

## **Forward**

### ASBESTOS SURVEY REPORT FOR WASHINGTON TOWN CENTRE LIBRARY, WASHINGTON

I have enclosed for your information and retention the most recent asbestos survey (Type 2 / 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**

**WASHINGTON TOWN CENTRE LIBRARY,  
WASHINGTON**



**UPRN: - 37014**

**Location of register:-**

**Premises Manager / Samo: - Tenant**

**Date: 19 May 2026**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557938966**

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## Plan of Building and Samples Location

JP0126/07 – Cream floor tile (Rm 0/2) - Removed May 2008  
As JP0127/07 – Door header panel (Rm 0/3) Removed May 2008  
JP0128/07 – Cream floor tile (Rm 0/12) Removed May 2008  
As JP0128/07 – Cream floor tile (Rm 0/13) Removed May 2008  
As JP0128/07 – Cream floor tile (Rm 0/14) Removed May 2008  
As JP0128/07 – Cream floor tile (Rm 0/16) Removed May 2008  
JP0130/07 – Vinyl floor tile (Rm 0/18) Removed May 2008  
JP0129/07 – Marbled floor tile (Rm 0/18) Removed May 2008  
JP0127/07 – Firebreak (Rm L0/3) Removed 2008  
JP0131/07 – Sink pad (Rm 0/18) (Item 1) No Risk  
JP0121/07 – Ceiling Tile (Rm 1/1) (Item 2) No Risk  
JP0030/07 – Floor Tile (Rm 1/3) (Item 3) No Risk  
JP0031/07 – Pipework Insulation (Rm 1/3) (Item 4) No Risk  
As JP0122/07 – Floor Covering (Rm 1/4) (Item 5) No Risk  
JP0123/07 – Boxing (Rm 1/5) (Item 6) No Risk  
As JP0122/07 – Floor Covering (Rm 1/5) (Item 7) No Risk  
JP0124/07 – Floor Tile (Rm 1/6) (Item 8) No Risk  
JP0122/07 – Floor Covering (Rm 1/7) (Item 9) No Risk  
JP0125/07 – Stair Nosing (Rm 1/8) (Item 10) No Risk  
JP0133/07 – Roof felt (E/1) (Item 11) No Risk  
JP0132/07 – Wall lining (E/1) (Item 12) No Risk  
Presumed – Electrics MEM isolation switch (Understairs electrical cupboard) (Item 13) – Very Low Risk  
334398-1 – Remnant floor covering (Understairs electrical cupboard) (Item 14) – Removed 2026  
334398-2 – Remnant adhesive to floor (Understairs electrical cupboard) (Item 15) – Very Low Risk  
22-41634-4 – Expansion joint between walls (Area 1/External) (Item16) – No Risk  
22-41634-2 – Residue to parapet around expansion joint (Area 1/External) (Item 17) – No Risk  
22-41634-3 – Sealant around windows to connexions buildings (Area 1/External) (Item 18) – No Risk  
2241634-4 – Sills below windows to connexions building (Area 1/External) (Item 19) – No Risk  
22-52610-1 - Window - internal nsl frames (Mastic) (Area: 25 External) (Item 20) – No Risk  
22-52610-2 - External metal windows (Putty) (Area: 25 External) (Item 21) – No Risk  
22-52610-3 - Window – external sills (Cement) (Area: 25 External) (Item 22) – No Risk  
Presumed – Floor tile with adhesive (Switch Room Z1/001) (Item 23) – Item duplicated – see 14 & 15  
Presumed – Gasket to pipework (due to position and height unable to sample) (Corridor G/01) (Item 24) – Low Risk

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

**Sunderland  
City Council**

## Photographs of Areas Sampled

**Ref: JP0126/07**



The cream floor tile to the service cupboard under the stairs (Rm 0/2) contained asbestos.

*These were removed in May 2008.*

**Ref: As JP0127/07**



The header panel above the glass door in the corridor fire escape (Rm 0/3) contained asbestos.

*This was removed in May 2008.*

**Ref: JP0128/07**



The cream floor tiles to the Office/Store room (Rm 0/12) contained asbestos. Similar flooring is located in rooms 0/13, 0/14 and 0/16.

*These were all removed in May 2008.*

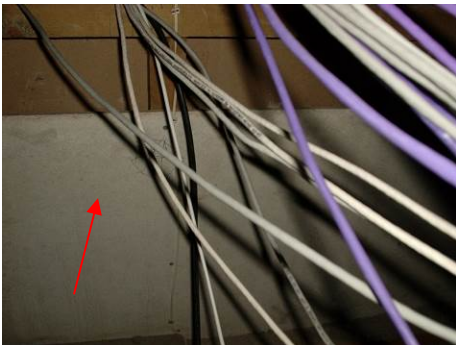
## Photographs of Areas Sampled (Cont)



**Ref: JP0129/07**

The marbled floor tiles to the staff room (Rm 0/18) contained asbestos.

*These were removed in May 2008 along with JP0130/07 – Lino which did not contain asbestos*



**Ref: JP0127/07**

The fire break in the loft space above the doors on the ground floor (L0/3) contained asbestos.

*This was removed in May 2008.*

## Photographs of Areas Sampled (Cont)



### **Item 1 - Ref: JP0131/07**

The sink pad to the staff room (Rm 0/18) does not contain asbestos.



### **Item 2 - Ref: JP0121/07**

The ceiling tiles to the children's library (Rm 1/1) does not contain asbestos.



### **Item 3 - Ref: JP0030/07**

The floor tiles in the first floor reception (Rm 1/3) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 4 - Ref: JP0031/07**

The pipework insulation to the first floor reception (Rm 1/3) does not contain asbestos.

**Item 5 -Ref:As JP0122/07**

The floor covering in the first floor male toilets (Rm 1/4) does not contain asbestos.

**No Image Available**

**No Image Available**

**Item 6 - Ref: JP0123/07**

The vertical boxing to the cleaner's cupboard on the first floor (Rm 1/5) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**

**Item 7 -Ref:As JP0122/07**

**No Image Available**

The floor covering in the first floor cleaners cupboard (Rm 1/5) does not contain asbestos.

**Item 8 - Ref: JP0124/07**



The floor tile in the first floor store cupboard (Rm 1/6) does not contain asbestos.

**Item 9 - Ref: JP0122/07**



The floor covering in the first floor female toilets (Rm 1/7) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 10 - Ref: JP0125/07**

The stair nosing to staircase (Rm 1/8) does not contain asbestos.



### **Item 11 - Ref: JP0133/07**

The roof felt to the external (E/1) does not contain asbestos.



### **Item 12 - Ref: JP0132/07**

The wall lining around the plant and life machinery room does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 13 - Ref: Presumed**

The MEM isolation switch in the understairs electrical cupboard is presumed to contain asbestos.

Any planned works will require further investigation.



### **Item 14 - Ref: 334398-1**

*The remnant floor covering in the understairs electrical cupboard contains asbestos.*

*Removed 2026*



### **Item 15 - Ref: 33498-2**

The remnant adhesive to the floor in the understairs electrical cupboard contains asbestos.

Any change in appearance should be reported to Property Services.

## Photographs of Areas Sampled (Cont)

### **Item 16 - Ref: 22-41634-1**



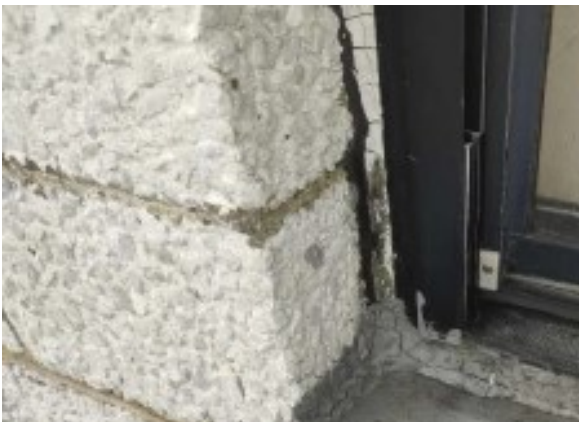
The putty between expansion joints in the walls (Area 1/External) does not contain asbestos.

### **Item 17 - Ref: 22-41634-2**



The residue to parapet around expansion joints in the walls (Area 1/External) does not contain asbestos.

### **Item 18 - Ref: 22-41634-3**



The sealant around the windows to the connexions building (Area 1/External) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 19 - Ref: 22-41634-4**



The sills below the windows to the connexions building (Area 1/External) does not contain asbestos.

### **Item 20 Ref: 22-52610-1**



The window - internal nsl frames (Mastic) (Area: 25 External) do not contain asbestos.

### **Item 21 Ref: 22-52610-2**



The external metal windows (Putty) (Area: 25 External) do not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 22 Ref: 22-52610-3**



The window – external sills (Cement) (Area: 25 External) do not contain asbestos.

### **Item 23 Ref: Presumed**



The floor tiles and adhesive in the Switch Room (Z1/001) is presumed to contain asbestos.

(Item duplicated – see items 14 & 15)

### **Item 24 Ref: Presumed**



The gaskets to pipework in corridor (G/01) are presumed to contain asbestos.

Any change in appearance should be reported to Property Services.

## Five Simple Steps to Asbestos Management

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

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

### Step 1 – Receiving the Register

The SAMO is the tenant.

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

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

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

### Step 2 – Periodic Inspections

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

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

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

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

### Step 3 – Planned Work

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

#### Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

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

#### Step 5 – Monitoring the Register

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

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

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

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

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

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

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

Central Safety can be contacted on 561 2311.

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

## Commonly Asked Questions.

- **How often should SAMO's undertake inspections of asbestos containing materials?**  
The Asbestos Manager will inform the SAMO of how often the inspections should be undertaken.
- **What should a SAMO do if the asbestos containing materials are disturbed or damaged?**  
The SAMO should prohibit access to the areas until the Asbestos Manager in Property Services has been contacted and given recommendations.
- **Can employees put up decorations onto asbestos containing materials?**  
No decorations should be attached to asbestos containing materials. However, it is understood that some decoration is already attached to asbestos containing materials and these should be left in place.
- **Can a room with asbestos containing materials in the ceiling and wall be painted?**  
Yes, as long as the material is not rubbed or sanded down, as this may result in the release of asbestos fibres.
- **Why isn't all asbestos containing materials removed from buildings?**  
Because it is safer to leave asbestos containing materials in good condition in buildings. Removing the materials will result in a greater risk to health because of the consequential release of fibres.
- **When will asbestos containing material be removed from my building?**  
Asbestos containing materials will be removed if work involves the disturbance of the material e.g. during the refurbishment or dismantling of part of the building or structure.
- **What should a SAMO do if he/she has had no training in use of the register?**  
The SAMO should ring the Asbestos Manager 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>		
<i>Item 4</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 5</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 7</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 8</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 9</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 10</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 11</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 12</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 13</b>	<b>MEM isolation switch - Understairs Electrical Cupboard</b>	<b>Presumed – Very Low Risk</b>	<b>12 monthly</b>	<b>12/06/2026</b>
<i>Item 14</i>	<i>Remnant floor covering - Understairs Electrical Cupboard</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>Removed 2026</i>
<b>Item 15</b>	<b>Remnant adhesive to floor - Understairs Electrical Cupboard</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>12/06/2026</b>
<i>Item 16</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 20</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 22</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 23</i>	<i>Floor tile with adhesive (Switch Room Z1/001)</i>	<i>Very Low Risk</i>	<i>Item duplicated</i>	<i>See items 14 &amp; 15</i>

<b>Item 24</b>	<b>Gaskets to pipework – Corridor G/01</b>	<b>Low Risk</b>	<b>6 monthly visual from ground level only</b>	<b>19/11/2026</b>
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Sunderland  
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**Form 2**

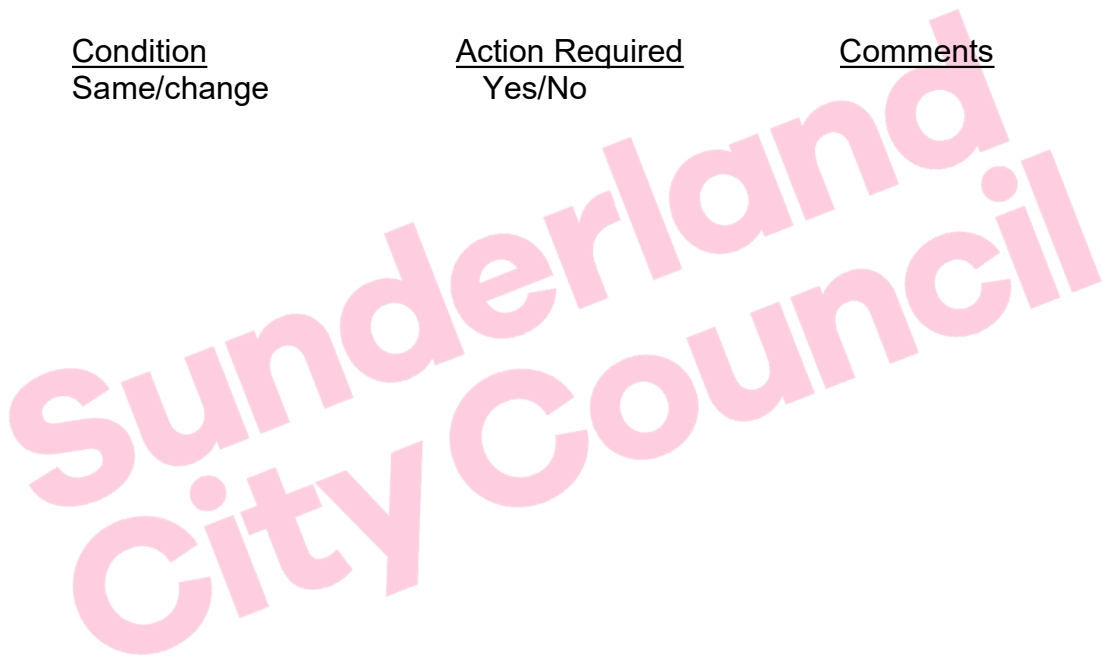
Periodic Return

<b>School/Site</b>	
<b>Date of Inspection</b>	
<b>Inspection By (signature)</b>	
<b>Print Name</b>	

**Good Practice Guidance:**

- Take photographs of ACMs for each inspection and store for future reference
- Compare previous photographs with current condition state to determine whether there has been any deterioration since the last inspection
- Replace missing/damaged asbestos labels/stickers

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



**For Office Use Only**

<b>Actions Required</b>	
<b>Actions Completed</b>	
<b>Alterations to Register</b>	