

Foreward

ASBESTOS SURVEY REPORT FOR FULWELL DAY CENTRE FULWELL ROAD, SUNDERLAND, SR6 9QW.

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 by the Client 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 Fulwell Day Centre, Fulwell Road, Sunderland



UPRN: - 403866

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 26 May 2026

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

- (Item 1) Ref: 403866-36 – Pipework flange gasket (0/001/maintenance store) – Low Risk
- (Item 2) Ref: 403866-37 – Wall residue (0/001/maintenance store) – No Risk
- (Item 3) Ref: 403866-30 – Damp proof course (0/002/Boiler Room) – No Risk
- (Item 4) Ref: 403866-28 – Mastic to ducting (0/004/Changing room 2 void above) – No Risk
- (Item 5) Ref: 403866-27 – Panel above servery (0/10/Purple Room) – No Risk
- (Item 6) Ref: 403866-29 – Sink pad (0/11/Laundry Room) – No Risk
- (Item 7) Ref: As 403866-31 – Putty to glass door headers (0/018/Corridor) – No Risk
- (Item 8) Ref: 403866-19 – Putty to glass door headers (0/020/Corridor) – No Risk
- (Item 9) Ref: As 403866-16 – Panels above doors (0/020/Corridor void above) – No Risk
- (Item 10) Ref: 403866- 31 – Putty to glass door headers (0/020a/Corridor) – No Risk
- (Item 11) Ref: 403866-20 – Mastic to ducting (0/027/Female WC void above) – Very Low Risk
- (Item 12) Ref: As 403866-19 – Putty to glass door headers (0/030/Corridor to stairwell) – No Risk
- (Item 13) Ref: 403866-5 – Panels above door (0/030/Corridor to stairwell – void above) – No Risk
- (Item 14) Ref: 403866-16 – Debris to top of ceiling tiles (0/030/Corridor to stairwell void above) – No Risk
- (Item 15) Ref: 403866-17 – Stair nosing (0/030b/Staircase) – No Risk
- (Item 16) Ref: 403866-18 – Underside of floor above (0/030b/Staircase) – Very Low Risk
- (Item 17) Ref: 403866-32 – Ceiling (0/033/Switchroom & lockers) – Very Low Risk
- (Item 18) Ref: As 403866-31 – Putty to glass door headers (0/033/Switchroom & lockers) – No Risk
- (Item 19) Ref: As 403866-19 – Putty to glass door headers (0/034/Waiting area) – No Risk
- (Item 20) Ref: 403866-1 – Panels above doors (0/034/Waiting area void above) – No Risk
- (Item 21) Ref: As 403866-1 – Panel to beam above reception (0/034/Waiting area void above) – No Risk
- (Item 22) Ref: 403866-2 – Debris to ceiling tiles below door panel (0/034/Waiting area void above) – No Risk
- (Item 23) Ref: As 403866-1 – Panel to beam (0/036/Reception void above) – No Risk
- (Item 24) Ref: 403866-4 – Door header (0/037/Office) – No Risk
- (Item 25) Ref: As 403866-1 – Panel above cupboard door (0/040/Kitchen void above) – No Risk
- (Item 26) Ref: As 403866-1 – Panel above cupboard door (0/040/Kitchen cupboard void above) – No Risk
- (Item 27) Ref: 403866-3 – Floor covering (0/040a/Kitchen Cupboard) – No Risk
- (Item 28) Ref: As 403866-1 – Door header (0/040a/Kitchen Cupboard) – No Risk
- (Item 29) Ref: 403866-33 – Panel to rear of electrics (0/043a/Dining room electrical cupboard) – Low Risk

- (Item 30) Ref: 403866-34 – Sink pad (0/044/Kitchen) – No Risk
- (Item 31) Ref: 403866-35 – Sink paint (0/045/Service area) – No Risk
- (Item 32) Ref: 403866-38 – Pipework flange gasket (0/049/Gas meter cupboard) – Very Low Risk
- (Item 33) Ref: As 403866-7 – Sealant to door glazing (1/048/Communal lounge) – No Risk
- (Item 34) Ref: As 403866-13 – Sealant to door header glazing (1/048/Communal lounge) – No Risk
- (Item 35) Ref: As 403866-12 – Subfloor covering (1/048a/Corridor) – No Risk
- (Item 36) Ref: As 403866-13 – Sealant to door header glazing (1/048a/Corridor) – No Risk
- (Item 37) Ref: As 403866-14 – Panel above door (1/048a/Corridor ceiling void) – No Risk
- (Item 38) Ref: As 403866-13 – Sealant to door header glazing (1/049/Kitchen) – No Risk
- (Item 39) Ref: 403866-15 – Ceiling behind roller door (1/049/Kitchen) – No Risk
- (Item 40) Ref: As 403866-13 – Sealant to door header glazing (1/049a/Store) – No Risk
- (Item 41) Ref: 403866-25 – Ceiling (1/049a/Store) – Very Low Risk
- (Item 42) Ref: As 403866-7 – Sealant to door glazing (1/050/Kitchen and dining room) – No Risk
- (Item 43) Ref: As 403866-13 – Sealant to door header glazing (1/050/Kitchen and dining room) – No Risk
- (Item 44) Ref: As 403866-10 – Sink pad (1/050/Kitchen and dining room) – No Risk
- (Item 45) Ref: As 403866-14 – Panel above door (1/050/Kitchen and dining room void above) – No Risk
- (Item 46) Ref: As 403866-7 – Sealant to door glazing (1/051/Office) – No Risk
- (Item 47) Ref: As 403866-13 – Sealant to door header glazing (1/051/Office) – No Risk
- (Item 48) Ref: 403866-12 – Floor covering (1/053a/Corridor) – No Risk
- (Item 49) Ref: 403866-13 – Sealant to stairwell glazing (1/053a/Corridor) – No Risk
- (Item 50) Ref: As 403866-7 – Sealant to door glazing (1/053a/Corridor) - No Risk
- (Item 51) Ref: As 403866-13 – Sealant to door header glazing (1/053a/Corridor) – No Risk
- (Item 52) Ref: 403866-14 – Panel above door to stairwell (1/053a/Corridor ceiling void) – No Risk
- (Item 53) Ref: As 403866-13 - Sealant to stairwell glazing (1/053b/Stairwell) – No Risk
- (Item 54) Ref: As 403866-7 – Sealant to door glazing (1/053b/Stairwell) – No Risk
- (Item 55) Ref: 403866-24 – Stair nosing (1/053b/Stairwell) – No Risk
- (Item 56) Ref: As 403866-7 – Sealant to door glazing (1/056/Communal room) – No Risk
- (Item 57) Ref: 403866-10 – Sink pad (1/056/Communal room) – No Risk
- (Item 58) Ref: As 403866-13 – Sealant to door header glazing (1/056/Communal room) – No Risk
- (Item 59) Ref: 403866-11 - Mastic to ducting (1/056/Communal room – ceiling void) – Very Low Risk
- (Item 60) Ref: As 403866-7 – Sealant to door glazing (1/053b/Corridor) – No Risk
- (Item 61) Ref: As 403866-6 – Subfloor covering (1/057/Kitchen and lounge) – No Risk
- (Item 62) Ref: As 403866-7 – Sealant to door glazing (1/057/Kitchen and lounge) -No Risk

- (Item 63) Ref: 403866-6 – Subfloor covering (1/057/Stairwell and landing) – No Risk
- (Item 64) Ref: 403866-7 – Sealant to door glazing (1/057/Stairwell and landing) – No Risk
- (Item 65) Ref: 403866-9 – Packer between tank and plinth (1/057a/stairwell and landing ceiling void) – No Risk
- (Item 66) Ref: As 403866-6 – Subfloor covering (1/058/Store) - No Risk
- (Item 67) Ref: As 403866-7 – Sealant to door glazing (1/058/Store) - No Risk
- (Item 68) *Ref: Presumed – End caps within redundant fuse (1/059/Store) – Removed awaiting paperwork from Rhodar*
- (Item 69) Ref: 403866-8 – Floor covering (1/059/Store) – No Risk
- (Item 70) Ref: As 403866-10 – Sink pad to redundant sink (1/060a/roof space) – No Risk
- (Item 71) Ref: 403866-26 – Floor covering (1/060b/Roof space) – No Risk
- (Item 72) Ref: 403866-21 – Sealant to window door frames (Balcony) – No Risk
- (Item 73) Ref: 403866-22 – Coating to corrugated wall cladding and fascia (Balcony) – No Risk
- (Item 74) Ref: 403866-23 – Brick wall (Balcony) – No Risk
- (Item 75) Ref: As 403866-22 – Coating to corrugated metal wall cladding (External) – No Risk
- (Item 76) Ref: As 403866-21 – Sealant to window frames (External) – No Risk
- (Item 77) Ref: 403866-39 – Sealant to door frame (rooms 0/001 and 0/007a) (External) – No Risk
- (Item 78) Ref: 403866-40 – Sealant to pool fire exit door (External) – No Risk
- (Item 79) Ref: 403866-41 – Sealant to wood door frame on original cottage part of building (External) – No Risk
- (Item 80) Ref: 403866-42 – Sealant to door frame (External) – No Risk
- (Item 81) Ref: As 403866-41 – Sealant to door frame (Rm 30a) (External) – No Risk
- (Item 82) Ref: 22-45954-1 – Insulation to walls (Plant Room/Area 1) – No Risk
- (Item 83) Ref: 22-45954-2 – Pipe flanges (Gaskets) (Plant Room/ Area 1) – No Risk
- (Item 84) Ref: NO000642 – Pipework insulation in ceiling void with associated debris (Large Room 1/001) – No Risk
- (Item 85) *Ref: ZA008187 – Sink pads (Kitchen First Floor) – Removed April 2025*

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: 403866-36

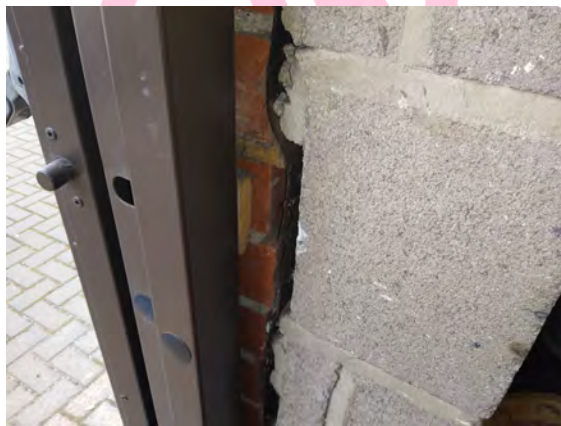
The pipework flange gasket in 0/001/maintenance store contains asbestos.

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

No image provided

Item 2 Ref: 403866-37

The wall residue in 0/001/maintenance store does not contain asbestos.



Item 3 Ref: 403866-30

The damp proof course in 0/002/Boiler Room does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 4 Ref: 403866-28

The mastic to ducting in 0/004/Changing room 2 void above does not contain asbestos.



Item 5 Ref: 403866-27

The panel above servery in 0/10/Purple Room does not contain asbestos.



Item 6 Ref: 403866-29

The sink pad in 0/11/Laundry Room does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 7 Ref: As 403866-31

The putty to glass door headers in 0/018/Corridor does not contain asbestos.



Item 8 Ref: 403866-19

The putty to glass door headers in 0/020/Corridor does not contain asbestos.



Item 9 Ref: As 403866-16

The panels above doors in 0/020/Corridor void above does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 10 Ref: 403866-31

The putty to glass door headers in 0/020a/Corridor does not contain asbestos.



Item 11 Ref: 403866-20

The mastic to ducting in 0/027/Female WC void above contains asbestos.

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



Item 12 Ref: As 403866-19

The putty to glass door headers in 0/030/Corridor to stairwell does not contain asbestos.

Photographs of Areas Sampled (Cont)



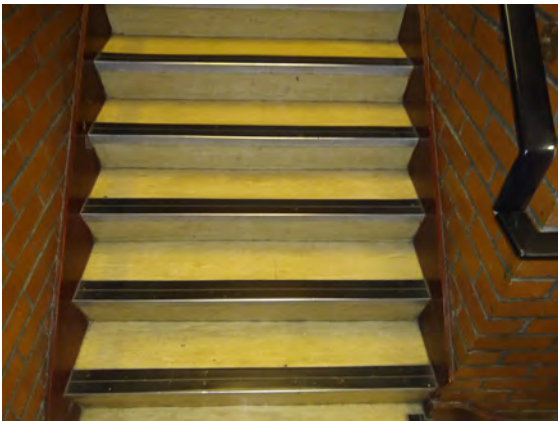
Item 13 Ref: 403866-5

The panels above door in 0/030/Corridor to stairwell – void above does not contain asbestos.



Item 14 Ref: 403866-16

The debris to top of ceiling tiles in 0/030/Corridor to stairwell void above does not contain asbestos.



Item 15 Ref: 403866-17

The stair nosing in 0/030b/ Staircase does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 16 Ref: 403866-18

The underside of floor above in 0/030b/Staircase contains asbestos.

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



Item 17 Ref: 403866-32

The ceiling in 0/033/ Switchroom & lockers contains asbestos.

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



Item 18 Ref: As 403866-31

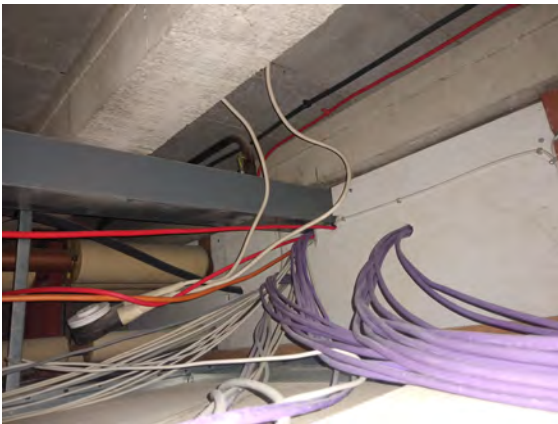
The putty to glass door headers in 0/033/Switchroom & lockers does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 19 Ref: As 403866-19

The putty to glass door headers in 0/034/Waiting area does not contain asbestos.



Item 20 Ref: 403866-1

The panels above doors in 0/034/Waiting area void above does not contain asbestos.



Item 21 Ref: As 403866-1

The panel to beam above reception in 0/034/Waiting area void above does not contain asbestos.

Photographs of Areas Sampled (Cont)



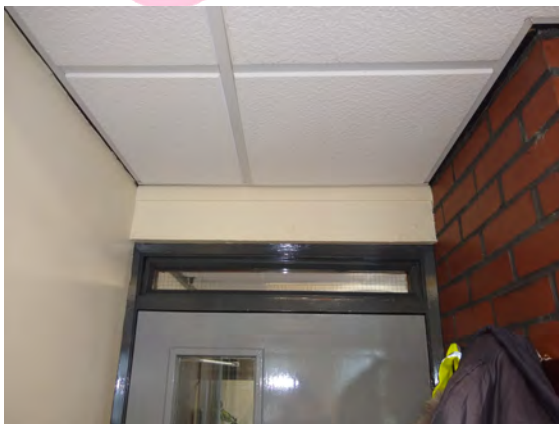
Item 22 Ref: 403866-2

The debris to ceiling tiles below door panel in 0/034/Waiting area void above does not contain asbestos.



Item 23 Ref: As 403866-1

The panel to beam in 0/036/Reception void above does not contain asbestos.



Item 24 Ref: 403866-4

The door header in 0/037/Office does not contain asbestos.

Photographs of Areas Sampled (Cont)



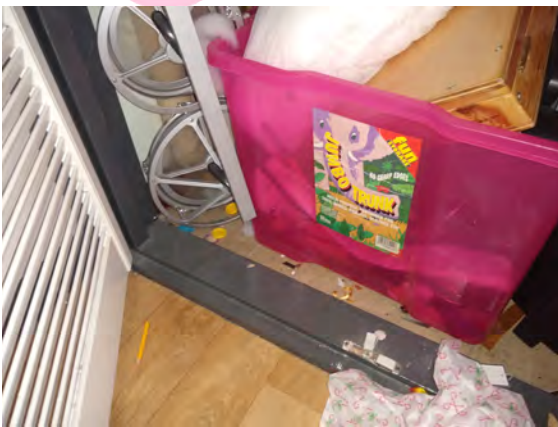
Item 25 Ref: As 403866-1

The panel above cupboard door in 0/040/Kitchen void above does not contain asbestos.



Item 26 Ref: As 403866-1

The panel above cupboard door in 0/040/Kitchen cupboard void above does not contain asbestos.



Item 27 Ref: 403866-3

The floor covering in 0/040a/Kitchen Cupboard does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 28 Ref: As 403866-1

The door header in 0/040a/Kitchen Cupboard does not contain asbestos.



Item 29 Ref: 403866-33

The panel to rear of electrics in 0/043a/Dining room electrical cupboard contains asbestos.

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



Item 30 Ref: 403866-34

The sink pad in 0/044/Kitchen does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 31 Ref: 403866-35

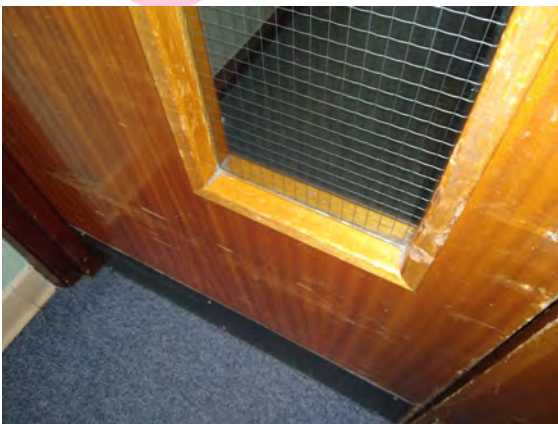
The sink paint in 0/045/Service area does not contain asbestos.



Item 32 Ref: 403866-38

The pipework flange gasket in 0/049/Gas meter cupboard contains asbestos.

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



Item 33 Ref: As 403866-7

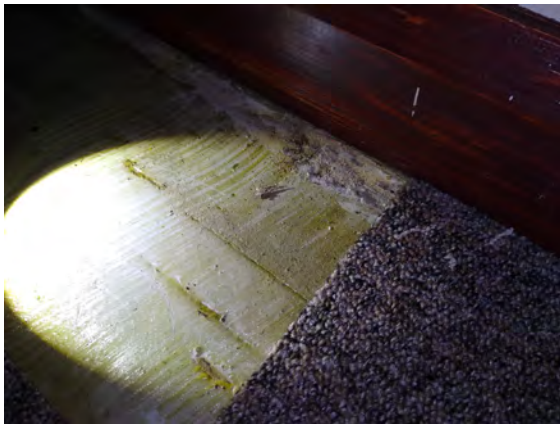
The sealant to door glazing in 1/048/Communal lounge does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 34 Ref: As 403866-13

The sealant to door header glazing in 1/048/Communal lounge does not contain asbestos.



Item 35 Ref: As 403866-12

The subfloor covering in 1/048a/Corridor does not contain asbestos.



Item 36 Ref: As 403866-13

The sealant to door header glazing in 1/048a/Corridor does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 37 Ref: As 403866-14

The panel above door in 1/048a/Corridor ceiling void does not contain asbestos.



Item 38 Ref: As 403866-13

The sealant to door header glazing in 1/049/Kitchen does not contain asbestos.



Item 39 Ref: 403866-15

The ceiling behind roller door in 1/049/Kitchen does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 40 Ref: As 403866-13

The sealant to door header glazing in 1/049a/Store does not contain asbestos.



Item 41 Ref: 403866-25

The ceiling in 1/049a/Store contains asbestos.

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



Item 42 Ref: As 403866-7

The sealant to door glazing in 1/050/Kitchen and dining room does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 43 Ref: As 403866-13

The sealant to door header glazing in 1/050/Kitchen and dining room does not contain asbestos.



Item 44 Ref: As 403866-10

The sink pad in 1/050/Kitchen and dining room does not contain asbestos.



Item 45 Ref: As 403866-14

The panel above door in 1/050/Kitchen and dining room void above does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 46 Ref: As 403866-7

The sealant to door glazing in 1/051/Office does not contain asbestos.



Item 47 Ref: As 403866-13

The sealant to door header glazing in 1/051/Office does not contain asbestos.



Item 48 Ref: 403866-12

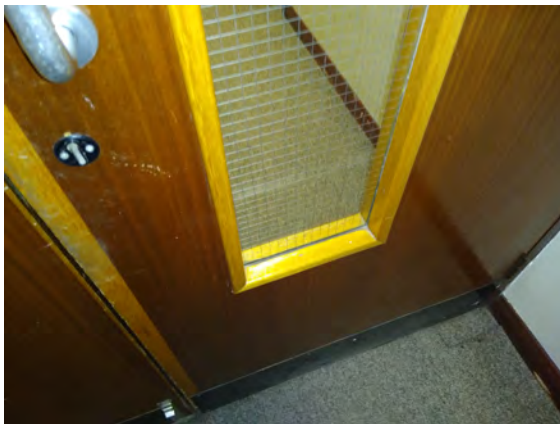
The floor covering in 1/053a/ Corridor does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 49 Ref: 403866-13

The sealant to stairwell glazing in 1/053a/Corridor does not contain asbestos.



Item 50 Ref: As 403866-7

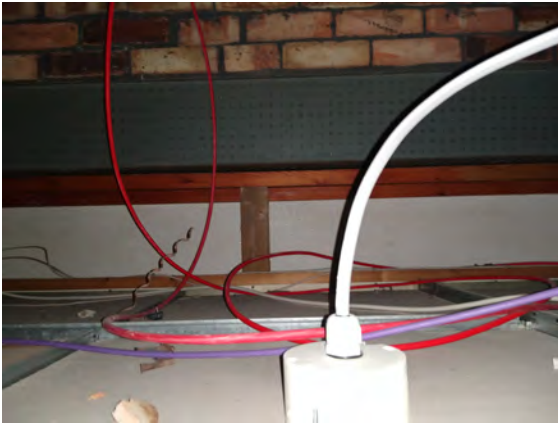
The sealant to door glazing in 1/053a/Corridor does not contain asbestos.



Item 51 Ref: As 403866-13

The sealant to door header glazing in 1/053a/Corridor does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 52 Ref: 403866-14

The panel above door to stairwell in 1/053a/Corridor ceiling void does not contain asbestos.



Item 53 Ref: As 403866-13

The sealant to stairwell glazing in 1/053b/Stairwell does not contain asbestos.



Item 54 Ref: As 403866-7

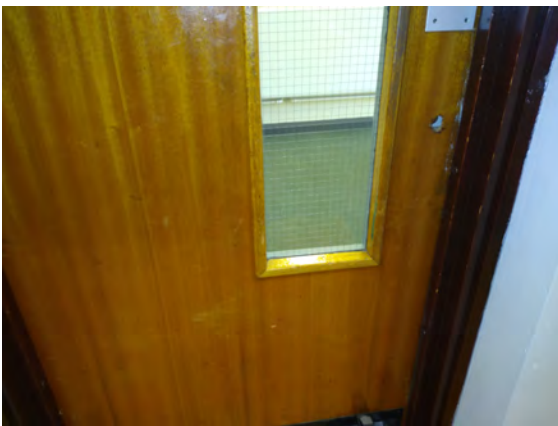
The sealant to door glazing in 1/053b/Stairwell does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 55 Ref: 403866-24

The stair nosing in 1/053b/
Stairwell does not contain
asbestos.



Item 56 Ref: As 403866-7

The sealant to door glazing in
1/056/Communal room does
not contain asbestos.



Item 57 Ref: 403866-10

The sink pad in 1/056/
Communal room does not
contain asbestos.

Photographs of Areas Sampled (Cont)



Item 58 Ref: As 403866-13

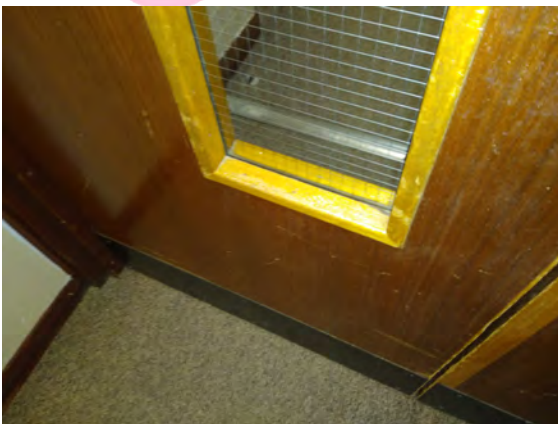
The sealant to door header glazing in 1/056/Communal room does not contain asbestos.



Item 59 Ref: 403866-11

The mastic to ducting in 1/056/Communal room – ceiling void contains asbestos.

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



Item 60 Ref: As 403866-7

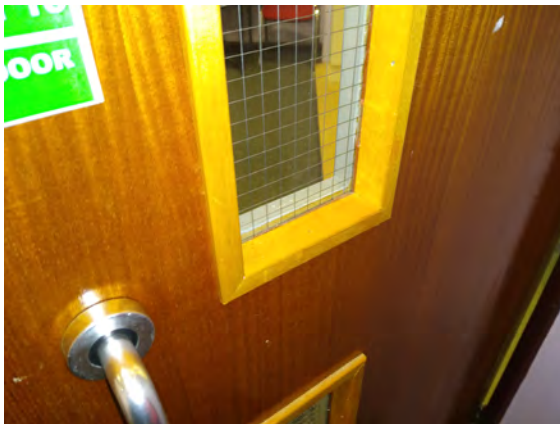
The sealant to door glazing in 1/053b/Corridor does not contain asbestos.

Photographs of Areas Sampled (Cont)



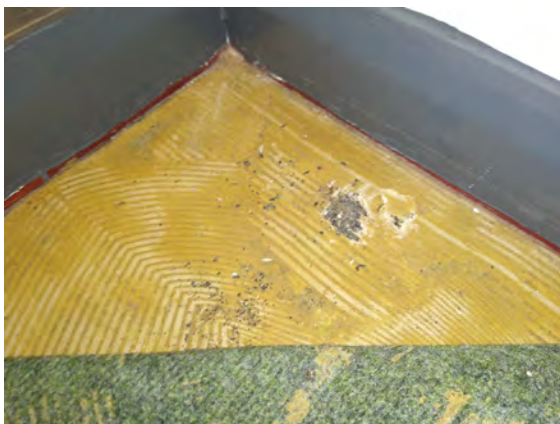
Item 61 Ref: As 403866-6

The subfloor covering in 1/057/Kitchen and lounge does not contain asbestos.



Item 62 Ref: As 403866-7

The sealant to door glazing in 1/057/Kitchen and lounge does not contain asbestos.



Item 63 Ref: 403866-6

The subfloor covering in 1/057/Stairwell and landing does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 64 Ref: 403866-7

The sealant to door glazing in 1/057/Stairwell and landing does not contain asbestos.



Item 65 Ref: 403866-9

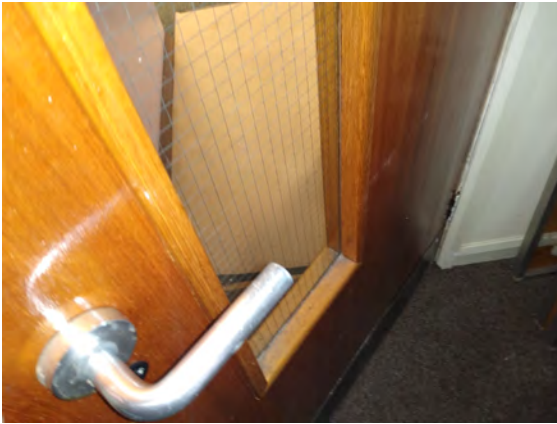
The packer between tank and plinth in 1/057a/stairwell and landing ceiling void does not contain asbestos.



Item 66 Ref: As 403866-6

The subfloor covering in 1/058/Store does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 67 Ref: As 403866-7

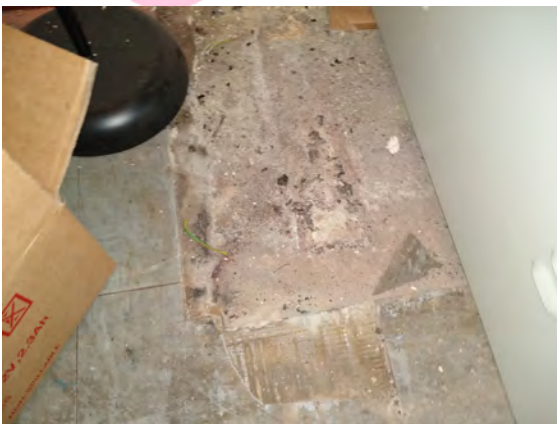
The sealant to door glazing in 1/058/Store does not contain asbestos.



Item 68 Ref: Presumed

The end caps within redundant fuse in 1/059/Store are presumed to contain asbestos.

This item has now been removed. Awaiting removal paperwork from Rhodar.



Item 69 Ref: 403866-8

The floor covering in 1/059/Store does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 70 Ref: As 403866-10

The sink pad to redundant sink in 1/060a/roof space does not contain asbestos.



Item 71 Ref: 403866-26

The floor covering in 1/060b/Roof space does not contain asbestos.



Item 72 Ref: 403866-21

The sealant to window door frames (Balcony) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 73 Ref: 403866-22

The coating to corrugated wall cladding and fascia (Balcony) does not contain asbestos.



Item 74 Ref: 403866-23

The brick wall (Balcony) does not contain asbestos.



Item 75 Ref: As 403866-22

The coating to corrugated metal wall cladding (External) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 76 Ref: As 403866-21

The sealant to window frames (External) does not contain asbestos.



Item 77 Ref: 403866-39

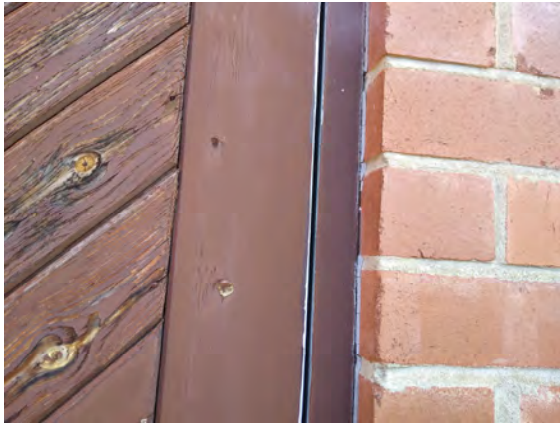
The sealant to door frame (rooms 0/001 and 0/007a) (External) does not contain asbestos.



Item 78 Ref: 403866-40

The sealant to pool fire exit door (External) does not contain asbestos.

Photographs of Areas Sampled (Cont)



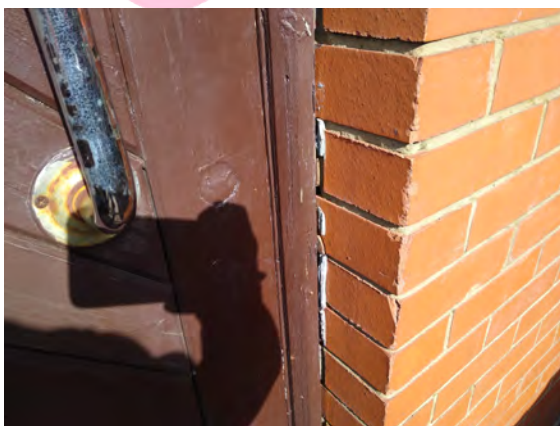
Item 79 Ref: 403866-41

The sealant to wood door frame on original cottage part of building (External) does not contain asbestos.



Item 80 Ref: 403866-42

The sealant to door frame (External) does not contain asbestos.



Item 81 Ref: As 403866-41

The sealant to door frame (Rm 30a) (External) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 82 Ref: 22-45954-1

The insulation to the walls in the Plant Room (Area 1) does not contain asbestos.



Item 83 Ref: 22-45954-2

The pipe flanges (Gaskets) in the Plant Room (Area 1) does not contain asbestos.



Item 84 Ref: NO000642

The pipework insulation in ceiling void with associated debris in the Large Room (Rm 1/001) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 85 Ref: ZA008187

The sink pads in the first-floor kitchen contains asbestos.

Removed April 20205

Sunderland
City Council

Five Simple Steps to Asbestos Management

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

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

Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

Step 2 – Periodic Inspections

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

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

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

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

Step 3 – Planned Work

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

Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

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

Step 5 – Monitoring the Register

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

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

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

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

- Seal the area off completely. (Lock the area off if possible and post a notice on the door, "No access - Contact ")
- If there is any air movement systems within the premises, shut it off.
- Contact the Asbestos Manager on 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
Item 1	Pipework flange gasket - 0/001/ maintenance store	Low Risk	6 monthly	07/10/2026
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	Mastic to ducting - 0/027/Female WC void above	Very Low Risk	12 monthly	Do not inspect
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	Underside of floor above - 0/030b/ Staircase	Very Low Risk	12 monthly	07/04/2027
Item 17	Ceiling - 0/033/ Switchroom & lockers	Very Low Risk	12 monthly	07/04/2027
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	Panel to rear of electrics - 0/043a/	Low Risk	6 monthly	07/10/2026

	Dining room electrical cupboard			
Item 30	No asbestos	Is present		
Item 31	No asbestos	Is present		
Item 32	Pipework flange gasket - 0/049/Gas meter cupboard	Very Low Risk	12 monthly	07/04/2027
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	Ceiling - 1/049a/Store	Very Low Risk	12 monthly	07/04/2027
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	Mastic to ducting - 1/056/Communal room – ceiling void	Very Low Risk	12 monthly	Do not inspect
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	End caps within redundant fuse - 1/059/Store	Low Risk	6 monthly	Removed April 2020 awaiting paperwork
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		
Item 82	No asbestos	Is present		
Item 83	No asbestos	Is present		
Item 84	No asbestos	Is present		
Item 85	Sink Pads (First floor kitchen)			Removed April 2025

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	