

Foreward

ASBESTOS SURVEY REPORT FOR EAST RAINTON PRIMARY SCHOOL,
SCHOOL ROAD, EAST RAINTON, DH5 9RA.

I have enclosed for your information and retention the most recent asbestos survey (Management) which applies to the property stated above. The purpose of the survey is to identify as far as possible, the materials containing asbestos fibres in your property.

The attached report is divided in sections so as to give as much information as possible, a basic reference section for use by premises managers and a more detailed report for use by contractors on site etc.

Plan of the Building and Sample Locations

This contains a plan of the building and identifies where asbestos samples have been taken from.

Photographs of Areas Sampled

This section contains photographs of all the areas where samples were taken. These photographs can be used when carrying out the periodic inspections to see if there has been any change or deterioration in its condition.

Survey Information

This section contains the survey information as printed from the central database held at Land and Property. It describes the type of asbestos present, its location, condition etc. Contractors should be shown this section along with the others when they are shown the register prior to starting any work.

Priority Risk Assessments

This section contains assessments which have been created using information from the survey and information on your property. This assessment helps to determine how often periodic checks on any asbestos need to be carried out by your Samo.

5 Simple Steps to Asbestos Management

This section details procedures for managing asbestos in your property. It gives guidance on the register, the inspections, any planned work and what to do when contractors arrive on site.

Commonly asked Questions

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

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

This report is an important document and must be referred to before any building works are carried out. The report must be kept with your handbook and the checklists completed on a regular basis. You will be reminded when your specific checklists are due for submission.

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

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

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

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

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

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

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

Restrictions on use, distribution and publication of the report

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

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

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

Yours sincerely,

Neil Guthrie
Director of Development and Property

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for

**East Rainton Primary School, School Road, East
Rainton, Houghton, DH5 9RA**



UPRN: - 427459

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 22 May 2026

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

Environmental Clean carried out in Boiler Room 2023. Check walls regularly to ensure no flaking paintwork.

- (Item 1) Ref: 427459-15 - Gasket to pipework (-1/013 Plant Room) – No Risk
- (Item 2) Ref: 427459-16 – General debris to floor (-1/013 Plant Room) – No Risk
- (Item 3) Ref: 427459-17 – Debris to wall around pipe penetration (-1/013 Plant Room) – Removed October 2020
- (Item 4) Ref: 427459-18 – Pipework residue (-1/013 Plant Room) – No Risk
- (Item 5) Ref: 427459-19 – Plinth (-1/013 Plant Room) – No Risk
- (Item 6) Ref: 427459-20 – Pipe lagging (-1/013 Plant Room) – No Risk
- (Item 7) Ref: 427459-1 – Floor covering (0/005 Store) – No Risk
- (Item 8) Ref: Presumed – Mastic (0/008 Girls WC) – Low Risk
- (Item 9) Ref: 427459-2 – Floor covering (0/009 Computer Room) – Very Low Risk
- (Item 10) Ref: 427459-5 – Floor (0/009 Computer Room) – Very Low Risk
- (Item 11) Ref: 427459-3 – Floor (0/010 Kitchenette) -Very Low Risk
- (Item 12) Ref: 427459-4 – Floor (0/10 Kitchenette) – Very Low Risk
- (Item 13) Ref: As 427459-3 – Floor covering (0/011 Staff Room) – Very Low Risk
- (Item 14) Ref: As 427459-4 - Floor (0/011 Staff Room) – Very Low Risk
- (Item 15) Ref: As 427459-2 – Floor covering (0/012 Corridor) – Very Low Risk
- (Item 16) Ref: As 427459-2 – Floor (0/012 Corridor) – Very Low Risk
- (Item 17) Ref: 427459-6 – Floor covering (0/014 Class 5) - No Risk
- (Item 18) Ref: 427459-7 – Floor covering (0/015 Corridor) – No Risk
- (Item 19) Ref: As 427459-6 – Floor (0/015 Corridor) – No Risk
- (Item 20) Ref: As 427459-5 – Floor (0/015 Corridor) - Very Low Risk
- (Item 21) Ref: 427459-8 – Sink pad (0/021 Class 1) – No Risk
- (Item 22) Ref: 427459-9 – Sink pad (0/022 Kitchen classroom 1) – No Risk
- (Item 23) Ref: Presumed – Electrics (0/023 Switch Room) – Low Risk
- (Item 24) Ref: 427459-10 – Floor covering (0/023 Switch Room) – Very Low Risk
- (Item 25) Ref: 427459-11 – Floor (0/023 Switch Room) – Very Low Risk
- (Item 26) Ref: Presumed – Pipe lagging (0/023 Switch Room) – Very Low Risk
- (Item 27) Ref: As 427459-7 – Floor covering (0/024 Corridor) – No Risk
- (Item 28) Ref: As 427459-10 – Floor covering (0/025 Class 2) – Very Low Risk
- (Item 29) Ref: As 427459-11 – Floor (0/025 Class 2) – Very Low Risk
- (Item 30) Ref: 427459-12 – Floor covering (0/026 Boys WC) – No Risk
- (Item 31) Ref: 427459-13 – Floor covering (0/030 Corridor) – Very Low Risk
- (Item 32) Ref: 427459-14 – Floor (0/030 Corridor) – Very Low Risk
- (Item 33) Ref: As 427459-10 – Floor covering (0/031 Class 3) – Very Low Risk
- (Item 34) Ref: As 427459-11 – Floor (0/031 Class 3) – Very Low Risk
- (Item 35) Ref: Presumed – Ceiling (0/032 External Store) – Low Risk
- (Item 36) Ref: 427459-21 – Damp proof course (External) – No Risk
- (Item 37) Ref: 427459-22 – Window frame (External) – No Risk
- (Item 38) Ref: 427459-23 – Metal soil pipe frame (External) -No Risk
- (Item 39) Ref: 427459-24 – Security lights (External) – Very Low Risk
- (Item 40) Ref: Presumed – Pipe lagging (0/001 Kitchen electric cupboard Canteen) – Very Low Risk
- (Item 41) Ref: 427459-25 – Window and door frame (External Canteen) – No Risk

- (Item 42) Ref: 427459-26 – Damp proof course (External Canteen) – No Risk
- (Item 43) Ref: 427459-27 – Security light (External Canteen) – Very Low Risk
- (Item 44) Ref: 427459-28 – Metal soil pipe flange (External Canteen) – No Risk
- (Item 45) Ref: 256935-6 – Pipe lagging (Loft Main Building) – Low Risk
- (Item 46) Ref: Presumed – Pipe lagging (Main service duct) – Medium Risk
- (Item 47) Ref: Presumed – Insulation inside pipe penetration to wall (Boiler Room) – Low Risk
- (Item 48) Ref: 23-63275-3 – Vessels boards inside boilers (Boiler Room) – No Risk
- (Item 49) Ref: 23-63275-4 – Residue insulation to walls (Boiler Room) – Low Risk
- (Item 50) Ref: 23-63275-5 – Gasket inside boilers (Boiler Room) – No Risk
- (Item 51) Ref: 23-63275-6 – Debris to floor (Boiler Room) – Removed August 2023
- (Item 52) Ref: 23-63275-7 – Pipe Flanges (Boiler Room) – No Risk
- (Item 53) Ref: KX001946 – Boiler joints between boiler segments (Boiler Room) – No Risk
- (Item 54) Ref: KX001947 – Pipework Gaskets (Boiler Room) – No Risk
- (Item 55) Ref: KX001948 – Pipework Gaskets (Boiler Room) – No Risk
- (Item 56) Ref: KX001949 – Boiler seal to pumps on front of boilers (Boiler Room) – No Risk
- (Item 57) KX001950 – Debris/Residue to floor between door and front boiler (Boiler Room) – No Risk
- (Item 58) Ref: KX001951 – Debris/Residue to floor behind rear boiler (Boiler Room) – Removed August 2023
- (Item 59) Ref: Ref: KX001952 – Debris/Residue to floor in gas inlet room (Boiler Room) – No Risk
- (Item 60) Ref: Ref: KX001955 – Debris/Residue to ceiling penetrations (Boiler Room) – Low Risk
- (Item 61) Ref: KX001956 – Pipework insulation (Undercroft Z1/002) – Low Risk
- (Item 62) Ref: KX001957 – Debris/Residue (Undercroft Z1/002) – Low Risk NO ACCESS
- (Item 63) Ref: KX001958 – Debris/Residue (Plant Room Z1/001) – No Risk
- (Item 64) Ref: OQ000499 – Floor tile (Male Toilets G/001) – No Risk
- (Item 65) Ref: As OQ000499 – Floor tile (Female Toilets G/002) – No Risk
- (Item 66) Ref: OQ000506 – Electrical services cable/braiding insulation (Kitchen G/003) – Removed Sept 2024
- (Item 67) Ref: OQ000507 – Lining to bottom of electrical box (Kitchen G/003) – Removed Sept 2024
- (Item 68) Ref: Presumed – Insulation Debris – Floor and to pipe (Undercroft Z1/001) – Medium Risk
- (Item 69) Ref: Presumed – Insulation Debris – Floor (Undercroft Z1/002) – Medium Risk
- (Item 70) Ref: Presumed – Insulation Debris – Floor (Undercroft Z1/005) – Medium Risk
- (Item 71) Ref: Presumed – Insulation Debris – Floor (Undercroft Z1/007) – Medium Risk

Targeted refurbishment survey J158947 refers to the installation of new cabling. No samples were taken. No asbestos detected.

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

**Sunderland
City Council**

Photographs of Areas Sampled

Item 1 Ref: 427459-15



The gasket to pipework in -1/013 Plant Room does not contain asbestos.

Item 2 Ref: 427459-16



The general debris to floor in -1/013 Plant Room does not contain asbestos.

Item 3 Ref: 427459-17



The debris to wall around pipe penetration in -1/013 Plant Room contains asbestos.

Removed October 2020

Photographs of Areas Sampled (Cont)

Item 4 Ref: 427459-18



The pipework residue in -1/013 Plant Room does not contain asbestos.

Item 5 Ref: 427459-19



The plinth in -1/013 Plant Room does not contain asbestos.

Item 6 Ref: 427459-20



The pipe lagging in -1/013 Plant Room does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 7 Ref: 427459-1



The floor covering in 0/005 Store does not contain asbestos.

Item 8 Ref: Presumed



The mastic in 0/008 Girls WC is presumed to contain asbestos.

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

Item 9 Ref: 427459-2



The floor covering in 0/009 Computer Room contains asbestos.

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

Photographs of Areas Sampled (Cont)

Item 10 Ref: 427459-5



The floor in 0/009 Computer Room contains asbestos.

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

Item 11 Ref: 427459-3



The floor in 0/010 Kitchenette contains asbestos.

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

Item 12 Ref: 427459-4



The floor in 0/010 Kitchenette contains asbestos.

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

Photographs of Areas Sampled (Cont)

Item 13 Ref: As 427459-3



The floor covering in 0/011 Staff Room contains asbestos.

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

Item 14 Ref: As 427459-4



The floor in 0/011 Staff Room contains asbestos.

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

Item 15 Ref: As 427459-2



The floor covering in 0/012 Corridor contains asbestos.

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

Photographs of Areas Sampled (Cont)

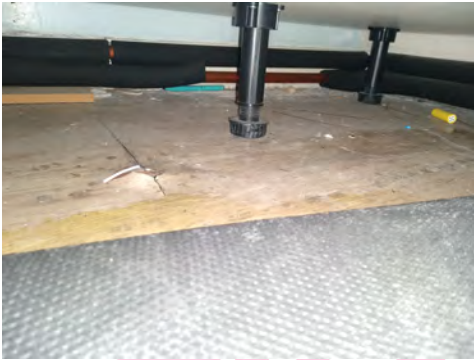
Item 16 Ref: As 427459-2



The floor in 0/012 Corridor contains asbestos.

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

Item 17 Ref: 427459-6



The floor covering in 0/014 Class 5 does not contain asbestos.

Item 18 Ref: 427459-7



The floor covering in 0/015 Corridor does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 19 Ref: As 427459-6



The floor in 0/015 Corridor does not contain asbestos.

Item 20 Ref: As 427459-5



The floor in 0/015 Corridor contains asbestos.

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

Item 21 Ref: 427459-8



The sink pad in 0/021 Class 1 does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 22 Ref: 427459-9



The sink pad in 0/022 Kitchen classroom 1 does not contain asbestos.

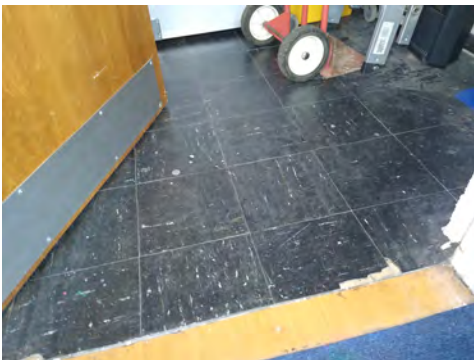
Item 23 Ref: Presumed



The electrics in 0/023 Switch Room is presumed to contain asbestos.

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

Item 24 Ref: 427459-10



The floor covering in 0/023 Switch Room contains asbestos.

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

Photographs of Areas Sampled (Cont)

Item 25 Ref: 427459-11



The floor in 0/023 Switch Room contains asbestos.

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

Item 26 Ref: Presumed



The pipe lagging in 0/023 Switch Room is presumed to contain asbestos.

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

Item 27 Ref: As 427459-7



The floor covering in 0/024 Corridor does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 28 Ref: As 427459-10



The floor covering in 0/025 Class 2 contains asbestos.

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

Item 29 Ref: As 427459-11



The floor in 0/025 Class 2 contains asbestos.

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

Item 30 Ref: 427459-12



The floor covering in 0/026 Boys WC does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 31 Ref: 427459-13



The floor covering in 0/030 Corridor contains asbestos.

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

Item 32 Ref: 427459-14



The floor in 0/030 Corridor contains asbestos.

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

Item 33 Ref: As 427459-10



The floor covering in 0/031 Class 3 contains asbestos.

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

Photographs of Areas Sampled (Cont)

Item 34 Ref: As 427459-11



The floor in 0/031 Class 3 contains asbestos.

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

Item 35 Ref: Presumed



The ceiling in 0/032 External Store is presumed to contain asbestos.

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

Item 36 Ref: 427459-21



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

Photographs of Areas Sampled (Cont)

Item 37 Ref: 427459-22



The window frame (External) does not contain asbestos.

Item 38 Ref: 427459-23



The metal soil pipe frame (External) does not contain asbestos.

Item 39 Ref: 427459-24



The security lights (External) contain asbestos.

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

Photographs of Areas Sampled (Cont)

Item 40 Ref: Presumed



The pipe lagging in 0/001 Kitchen electric cupboard - Canteen is presumed to contain asbestos.

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

Item 41 Ref: 427459-25



The window and door frame (External Canteen) do not contain asbestos.

Item 42 Ref: 427459-26



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

Photographs of Areas Sampled (Cont)

Item 43 Ref: 427459-27



The security light (External Canteen) contains asbestos.

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

Item 44 Ref: 427459-28



The metal soil pipe flange (External Canteen) does not contain asbestos.

Item 45 Ref: 427459-6



The pipe lagging in Loft Main Building contains asbestos.

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

Photographs of Areas Sampled (Cont)

Item 46 Ref: Presumed



The pipe lagging in Main service duct is presumed to contain asbestos.

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

Item 47 Ref: Presumed



The insulation inside pipe penetration to wall in Main Boiler Room is presumed to contain asbestos.

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

Item 48 Ref: 23-63275-3



The insulation boards inside boilers in Main Boiler Room so not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 49 Ref: 23-63275-4



The residual insulation to walls in Main Boiler Room contains asbestos.

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

Item 50 Ref: 23-63275-5



The gaskets inside boilers in Main Boiler Room does not contain asbestos.

Item 51 Ref: 23-63275-6



The debris to floor in Main Boiler Room contains asbestos.

This was removed August 2023

Photographs of Areas Sampled (Cont)

Item 52 Ref: 23-63275-7



The pipe flange gaskets in Main Boiler Room does not contains asbestos.

Item 53 Ref: KX001946/01



The putty between boiler segments in Boiler Room does not contain asbestos.

Item 54 Ref: KX001947/02



The gaskets in Main Boiler Room does not contains asbestos.

Photographs of Areas Sampled (Cont)

Item 55 Ref: KX001948/03



The pipe flange gaskets in Main Boiler Room does not contains asbestos.

Item 56 Ref: KX001949/04



The seal to pumps on front of boilers in Boiler Room does not contain asbestos.

Item 57 Ref: KX001950/05



The debris to floor between door and front boiler in Main Boiler Room does not contains asbestos.

Photographs of Areas Sampled (Cont)

Item 58 Ref: KX001951/06



The debris to floor behind rear boiler in Main Boiler Room contains asbestos.

This was removed August 2023

Item 59 Ref: KX001952/07



The debris to floor in gas inlet room in Boiler Room does not contain asbestos.

Item 60 Ref: KX001955/10



The debris to ceiling penetrations in Main Boiler Room contains asbestos.

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

Photographs of Areas Sampled (Cont)

Item 61 Ref: KX001956/11



The pipework insulation in Main Boiler Room contains asbestos.

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

Item 62 Ref: KX001957/12



The debris in Main Boiler Room contains asbestos.

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

Item 63 Ref: KX001958/13



The debris in Plant Room does not contain asbestos.

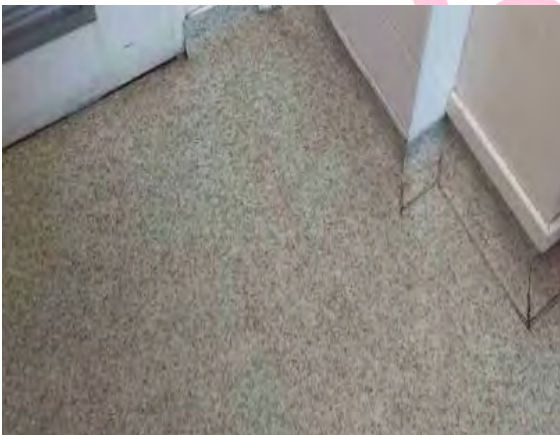
Photographs of Areas Sampled (Cont)

Item 64 Ref: OQ000499



The floor tiles in the Male Toilet (G/001) does not contain asbestos.

Item 65 Ref: As OQ000499



The floor tiles in the Female toilet (G/002) does not contain asbestos.

Item 66 Ref: OQ000506



The electrical services cable/braiding insulation in the Kitchen (G/003) does contain asbestos.

Removed September 2024

Photographs of Areas Sampled (Cont)

Item 67 Ref: OQ000507



The lining to the bottom of the electrical box in the Kitchen (G/003) does contain asbestos.

Removed September 2024

Item 68 Ref: Presumed



The insulation debris to floor and to pipe in the Undercroft (Z1/01) does contain asbestos.

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

Item 69 Ref: Presumed



The insulation debris to floor in the Undercroft (Z1/02) does contain asbestos.

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

Photographs of Areas Sampled (Cont)

Item 70 Ref: Presumed



The insulation debris to floor in the Undercroft (Z1/05) does contain asbestos.

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

Item 71 Ref: Presumed



The insulation debris to floor and to pipe in the Undercroft (Z1/07) does contain 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 your site specific emergency procedures. However, as a minimum:

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

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

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

Central Safety can be contacted on 561 2311.

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

Commonly Asked Questions.

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

Form 2Inspection 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>		
Item 3	Debris to wall around pipe penetration (- 1/013 Plant Room)	Medium Risk	3 monthly	Removed October 2020
<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>		
Item 8	Mastic (0/008 Girls WC)	Low Risk	6 monthly	18/09/2026
Item 9	Floor covering (0/009 Computer Room)	Very Low Risk	12 monthly	18/09/2026
Item 10	Floor (0/009 Computer Room)	Very Low Risk	12 monthly	18/09/2026
Item 11	Floor (0/010 Kitchenette)	Very Low Risk	12 monthly	18/09/2026
Item 12	Floor (0/10 Kitchenette)	Very Low Risk	12 monthly	18/09/2026
Item 13	Floor covering (0/011 Staff Room)	Very Low Risk	12 monthly	18/09/2026
Item 14	Floor (0/011 Staff Room)	Very Low Risk	12 monthly	18/09/2026
Item 15	Floor covering (0/012 Corridor)	Very Low Risk	12 monthly	18/09/2026
Item 16	Floor (0/012 Corridor)	Very Low Risk	12 monthly	18/09/2026
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 20	Floor (0/015 Corridor)	Very Low Risk	12 monthly	18/09/2026
<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	Electrics (0/023 Switch Room)	Low Risk	6 monthly	18/09/2026
Item 24	Floor covering (0/023 Switch Room)	Very Low Risk	12 monthly	18/09/2026
Item 25	Floor (0/023 Switch Room)	Very Low Risk	12 monthly	18/09/2026
Item 26	Pipe lagging (0/023 Switch Room)	Very Low Risk	12 monthly	18/09/2026
Item 27	No asbestos	Is present		
Item 28	Floor covering (0/025 Class 2)	Very Low Risk	12 monthly	18/09/2026
Item 29	Floor (0/025 Class 2)	Very Low Risk	12 monthly	18/09/2026
Item 30	No asbestos	Is present		
Item 31	Floor covering (0/030 Corridor)	Very Low Risk	12 monthly	18/09/2026
Item 32	Floor (0/030 Corridor)	Very Low Risk	12 monthly	18/09/2026
Item 33	Floor covering (0/031 Class 3)	Very Low Risk	12 monthly	18/09/2026
Item 34	Floor (0/031 Class 3)	Very Low Risk	12 monthly	18/09/2026
Item 35	Ceiling (0/032 External Store)	Low Risk	6 monthly	18/09/2026
Item 36	No asbestos	Is present		
Item 37	No asbestos	Is present		
Item 38	No asbestos	Is present		
Item 39	Security lights (External)	Very Low Risk	12 monthly	18/09/2026
Item 40	Pipe lagging (0/001 Kitchen electric cupboard - Canteen)	Very Low Risk	12 monthly	18/09/2026
Item 41	No asbestos	Is present		
Item 42	No asbestos	Is present		
Item 43	Security light (External Canteen)	Very Low Risk	12 monthly	18/09/2026
Item 44	No asbestos	Is present		
Item 45	Pipe lagging (Loft Main)	Low Risk	6 monthly	18/3/2027

	Building)			
Item 46	Pipe lagging (Main service duct)	Medium Risk	3 monthly	To be removed
Item 47	Insulation inside pipe penetration to wall (Boiler Room)	Low Risk	6 monthly	18/09/2026
Item 48	No asbestos	Is present		
Item 49	Residue insulation to walls (Boiler Room)	Low Risk	6 monthly	18/3/2027
Item 50	No asbestos	Is present		
Item 51	Debris to floor (Boiler Room)	Medium Risk	3 monthly	Removed Aug 2023
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	Debris/Residue to floor behind rear boiler (Boiler Room)	Medium Risk	3 monthly	Removed Aug 2023
Item 59	No asbestos	Is present		
Item 60	Debris/Residue to ceiling penetrations (Boiler Room)	Low Risk	6 monthly	18/3/2027
Item 61	Pipework insulation (Undercroft Z1/002)	Low Risk	6 monthly	18/09/2026
Item 62	Debris/Residue (Undercroft Z1/002)	Low Risk	6 monthly	No access
Item 63	No asbestos	Is present		
Item 64	No asbestos	Is present		
Item 65	No asbestos	Is present		
Item 66	Electrical services	Low Risk	6 monthly	Removed Sept 2024

	<i>cable/braiding insulation (Kitchen G/003)</i>			
<i>Item 67</i>	<i>Lining to bottom of electrical box (Kitchen G/003)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>Removed Sept 2024</i>
<i>Item 68</i>	<i>Insulation Debris (Undercroft Z1/01)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>No Access</i>
<i>Item 69</i>	<i>Insulation Debris (Undercroft Z1/02)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>No Access</i>
<i>Item 70</i>	<i>Insulation Debris (Undercroft Z1/05)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>No Access</i>
<i>Item 71</i>	<i>Insulation Debris (Undercroft Z1/07)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>No Access</i>

Asbestos Form 2 - Periodic Return

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

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

Good Practice Guidance:

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

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

Actions Required	
Actions Completed	
Alterations to Register	