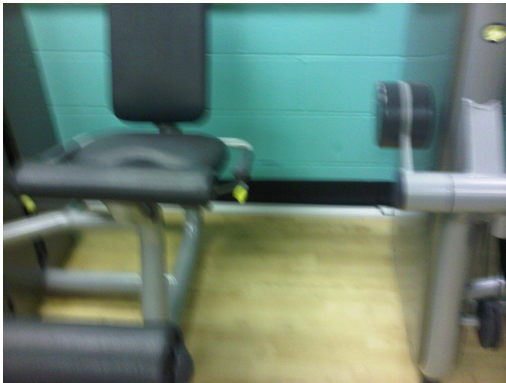
The skirting board to the kitchen (Room 6) does not contain asbestos.



Item 3 - As MBA10/1788

The skirting board to the staff WC (Room 7) does not contain asbestos.

Photographs of Areas Sampled (Cont)



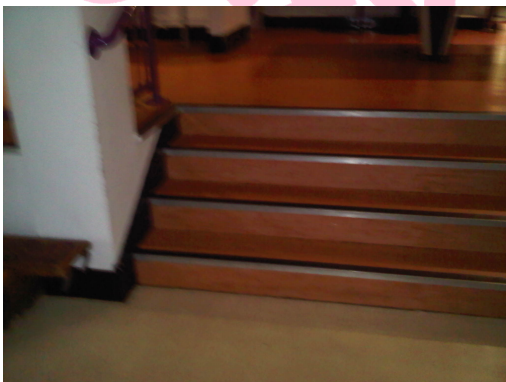
Item 4 – As MBA10/1788

The skirting board to the Gym and electric cupboard (Room 8) does not contain asbestos.



Item 5 – As MBA10/1788

The skirting board to the community room (Room 9) does not contain asbestos.



Item 6 - Ref: MBA101789

The stair nosing to the main area community room (Room 9) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 7 – AS MBA10/1788

The skirting board to the kitchen and cleaners cupboard (Room 10) does not contain asbestos.



Item 8 - Ref: MBA10/1790

The sink pad to the kitchen and cleaners cupboard (Room 10) does not contain asbestos.



Item 9 – As MBA10/1788

The skirting board to the male WC community Room (Room 11) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 10– As MBA10/1788

The skirting boards to the female WC community room (Room 12) do not contain asbestos.



Item 11 –As MBA10/1788

The skirting boards to the disabled WC in the community area (Room 13) do not contain asbestos.



Item 12 –As MBA10/1788

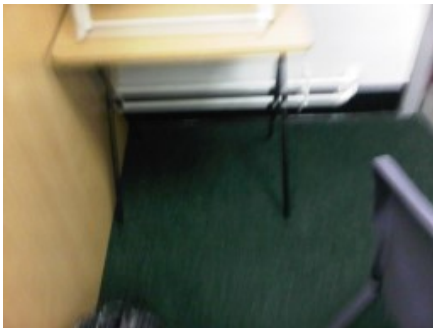
The skirting boards to the IEU off the Community Room (Room 16) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 13– As MBA10/1788

The skirting boards to the office area (Room 17) do not contain asbestos.



Item 14 –As MBA10/1788

The skirting boards to the classroom off the community area (Room 18) do not contain asbestos.



Item 15–Ref:MBA10/1791

The high level boards to the main sports hall (Room 19) do not contain asbestos.

Photographs of Areas Sampled (Cont)

No Photograph
is available

Item 16–Ref:MBA10/1792

The board adjacent to the door in the plant room from the swimming pool (Room 26) does not contain asbestos.



Item 17 Ref: 65006-1

The pipework flange gaskets x 4 (wet) to the pipework in the pool boiler room contains asbestos. Any change in its appearance should be noted and reported to Property Services. *(Confirmed on survey J251522 only 4 present AW005652)*



Item 18 Ref: 65006-2

The pipework flange gaskets x 2 (gas) to the pipework in the pool boiler room contains asbestos. Any change in its appearance should be noted and reported to Property Services.
Removed – no paperwork provided

Photographs of Areas Sampled (Cont)



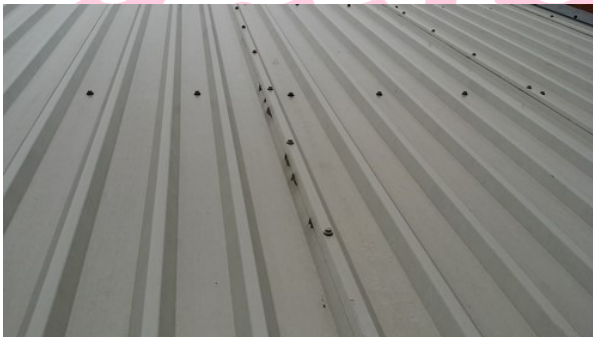
Item 19 Ref: 65006-3

The boilers packing to joint at base of flue in the Pool Boiler Room does not contain asbestos.



Item 20 Ref: 65006-4

The boilers (boiler segment gasket) in the Pool Boiler Room does not contain asbestos.



Item 21 Ref: 65006-5

The sealant to roofing panel overlaps (external-localised to proposed solar panel mounting on sports hall roof) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 22 Ref: 338853-1

The protruding roof felt and residue to underside of roof to the void above the classroom (Room 001) contains asbestos.

Any works planned within this area should be reported to Property Services.



Item 23 Ref: 338853-2

The roof felt to the void above the classroom (Room 001) contains asbestos.

Any works planned within this area should be reported to Property Services.



Item 24 Ref: As 338853-1

The protruding roof felt and residue to underside of roof to the void above the classroom (Room 002) contains asbestos.

Any works planned within this area should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 25 Ref: As 338853-2

The roof felt to the void above the classroom (Room 002) contains asbestos.

Any works planned within this area should be reported to Property Services.



Item 26 Ref: EA000059

The cladding to roof joists (Room 1 Swimming Pool) does not contain asbestos.



Item 27 Ref: EA000060

The suspended ceiling tiles (Room 1 Swimming Pool) do not contain asbestos.

Removed

Photographs of Areas Sampled (Cont)



Item 28 Ref: AW005653

The wall cavity damp proof course in the pool tank room (G/001) does not contain asbestos.



Item 29 Ref: AW005654

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



Item 30 Ref: AW005655

The wall joint sealant in the pool tank room (G/001) does not contain asbestos.

Photographs of Areas Sampled (Cont)



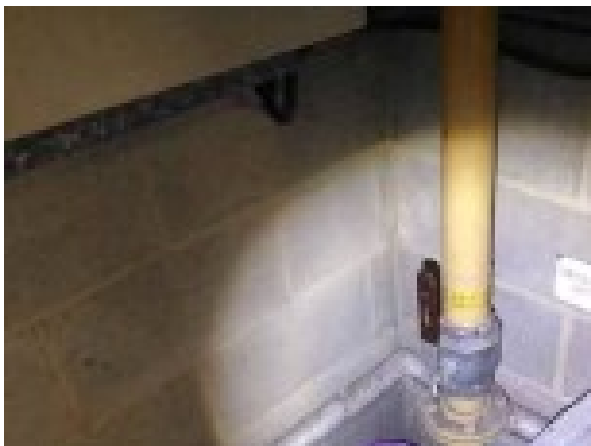
Item 31 Ref: AW005656

The pipework gasket to gas main in the pool tank room (G/001) does not contain asbestos.



Item 32 Ref:As AW005655

The wall joint sealant in the boiler room (G/002) does not contain asbestos.



Item 33 Ref: AW005658

The pipework gasket to gas main in the boiler room (G/002) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)



Item 34 Ref: AW005657

The wall joint sealant in the boiler room (G/002) does not contain asbestos.

Sunderland
City Council

Five Simple Steps to Asbestos Management

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

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

Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

Step 2 – Periodic Inspections

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

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

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

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

Step 3 – Planned Work

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

Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

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

Step 5 – Monitoring the Register

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

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

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

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

- Seal the area off completely. (Lock the area off if possible and post a notice on the door, "No access - Contact ")
- If there is any air movement systems within the premises, shut it off.
- Contact the Asbestos Manager on 0191 561 2712 immediately. Who will arrange for any remedial works / air monitoring.
- Start to complete the "Registration of Disturbances" form, which is in your register (Section 10 in the new style register).

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

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

Central Safety can be contacted on 561 2311.

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

Commonly Asked Questions.

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

Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
<i>Item 1</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 2</i>	<i>No asbestos</i>	<i>Is present</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>No asbestos</i>	<i>Is present</i>		
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 7</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 8</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 9</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 10</i>	<i>No asbestos</i>	<i>Is present</i>		
<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>		
Item 17	Gaskets to pipework x 4 – Pool boiler room (confirmed on survey J251522 only 4 present AW005652	Very Low	12 monthly	03.12.2026
Item 18	Gaskets to pipework x 2 – Pool boiler room	Very Low	12 monthly	Removed – no waste certificates
Item 19	Roof felt and residue - Room 001 void above	Very Low	12 monthly	Do not inspect
<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>		
Item 23	Roof felt above – Room 001 void above	Very Low	12 monthly	Do not inspect
Item 24	Roof felt and residue - Room 002 void above	Very Low	12 monthly	Do not inspect
Item 25	Roof felt above – Room 002 void above	Very Low	12 monthly	Do not inspect
<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>Removed</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>		
<i>Item 30</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 31</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 32</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 33	Pipework gasket to gas main (Boiler Room G/002)	Very Low	12 monthly	10/05/2026
<i>Item 34</i>	<i>No asbestos</i>	<i>Is present</i>		

Sunderland
City Council

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

Ref: Condition Action Required Comments
Same/change Yes/No



For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	