

Foreward

ASBESTOS SURVEY REPORT FOR UNITS 11 PHOENIX WAY, RAINTON BRIDGE INDUSTRIAL ESTATE, SUNDERLAND, DH4 5SA

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

**Units 11 Phoenix Way, Rainton Bridge Industrial Estate,
Sunderland, DH4 5SA**



UPRN: - 359885

TF Ref: INP153.01

Location of register:-

Premises Manager / Samo: - Tenant

Date: 05 February 2026

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

Contents

	<u>Section</u>
• Plan of building and sample locations	1
• Photographs of areas sampled	2
• Survey information	3
• Asbestos Management Plan, Priority Assessments,	4
• Contacts Form, Code of Practice	4
• 5 Simple Steps of Asbestos Management	5
• Commonly asked questions	6

Appendices

• Form 1 – Visitor Register	7
• Form 2 – Periodic Return Checklist and Schedule	8
• Form 3 – Works Notification Form	9
• Form 4 – Registration of All Disturbances	10
• Form 5 – Training Records	11

Plan of Building and Samples Location

- (Item 1) Ref: 359885-1 – Remnant adhesive below modern screed (Room 001/Lobby) – No Risk
- (Item 2) Ref: 359885-2 – Red mastic to ductwork (Room 001/lobby – void above) – No Risk
- (Item 3) Ref: As 359885-1 – Remnant adhesive below modern screed (Room 002/male wc and lobby) – No Risk
- (Item 4) Ref: As 359885-2 – Red mastic to ductwork (Room 002/male wc and lobby – void above) – No Risk
- (Item 5) Ref: 359885-3 – Pipework flange gasket to bottom flange (Room 003/plant room) – Very Low Risk
- (Item 6) Ref: 359885-4 – Floor covering (Room 005/stairwell) – No Risk
- (Item 7) Ref: 359885-7 – Red mastic to ductwork (Room 006/corridor and changing room – void above) – No Risk
- (Item 8) Ref: 359885-5 – Floor covering (Room 007/store) – No Risk
- (Item 9) Ref: As 359885-2 – Red mastic to ductwork (Room 007/store – void above) – No Risk
- (Item 10) Ref: As 359885-1- Remnant adhesive below modern screed (Room 008/female wc and lobby) – No Risk
- (Item 11) Ref: As 359885-2 – Red mastic to ductwork (Room 008/female wc and lobby – void above) – No Risk
- (Item 12) Ref: 359885-6 – Floor covering (Room 009/disabled wc) – No Risk
- (Item 13) Ref: As 359885-2 – Red mastic to ductwork (Room 009/disabled wc – void above) – No Risk
- (Item 14) Ref: 359885-8 – Remnant adhesive below modern screed (Room 011/male wc and lobby) – No Risk
- (Item 15) Ref: As 359885-7 – Red mastic to ductwork (Room 011/male wc and lobby – void above) – No Risk
- (Item 16) Ref: As 359885-8 – Remnant adhesive below modern screed (Room 012/female wc and lobby) – No Risk
- (Item 17) Ref: As 359885-7 – Red mastic to ductwork (Room 012/female wc and lobby – void above) – No Risk
- (Item 18) Ref: 359885-9 – Shelf panels within cupboard and to base of heater (Room 013/medial room) – No Risk
- (Item 19) Ref: As 359885-9 – Panels to low level heater (Room 014/main reception) – No Risk
- (Item 20) Ref: 359885-10 – Floor covering (Room 015/store) – No Risk
- (Item 21) Ref: As 359885-9 – Shelf panels within cupboard and base of heater (Room 017/meeting room 1) – No Risk
- (Item 22) Ref: 359885-11 – Subfloor covering (Room 020/lobby and stairwell) – No Risk
- (Item 23) Ref: As 359885-10 – Floor covering (Room 021/cupboard) – No Risk
- (Item 24) Ref: As 359885-11 – Floor covering (Room 022a/cupboard) – No Risk
- (Item 25) Ref: 359885-12 – Mastic to cooker hood (Room 024/kitchen) – No Risk
- (Item 26) Ref: 359885-17 – Mastic to redundant ductwork highlevel (Room 033/main factory) – No Risk

- (Item 27) Ref: 359885-15 – Pipework flange gasket to north wall (Room 038/plant room) – Very Low Risk
- (Item 28) Ref: 359885-16 – Pipework flange gasket to boilers (Room 038/plant room) – Very Low Risk
- (Item 29) Ref: 359885-13 – Floor covering (Level 1 Room 003/stairwell) – No Risk
- (Item 30) Ref: 359885-14 – Sink pad (Level 1 Room 004/beverage bay) – No Risk
- (Item 31) Ref: As 359885-13 – Floor covering (Level 1 Room 007/store) – No Risk
- (Item 32) Ref: As 359885-2 – Red mastic to ductwork (Level 1 Room 010/female wc – void above) – No Risk
- (Item 33) Ref: As 359885-13 – Floor covering (Level 1 Room 011/roof access room) – No Risk
- (Item 34) Ref: As 359885-13 – Floor covering (Level 1 Room 024/stairwell) – No Risk
- (Item 35) Ref: As 359885-2 – Red mastic to ductwork (Level 1 Room 025/plant room) – No Risk
- (Item 36) Ref: As 359885-15 – Pipework flange gasket (Level 1 Room 026/plant room – above 0/038) – Very Low Risk
- (Item 37) Ref: 359885-18 – Mastic to plant room door (999-externals) – No Risk
- (Item 38) Ref: 359885-19 – Mastic to windows East (999-externals) – No Risk
- (Item 39) Ref: NX001251 – Pipe lagging debris to floor, boiler and pipework (Plant/boiler room 1/01) – No Risk
- (Item 40) Ref: LC/001 – Mastic to ductwork units (Roof) – No Risk

Asbestos should be presumed within locations and items not accessed/limited access until a further assessment can be performed:

- Rm 01/lobby – void within wood boxing – limited access**
- Rm 02/male wc and lobby – floor hatch – no access**
- Rm 08/female wc and lobby – floor hatch – no access**
- Rm 023/canteen – floor hatch – no access**
- Rm 024/kitchen – cooker hood – no access**
- Rm 026/measurement lab – desktop oven – no access**
- Rm 026/measurement lab – various plant equipment – no access**
- Rm 033/main factory – high level heaters – limited access**
- Rm 035/store – heater – limited access**
- Rm 038/plant room – boilers – limited access**
- Rm 039/air handling room – electrics – no access**
- Rm 040/spillage response room – floor hatch – no access**
- Rm 040/spillage response room – customer LV terminals – no access**
- Rm 041/store – floor hatches – no access**
- Rm 042/store – floor hatches – no access**
- Rm 025/plant room – boiler – limited access**
- Rm 025/plant room – electrics – no access**
- Rm 026/plant room (above 0/038) – electrics – no access**

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



Item 1 Ref: 359885-1

The Remnant adhesive below modern screed (Room 001/Lobby) does not contain asbestos.



Item 2 Ref: 359885-2

The Red mastic to ductwork (Room 001/lobby – void above) does not contain asbestos.



Item 3 Ref: As 359885-1

The Remnant adhesive below modern screed (Room 002/male wc and lobby) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 4 Ref: As 359885-2

The Red mastic to ductwork (Room 002/male wc and lobby – void above) does not contain asbestos.



Item 5 Ref: 359885-3

The Pipework flange gasket to bottom flange (Room 003/plant room) contains asbestos.

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



Item 6 Ref: 359885-4

The Floor covering (Room 005/stairwell) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 7 Ref: 359885-7

The Red mastic to ductwork (Room 006/corridor and changing room – void above) does not contain asbestos.



Item 8 Ref: 359885-5

The Floor covering (Room 007/store) does not contain asbestos.



Item 9 Ref: As 359885-2

The Red mastic to ductwork (Room 007/store – void above) does not contain asbestos.

Photographs of Areas Sampled (Cont)

No image provided

Item 10 Ref: As 359885-1

The Remnant adhesive below modern screed (Room 008/female wc and lobby) does not contain asbestos.



Item 11 Ref: As 359885-2

The Red mastic to ductwork (Room 008/female wc and lobby – void above) does not contain asbestos.



Item 12 Ref: 359885-6

The Floor covering (Room 009/disabled wc) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 13 Ref: As 359885-2

The Red mastic to ductwork (Room 009/disabled wc – void above) does not contain asbestos.



Item 14 Ref: 359885-8

The Remnant adhesive below modern screed (Room 011/male wc and lobby) does not contain asbestos.



Item 15 Ref: As 359885-7

The Red mastic to ductwork (Room 011/male wc and lobby – void above) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 16 Ref: As 359885-8

The Remnant adhesive below modern screed (Room 012/female wc and lobby) does not contain asbestos.



Item 17 Ref: As 359885-7

The Red mastic to ductwork (Room 012/female wc and lobby – void above) does not contain asbestos.



Item 18 Ref: 359885-9

The Shelf panels within cupboard and to base of heater (Room 013/medial room) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 19 Ref: As 359885-9

The Panels to low level heater (Room 014/main reception) does not contain asbestos.



Item 20 Ref: 359885-10

The Floor covering (Room 015/store) does not contain asbestos.



Item 21 Ref: As 359885-9

The Shelf panels within cupboard and base of heater (Room 017/meeting room 1) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 22 Ref: 359885-11

The Subfloor covering (Room 020/lobby and stairwell) does not contain asbestos.



Item 23 Ref: As 359885-10

The Floor covering (Room 021/cupboard) does not contain asbestos.



Item 24 Ref: As 359885-11

The Floor covering (Room 022a/cupboard) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 25 Ref: 359885-12

The Mastic to cooker hood (Room 024/kitchen) does not contain asbestos.



Item 26 Ref: 359885-17

The Mastic to redundant ductwork highlevel (Room 033/main factory) does not contain asbestos.



Item 27 Ref: 359885-15

The Pipework flange gasket to north wall (Room 038/plant room) contains asbestos.

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

Photographs of Areas Sampled (Cont)



Item 28 Ref: 359885-16

The Pipework flange gasket to boilers (Room 038/plant room) contains asbestos.

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



Item 29 Ref: 359885-13

The Floor covering (Level 1 Room 003/stairwell) does not contain asbestos.



Item 30 Ref: 359885-14

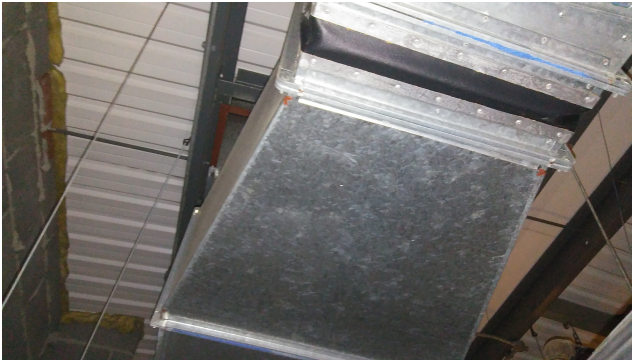
The Sink pad (Level 1 Room 004/beverage bay) does not contain asbestos.

Photographs of Areas Sampled (Cont)



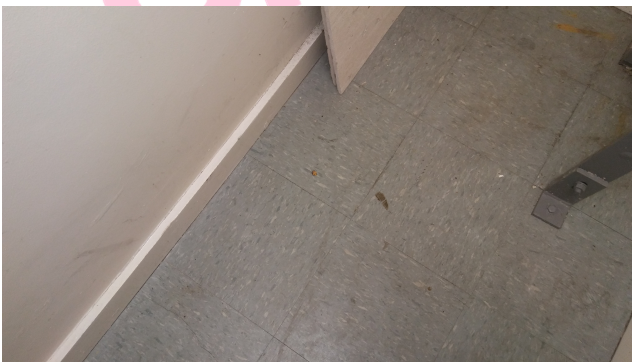
Item 31 Ref: As 359885-13

The Floor covering (Level 1 Room 007/store) does not contain asbestos.



Item 32 Ref: As 359885-2

The Red mastic to ductwork (Level 1 Room 010/female wc – void above) does not contain asbestos.



Item 33 Ref: As 359885-13

The Floor covering (Level 1 Room 011/roof access room) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 34 Ref: As 359885-13

The Floor covering (Level 1 Room 024/stairwell) does not contain asbestos.



Item 35 Ref: As 359885-2

The Red mastic to ductwork (Level 1 Room 025/plant room) does not contain asbestos.



Item 36 Ref: As 359885-15

The Pipework flange gasket (Level 1 Room 026/plant room – above 0/038) contains asbestos.

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

Photographs of Areas Sampled (Cont)



Item 37 Ref: 359885-18

The Mastic to plant room door (999-externals) does not contain asbestos.



Item 38 Ref: 359885-19

The Mastic to windows East (999-externals) does not contain asbestos.



Item 39 Ref: NX001251

The pipe lagging debris to the floor, boiler and pipework in the Plant/boiler room (1/01) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 40 Ref: LC/001

The Mastic to ductwork units to plant room roof (999-externals) does not contain asbestos.

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
<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>		
Item 5	Pipework flange gasket (Room 003/plant room)	Very Low	12 monthly	25.09.2026
<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>		
<i>Item 13</i>	<i>No asbestos</i>	<i>Is present</i>		
<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>		
<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>No asbestos</i>	<i>Is present</i>		
<i>Item 24</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 25</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 26</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 27	Pipework flange gasket (Room 038/plant room)	Very Low	12 monthly	25.09.2026
Item 28	Pipework flange gasket (Room 038/plant room)	Very low	12 monthly	25.09.2026
<i>Item 29</i>	<i>No asbestos</i>	<i>Is present</i>		

<i>Item 30</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 31</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 32</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 33</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 34</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 35</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 36	Pipework flange gasket (Level 1 Room 026/plant room – above 0/038)	Very Low	12 monthly	25.09.2026
<i>Item 37</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 38</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 39</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 40</i>	<i>No asbestos</i>	<i>Is present</i>		

Form 2

Periodic Return

Site	
Date of Inspection	
Inspection By (signature)	
Print Name	

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

Actions Required	
Actions Completed	
Alterations to Register	