

## **Forward**

### ASBESTOS SURVEY REPORT FOR ARTS CENTRE WASHINGTON, FATFIELD, WASHINGTON

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

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

#### **Plan of the Building and Sample Locations**

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

#### **Photographs of Areas Sampled**

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

#### **Survey Information**

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

#### **Priority Risk Assessments**

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

#### **5 Simple Steps to Asbestos Management**

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

#### **Commonly asked Questions**

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

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

This report is an important document and must be referred to before any building works are carried out. The report must be kept with your handbook and the checklists

completed on a regular basis. You will be reminded when your specific checklists are due for submission.

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

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

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

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

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

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

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

### **Restrictions on use, distribution and publication of the report**

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

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

**ARTS CENTRE WASHINGTON,  
FATFIELD, WASHINGTON**



**UPRN: - 106990**

**Location of register:-**

**Premises Manager / Samo: - Tenant  
Contact Numbers List: -**

**Date: 16 March 2026**

**Caroline Bage Asbestos Manager – 07557938966**

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## Plan of Building and Samples Location

- 106990-5 – Sink pad (Room 005) (Item 1) No Risk  
106990-6 – Panel to doors (Room 006) (Item 2) No Risk  
106990-7 – Vinyl floor covering (Room 007) (Item 3) No Risk  
106990-14 – Sink pad (Room 008a) (Item 4) Very Low Risk  
106990-13 – Panel above dumb waiter (Room 018) (Item 5) No Risk  
106990-8 – Vinyl floor covering (Room 019) (Item 6) No Risk  
As 106990-8 – Vinyl floor covering (Room 020) (Item 7) No Risk  
106990-9 – Mastic (Room 021) (Item 8) No Risk  
As 106990-8 – Floor covering (Room 023) (Item 9) No Risk  
106990-10 – Pipe lagging (Room 027) (Item 10) No Risk  
106990-11 – Mastic (Room 030) (Item 11) No Risk  
106990-3 – Ceiling (Room 054) (Item 12) Low Risk  
As 106990-3 – Ceiling (Room 055) (Item 13) Low Risk  
106990-2 – Sink pad (Room 058) (Item 14) No Risk  
106990-1 – Textured coating (Room 060) (Item 15) No Risk  
106990-12 – Pipe lagging (Room 005) (Item 16) No Risk (Duplicate see sample 26)  
106990-15 – Boxing (External) (Item 17) Low Risk  
106990-16 – Soffit (External) (Item 18) – Removed Jan 20  
106990-17 – Mastic (External) (Item 19) Very Low Risk  
106990-18 – Mastic sealant (External) (Item 20) No Risk  
106990-4 – Floor tile and adhesive (Room 003) (Item 21) Very Low Risk  
As 106990-4 - Floor tile and adhesive (Room 004) (Item 22) – Removed October 2020  
As 106990-4 - Floor tile and adhesive (Room 005) (Item 23) – Removed October 2020  
As 106990-4 - Floor tile and adhesive (Room 006) (Item 24) Very Low Risk  
As 106990-4 - Floor tile and adhesive (Room 007) (Item 25) Very Low Risk  
234441-1 – Pipe lagging (Room 001) (Item 26) – No Risk  
234441-2 – Pipe lagging debris to floor (Room 001) (Item 27) – No Risk  
234441-3 – Pipe lagging debris to floor (Room 001) (Item 28) – No Risk  
*Presumed – Electrics (Room 001) (Item 29) – Removed May 2024*  
*Presumed – Pipework flange gasket (Room 001) (Item 30) – Removed May 2024*  
234441-4 – Pipe lagging debris to walls (Room 001) (Item 31) – No Risk  
234441-5 – Sealant to air handling duct work (Room 001) (Item 32) – Removed May 2024  
329399-1 – Ceiling debris (Studio 10) (Item 33) – No Risk  
329399-2 – Ceiling (Boiler Cupboard) (Item 34) – No Risk  
329399-3 – Insulation boards above ceiling (Boiler Cupboard) (Item 35) – Medium Risk  
329399-4 – Debris to top shelf (Boiler Cupboard) (Item 36) – No Risk  
333363-1 – Textured Coating to walls (Studio 2) (Item 37) – No Risk  
*Presumed (106990) - Electrics (Room 043/back stage) (Item 38) – Removed June 20*  
*Presumed (106990) - Electrics (Room 053/workshop) (Item 39) – Low Risk*  
*Presumed (106990) - Electrics (Room 059/wc) (Item 40) – Low Risk*  
*Presumed (106990) - Electrics (Room 004/fire exit stairs) (Item 41) – Low Risk*  
349632-3 – Panel to electrical mounting board (Room 006) (Item 42) – No Risk  
As 349632-2 – Felt to roof line (Room 006) (Item 43) – No Risk  
As 349632-1 – Debris to beams and void (Room 007 void above) (Item 44) – No Risk  
349632-2 – Felt to wall top (Room 007 void above) (Item 45) – No Risk

As 349632-1 – Debris to ceiling void and beams (Room 011 void above) (Item 46) – No Risk  
349632-1 – Debris to ceiling void and beams (Room 012 void above) (Item 47) – No Risk  
371873-5 – Ceiling (Rm 055/Studio 12) (Item 48) – Low Risk  
As 371873-4 – Ceiling within workshop area adjacent wc (Rm 055/Studio 12) (Item 49) – Low Risk  
371873-4 – Ceiling (Rm 056/Studio 12 WC and vestibule) (Item 50) – Low Risk  
Presumed – Within timber pipework boxing (Rm 056/Studio 12 WC and vestibule) (Item 51) – Low Risk  
As 371873-4 – Ceiling (Rm 065/Studio 10 WC and vestibule) (Item 52) – Low Risk  
As 371873-5 – Ceiling (Rm 066/Studio 10) (item 53) – Low Risk  
76353-1 – Pipe lagging (Rm 002/Cleaners store void above) (Item 54) – No Risk  
76353-2 – Mastic to ductwork (Rm 003/Female WC void above) (Item 55) – No Risk  
As 76353-2 – Mastic to ductwork (Rm 004/Male WC void above) (Item 56) – No Risk  
As 76353-1 – Pipe lagging (Rm 005/Corridor void above) (Item 57) – No Risk  
As 76353-2 – Mastic to ductwork (Rm 005/Corridor void above) (Item 58) – No Risk  
76353-4 – Calsil debris to top of suspended ceiling (Rm 005/Corridor void above) (Item 59) – No Risk  
As 76353-2 – Mastic to ductwork (Rm 006/Accessible WC void above) (Item 60) – No Risk  
76353-3 – Pipe lagging (Rm 011/Corridor void above) (Item 61) – No Risk  
As 76353-4 – Calsil debris to topside of fixed ceiling (Rm 011/Corridor void above) (Item 62) – No Risk  
76353-6 – Stair nosing (Rm 013/Corridor) (Item 63) – No Risk  
As 76353-1 – Pipe lagging (Rm 014/Backstage and area above plant room) (Item 64) – No Risk  
76353-17 – Floor covering (Rm 015/Auditorium and stage) (Item 65) – No Risk  
76353-9 – Floor covering below carpet (Rm 017/Reception and office) (Item 66) – No Risk  
76353-11 – Pipework gaskets (Rm 019/Plant Room) (Item 67) – No Risk  
76353-10 – Ductwork mastic (Rm 019/Plant Room) (Item 68) – No Risk  
76353-20 – Floor covering (Rm 024/large hall) (Item 69) – No Risk  
371873-1 – Pipe lagging (Rm 026/Corridor) (Item 70) – No Risk  
371873-2 – Panels to doors (Rm 037/Store) (Item 71) – No Risk  
371873-3 – Sink pad (Rm 045/Dance Studio) (Item 72) – No Risk  
As 371873-8 – Ceiling (Rm 057/Studio1 and void above) (Item 73) – No Risk  
371873-6 – Sarking (Rm 057/Studio 1 void above) (Item 74) – No Risk  
371873-8 –Floor (Rm 057/Studio1 void above) (Item 75) – No Risk  
As 371873-6 – Sarking (Rm 060/Studio 1 Entrance Lobby) (Item 76) – No Risk  
As 371873-7 – Ceiling (Rm 061/Studio 5) (Item 77) – No Risk  
As 371873-6 – Sarking (Rm 061/Studio 5 void above) (Item 78) – No Risk  
371873-7 – Floor (Rm 61/Studio 5 void above) (Item 79) – No Risk  
As 371873-7 – Ceiling (Rm 062/Studio 5 WC) (Item 80) – No Risk  
As 371873-7 – Ceiling (Rm 063/Studio 5 electric cupboard) (Item 81) – No Risk  
As 371873-4 Ceiling (Rm 064/Studio 10 boiler cupboard) (Item 82) – Low Risk  
371873-9 – Floor covering (Rm 067/ukulele music room) (Item 83) – Very Low Risk  
As 371873-6 – Sarking (Rm 067/ukulele music room void above) (Item 84) – No Risk

As 371873-9 – Floor covering (Rm 068/ukulele music room store) (Item 85) – Refer to Item 24

As 371873-9 – Floor covering (Rm 069/ukulele music room WC and vestibule) (Item 86) – Removed October 2020

As 371873-9 – Floor covering (Rm 070/ukulele music room WC lobby) (Item 87) – Removed October 2020

As 371873-9 – Floor covering (Rm 071/ukulele music room store) (Item 88) – Refer to Item 21

As 371873-9 – Floor covering (Rm 072/ukulele music room entrance lobby) (Item 89) – Very Low Risk

As 371873-6 – Sarking above underside of roof (Rm 073/ukulele music room void above areas 068-071) (Item 90) – No Risk

As 371873-6 – Sarking (Rm 077/void above areas 075-076) (Item 91) – No Risk

As 371873-6 – Sarking above wood ceiling (Rm 078/Studio 3) (Item 92) – No Risk

As 371873-6 – Sarking (Rm 082/Stores corridor) (Item 93) – No Risk

371873-11 – Ceiling (Rm 095/Cellar) (Item 94) – Low Risk

76353-18 – Debris within void below suspended floor (Rm 1/004/Stairwell landing) (Item 95) – Removed Feb 2020

371873-12 – Packers within wall of 025 boiler room (External) (Item 96) – Very Low Risk

371873-10 – Sarking (Rm 1/008/Kitchen) (Item 97) – No Risk

As 371873-10 – Sarking (Rm 1/015/Bedroom lobby void above) (Item 98) – No Risk

As 322744-3 – Debris to topside of ductwork (1/001/Plant Room) (Item 99) – No Risk

371872-13 – Panel above former door to room 0/066 (External) (Item 100) – Low Risk

371873-14 – Ceiling (Rm 1/017/Kitchen) (Item 101) – No Risk

Presumed – Fire blanket (Rm 1/017/Kitchen) (Item 102) – Removed May 2022

20-27852-2 – Vinyl flooring (Rear side fire exit doorway) (Item 103) – No Risk

20-27852-3 – Door frame sealant (Rear side fire exit doorway) (Item 104) – No Risk

21-36502-1 - Roof - Replacement tiles (Cement) (Room/Area: 2 - External) (Item 105) – No Risk

21-36502-2 - Roof - Sarking felt (Bitumen) (Room/Area: 2 - External) (Item 106) – No Risk

21-378903-1 – Roof Sarking felt (Bitumen) (Area 1/Roof Area 1) (Item 107) – No Risk

21-378903-3 – Roof Sarking felt (Bitumen) (Area 2/Roof Area 2) (Item 108) – No Risk

21-378903-4 – Roof Sarking felt (Bitumen) (Area 2/Roof Area 2) (Item 109) – No Risk

21-378903-5 – Roof Sarking felt (Bitumen) (Area 3/Roof Area 3) (Item 110) – No Risk

21-37803-6 – Flashing to roof vents (Bitumen) (Area 3/Roof Area 3) (Item 111) – No Risk

KX001130 – Textured coating to wall (Reception/Rm 17) (Item 112) – No Risk

KX001131 - Wall pipe penetration panel above inner door (Corridor/Room 29) (Item 113) – No Risk

SC004788 – Adhesive residues below modern floor covering (Granary Bar & Shop/G/001) (Item 114) – No Risk

SC004787 – Debris/Residue within plasterboard partition to brick/board and plaster (Granary Bar & Shop/G/001) (Item 115) – No Risk

SC004278 – Debris to AHU topside (Plant Room) (Item 116) – No Risk

SC004281 – Debris to ducting topside (Plant Room) (Item 117) – No Risk

SC004282 – Wall – Plug/Packing (Plant Room) (Item 118) – No Risk

106990-17 – Sealant to door frame and windows (Plant Room) (Item 119) – Duplicate see item 19

NZ001288 – Ceiling (G/001 – Office) (Item 120) – No Risk

AW005887 – Ceiling tile suspended (Room Studio 8 G/001) (Item 121) – No Risk

AW005884 – Window remains of old sealant (External Studio Building G/002) (Item 122) – No Risk

AW005885 – Window remains of old sealant (External Studio Building G/002) (Item 123) – No Risk

AW005886 – Window remains of old sealant (External Studio Building G/002) (Item 124) – No Risk

AW005888 - Window sealant (External Studio Building G/002) (Item 125) – No Risk

AW005889 – Door remains of old sealant (External Studio Building G/002) (Item 126) – No Risk

AW005890 – Door brown door frame sealant (External Studio Building G/002) (Item 127) – No Risk

AW005891 – Door brown door frame sealant (External Studio Building G/002) (Item 128) – No Risk

AW005892 – Window remains of old sealant (External Studio Building G/002) (Item 129) – No Risk

AW005893 – Window remains of old sealant (External Main Building E/002) (Item 130) – No Risk

AW005894 – Window remains of old sealant (External Main Building E/002) (Item 131) – No Risk

AW005895 – Door brown door frame sealant (External Main Building E/002) (Item 132) – No Risk

AW005896 – Door remains of old door frame sealant (External Main Building E/002) (Item 133) – No Risk

AW005897 – Window brown sealant (External Main Building E/002) (Item 134) – No Risk

AW005898 – Door door frame sealant (External Main Building E/002) (Item 135) – No Risk

AW005899 – Window remains of old sealant (External Main Building E/002) (Item 136) – Very Low Risk

AW005900 – Window remains of old sealant (External Main Building E/002) (Item 137) – No Risk

AW005901 – Window remains of old sealant (External Main Building E/002) (Item 138) – Medium Risk

AW005902 – Door remains of old sealant (External Main Building E/002) (Item 139) – No Risk

AW005903 – Door remains of old sealant (External Main Building E/002) (Item 140) – Low Risk

AW005904 – Door brown sealant (External Main Building E/002) (Item 141) – No Risk

### Areas of No Access

Room 001 – Walls – No access due to decorative surfaces  
Room 001 – Ceiling void above – Unable to lift ceiling tiles  
Room 004 – Ceiling void above – Unable to lift hatch  
Room 008 – Floor – Floor covering glues down  
Room 011 – Floor – Damage to decorative surfaces  
Room 012 – Floor - Damage to decorative surfaces  
Room 013 – Floor - Damage to decorative surfaces  
Room 014 – Floor - Damage to decorative surfaces  
Room 019 – Safe – Locked  
Room 019 – High level boxing - Damage to decorative surfaces  
Room 020 – Void in boxing - Damage to decorative surfaces  
Room 021 – Electrics – Live service supply  
Room 022 – Void to boxing - Damage to decorative surfaces  
Room 023 – Void to boxing - Damage to decorative surfaces  
Room 027 – Floor – Floor covering glued down  
Room 028 – Floor – Floor covering glued down  
Room 028 – Void to boxing - Damage to decorative surfaces  
Room 033 – No access to store as keys off site  
Room 040 – Void to boxing - Damage to decorative surfaces  
Room 040 – Void to boxing in ceiling void - Damage to decorative surfaces  
Room 043 – Electrics – Live service supply  
Room 043 – No access to Mezzanine floor – Keys off site  
Room 044 – Electrics - Live service supply  
Room 044 – Heater - Live service supply  
Room 046 – Ceiling void – Damage to decorative surfaces  
Room 048 – Void in boxing above door - Damage to decorative surfaces  
Room 049 – Ceiling void above - Damage to decorative surfaces  
Room 050 – No access to flat  
Room 052 - No access to store as keys off site  
Room 053 – Void within boxing - Damage to decorative surfaces  
Room 053 - Electrics - Live service supply  
Room 054 - Void within boxing - Damage to decorative surfaces  
Room 055 - Void within boxing - Damage to decorative surfaces  
Room 056 - No access to flat  
Room 057 – Unit 10 – access not authorised  
Room 058 – Floor - Floor covering glued down  
Room 059 - Electrics – Live service supply  
Room 060 – Floor - Floor covering glued down  
Room 061 – Floor - Floor covering glued down  
Room 062 - No access to store as keys off site  
Room 063 – Floor - Floor covering glued down  
Room 064 - Floor - Floor covering glued down  
Room 065 – Sub-station – access not authorised  
Room 01/01 – Wall heater – Live service supply  
Room 01/02 – Wall heater – Live service supply  
Room 01/02 – Void to low level boxing - Damage to decorative surfaces  
Room 01/04 – Electrics – Live service supply

Room 01/05 – Gasket – Physically restricted space  
Room 01/05 – Electrics - Live service supply  
Art Workshop - Room 001 – Void to boxing - Damage to decorative surfaces  
Art Workshop - Room 001 – Floor - Floor covering glued down  
Art Workshop - Room 002 - No access to store as keys off site  
Art Workshop - Room 003 - Floor - Floor covering glued down  
Art Workshop - Room 004 - Floor - Floor covering glued down  
Studio Storage - Room 002 - Electrics - Live service supply  
Unit 1 - Room 004 - Floor - Floor covering glued down  
Unit 1 - Room 005 - Floor - Floor covering glued down  
Unit 2 - Room 001 - Floor - Floor covering glued down  
Unit 2 - Room 002 - Floor - Floor covering glued down  
Unit 2 - Room 003 - Floor - Floor covering glued down  
Unit 3 – Room 001 - Floor - Floor covering glued down  
Unit 3 – Room 002 - Floor - Floor covering glued down  
Unit 4 – Room 001 - Floor - Floor covering glued down  
Unit 4 – Room 002 - Floor - Floor covering glued down  
Unit 5 - Room 001 - Floor - Floor covering glued down  
Unit 5 – Room 002 - Floor - Floor covering glued down  
Unit 6 – Room 002 – Ceiling void – access not authorised by tenant

**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: 106990-5**

The sink pad to the kitchen in the main building (Room 005) does not contain asbestos.

*Note from CR - Kitchen Low Barn*



### **Item 2 Ref: 106990-6**

The panels to the back of the doors in the store to the main building (Room 006) (Room 007) do not contain asbestos.

*Note from CR - Railway Room Door*



### **Item 3 Ref: 106990-7**

The vinyl floor tiles to the store in the main building (Room 007) do not contain asbestos.

*Note from CR - Tech Room*

## Photographs of Areas Sampled (Cont)

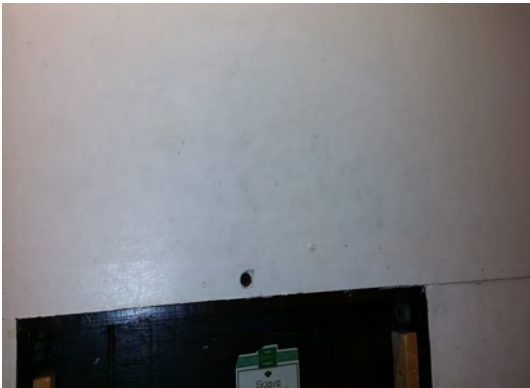


### **Item 4 Ref: 106990-14**

The sink pad to the bar to the main building (Room 008a) contains asbestos.

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

*Note from CR - Low Barn Bar*



### **Item 5 Ref: 106990-13**

The panel above the dumb waiter in the store in the main building (Room 018) do not contain asbestos.

*Note from CR - Granary Kitchen*



### **Item 6 Ref: 106990-8**

The vinyl flooring to the office in the main building (Room 019) does not contain asbestos.

*Note from CR - Back Office Carpet*

## Photographs of Areas Sampled (Cont)



### **Item 7 As: 106990-8**

The vinyl floor covering to the office in the main building (Room 020) does not contain asbestos.

*Note from CR – BN/Office Boiler Room*



### **Item 8 Ref: 106990-9**

The mastic to the joints of the air handling unit in the plant room of the main building (Room 021) does not contain asbestos.

*Note from CR – Reception Boiler House*



### **Item 9 As: 106990-8**

The vinyl flooring to the corridor in the main building (Room 023) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 10 Ref: 106990-10**

The pipe lagging in the ceiling void of the lobby in the main building (Room 027) does not contain asbestos.

*Note from CR – Theatre Corridor/ above WC & Cleaners cupboard*



### **Item 11 Ref: 106990-11**

The sealant to the ducts of the air handling duct work to the ceiling void above the male WC (Room 030) does not contain asbestos.

*Note from CR – above theatre toilets*



### **Item 12 Ref: 106990-3**

The ceiling to the lobby in the main building (Room 054) contains asbestos.

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

*Note from CR – Studio 12*

## Photographs of Areas Sampled (Cont)



### **Item 13 As: 106990-3**

The ceiling to the WC in the main building (Room 055) contains asbestos.

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

*Note from CR – Studio 12*



### **Item 14 Ref:106990-2**

The sink pad in Studio 1 of main building (Room 058) does not contain asbestos.

*Note from CR – Dance Studio (9)*



### **Item 15 Ref: 106990-1**

The textured coating to the ceiling in the lobby to the main building (Room 060) does not contain asbestos.

*Note from CR – Dance Studio (9)*

## Photographs of Areas Sampled (Cont)



### **Item 16 Ref: 106990-12**

The pipe lagging to the plant room in the main building (Room 005) does not contain asbestos.

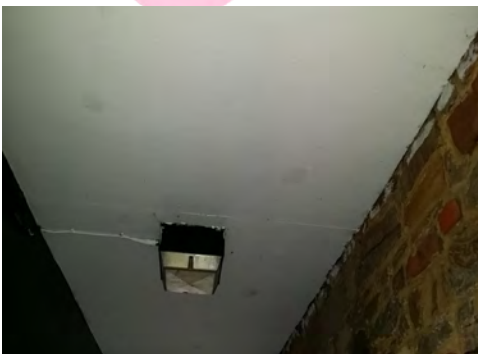
*Note from CR – Plant Room*



### **Item 17 Ref: 106990-15**

The boxing above the walkway between the sub-station and studio 10 to the external contain asbestos.

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



### **Item 18 Ref: 106990-16**

The soffit above the walkway between the sub-station and studio 10 to the external contain asbestos.

***Removed January 2020***

## Photographs of Areas Sampled (Cont)



### **Item 19 Ref: 106990-17**

The sealant to the door frame and windows to the external of the main building contains asbestos.

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

*Note from CR – Dance Studio (9) External*



### **Item 20 Ref: 106990-18**

The sealant to the door frame and windows to the external of the studios does not contain asbestos.



### **Item 21 Ref: 106990-4**

The floor tiles to the store in unit 6 Studio (Room 003) contain asbestos.

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

*Note from CR – Uke School (8)*

## Photographs of Areas Sampled (Cont)



### **Item 22 As: 106990-4**

The floor tiles and adhesive to the floor in the Corridor in Unit 6 Studio (Room 004) contains asbestos.

***Removed October 2020***

*Note from CR – Uke School (8)*



### **Item 23 As: 106990-4**

The floor tiles and adhesive to the floor in the wc in Unit 6 (Room 5) Studio contains asbestos.

***Removed October 2020***

*Note from CR – Uke School (8) – cupboard floor*



### **Item 24 As: 106990-4**

The floor tiles and adhesive to the floor in the lobby in Unit 6 (Room 6) Studio contains asbestos.

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

*Note from CR – Uke School (8)*

## Photographs of Areas Sampled (Cont)



### **Item 25 As: 106990-4**

The floor tiles and adhesive to the floor in the store in Unit 6 Studio (Room 007) contains asbestos.

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

*Note from CR – Uke School – cupboard leftside*



### **Item 26: 234441-1**

The pipe lagging in the plant room (Room 001) does not contain asbestos.

*Note from CR – Plant Room (Theatre)*



### **Item 27: 234441-2**

The pipe lagging debris to the floor adjacent to entrance in the plant room (Room 001) does not contain asbestos.

*Note from CR – Plant Room (Theatre)*

## Photographs of Areas Sampled (Cont)



### **Item 28: 234441-3**

The pipe lagging debris to the floor and horizontal surfaces near LHS elevation in the plant room (Room 001) does not contain asbestos.

*Note from CR – Plant Room (Theatre)*



### **Item 29: Presumed**

The electrics in the plant room (Room 001) are presumed to contain asbestos.

**Removed May 2024 but no WCN received**

*Note from CR – Plant Room (Theatre)*



### **Item 30: Presumed**

The pipework flange gasket adjacent to rear wall in the plant room (Room 001) are presumed to contain asbestos.

**Removed May 2024**

*Note from CR – Plant Room (Theatre)*

**Photographs of Areas Sampled (Cont)**



**Item 31: 234441-4**

The pipe lagging debris to the walls in the plant room (Room 001) does not contain asbestos.

*Note from CR – Plant Room (Theatre)*



**Item 32: 234441-5**

The sealant in the air handling duct work joints in the plant room (Room 001) contains asbestos.

***Removed May 2024***

*Note from CR – Plant Room (Theatre)*

**NO PHOTOGRAPH AVAILABLE**

**Item 33: 329399-1**

The ceiling debris in Studio 10 (Room 057) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**NO PHOTOGRAPH AVAILABLE**

**Item 34: 329399-2**

The ceiling in the Boiler Room of Studio 10 (Room 057a) does not contain asbestos.

**NO PHOTOGRAPH AVAILABLE**

**Item 35: 329399-3**

The insulation board above the ceiling in the Boiler Room of Studio 10 (Room 057a) contains asbestos.

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

**NO PHOTOGRAPH AVAILABLE**

**Item 36: 329399-4**

The debris to top shelf adjacent boiler in the Boiler Room in Studio 10 (Room 057a) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 37: 333363-1**

The textured coating to the walls in Studio 2 (Room 001) does not contain asbestos.

*Note from CR – Dance Studio (9)*



### **Item 38: Presumed (106990)**

The electrics back stage (Room 043) is presumed to contain asbestos.

***Removed June 2020***

*Note from CR – Back Stage/ Scenery Store*



### **Item 39: Presumed (106990)**

The electrics in the workshop (Room 053) is presumed to contain asbestos.

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

*Note from CR – Studio 12*

## Photographs of Areas Sampled (Cont)



### **Item 40: Presumed (106990)**

The electrics in the WC (Room 059) is presumed to contain asbestos.

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

*Note from CR – Dance Studio (9)*



### **Item 41: Presumed (106990)**

The electrics in the fire exit stairs (Room 004) is presumed to contain asbestos.

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

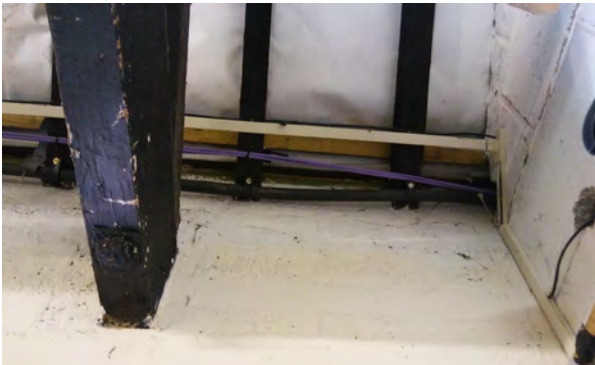
*Note from CR – Back Granary Stairs*



### **Item 42 Ref: 349632-3**

The panel to electrical mounting board in the Store (Room 006) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 43 Ref: As 349632-2**

The felt to roof line along cable route in the Store (Room 006) does not contain asbestos.



### **Item 44 Ref: As 349632-1**

The debris to beams and void in the ceiling void above the store (Room 007) does not contain asbestos.



### **Item 45 Ref: As 349632-32**

The felt to wall top along cable route in the ceiling void above the store (Room 007) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 46 Ref: As 349632-1**

The debris to the ceiling void and beams in the void above the Male WC (Room 011) does not contain asbestos.



### **Item 47 Ref: 349632-1**

The debris to ceiling void and beams in the ceiling void above the fire exit corridor (Room 012) does not contain asbestos.



### **Item 48 Ref: 371873-5**

The ceiling in Studio 12 (Rm 055) does contain asbestos.

Any change in appearance should be reported to Property Services.

## Photographs of Areas Sampled (Cont)



### **Item 49 Ref: As 371873-4**

The ceiling within workshop area adjacent to WC in Studio 12 (Rm 055) does contain asbestos.

Any change in appearance should be reported to Property Services.



### **Item 50 Ref: 371873-4**

The ceiling in Studio 12 WC and vestibule (Rm 056) does contain asbestos.

Any change in appearance should be reported to Property Services.



### **Item 51 Ref: Presumed**

The product within timber pipework boxing in Studio 10 WC and vestibule (Rm 065) is presumed to contain asbestos.

Further investigation is required in this area.

## Photographs of Areas Sampled (Cont)



### **Item 52 Ref: As 371873-4**

The ceiling in Studio 10 WC and vestibule (Rm 065) does contain asbestos.

Any change in appearance should be reported to Property Services.



### **Item 53 Ref: As 371873-5**

The ceiling in Studio 10 (Rm 066) does contain asbestos.

Any change in appearance should be reported to Property Services.



### **Item 54 Ref: 76353-1**

The pipe lagging in the cleaners store void above fixed ceiling (Rm 002) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 55 Ref: 76353-2**

The mastic to ductwork (Rm 003/Female WC void above) does not contain asbestos.



**Item 56 Ref: As 76353-2**

The mastic to ductwork (Rm 004/Male WC void above) does not contain asbestos.



**Item 57 Ref: As 76353-1**

The pipe lagging (Rm 005/Corridor void above) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 58 Ref: As 76353-2**

The mastic to ductwork (Rm 005/Corridor void above) does not contain asbestos.



### **Item 59 Ref: 76353-4**

The calsil debris to top of suspended ceiling (Rm 005/Corridor void above) does not contain asbestos.



### **Item 60 Ref: As 76353-2**

The mastic to ductwork (Rm 006/Accessible WC void above) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 61 Ref: 76353-3**

The pipe lagging (Rm 011/Corridor void above) does not contain asbestos.



### **Item 62 Ref: As 76353-4**

The calsil debris to topside of fixed ceiling (Rm 011/Corridor void above) does not contain asbestos.



### **Item 63 Ref: 76353-6**

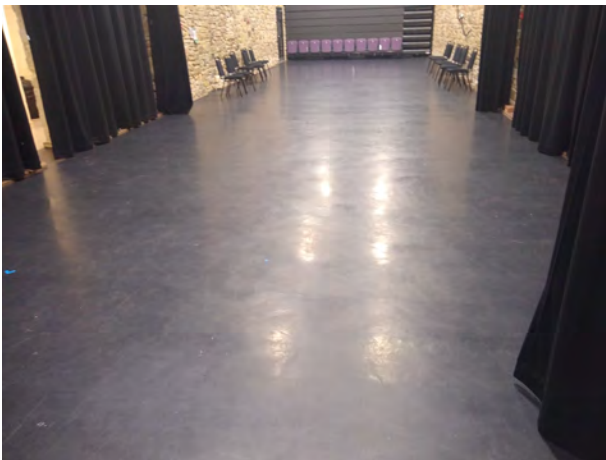
The stair nosing (Rm 013/Corridor) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 64 Ref: As 76353-1**

The pipe lagging (Rm 014/Backstage and area above plant room) does not contain asbestos.



### **Item 65 Ref: 76353-17**

The floor covering (Rm 015/Auditorium and stage) does not contain asbestos.



### **Item 66 Ref: 76353-9**

The floor covering below carpet (Rm 017/Reception and office) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 67 Ref: 76353-11**

The pipework gaskets (Rm 019/Plant Room) does not contain asbestos.



### **Item 68 Ref: 76353-10**

The ductwork mastic (Rm 019/Plant Room) does not contain asbestos.



### **Item 69 Ref: 76353-20**

The floor covering (Rm 024/large hall) does not contain asbestos.

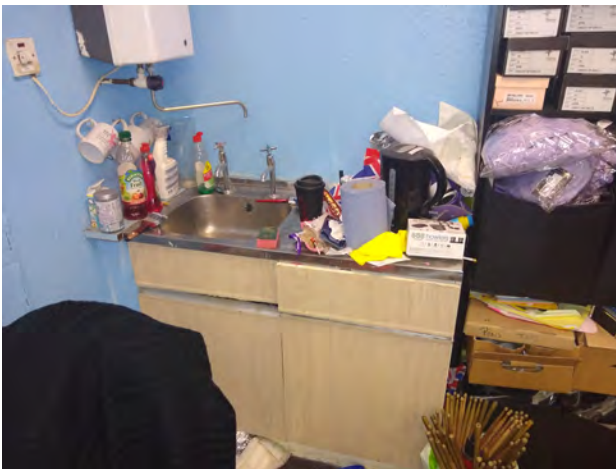
## Photographs of Areas Sampled (Cont)



### **Item 71 Ref: 371873-2**

The panels to doors (Rm 037/Store) do not contain asbestos.

*Note from CR – Railway Room*



### **Item 72 Ref: 371873-3**

The sink pad (Rm 045/Dance Studio) does not contain asbestos.

*Note from CR – Dance Studio (9)*



### **Item 73 Ref: As 371873-8**

The ceiling (Rm 057/Studio1 and void above) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 74 Ref: 371873-6**

The sarking (Rm 057/Studio 1 void above) does not contain asbestos.



**Item 75 Ref: 371873-8**

The floor (Rm 057/Studio1 void above) does not contain asbestos.



**Item 76 Ref: As 371873-6**

The sarking (Rm 060/Studio 1 Entrance Lobby) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 77 Ref: 371873-7**

The ceiling (Rm 061/Studio 5) does not contain asbestos.



### **Item 78 Ref: As 371873-6**

The sarking (Rm 061/Studio 5 void above) does not contain asbestos.



### **Item 79 Ref: 371873-7**

The floor (Rm 61/Studio 5 void above) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 80 Ref: As 371873-7**

The ceiling (Rm 062/Studio 5 WC) does not contain asbestos.



### **Item 81 Ref: As 371873-7**

The ceiling (Rm 063/Studio 5 electric cupboard) does not contain asbestos.



### **Item 82 Ref: As 371873-4**

The ceiling (Rm 064/Studio 10 boiler cupboard) does contain asbestos.

Any change in appearance should be reported to Property Services.

## Photographs of Areas Sampled (Cont)



### **Item 83 Ref: 371873-9**

The floor covering (Rm 067/ukulele music room) does contain asbestos.

Any change in appearance should be reported to Property Services.

*Note from CR – Uke School (8)*



### **Item 84 Ref: As 371873-6**

The sarking (Rm 067/ukulele music room void above) does not contain asbestos.



### **Item 85 Ref: As 371873-9**

The floor covering (Rm 068/ukulele music room store) does contain asbestos.

**Duplicate item – refer to Item 24**

*Note from CR – Uke School (8)*

## Photographs of Areas Sampled (Cont)

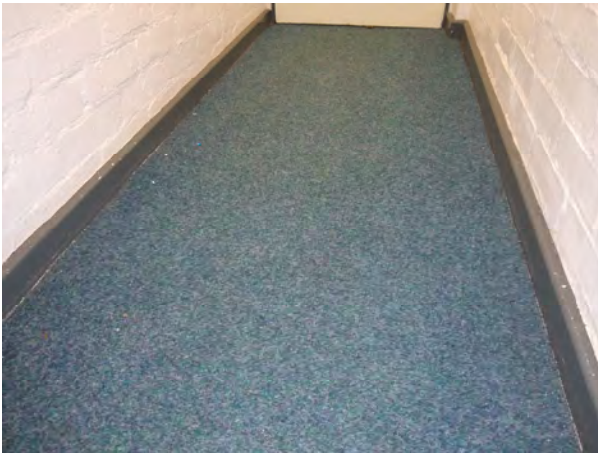


### **Item 86 Ref: As 371873-9**

The floor covering (Rm 069/ukulele music room WC and vestibule) does contain asbestos.

*Removed October 2020*

*Note from CR – Uke School (8)*



### **Item 87 Ref: As 371873-9**

The floor covering (Rm 070/ukulele music room WC lobby) does contain asbestos.

*Removed October 2020*



### **Item 88 Ref: As 371873-9**

The floor covering (Rm 071/ukulele music room store) does contain asbestos.

**Duplicate item – refer to Item 21**

*Note from CR – Uke School (8)*

## Photographs of Areas Sampled (Cont)



### **Item 89 Ref: As 371873-9**

The floor covering (Rm 072/ukulele music room entrance lobby) does contain asbestos.

Any change in appearance should be reported to Property Services.

*Note from CR – Uke School (8)*



### **Item 90 Ref: As 371873-6**

The sarking (Rm 073/ukulele music room void above areas 068-071) does not contain asbestos.



### **Item 91 Ref: As 371873-6**

The sarking (Rm 077/void above areas 075-076) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 92 Ref: As 371873-6**

The sarking above wood ceiling (Rm 078/Studio 3) does not contain asbestos.



### **Item 93 Ref: As 371873-6**

The sarking (Rm 082/Stores corridor) does not contain asbestos.



### **Item 94 Ref: 371873-11**

The ceiling (Rm 095/Cellar) does contain asbestos.

Any change in appearance should be reported to Property Services.

*Note from CR – Bar Cellar (Theatre Side)*

## Photographs of Areas Sampled (Cont)



### **Item 95 Ref: 371873-18**

The debris within void below suspended floor (Rm 1/004/Stairwell landing) does contain asbestos.

*Removed Feb 2020.*

*Note from CR – Granary Landing*



### **Item 96 Ref: 371873-12**

The packers within wall of 025 boiler room (External) does contain asbestos.

Any change in appearance should be reported to Property Services.



### **Item 97 Ref: 371873-10**

The sarking (Rm 1/008/Kitchen) does not contain asbestos.

*Note from CR – Flat 11 Kitchen*

**Photographs of Areas Sampled (Cont)**



**Item 98 Ref: 371873-10**

The sarking (Rm 1/015/Bedroom lobby void above) does not contain asbestos.



**Item 99 Ref: As 322744-3**

The debris to topside of ductwork (Rm 1/001 Plant Room) does not contain asbestos.

**NO PHOTOGRAPH  
PROVIDED**

**Item 100 Ref: 371873-13**

The panel above former door to room 0/066 (External) contain asbestos.

Any change in appearance should be reported to Property Services.

*Note from CR – Old door in tunnel*

## Photographs of Areas Sampled (Cont)



### **Item 101 Ref: 371873-14**

The ceiling in the kitchen (Rm 1/017) does not contain asbestos.



### **Item 102 Ref: Presumed**

The fire blanket in the kitchen (Rm 1/017) does contain asbestos.

Removed May 2022

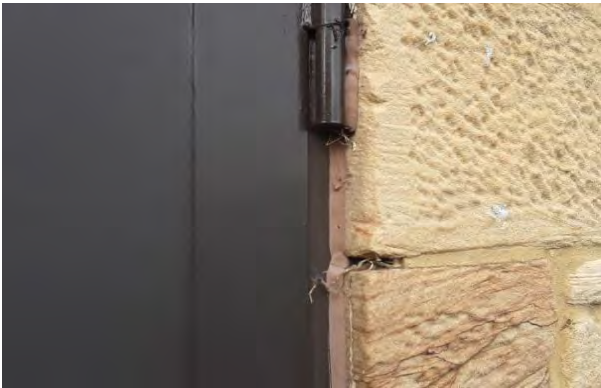
*Note from CR – Neils Flat*



### **Item 103 Ref: 20-27852-2**

The vinyl flooring in the rear – side fire exit doorway does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 104 Ref: 20-27852-3**

The door frame sealant to rear – side fire exit doorway does not contain asbestos.



**Item 105 Ref: 21-36502-1**

The roof - replacement tiles (Cement) (Room/Area: 2 - External) does not contain asbestos.



**Item 106 Ref: 21-36502-1**

The roof - sarking felt (Bitumen) (Room/Area: 2 - External) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 107 Ref: 20-378903-1**

The roof sarking felt (Bitumen) (Area 1/Roof Area 1) does not contain asbestos.



**Item 108 Ref: 21-378903-3**

The roof sarking felt (Bitumen) (Area 2/Roof Area 2) does not contain asbestos.



**Item 109 Ref: 21-378903-4**

The roof sarking felt (Bitumen) (Area 2/Roof Area 2) does not contain asbestos.

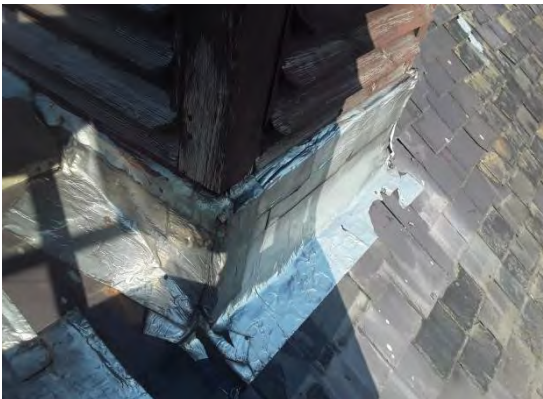
**Photographs of Areas Sampled (Cont)**

**Item 110 Ref: 21-378903-5**



The roof sarking felt (Bitumen) (Area 3/Roof Area 3) does not contain asbestos.

**Item 111 Ref: 21-378903-6**



The flashing to roof vents (Bitumen) (Area 3/Roof Area 3) does not contain asbestos.

**Item 112 Ref: KX001130**



The textured coating to the walls in the Reception (Room 17) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 113 Ref: KX001131**



The pipe penetration panel above inner door in the Corridor (Room 29) does not contain asbestos.

**Item 114 Ref: SC004788**



The adhesive residues below modern floor covering in the Granary Bar and Shop (Room G/001) does not contain asbestos.

**Item 115 Ref: SC004787**



The debris/residue within plasterboard partition to brick/block and plaster in the Granary Bar and Shop (Room G/001) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 116 Ref: SC004278**



The debris to air handling unit topside in Plant Room does not contain asbestos.

**Item 117 Ref: SC004281**



The debris to ducting topside in Plant Room does not contain asbestos.

**Item 118 Ref: SC004282**



The wall – Plug/Packing in Plant Room does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 119 Ref: 106990-17**



The sealant to door frame and windows in Plant Room does contain asbestos.

**Duplicated item – see item 19**

**Item 120 Ref: NZ001288**



The ceiling G/001 Office does not contain asbestos.

**Item 121 Ref: AW005887**



The ceiling tile – suspended in Studio 8 does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 122 Ref: AW005884**



The window remains of old sealant External to Studio Building does not contain asbestos.

**Item 123 Ref: AW005885**



The window remains of old sealant External to Studio Building does not contain asbestos.

**Item 124 Ref: AW005886**



The window remains of old sealant External to Studio Building does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 125 Ref: AW005888**



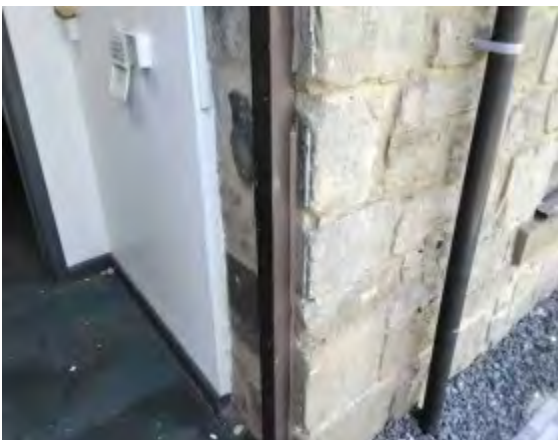
The window sealant External to Studio Building does not contain asbestos.

**Item 126 Ref: AW005889**



The door remains of old sealant External to Studio Building does not contain asbestos.

**Item 127 Ref: AW005890**



The brown door frame sealant External to Studio Building does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 128 Ref: AW005891**



The brown door frame sealant External to Studio Building does not contain asbestos.

**Item 129 Ref: AW005892**



The window remains of old sealant External to Studio Building does not contain asbestos.

**Item 130 Ref: AW005893**



The window remains of old sealant External to Main Building does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 131 Ref: AW005894**



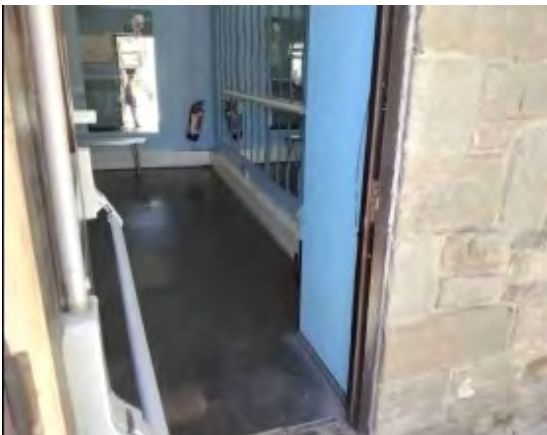
The window remains of old sealant External to Main Building does not contain asbestos.

**Item 132 Ref: AW005895**



The brown door frame sealant External to Main Building does not contain asbestos.

**Item 133 Ref: AW005896**



The door remains of old door frame sealant External to Main Building does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 134 Ref: AW005897**



The window brown sealant  
External to Main Building  
does not contain asbestos.

**Item 135 Ref: AW005898**



The door frame sealant  
External to Main Building  
does not contain asbestos.

**Item 136 Ref: AW005899**



The window remains of old  
sealant External to Main  
Building does contain  
asbestos.

Any change in appearance  
should be reported to  
Property Services.

**Photographs of Areas Sampled (Cont)**

**Item 137 Ref: AW005900**



The window remains of old sealant External to Main Building does not contain asbestos.

**Item 138 Ref: AW005901**



The window remains of old sealant External to Main Building does contain asbestos.

Any change in appearance should be reported to Property Services.

**Item 139 Ref: AW005902**



The door remains of old sealant External to Main Building does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 140 Ref: AW005903**

The door remains of old sealant External to Main Building does contain asbestos.

Any change in appearance should be reported to Property Services.



**Item 141 Ref: AW005904**

The door brown sealant External to Main Building 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 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 2**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>		
<b>Item 4</b>	<b>Sink pad – Room 008a</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>05.04.2026</b>
<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>		
<b>Item 12</b>	<b>Ceiling – Room 054</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>05.04.2026</b>
<b>Item 13</b>	<b>Ceiling – Room 055</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>05.04.2026</b>
<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>		
<b>Item 17</b>	<b>Boxing – External</b>	<b>Low</b>	<b>6 monthly</b>	<b>05.04.2026</b>
<i>Item 18</i>	<i>Soffit – External</i>	<i>Low</i>		<i>Removed Jan 20</i>
<b>Item 19</b>	<b>Sealant to door frame &amp; Window – External Main Building</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>05.04.2026</b>
<i>Item 20</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 21</b>	<b>Floor tile and adhesive – Room 003</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>05.04.2026</b>
<i>Item 22</i>	<i>Floor tile and adhesive – Room 004</i>	<i>Very Low</i>		<i>Removed October 2020</i>
<i>Item 23</i>	<i>Floor tile and adhesive – Room 005</i>	<i>Very Low</i>		<i>Removed October 2020</i>
<b>Item 24</b>	<b>Floor tile and</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>05.04.2026</b>

	<b>adhesive – Room 006</b>			
<b>Item 25</b>	<b>Floor tile and adhesive – Room 007</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>05.04.2026</b>
Item 26	No asbestos	Is present		
Item 27	No asbestos	Is present		
Item 28	No asbestos	Is present		
Item 29	Electrics - Room 001	Presumed	6 monthly	Noted as removed – No WCN paperwork received
Item 30	Pipework Flange Gasket – Room 001	Presumed	6 monthly	Removed 2024
Item 31	No asbestos	Is present		
Item 32	Sealant to air handling – Room 001	Very Low Risk	12 monthly	Removed 2024
Item 33	No asbestos	Is present		
Item 34	No asbestos	Is present		
<b>Item 35</b>	<b>Insulation Board above ceiling (Boiler Room/Studio 10)</b>	<b>Medium</b>	<b>3 monthly</b>	<b>05.06.2026</b>
Item 36	No asbestos	Is present		
Item 37	No asbestos	Is present		
Item 38	Electrics (Rm 043/ back stage)	Presumed		Removed June 2020
<b>Item 39</b>	<b>Electrics (Rm 053/ workshop)</b>	<b>Presumed</b>	<b>6 monthly</b>	<b>05.04.2026</b>
<b>Item 40</b>	<b>Electrics (Rm 059/ WC)</b>	<b>Presumed</b>	<b>6 monthly</b>	<b>05.04.2026</b>
<b>Item 41</b>	<b>Electrics (Rm 004/fire exit stairs)</b>	<b>Presumed</b>	<b>6 monthly</b>	<b>05.04.2026</b>
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	Ceiling (Rm 055/Studio 12)	Low Risk	6 monthly	05.04.2026
Item 49	Ceiling within workshop area adjacent wc (Rm 055/Studio 12)	Low Risk	6 monthly	05.04.2026
Item 50	Ceiling (Rm 056/Studio 12 WC and vestibule)	Low Risk	6 monthly	05.04.2026
Item 51	Within timber pipework boxing (Rm 056/Studio 12 WC and vestibule)	Low Risk	6 monthly	n/a
Item 52	Ceiling (Rm 065/Studio 10 WC and vestibule)	Low Risk	6 monthly	05.04.2026
Item 53	Ceiling (Rm 066/Studio 10)	Low Risk	6 monthly	05.04.2026
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	No asbestos	Is present		
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		
Item 73	No asbestos	Is present		
Item 74	No asbestos	Is present		
Item 75	No asbestos	Is present		

Item 76	No asbestos	Is present		
Item 77	No asbestos	Is present		
Item 78	No asbestos	Is present		
Item 79	No asbestos	Is present		
Item 80	No asbestos	Is present		
Item 81	No asbestos	Is present		
<b>Item 82</b>	<b>Ceiling (Rm 064/Studio 10 boiler cupboard)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>05.04.2026</b>
<b>Item 83</b>	<b>Floor covering (Rm 067/ukulele music room)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02.04.2026</b>
Item 84	No asbestos	Is present		
<b>Item 85</b>	<b>Floor covering (Rm 068/ukulele music room store)</b>	<b>Very Low Risk</b>	<b>Duplicate item</b>	<b>refer to Item 24</b>
Item 86	Floor covering (Rm 069/ukulele music room WC and vestibule)	Very Low Risk	12 monthly	Removed October 2020
Item 87	Floor covering (Rm 070/ukulele music room WC lobby)	Very Low Risk	12 monthly	Removed October 2020
<b>Item 88</b>	<b>Floor covering (Rm 071/ukulele music room store)</b>	<b>Very Low Risk</b>	<b>Duplicate item</b>	<b>refer to Item 21</b>
<b>Item 89</b>	<b>Floor covering (Rm 072/ukulele music room entrance lobby)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02.04.2026</b>
Item 90	No asbestos	Is present		
Item 91	No asbestos	Is present		
Item 92	No asbestos	Is present		
Item 93	No asbestos	Is present		
<b>Item 94</b>	<b>Ceiling (Rm</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>05.04.2026</b>

	<b>095/Cellar)</b>			
Item 95	Debris within void below suspended floor (Rm 1/004/Stairwell landing)	Medium Risk		Removed Feb 2020
<b>Item 96</b>	<b>Packers within wall of 025 boiler room (External)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>n/a</b>
Item 97	No asbestos	Is present		
Item 98	No asbestos	Is present		
Item 99	No asbestos	Is present		
<b>Item 100</b>	<b>Panel above former door to room 0/066 (External)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>05.04.2026</b>
Item 101	No asbestos	Is present		
Item 102	Fire blanket (Rm 1/017/Kitchen)	Very Low Risk	12 monthly	Removed May 2022
Item 103	No asbestos	Is present		
Item 104	No asbestos	Is present		
Item 105	No asbestos	Is present		
Item 106	No asbestos	Is present		
Item 107	No asbestos	Is present		
Item 108	No asbestos	Is present		
Item 109	No asbestos	Is present		
Item 110	No asbestos	Is present		
Item 111	No asbestos	Is present		
Item 112	No asbestos	Is present		
Item 113	No asbestos	Is present		
Item 114	No asbestos	Is present		
Item 115	No asbestos	Is present		
Item 116	No asbestos	Is present		
Item 117	No asbestos	Is present		
Item 118	No asbestos	Is present		
<b>Item 119</b>	<b>Sealant to door frame and windows – Plant Room</b>	<b>Very Low Risk</b>	<b>Duplicate item</b>	<b>refer to Item 19</b>
Item 120	No asbestos	Is present		
Item 121	No asbestos	Is present		
Item 122	No asbestos	Is present		
Item 123	No asbestos	Is present		

Item 124	No asbestos	Is present		
Item 125	No asbestos	Is present		
Item 126	No asbestos	Is present		
Item 127	No asbestos	Is present		
Item 128	No asbestos	Is present		
Item 129	No asbestos	Is present		
Item 130	No asbestos	Is present		
Item 131	No asbestos	Is present		
Item 132	No asbestos	Is present		
Item 133	No asbestos	Is present		
Item 134	No asbestos	Is present		
Item 135	No asbestos	Is present		
<b>Item 136</b>	<b>Window remains of old sealant (External Main Building E/002)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>13.03.2026</b>
Item 137	No asbestos	Is present		
<b>Item 138</b>	<b>Window remains of old sealant (External Main Building E/002)</b>	<b>Medium</b>	<b>3 monthly</b>	Noted as removed – No WCN paperwork received
Item 139	No asbestos	Is present		
<b>Item 140</b>	<b>Door remains of old sealant (External Main Building E/002)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>05.04.2026</b>
Item 141	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</u> <u>no/Ref:</u>	<u>Condition</u> Same/change	<u>Action</u> <u>Required</u> Yes/No	<u>Asbestos Sticker</u> <u>Displayed</u> Yes/No	<u>Comments</u>
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### For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	