

Foreward

ASBESTOS SURVEY REPORT FOR NEWBOTTLE PRIMARY ACADEMY AND NURSERY SCHOOL HOUGHTON ROAD, HOUGHTON

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 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

NEWBOTTLE ACADEMY AND NURSERY SCHOOL



UPRN: - 2902915

Location of register:-

Premises Manager / Samo: - Tenant

Date: 22 May 2026

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

IC09/1437 - Ceiling (Area 2) (Item 1) No Risk
IC09/1438 – Ceiling (Area 3) (Item 2) No Risk
IC09/1439 – Floor Tiles (Area 6) (Item 3) No Risk
As IC09/1438 – Ceiling (Area 7) (Item 4) No Risk
IC09/1440 – Sink Pad (Area 7) (Item 5) No Risk
As IC09/1438 – Ceiling (Area 9) (Item 6) No Risk
IC09/1441 – Roof Tiles (Externals Nursery) (Item 7) No Risk
IC09/1442 – Ceiling (Area 10) (Item 8) No Risk
As IC09/1442 – Ceiling (Area 11) (Item 9) No Risk
As IC09/1442 – Ceiling (Area 13) (Item 10) No Risk
IC09/1443 – Sink Pad (Area 13) (Item 11) No Risk
IC09/1444 – Floor Tile (Area 16) (Item 12) No Risk
As IC09/1444 – Floor Tile (Area 17) (Item 13) No Risk
IC09/1445 – Sink Pad (Area 19) (Item 14) No Risk
IC09/1446 – Sink Pad (Area 21) (Item 15) No Risk
As IC09/1442 – Ceiling (Area 22) (Item 16) No Risk
As IC09/1444 – Floor Tile (Area 23) (Item 17) No Risk
*** No Access * (Area 24)**
*** No Access * (Area 29)**
As IC09/1439 – Floor Tile (Area 32) (Item 18) No Risk
As IC09/1442 – Ceiling (Area 33) (Item 19) No Risk
As IC09/1439 – Floor Tile (Area 34) (Item 20) No Risk
As IC09/1442 – Ceiling (Area 35) (Item 21) No Risk
As IC09/1439 – Floor Tile (Area 36) (Item 22) No Risk
As IC09/1442 – Ceiling (Area 37) (Item 23) No Risk
As IC09/1439 – Floor Tile (Area 38) (Item 24) No Risk
As IC09/1442 – Ceiling (Area 39) (Item 25) No Risk
IC09/1447 – Sink Pad (Area 39) (Item 26) No Risk
As IC09/1439 – Floor Tile (Area 41) (Item 27) No Risk
As IC09/1442 – Ceiling (Area 42) (Item 28) No Risk
IC09/1448 – Sink Pad (Area 42) (Item 29) No Risk
As IC09/1442 – Ceiling (Area 43) (Item 30) No Risk
As IC09/1442 – Ceiling (Area 44) (Item 33) No Risk
As IC09/1442 – Ceiling (Area 45) (Item 34) No Risk
As IC09/1439 – Floor Tile (Area 46) (Item 35) No Risk
As IC09/1439 – Floor Tile (Area 50) (Item 36) No Risk
As IC09/1442 – Ceiling (Area 53) (Item 37) No Risk
IC09/1449 – Sink Pad (Area 53) (Item 38) No Risk
IC09/1450 – Sink Pad (Area 53) (Item 39) No Risk
As IC09/1442 – Ceiling (Area 54) (Item 40) No Risk
As IC09/1439 – Floor Tile (Area 55) (Item 41) No Risk
As IC09/1442 – Ceiling (Area 56) (Item 42) No Risk
As IC09/1439 – Floor Tile (Area 57) (Item 43) No Risk
As IC09/1442 – Ceiling (Area 58) (Item 44) No Risk
As IC09/1439 – Floor Tile (Area 59) (Item 45) No Risk
As IC09/1442 – Ceiling (Area 60) (Item 46) No Risk

As IC09/1439 – Floor Tile (Area 61) (Item 47) No Risk
As IC09/1439 – Floor Tile (Area 64) (Item 48) No Risk
As IC09/1439 – Floor Tile (Area 65) (Item 49) No Risk
As IC09/1442 – Ceiling (Area 66) (Item 50) No Risk
As IC09/1439 – Floor Tile (Area 67) (Item 51) No Risk
As IC09/1442 – Ceiling (Area 72) (Item 52) No Risk
IC09/1451 – Ceiling (Area 73) (Item 53) No Risk
As IC09/1439 – Floor Tile (Area 74) (Item 54) No Risk
As IC09/1439 – Floor Tile (Area 75) (Item 55) No Risk
As IC09/1451 – Ceiling (Area 76) (Item 56) No Risk
IC09/1452 – Sink Pad (Area 76) (Item 57) No Risk
IC09/1453 – Ceiling (Area 77, Plant Room) (Item 58) No Risk
IC09/1454 – Pipe Lagging (Area 77, Plant Room) (Item 59) No Risk
IC09/1455 – Gasket (Area 77, Plant Room) (Item 60) - REMOVED OCT 2025
IC09/1456 – Sarking Felt (Area 77, Plant Room) (Item 61) No Risk
As IC09/1438 – Ceiling (Area 77, Plant Room) (Item 62) No Risk
IC09/1457- Wall (Ceiling Voids) (Item 63) No Risk
IC09/1459 – Ridge Tile (External Main School) (Item 64) No Risk
Presumed – Gas Mask in classroom (Item 65) - This has been removed
16-24614-1 – Packers under window (Nursery) (Item 66) – No Risk
16-24614-2 – Mastic to window (External) (Item 67) – No Risk
16-24614-3 – Putty to window (External) (Item 68) - No Risk
BB000381 – Roof Felt (Infant Entrance ceiling void) (Item 69) – No Risk
As BB000381 – Roof Felt (Nursery Entrance ceiling void) (Item 70) – No Risk
As BB000381 – Roof Felt (External between Infants & Nursery ceiling void) (Item 71) – No Risk
As BB000381 – Roof Felt (External above all soffits) (Item 72) – No Risk

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

Photographs of Areas Sampled



Item 1 Ref: IC09/1437

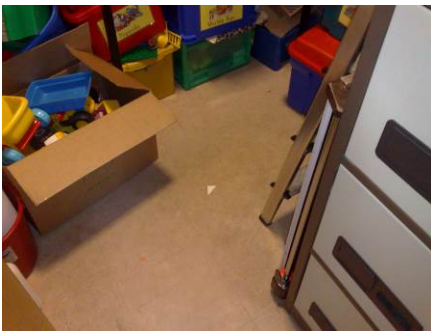
The board to the ceiling in the small cupboard (Area 2) does not contain asbestos.



Various - Ref: IC09/1438

The suspended ceiling tiles in area 3 do not contain asbestos.

Similar ceiling tiles are located in area 7, area 9 and corridors throughout.



Various - Ref: IC09/1439

The floor tiles in area 6 do not contain asbestos.

Similar floor tiles are located in area 32, area 34, area 36, area 38, area 41, area 46, area 50, area 55, area 57, area 59, area 61, area 64, area 65, area 67, area 74 and area 75.

Photographs of Areas Sampled (Cont)



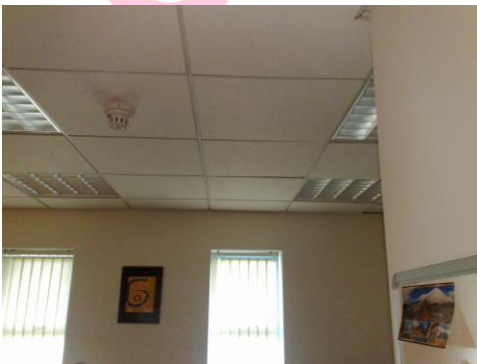
Item 5 - Ref: IC09/1440

Sink pad in area 7 does not contain asbestos.



Item 7 - Ref: IC09/1441

The roof tiles on the external nursery do not contain asbestos.



Various – Ref: IC09/1442

The suspended ceiling tiles in area 10 do not contain asbestos.

Similar ceiling tiles can be located in area 11, area 13, area 22, area 33, area 35, area 37, area 39, area 42, area 43, area 44, area 45, area 53, area 54, area 56, area 58, area 60, area 66 and area 72.

Photographs of Areas Sampled (Cont)



Item 11 – Ref: IC09/1443

The sink pad in area 13 does not contain asbestos.



Various – Ref: IC09/1444

The floor tiles in area 16 do not contain asbestos.

Similar floor tiles can be located in area 17 and area 23.



Item 14 – Ref: IC09/1445

The sink pad in area 19 does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 15 – Ref: IC09/1446

The sink pad in area 21 does not contain asbestos.



Item 26 – Ref: IC09/1447

The sink pad in area 39 does not contain asbestos.



Item 38 – Ref: IC09/1449

The sink pad in area 53 does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 39 - Ref: IC09/1450

The sink pad in area 53 does not contain asbestos.



Item 56 - Ref: IC09/1451

The suspended ceiling tiles in area 73 do not contain asbestos.



Item 57 - Ref: IC09/1452

The sink pad in area 76 does not contain asbestos.

Photographs of Areas Sampled (Cont)



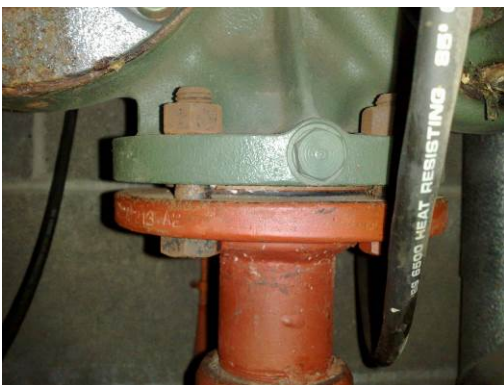
Item 58 – Ref: IC09/1453

The ceiling board in area 77 (plant room) does not contain asbestos.



Item 59 - Ref: IC09/1454

The pipe lagging in area 77 (plant room) had limited access due to metal covering on pipes but does not contain asbestos.



Item 60 – Ref: IC09/1455

The gasket material in area 77 (plant room) contains asbestos.

REMOVED OCT 2025

Photographs of Areas Sampled (Cont)



Item 61 – Ref: IC09/1456

The sarking felt in area 77 (plant room) does not contain asbestos.



Item 63 – Ref: IC09/1457

The ceiling void throughout contains fibreglass insulation suspended in mesh but does not contain asbestos.



Item 64 – Ref: IC09/1459

The ridge tiles in the external area of the main school do not contain asbestos.

Photographs of Areas Sampled (Cont)

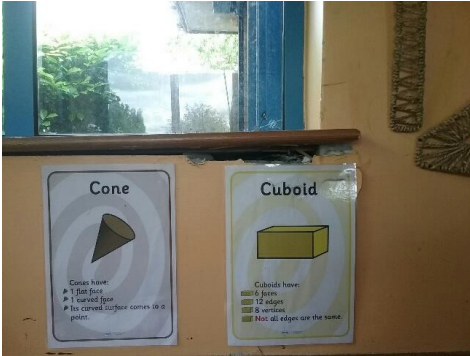
No photograph
is available

Item 65 – Presumed

The gas mask in the WWII box in the classroom was presumed to contain asbestos.

This has been removed from site.

Item 66 – 16-24614-1



The packers beneath the wood window sill in the Nursery do not contain asbestos.

Item 67 – 16-24614-2



The mastic to the external windows does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 68 – 16-24614-3



The putty to the external windows does not contain asbestos.

Item 69 – BB000381



The roof felt in the Infant Entrance ceiling void does not contain asbestos.

Item 70 – As BB000381



The roof felt in the Nursery Entrance ceiling void does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 71 – As BB000381

The roof felt in the External area between Infants & Nursery - ceiling void does not contain asbestos.



Item 72 – As BB000381

The roof felt above all soffits in the External area between Infants & Nursery does not contain asbestos.

Five Simple Steps to Asbestos Management

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

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

Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

Step 2 – Periodic Inspections

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

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

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

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

Step 3 – Planned Work

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

Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

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

Step 5 – Monitoring the Register

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

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

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

In the event of an exposure of asbestos, please refer to the schools site specific Management Plan. However, as a minimum:

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

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

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

Central Safety can be contacted on 561 2311.

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

Commonly Asked Questions.

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

Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
Item 1	No asbestos	Is present		
Item 2	No asbestos	Is present		
Item 3	No asbestos	Is present		
Item 4	No asbestos	Is present		
Item 5	No asbestos	Is present		
Item 6	No asbestos	Is present		
Item 7	No asbestos	Is present		
Item 8	No asbestos	Is present		
Item 9	No asbestos	Is present		
Item 10	No asbestos	Is present		
Item 11	No asbestos	Is present		
Item 12	No asbestos	Is present		
Item 13	No asbestos	Is present		
Item 14	No asbestos	Is present		
Item 15	No asbestos	Is present		
Item 16	No asbestos	Is present		
Item 17	No asbestos	Is present		
Item 18	No asbestos	Is present		
Item 19	No asbestos	Is present		
Item 20	No asbestos	Is present		
Item 21	No asbestos	Is present		
Item 22	No asbestos	Is present		
Item 23	No asbestos	Is present		
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	No asbestos	Is present		
Item 32	No asbestos	Is present		
Item 33	No asbestos	Is present		
Item 34	No asbestos	Is present		
Item 35	No asbestos	Is present		
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	No asbestos	Is present		
Item 42	No asbestos	Is present		
Item 43	No asbestos	Is present		
Item 44	No asbestos	Is present		
Item 45	No asbestos	Is present		
Item 46	No asbestos	Is present		
Item 47	No asbestos	Is present		
Item 48	No asbestos	Is present		
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	Gasket – Area 77	Low	REMOVED	OCT 2025
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	Gas Mask in Classroom	Presumed	REMOVED	
Item 66	No asbestos	Is present		
Item 67	No asbestos	Is present		
Item 68	No asbestos	Is present		
Item 69	No asbestos	Is present		
Item 70	No asbestos	Is present		
Item 71	No asbestos	Is present		
Item 72	No asbestos	Is present		

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	