

## **Foreward**

ASBESTOS SURVEY REPORT FOR ENDURANCE WAREHOUSE, NORTH MOOR STREET, SUNDERLAND, SR1 2BQ

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

**ENDURANCE HOUSE AND WAREHOUSE, NORTH  
MOOR STREET,  
SUNDERLAND, SR1 2BQ**



**UPRN: - J537502/J536662**

**Location of register:-**

**Premises Manager / Samo: - Tenant**

**Date: 25 September 2025**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557938966**

Endurance House - Last updated 25/09/2025 – Version 2

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## **Plan of Building and Samples Location**

- EA001484 – Stair nosing (Grd Floor) (Rm 1) (Item 1) – No Risk  
EA001485 – Window putty to door glass (Grnd Floor) (Rm 1) (Item 2) – No Risk  
EA001486 – Textured coating to ceiling (Grnd Floor) (Rm 1) (Item 3) – No Risk  
EA001526 – Textured coating to walls (Grnd Floor) (Rm 1) (Item 4) – No Risk  
EA001487 – Vinyl floor tiles (Grnd Floor) (Rm 2) (Item 5) – No Risk  
EA001488 – Boards to staircase and wall (Grnd Floor) (Rm 2) (Item 6) – No Risk  
EA001489 – Paper lined fibreboard ceiling (Grnd Flr) (Rm 2) (Item 7) – Low Risk  
EA001490 – Debris to ceiling tile tops (Grnd Flr) (Rm 2) (Item 8) – No Risk  
EA001491 – Vinyl floor tiles (Grnd Flr) (Rm 3) (Item 9) – No Risk  
EA001492 – Bitumen adhesive below cement skim (Grnd Flr) (Rm 3) (Item 10) – No Risk  
As EA001489 – Paper lined ceiling (Grnd Flr) (Rm 3) (Item 11) – Low Risk  
EA001493 – Stair nosing (Grnd Flr) (Rm 3) (Item 12) – No Risk  
As EA001491 – Vinyl floor tiles (Grnd Flr) (Rm 4) (Item 13) – No Risk  
As EA001492 – Bitumen adhesive below cement skim (Grnd Flr) (Rm 4) (Item 14) – No Risk  
As EA001489 – Paper lined ceiling (Grnd Flr) (Rm 4) (Item 15) – Low Risk  
As EA001491 – Vinyl floor tiles (Ground Flr) (Rm 5) (Item 16) – No Risk  
As EA001492 - Bitumen adhesive below cement skim (Grnd Flr) (Rm 5) (Item 17) – No Risk  
As EA001489 - Paper lined ceiling (Grnd Flr) (Rm 5) (Item 18) – Low Risk  
EA001494 – Panels to bottom of staircase (Grnd Flr) (Rm 5) (Item 19) – No Risk  
As EA001491 - Vinyl floor tiles (Grnd Flr) (Rm 6) (Item 20) – No Risk  
As EA001492 - Bitumen adhesive below cement skim (Grnd Flr) (Rm 6) (Item 21) – No Risk  
As EA001494 – Cladding to underside of stairs (Grnd Flr) (Rm 6) (Item 22) – No Risk  
EA001495 – Paper lined ceiling panels (Grnd Flr) (Rm 7) (Item 23) – Low Risk  
EA001496 – Boards to lower level ceiling (Grnd Flr) (Rm 7) (Item 24) – No Risk  
As EA001495 - Paper lined ceiling panels (Grnd Flr) (Rm 8) (Item 25) – Low Risk  
As EA001487 – Vinyl floor tiles (Grnd Flr) (Rm 8) (Item 26) – No Risk  
EA001497 – Ceiling panels above suspended ceiling (Grnd Flr) (Rm 9) (Item 27) – Low Risk  
As EA001497 - Ceiling panels above suspended ceiling (Grnd Flr) (Rm 10) (Item 28) – Low Risk  
EA001498 – Redundant flue pipe within ceiling void (Grnd Flr) (Rm 10) (Item 29) – Very Low Risk  
As EA001495 – Paper lined to ceiling panels (Grnd Flr) (Rm 11) (Item 30) – Low Risk  
EA001499 – Bitumen pads to underside of sink and drainer (Grnd Flr) (Rm 11) (Item 31) – No Risk  
As EA001495 – Paper lined to ceiling panels (Grnd Flr) (Rm 12) (Item 32) – Low Risk  
EA001500 – Board debris to suspended ceiling tops (Grnd Flr) (Rm 12) (Item 33) – Medium Risk

## **Plan of Building and Samples Location (cont)**

EA001501 – Old lino beneath modern at cubicles (Grnd Flr) (Rm 12) (Item 34) – No Risk  
As EA001488 – Cladding to underside of stairs (Grnd Flr) (Rm 12) (Item 35) – No Risk  
EA001508 – Corrugated roof sheets (Grnd Flr) (Rm 14) (Item 36) – Low Risk  
Presumed – Flash guards within fuse boxes (Grnd Flr) (Rm 14) (Item 37) – Very Low Risk  
EA001509 – Corrugated roof sheets (Grnd Flr) (Rm 16) (Item 38) – Low Risk  
EA001510 – Vermiculite cladding to steel columns (Grnd Flr) (Rm 16) (Item 39) – No Risk  
EA001512 – Corrugated wall sheets (Grnd Flr) (Rm 16) (Item 40) – Very Low Risk  
EA001513 – Ceiling boards (Grnd Flr) (Rm 18) (Item 41) – Low Risk  
EA001514 – Debris to floor (Grnd Flr) (Rm 18) (Item 42) – Low Risk  
Presumed – Flash guards within fuse boxes (Grnd Flr) (Rm 18) (Item 43) – Very Low Risk  
EA001515 – Gasket to pipe flange from ground (Grnd Flr) (Rm 18) (Item 44) – Very Low Risk  
As EA001513 – Ceiling boards (Grnd Flr) (Rm 19) (Item 45) – Low Risk  
EA001516 – Debris to floor (Grnd Flr) (Rm 19) (Item 46) – Low Risk  
Presumed – Flash guards within fuse boxes (Grnd Flr) (Rm 19) (Item 47) – Very Low Risk  
As EA001515 – Gasket to pipe flange from ground (Grnd Flr) (Rm 19) (Item 48) – Very Low Risk  
EA001517 - Rope to floor (Grnd Flr) (Rm 19) (Item 49) – Very Low Risk  
EA001529 – Ceiling Boards (Grnd Flr) (Rm 20) (Item 50) – Low Risk  
EA001523 – Gasket to pipework flanges (Grnd Flr) (Rm 20) (Item 51) – No Risk  
EA001524 – Damp proof course (Grnd Flr) (Rm 20) (Item 52) – Very Low Risk  
As EA001513 – Ceiling boards (Grnd Flr) (Rm 21) (Item 53) – Low Risk  
EA001530 – Debris to floor (Grnd Flr) (Rm 21) (Item 54) – No Risk  
EA001531 – Gaskets to air pump (Grnd Flr) (Rm 21) (Item 55) – Very Low Risk  
EA001502 – Red screed to floor (First Flr Landing) (Rm 1) (Item 56) – No Risk  
EA001503 – Textured coating to ceiling (First Flr Landing) (Rm 1) (Item 57) – No Risk  
EA001504 – Vinyl floor covering (First Flr) (Rm 2) (Item 58) – No Risk  
As EA001502 – Red screed to floor (First Flr) (Rm 3) (Item 59) – No Risk  
As EA001504 – Vinyl floor covering (First Flr) (Rm 4) (Item 60) – No Risk  
As EA001502 – Red screed to floor (First Flr) (Rm 5) (Item 61) – No Risk  
EA001505 – Vinyl floor covering (First Flr) (Rm 6) (Item 62) – No Risk  
As EA001502 – Red screed to floor (First Flr) (Rm 7) (Item 63) – No Risk  
As EA001502 – Red screed to floor (First Flr) (Rm 8) (Item 64) – No Risk  
EA001506 – Panel to window (First Flr) (Rm 8) (Item 65) – No Risk  
As EA001502 – Red screed to floor (First Flr) (Rm 9) (Item 66) – No Risk  
As EA001506 – Panel to window (First Flr) (Rm 9) (Item 67) – No Risk  
As EA001502 – Red screed to floor (First Flr) (Rm 10) (Item 68) – No Risk

## **Plan of Building and Samples Location (cont)**

- EA001507 – Bitumen pads to underside of sink drainer (First Flr) (Rm 10) (Item 69) – No Risk  
EA001527 – Panel on top of water tank (Roof void) (Rm 1) (Item 70) – No Risk  
EA001528 – Loose panel to ceiling tops (Roof Void) (Rm 1) (Item 71) – No Risk  
As EA001508 – Corrugated roof/apex/cowl sheet to warehouse 1 (External) (Item 72) – Very Low Risk  
As EA001509 - Corrugated roof/apex/cowl sheet to warehouse 4 (External) (Item 73) – Very Low Risk  
EA001519 – Corrugated sheet canopy to warehouse 4 (External) (Item 74) – Very Low Risk  
EA001520 – Guttering to Warehouse 4 (External) (Item 75) – Very Low Risk  
EA001521 – Damp proof course to warehouse 4 (External) (Item 76) – Very Low Risk  
EA001522 – Mastic to vent grills on boiler room wall (External) (Item 77) – No Risk  
EA001525 – Cement debris to ground (External) (Item 78) – Very Low Risk

### **Storage Warehouse 2**

- EC001129 – Cement Ceiling panels (Room1) (Item 79) - Low Risk  
EC001130 – Mastic to door (Room 1) (Item 80) – No Risk  
EC001131 – Flue (Room 1) (Item 81) – No Risk  
EC001132 – Cement Ceiling panels (Room 1) (Item 82) - Low Risk  
EC001133 – Floor debris (Room 1) (Item 83) - No Risk  
EC001134 – Floor debris (Room 1) (Item 84) – No Risk  
EC001135 – Floor debris (Room 1) (Item 85) - No Risk  
EC001136 – Floor debris (Room 1) (Item 86) - No Risk  
EC001147 – Fascia (External) (Item 87) – Low Risk

### **Storage Warehouse 3**

- EC001137 – Cement ceiling (Room 1) (Item 88) – Low Risk  
EC001138 – Boxing (Room 1) (Item 89) – Medium Risk  
EC001139 – Cement wall panels (Room1) (Item 90) - Low Risk  
EC001140 – Floor Debris (Room 1) (Item 91) - No Risk  
EC001141 – Floor debris (Room 1) (Item 92) - No Risk  
EC001142 – Floor debris (Room 1) (Item 93) - No Risk  
EC001146 – Floor debris (Room 1) (Item 94) - No Risk  
EC001143 – Canopy (External) (Item 95) - Low Risk  
EC001144 – Cement pipe (External) (Item 96) – No Risk  
EC001145 – Cement pipe (External) (Item 97) – Low Risk  
279740-1 – Expansion joint filler (Warehouse 3) (Item 98) – No Risk  
279740-2 – Remnant boxing to columns north (Warehouse 3) (Item 99) – No Risk  
As 279740-2 – Debris to roof (Warehouse 3) (Item 100) – No Risk

### **Plan of Building and Samples Location (cont)**

Presumed – Underside to roof (Warehouse 4) (Item 101) - Very Low Risk

Presumed – Wall cladding (Warehouse 4) (Item 102) – Low Risk

As 279740-1 – Expansion joint filler (Warehouse 4) (Item 103) – No Risk

As 279740-2 – Remnant boxing to columns south (Warehouse 4) (Item 104) – No Risk

279740-3 – Lining to fire door (Warehouse 4) (Item 105) – Low Risk

**Survey J184993 was carried out to sealed off kitchen/Mess store room. No samples were taken but no asbestos was identified. Refer to survey in file for further information.**

**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: EA001484**

The stair nosing to the entrance lobby (Room 1) does not contain asbestos.



### **Item 2 - Ref: EA001485**

The window putty to door glass in the entrance lobby (Room 1) does not contain asbestos.



### **Item 3 - Ref: EA001486**

The textured coating to ceiling (Entrance Lobby) (Room 1) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 4 - Ref: EA001526**

The textured coating to walls to the entrance lobby (Room 1) does not contain asbestos.



### **Item 5 - Ref: EA001487**

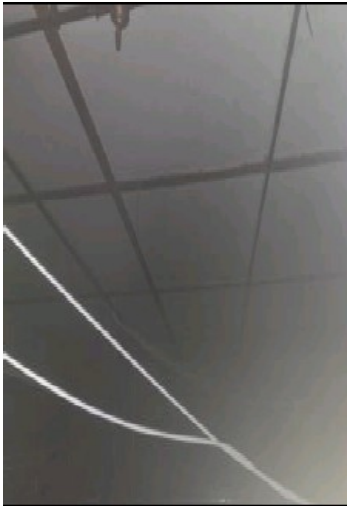
The vinyl floor tiles to office 1 (Room 2) do not contain asbestos.



### **Item 6 - Ref: EA001488**

The cladding boards to staircase and wall in office (Room 2) do not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 7 - Ref: EA001489**

The Paper lined fibreboard ceiling to office 1 (Room 2) contains asbestos.

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



### **Item 8 - Ref: EA001490**

The debris to ceiling tiles tops - Office 1 (Room 2) does not contain asbestos.



### **Item 9 - Ref: EA001491**

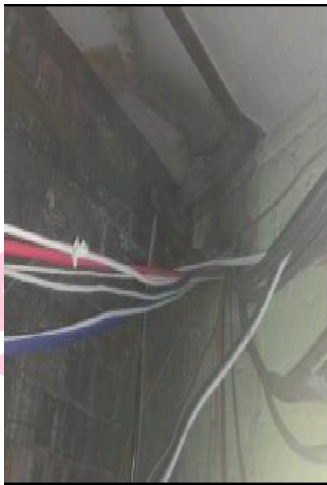
The vinyl floor tiles to the Lobby /stairs (Room 3) do not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 10 - Ref: EA001492**

The bitumen adhesive below cement skim to the lobby /stairs (Room 3) does not contain asbestos.



### **Item 11 - Ref: As EA001489**

The Paper lined fibreboard ceiling to the lobby/stairs (Room 3) contains asbestos.

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



### **Item 12 - Ref: EA001493**

The stair nosing to the lobby/stairs (Room 3) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



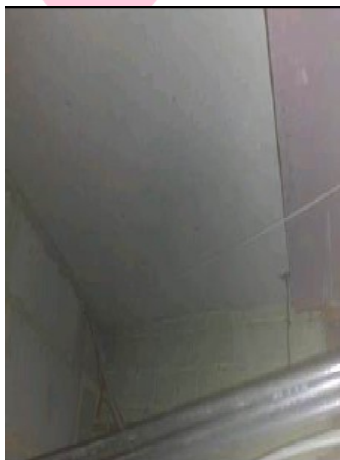
### **Item 13 - Ref: As EA001491**

The vinyl floor tiles to the circulation area (Room 4) do not contain asbestos.



### **Item 14 - Ref: As EA001492**

The bitumen adhesive below cement skim to the circulation area (Room 4) does not contain asbestos.



### **Item 15 - Ref: As EA001489**

The Paper lined fibreboard ceiling to the circulation area (Room 4) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



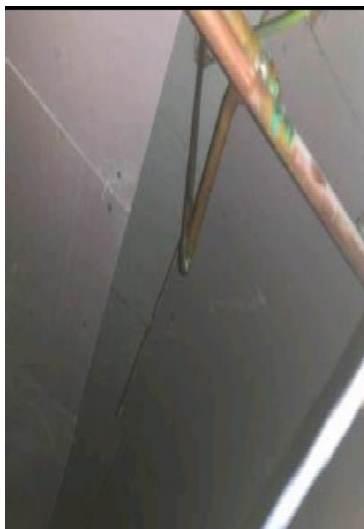
### **Item 16 - Ref: As EA001491**

The vinyl floor tiles to the corridor (Room 5) do not contain asbestos.



### **Item 17 - Ref: As EA001492**

The bitumen adhesive below cement skim to the corridor (Room 5) does not contain asbestos.



### **Item 18 - Ref: As EA001489**

The Paper lined fibreboard ceiling to the corridor (Room 5) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 19 - Ref: EA001494**

The panels to the bottom on staircase of the corridor (Room 5) do not contain asbestos.



### **Item 20 - Ref: As EA001491**

The vinyl floor tiles to the upstairs cupboard (Room 6) do not contain asbestos.



### **Item 21 - Ref: As EA001492**

The bitumen adhesive below cement skim to the upstairs cupboard (Room 6) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 22 - Ref: As EA001494**

The cladding to the underside of stairs of the upstairs cupboard (Room 6) does not contain asbestos.



### **Item 23 - Ref: EA001495**

The paper lined fibreboard ceiling panels in the circulation area (Room 7) contain asbestos.

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



### **Item 24 - Ref: EA001496**

The boards to lower level ceiling in the circulation area (Room 7) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 25 - Ref: As EA001495**

The paper lined fibreboard ceiling panels to the circulation area (Room 8) contain asbestos.

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



### **Item 26 - Ref: As EA001487**

The vinyl floor tiles to the circulation area (Room 8) do not contain asbestos.

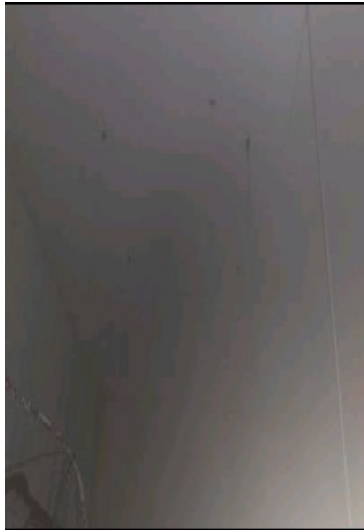


### **Item 27 - Ref: EA001497**

The Ceiling panels above the suspended ceiling to Office 2 (Room 9) do contain asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 28 - Ref: As EA001497**

The Ceiling panels above the suspended ceiling to office 3 (Room 10) do do contain asbestos.

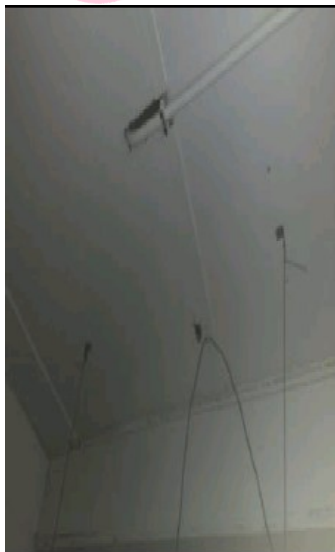
Any change in its appearance should be recorded, and passed to Property Services.



### **Item 29 - Ref: EA001498**

Redundant flue pipe within ceiling void to office 3 (Room 10) does contain asbestos.

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



### **Item 30 - Ref: As EA001495**

The paper lined fibreboard ceiling panels to the kitchen (Room 11) contain asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 31 - Ref: EA001499**

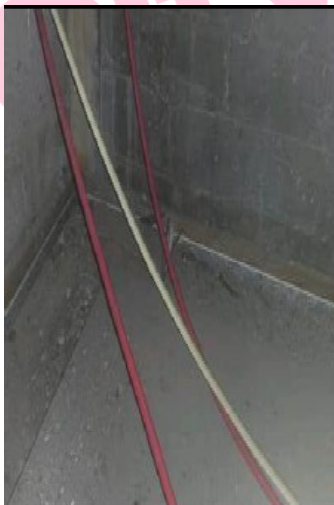
The Bitumen pads to the underside of the sink and drainer to the kitchen (Room 11) do not contain asbestos.



### **Item 32 - Ref: As EA001495**

The paper lined fibreboard ceiling panels to the kitchen (Room 11) contain asbestos.

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



### **Item 33 - Ref: EA001500**

The board debris to suspended ceiling tops to the toilets (Room 12) does contain asbestos.

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

## Photographs of Areas Sampled (Cont)



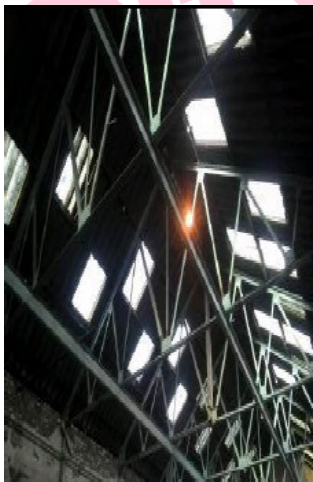
### **Item 34 - Ref: EA001501**

The old lino beneath modern flooring in cubicles to the toilets (Room 12) does not contain asbestos.



### **Item 35 - Ref: As EA001488**

The cladding to the underside of the stairs in the toilets (Room 12) does not contain asbestos.



### **Item 36 - Ref: EA001508**

The corrugated roof sheets to warehouse 1 (Room 14) does contain asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 37 - Presumed**

It was presumed asbestos was present in the flash guards within fuse box in warehouse 1 (Ground Floor) (Room 14).

However due to live supply no access was possible. Further investigation is required.



### **Item 38 - Ref: EA001509**

The corrugated roof sheets to warehouse 4 (Room 16) does contain asbestos.

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



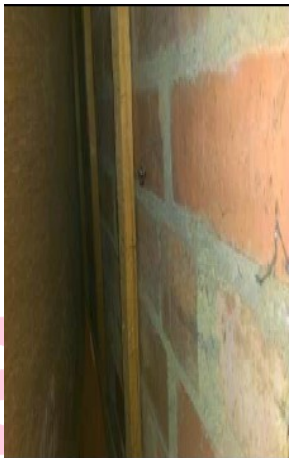
### **Item 39 - Ref: EA001510**

The vermiculite cladding to steel columns top warehouse 4 (Room 16) does not contain asbestos.

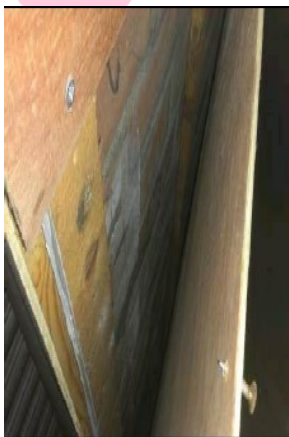
**Photographs of Areas Sampled (Cont)**



No access within underground pit to warehouse 1. (Room 14). Further investigation required.



Inspection point-behind timber Panel. No suspect materials Found in the store (Room 15).



Inspection point-behind timber Panel. No suspect materials found to store (Room 15).

## Photographs of Areas Sampled (Cont)



Inspection point-behind timber Panel. No suspect materials found to the store (Room 15).



### **Item 40 - Ref: EA001512**

The corrugated wall sheets to warehouse 4 (Room 16) contain asbestos.

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



The Sub-Station (Room 17) was inaccessible as a Northern Powergrid Property.

Further investigation required.

## Photographs of Areas Sampled (Cont)



### **Item 41 - Ref: EA001513**

The ceiling boards to boiler room 2 (Room 18) contain asbestos.

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



### **Item 42 - Ref: EA001514**

The debris to floor to boiler room 2 (Room 18) contains asbestos.

There should be no access to the area until an environmental clean has been carried out.



### **Item 43 - Presumed**

It was presumed asbestos was present in the flash guards within fuse box to boiler room 2 (Room 18).

However due to live supply no access was possible. Further investigation is required.

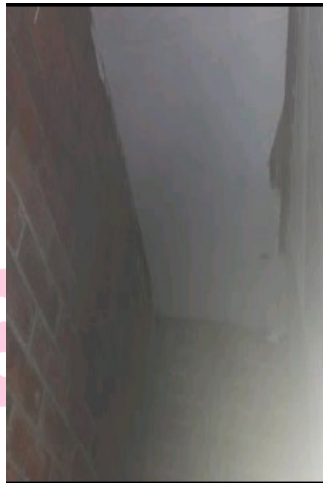
## Photographs of Areas Sampled (Cont)



### **Item 44 - Ref: EA001515**

The gasket to the pipe flange to Boiler Room 2 (Room 18) does contain asbestos.

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



### **Item 45 - Ref: As EA001513**

The ceiling boards to boiler room 1 (Room 19) does contain asbestos.

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



### **Item 46 - Ref: EA001516**

The debris to floor to boiler room 1 (Room 19) contains asbestos.

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

There should be no access to the boiler room until an environmental clean is carried out.

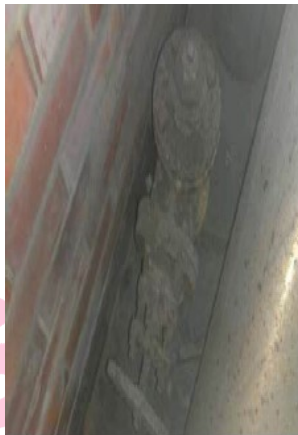
## Photographs of Areas Sampled (Cont)



### **Item 47 - Presumed**

It was presumed asbestos was present in the flash guards within fuse box to boiler room 1 (Room 19).

However due to live supply no access was possible. Further investigation is required



### **Item 48 - Ref: As EA001515**

The gasket to the pipe flange in boiler room 2 (Room 18) does contain asbestos.

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



### **Item 49 - Ref: EA001517**

The rope to the floor to boiler room 1 (Room 19) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 50 - Ref: EA001529**

The ceiling boards to the Gas intake room (Room 20) contain asbestos.

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



### **Item 51 - Ref: EA001523**

The gasket to pipework flanges to the Gas intake room (Room 20) does not contain asbestos.

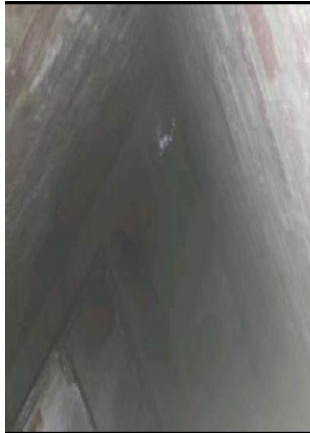


### **Item 52 Ref: EA001524**

The damp proof course to the gas intake room (Room 20) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 53 - Ref: As EA001513**

The ceiling boards to boiler room 3 (Room 21) does contain asbestos.

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



### **Item 54 - Ref: EA001530**

The debris to the floor of Boiler Room 3 (Room 21) does not contain asbestos.



### **Item 55 - Ref: EA001531**

The gaskets to air pump boiler room 3 (Room 21) contains asbestos.

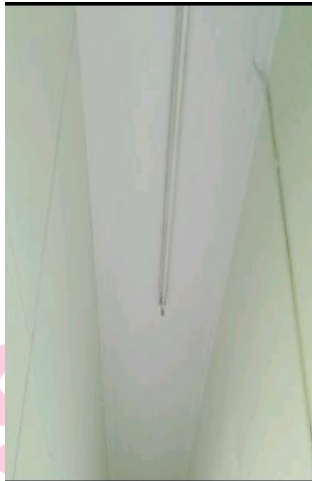
Any change in its appearance should be recorded, and passed to Property Services.

**Photographs of Areas Sampled (Cont)**



**Item 56 - Ref: EA001502**

The red screed to floor (First floor landing) (Room 1) does not contain asbestos.



**Item 57 - Ref: EA001503**

The textured coating to ceiling (First floor landing) (Room 1) does not contain asbestos



**Item 58 - Ref: EA001504**

The vinyl floor covering to office 3 (First floor Room 2) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 59 - Ref: As EA001502**

The red screed to floor of office 4 (First floor Room 3) does not contain asbestos.



**Item 60 - Ref: As EA001504**

The vinyl floor covering to Office 4 (First floor Room 3) does not contain asbestos.



**Item 61 - Ref: As EA001502**

The red screed to floor to office 6 (First floor - room 5) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 62 - Ref: EA001505**

The vinyl floor covering to the landing (First floor - Room 6) does not contain asbestos.



**Item 63 - Ref: As EA001502**

The red screed to the WC lobby (First floor - Room 7) does not contain asbestos.



**Item 64 - Ref: As EA001502**

The red screed to the female wc (First floor - Room 8) does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 65 - Ref: EA001506**

The panel to the window in the female wc (First Floor Room 8) does not contain asbestos.



**Item 66 - Ref: As EA001502**

The red floor screed to floor of the male wc (First floor Room 9) does not contain asbestos.



**Item 67 - Ref: As EA001506**

The panel to the window of the female wc (First Floor Room 8) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 68 - Ref: As EA001502**

The red screed to floor of the male wc (First floor Room 9) does not contain asbestos.



### **Item 69 - Ref: EA001507**

The bitumen pads to the underside of sink drainers in the kitchen (First Floor Room 10) do not contain asbestos.



### **Item 70 - Ref: EA001527**

The panel on top of the water tank (Roof Void) (Room 1) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 71 - Ref: EA001528**

The loose panel to ceiling tops (Roof Void) (Room 1) does not contain asbestos.



The Stairwell to sub level Room 1 was accessed and no suspect materials were found.



### **Item 72 - Ref: As EA001508**

The corrugated roof /apex/cowl sheet to warehouse 1 (External) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 73 - Ref: As EA001509**

The corrugated roof /apex/cowl sheet to warehouse 4 (External) contains asbestos.

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



### **Item 74 - Ref: EA001519**

The corrugated sheet canopy to warehouse 4 (External) contains asbestos.

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



### **Item 75 - Ref: EA001520**

The guttering to Warehouse 4 (External) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 76 - Ref: EA001521**

The damp proof course to Warehouse 4 (External) contains asbestos.

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



### **Item 77 - Ref: EA001522**

The mastic to vent frills on boiler room walls (External) does not contain asbestos.



### **Item 78 - Ref: EA001525**

The cement debris to the ground (External) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



No access to area at high level wall (Room 1) (External).  
Further investigation required.



Room 2 (Sub level) was accessed and no suspect materials were found.



Room 3 (Space behind blocked doorway) to the sub level was inaccessible.  
Further inspection required.

**Photographs of Areas Sampled (Cont)**



**Item 79 - Ref: EC001129**

The cement ceiling panels to Room 1 Warehouse 2 contain asbestos.

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



**Item 80 - Ref: EC001130**

The mastic to the door in room 1 to warehouse 2 does not contain asbestos.



**Item 81 - Ref: EC001131**

The flue penetration to room 1 in warehouse 2 does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 82 - Ref: EC001132**

The cement ceiling panels to Room 1 Warehouse 2 contain asbestos.

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



**Item 83 - Ref: EC001133**

The random debris to the floor in room 1, Warehouse 2 does not contain asbestos.



**Item 84 - Ref: EC001134**

The random debris to the floor in room 1, Warehouse 2 does not contain asbestos.

## Photographs of Areas Sampled (Cont)



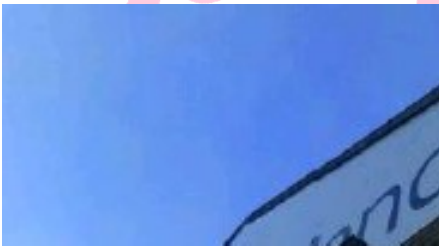
### **Item 85 - Ref: EC001135**

The random debris to the floor in room 1, Warehouse 2 does not contain asbestos.



### **Item 86 - Ref: EC001136**

The random debris to the floor in room 1, Warehouse 2 does not contain asbestos.



### **Item 87 - Ref: EC001147**

The external cement fascia to the external of warehouse 2 contains asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 88 - Ref: EC001137**

The cement ceiling panels to room 1 of warehouse 3 contain asbestos.

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



### **Item 89 - Ref: EC001138**

The boxing to room 1 in Warehouse 3 contains asbestos.

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



### **Item 90 - Ref: EC001139**

The cement wall panels to room 1 of Warehouse 3 contain asbestos.

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

**Photographs of Areas Sampled (Cont)**



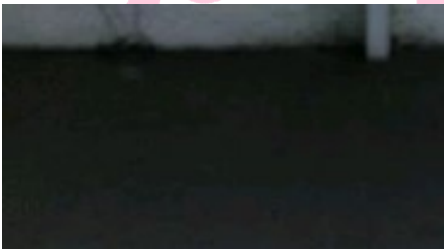
**Item 91 - Ref: EC001140**

The floor debris to room 1 of warehouse 3 does not contain asbestos.



**Item 92 - Ref: EC001141**

The debris to the floor in room 1 in Warehouse 3 does not contain asbestos.



**Item 93 - Ref: EC001142**

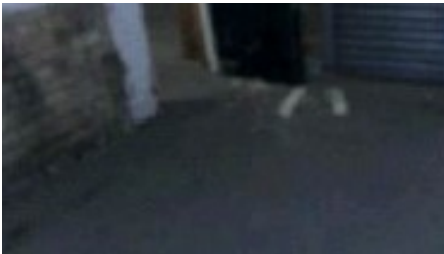
The floor debris to room 1 of Warehouse 3 does not contain asbestos.

**Photographs of Areas Sampled (Cont)**



**Item 94 - Ref: EC001146**

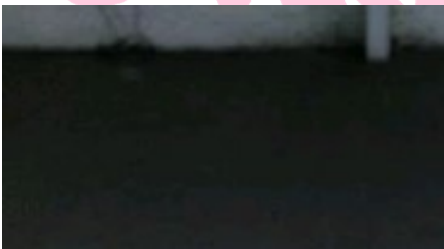
The floor debris to room 1 of warehouse 3 does not contain asbestos.



**Item 95 - Ref: EC001143**

The canopy to the external of warehouse 3 contains asbestos.

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



**Item 96 - Ref: EC001144**

The cement pipe and seal to the external of warehouse 3 do not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 97 - Ref: EC001146**

The cement pipe to the external of warehouse 3 contains asbestos.

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



### **Item 98 - Ref: 279740-1**

The expansion joint filler to floor in Warehouse 3 (Room 001) does not contain asbestos.



### **Item 99 - Ref: 279740-2**

The remnant boxing to columns north in Warehouse 3 (Room 001) does not contain asbestos.

## Photographs of Areas Sampled (Cont)



### **Item 100- Ref: As 279740-2**

The debris to flat roof of air lock in Warehouse 3 (Room 001) does not contain asbestos.



### **Item 101 - Ref: Presumed**

The underside of the roof in Warehouse 4 (Room 002) does contain asbestos.

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



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

The wall cladding at high level west in Warehouse 4 (Room 002) does contain asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 103 - Ref: As 279740-1**

The expansion joint filler to floor in Warehouse 4 (Room 002) does not contain asbestos.



### **Item 104 - Ref: As 279740-2**

The remnant boxing to columns south in Warehouse 4 (Room 002) does not contain asbestos.



### **Item 105 - Ref: 279740-3**

The lining to fire door south (damaged) in Warehouse 4 (Room 002) does contain asbestos.

Any change in its appearance should be recorded and passed 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 held in the asbestos management plan. However, as a minimum:

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

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

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

Central Safety can be contacted on 561 2311.

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

## Commonly Asked Questions.

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

**Form 2**Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
Item 1	No asbestos	Is present		
Item 2	No asbestos	Is present		
Item 3	No asbestos	Is present		
Item 4	No asbestos	Is present		
Item 5	No asbestos	Is present		
Item 6	No asbestos	Is present		
<b>Item 7</b>	<b>Paper lined fibreboard ceiling – Ground floor (Room 2)</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 8	No asbestos	Is present		
Item 9	No asbestos	Is present		
Item 10	No asbestos	Is present		
<b>Item 11</b>	<b>Paper lined fibreboard ceiling – Ground floor (Room 3)</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 12	No asbestos	Is present		
Item 13	No asbestos	Is present		
Item 14	No asbestos	Is present		
<b>Item 15</b>	<b>Paper lined fibreboard ceiling – Ground floor (Room 4)</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 16	No asbestos	Is present		
Item 17	No asbestos	Is present		
<b>Item 18</b>	<b>Paper lined fibreboard ceiling – Ground floor (Room 5)</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 19	No asbestos	Is present		
Item 20	No asbestos	Is present		
Item 21	No asbestos	Is present		
Item 22	No asbestos	Is present		

<i>Item 23</i>	<i>Paper lined fibreboard ceiling – Ground floor (Room 7)</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.04.26</i>
Item 24	No asbestos	Is present		
<i>Item 25</i>	<i>Paper lined fibreboard ceiling – Ground floor (Room 8)</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.04.26</i>
Item 26	No asbestos	Is present		
<i>Item 27</i>	<i>Ceiling panels above suspended ceiling – Ground Floor (Room 9)</i>	<i>Low</i>	<i>6 monthly</i>	<i>Do not Inspect</i>
<i>Item 28</i>	<i>Ceiling panels above suspended ceiling – Ground Floor (Room 10)</i>	<i>Low</i>	<i>6 monthly</i>	<i>Do not Inspect</i>
<i>Item 29</i>	<i>Redundant Flue pipe within ceiling void – Ground Floor (Room 10)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.04.26</i>
<i>Item 30</i>	<i>Paper lined fibreboard ceiling – Ground floor (Room 11)</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.04.26</i>
Item 31	No asbestos	Is present		
<i>Item 32</i>	<i>Paper lined fibreboard ceiling – Ground floor (Room 12)</i>	<i>Low</i>	<i>Do not Inspect</i>	<i>Removal required before access</i>
<i>Item 33</i>	<i>Board debris to suspended ceiling tops – Ground Floor (Room 12)</i>	<i>Medium</i>	<i>Do not Inspect</i>	<i>Removal required before access</i>
Item 34	No asbestos	Is present		

Item 35	No asbestos	Is present		
<b>Item 36</b>	<b>Corrugated roof sheets – Ground Floor (Room 14)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.26</b>
<b>Item 37</b>	<b>Flash guards within fuse box – Ground Floor (Room 14)</b>	<b>Very Low</b>	<b>12 Monthly</b>	<b>03.10.26</b>
<b>Item 38</b>	<b>Corrugated roof sheets – Ground Floor (Room 16)</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 39	No asbestos	Is present		
<b>Item 40</b>	<b>Corrugated wall sheets – Ground Floor (Room 16)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.26</b>
<b>Item 41</b>	<b>Ceiling boards – Ground Floor (Room 18)</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
<b>Item 42</b>	<b>Debris to floor – Ground Floor (Room 18)</b>	<b>Low</b>	<b>Do not</b>	<b>Inspect</b>
<b>Item 43</b>	<b>Flash guards within fuse box – Ground Floor (Room 18)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.26</b>
<b>Item 44</b>	<b>Gasket to pipe flange – Ground Floor (Room 18)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.26</b>
<b>Item 45</b>	<b>Ceiling boards – Ground Floor (Room 19)</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
<b>Item 46</b>	<b>Debris to floor – Ground Floor (Room 19)</b>	<b>Low</b>	<b>Do not</b>	<b>Inspect</b>

<b>Item 47</b>	<b>Flash guards within fuse box – Ground Floor (Room 19)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.26</b>
<b>Item 48</b>	<b>Gasket to pipe flange – Ground Floor (Room 19)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.26</b>
<b>Item 49</b>	<b>Rope to floor – Ground Floor (Room 19)</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 50	Ceiling boards – Ground Floor (Room 20)	Low	6 monthly	building demolished
Item 51	No asbestos	Is present		
Item 52	Damp proof course – Ground Floor (Room 20)	Very Low	12 monthly	building demolished
<b>Item 53</b>	<b>Ceiling boards – Ground Floor (Room 21)</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 54	No asbestos	Is present		
<b>Item 55</b>	<b>Gaskets to air pump – Ground Floor (Room 21)</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.26</b>
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		
<b>Item 72</b>	<b>Corrugated</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.26</b>

	<i>roof/apex/cowl sheet to warehouse – External (warehouse 1)</i>			
<i>Item 73</i>	<i>Corrugated roof/apex/cowl sheet to warehouse – External (warehouse 4)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.10.26</i>
<i>Item 74</i>	<i>Corrugated sheet canopy – External (Warehouse 4)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.10.26</i>
<i>Item 75</i>	<i>Guttering – External (Warehouse 4)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.10.26</i>
<i>Item 76</i>	<i>Damp proof course – External (Warehouse 4)</i>	<i>Very Low</i>	<i>12 monthly</i>	<i>03.10.26</i>
Item 77	No asbestos	Is present		
<i>Item 78</i>	<i>Cement debris to ground – External</i>	<i>Very Low</i>	<i>Do not</i>	<i>Inspect - Item no longer there</i>
<i>Item 79</i>	<i>Cement Ceiling panels – Warehouse 2</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.04.26</i>
Item 80	No asbestos	Is present		
Item 81	No asbestos	Is present		
<i>Item 82</i>	<i>Ceiling panels – Warehouse 2</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.04.26</i>
Item 83	No asbestos	Is present		
Item 84	No asbestos	Is present		
Item 85	No asbestos	Is present		
Item 86	No asbestos	Is present		
<i>Item 87</i>	<i>Cement fascia – Warehouse 2 External</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.04.26</i>
<i>Item 88</i>	<i>Ceiling cement panels – Warehouse 3</i>	<i>Low</i>	<i>6 monthly</i>	<i>03.04.26</i>
<i>Item 89</i>	<i>Boxing –</i>	<i>Medium</i>	<i>3 monthly</i>	<i>03.01.26</i>

	<b>Warehouse 3</b>			
<b>Item 90</b>	<b>Cement walls – Warehouse 3</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 91	No asbestos	Is present		
Item 92	No asbestos	Is present		
Item 93	No asbestos	Is present		
Item 94	No asbestos	Is present		
<b>Item 95</b>	<b>Canopy – Warehouse 3</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 96	No asbestos	Is present		
<b>Item 97</b>	<b>Cement Pipe - Warehouse 3</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 98	No asbestos	Is present		
Item 99	No asbestos	Is present		
Item 100	No asbestos	Is present		
<b>Item 101</b>	<b>Underside of roof Warehouse 4</b>	<b>Very Low</b>	<b>12 monthly</b>	<b>03.10.26</b>
<b>Item 102</b>	<b>Wall Cladding Warehouse 4</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>
Item 103	No asbestos	Is present		
Item 104	No asbestos	Is present		
<b>Item 105</b>	<b>Lining to fire door Warehouse 4</b>	<b>Low</b>	<b>6 monthly</b>	<b>03.04.26</b>



**Form 2**

Periodic Return

<b>Premises</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

Sunderland  
City Council

**For Office Use Only**

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