

Foreward

ASBESTOS SURVEY REPORT FOR BISHOPWEARMOUTH CEMETERY LODGES, SUNDERLAND

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: 07557 938966.

Yours sincerely,

Neil Guthrie
Director of Development and Property

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for Bishopwearmouth Cemetery Lodges



UPRN: - J553274

Location of register:-

Premises Manager / Samo: - Tenant Date: 25 March 2026

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

North Lodge

EA003486 – Floor screed (Room 1) (Item 1) - No Risk
As EA003486 – Floor screed (Room 2) (Item 2) - No Risk
As EA003486 – Floor screed (Room 6) (Item 3) - No Risk
Presumed – Soffits (External) (Item 4) - Removed October 2015
EA003487 – Garage roof sheets (External) (Item 5) - Very Low Risk
There was no access into the garage at time of survey so further investigation required.

South East Lodge – This is now the responsibility of the tenant as the property is sold.

EY000576 – Lino (Room 2) (Item 6) - No Risk
As EY00576 – Lino (Room 3) (Item 7) - No Risk
EY000577 – Textured coating (Room 4) (Item 8) - No Risk
EY000578 – Ceiling (Room 5) (Item 9) - No Risk
EY000575 – Textured coating (Room 2) (Item 10) - No Risk

South West Lodge

EA003478 – Panel to fireplace (Room 2) (Item 11) - No Risk
EA003479 – Floor tiles (Room 6) (Item 12) - Very Low Risk
EA003480 – Adhesive (Room 6) (Item 13) – Very Low Risk
As EA003479 – Floor tiles (Room 9) (Item 14) – Very Low Risk
As EA003480 – Adhesive (Room 9) (Item 15) – Very Low Risk
EA003481 – Sink Pad (Room 9) (Item 16) - No Risk
EA003482 – Textured coating (Room 9) (Item 17) - Low Risk
EA003483 – Damp proof course (Extension - External) (Item 18) - No Risk
EA003484 – Bitumen to roof (External) (Item 19) - No Risk
EA009485 – Damp proof course (External Main) (Item 20) - No Risk

South Chapel

SC005440 – Ceiling tile debris to floor and some still suspended (Chapel G/001) (Item 21) – No Risk
PK003725 – Lagging pipework (Basement Z1/01) (Item 23) – Low Risk
PK003726 – Lagging debris to floor (Basement Z1/01) (Item 24) – Low Risk
PK003727 – Residue to rear wall (Basement Z1/01) (Item 25) – Low Risk
PK003728 – Lagging boiler internal (Basement Z1/01) (Item 26) – No Risk
PK003729 – Residue left hand side wall (Basement Z1/01) (Item 27) – No Risk
PK003730 – Debris shelf (Basement Z1/01) (Item 28) – No Risk
PK003731 – Residue right hand side wall (Basement Z1/01) (Item 29) – No Risk
PK003732 – Residue front wall (Basement Z1/01) (Item 30) – No Risk

North Chapel

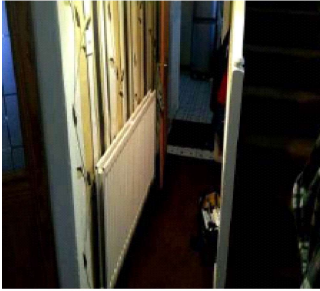
DC003178 – Ceiling tile debris to floor and some still suspended (Chapel G/001) (Item 22) – No Risk

Please note the survey carried out was non-intrusive and any areas not listed above may not have been accessed or had samples taken, should major refurbishment be planned for the property, further investigation will be required.

**Sunderland
City Council**

Photographs of Areas Sampled and Accessed

North Lodge



Item 1: Ref: EA003486

The floor screed to the hall (Room 1) does not contain asbestos.



Item 2: As EA003486

The floor screed to the lounge (Room 2) does not contain asbestos.



Room 4 (Kitchen Cupboard) was accessed and no suspect materials were found.

Photographs of Areas Sampled (Cont)

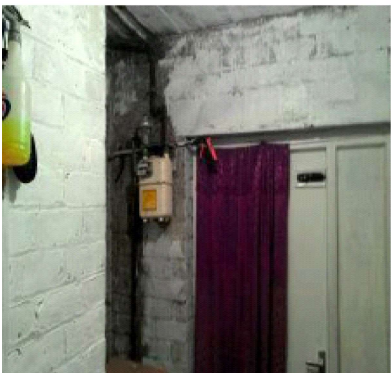


The under stairs cupboard (Room 5) was accessed and no suspect materials were found.



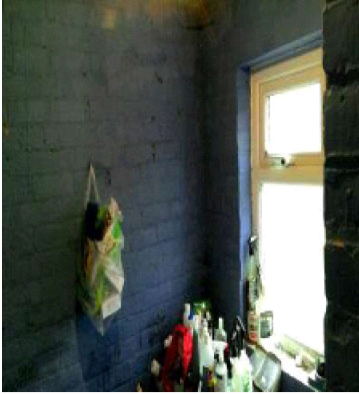
Item 3 – As EA003486

The floor screed to the dining room (Room 6) does not contain asbestos.



Room 7 (Hall) was accessed and no suspect materials were found.

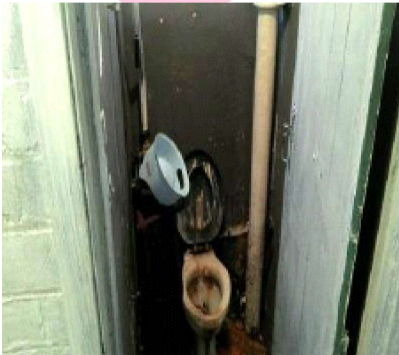
Photographs of Areas Sampled (Cont)



The store (Room 8) was accessed and no suspect materials were found.

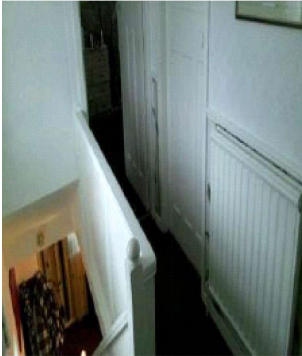


Room 9 (Cupboard) was accessed and no suspect materials were found.



Room 10 (Toilet) was accessed and no suspect materials were found.

Photographs of Areas Sampled (Cont)



The first floor landing (Room 1) was accessed and no suspect materials were found.

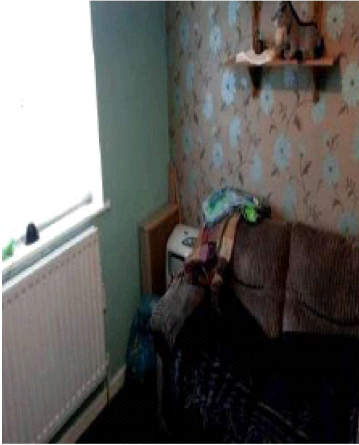


Bedroom 1 on the first Floor (Room 3) was accessed and no suspect materials were found.

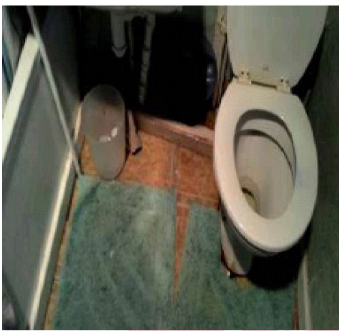


Bedroom 2 on the first floor was accessed and no suspect materials were found.

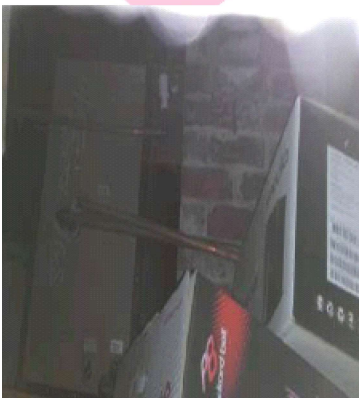
Photographs of Areas Sampled (Cont)



Bedroom 3 (Room 6) on the First Floor was accessed and no suspect materials were found.



The bathroom (Room 7) on the First Floor was accessed and no suspect materials were found.



The roof void (Room 1) was accessed and no suspect materials were found.

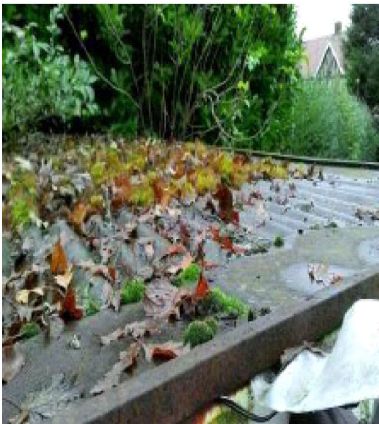
Photographs of Areas Sampled (Cont)



Item 4 – Presumed

The soffits to the external were presumed to contain asbestos.

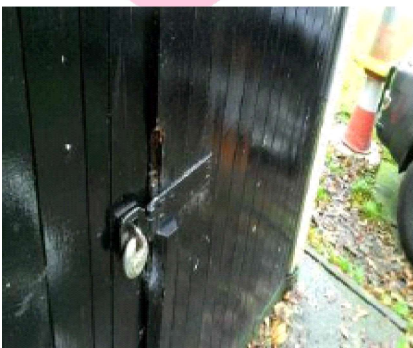
These were removed in October 2015.



Item 5 Ref: EA003487

The garage roof sheets to the external garage contain asbestos.

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



There was no access to the garage as it was locked. Therefore further investigation may be required.

Photographs of Areas Sampled (Cont)

South East Lodge – This is now the responsibility of the tenant as the property is sold.

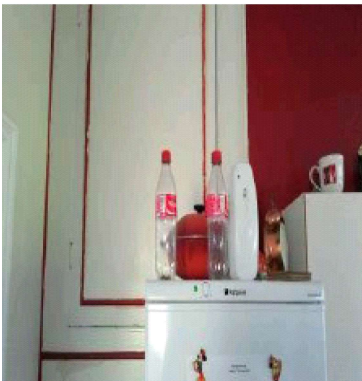


Room 1 (Hall) was accessed and no suspect materials were found.



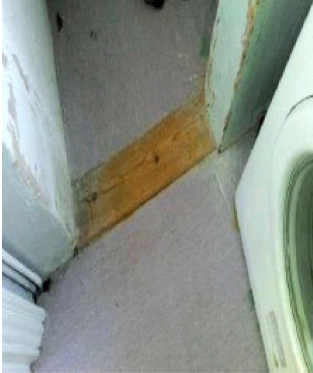
Item 6 Ref: EY000576

The lino to the kitchen (Room 2) does not contain asbestos.



There was no access into the cupboards in the kitchen (Room 2) due to the fridge. Therefore further investigation may be required.

Photographs of Areas Sampled (Cont)



Item 7 As:EY000576

The lino to the kitchen cupboard (Room 3) does not contain asbestos.



Item 8 – Ref: EY000577

The textured coating to the walls and ceiling in the store room (Room 4) does not contain asbestos.



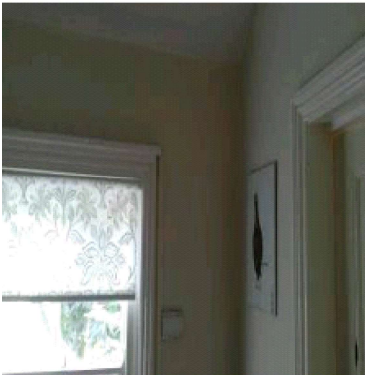
Item 9 – Ref: EY000578

The ceiling to the lounge (Room 5) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Room 6 (Side Entrance) was accessed and no suspect materials were found.



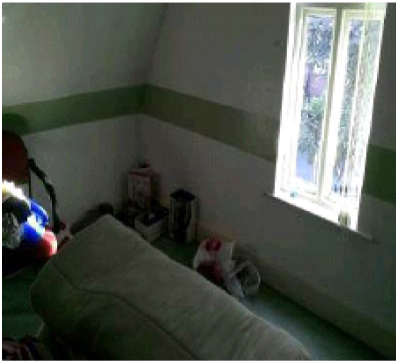
Room 1 (Hall) on the first floor was accessed and no suspect materials were found.



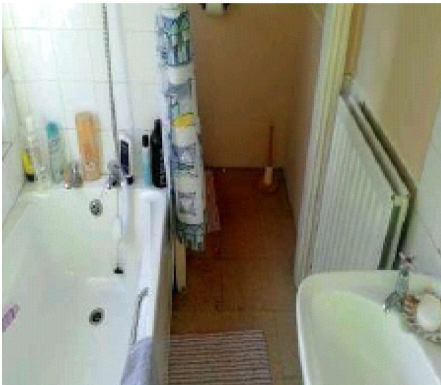
Item 10 – Ref: EY000575

The textured coating to the ceiling in bedroom 2 (Room 2) on the first floor does not contain asbestos.

Photographs of Areas Sampled (Cont)



Bedroom 2 (Room 3) on the first floor was accessed and no suspect materials were found.



Room 4 (Bathroom) on the first floor was accessed and no suspect materials were found.

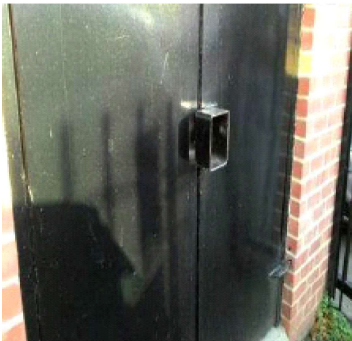


Bedroom 3 (Room 5) on the first floor was accessed and no suspect materials were found.

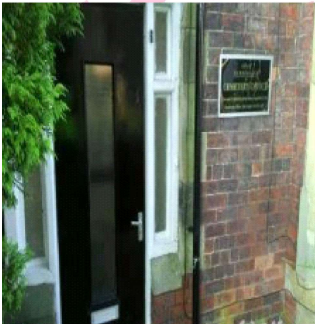
Photographs of Areas Sampled (Cont)



Bedroom 4 (Room 6) on the first floor was accessed and no suspect materials were found.



There was no access to the side store. Therefore further investigation may be required.



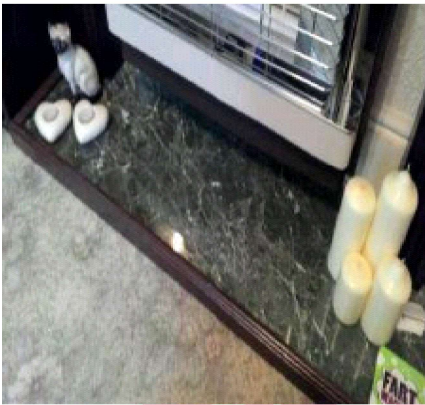
There was no access to the side cemetery office. Therefore further investigation may be required.

Photographs of Areas Sampled (Cont)

South West Lodge

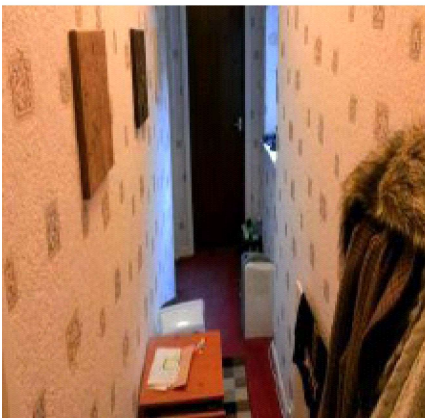


Room 1 (Hall) was accessed and no suspect materials were found.



Item 11 – Ref: EA003478

The panel to the underside of the fireplace hearth in the lounge (Room 2) does not contain asbestos.



Room 3 (Corridor) was accessed and no suspect materials were found.

Photographs of Areas Sampled (Cont)



Room 4 (Bedroom 1) was accessed and no suspect materials were found.



Room 5 (Bedroom 1 cupboard) was accessed and no suspect materials were found.



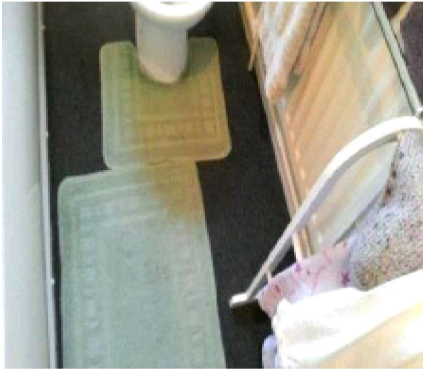
Item 12 – Ref: EA003479

The blue floor tiles to the bathroom (Room 6) contain asbestos.

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

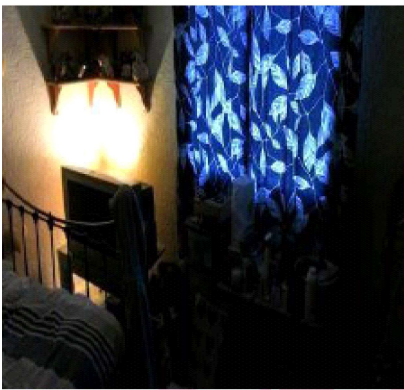
Photographs of Areas Sampled (Cont)

Item 13 – Ref: EA003480

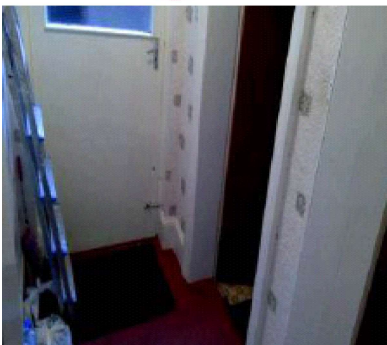


The bitumen adhesive beneath the floor tiles in the bathroom (Room 6) contains asbestos.

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

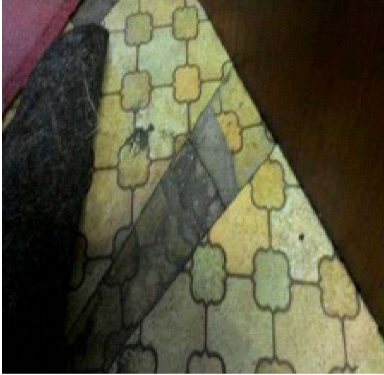


Room 2 (Bedroom 2) was accessed and no suspect materials were found.



Room 8 (Rear Porch) was accessed and no suspect materials were found.

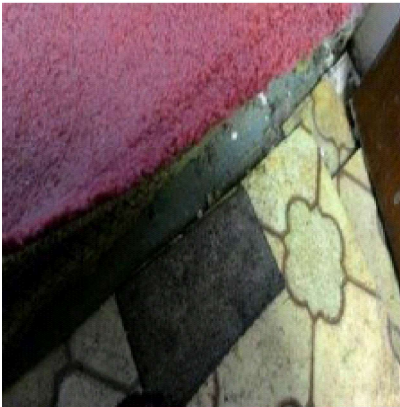
Photographs of Areas Sampled (Cont)



Item 14 As EA003479

The blue floor tiles in the kitchen (Room 9) contain asbestos.

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



Item 15 As EA003480

The bitumen adhesive beneath the floor tiles in the kitchen (Room 9) contains asbestos.

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



Item 16 Ref: EA003481

The sink pads to the drainer in the kitchen (Room 9) do not contain asbestos.

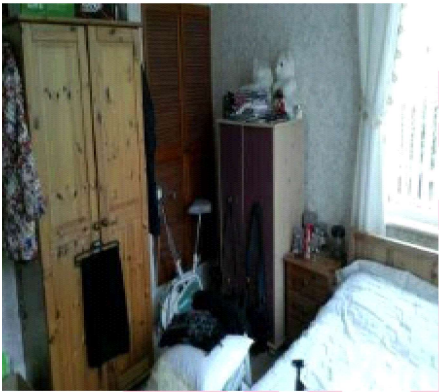
Photographs of Areas Sampled (Cont)



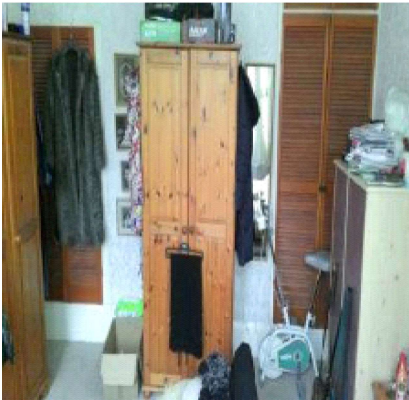
Item 17 Ref: EA003482

The textured coating to the ceiling in the kitchen (Room 9) contains asbestos.

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



Room 10 (Bedroom 3) was accessed and no suspect materials were found.



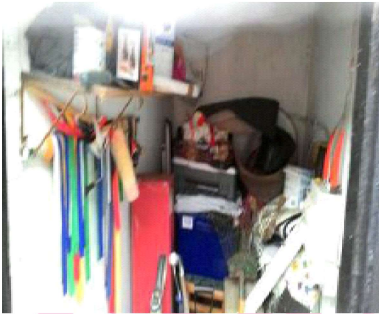
The cupboards to bedroom 3 (Room 11) were accessed and no suspect materials were found.

Photographs of Areas Sampled (Cont)

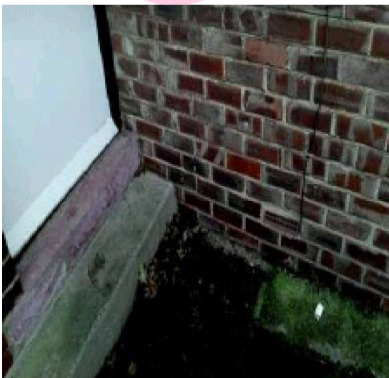


The roof void (Room 1) was inaccessible due to the hatch being above cupboards and cooker hood.

Therefore further investigation may be required.



The external outhouses were accessed and no suspect materials were found.



Item 18 Ref: EA003483

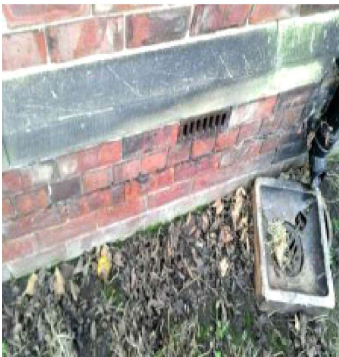
The damp proof course to the extension (external) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 19 Ref: EA003484

The bitumen to the flat roof (external) does not contain asbestos.



Item 20 Ref: EA003485

The damp proof course (external) to the main building does not contain asbestos.

South Chapel



Item 21 Ref: SC005440

The ceiling tile, solid debris to floor and some still suspended in the chapel does not contain asbestos.

Photographs of Areas Sampled (Cont)
South Chapel

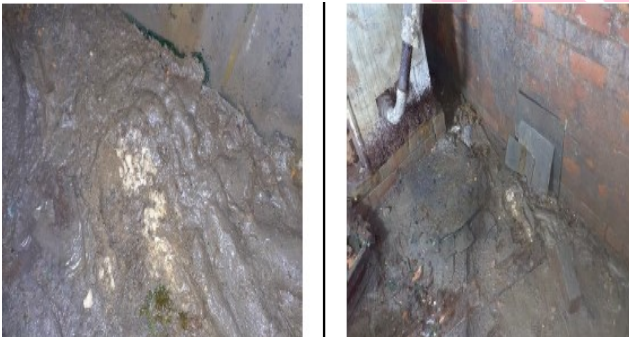
Item 23 Ref: PK003725



The lagging pipework in the basement (Z1/01) does contain asbestos.

Any change in appearance should be reported to Property Services.

Item 24 Ref: PK003726



The lagging debris to the floor in the basement (Z1/01) does contain asbestos.

Any change in appearance should be reported to Property Services.

Item 25 Ref: PK003727



The residue to the rear wall in the basement (Z1/01) does contain asbestos.

Any change in appearance should be reported to Property Services.

Photographs of Areas Sampled (Cont)
South Chapel

Item 26 Ref: PK003728



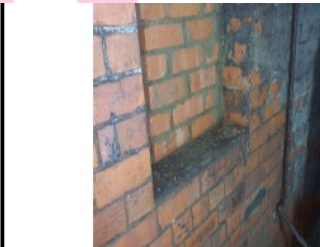
The lagging to the boiler internal in the basement (Z1/01) does not contain asbestos.

Item 27 Ref: PK003729



The residue to the left hand side wall in the basement (Z1/01) does not contain asbestos.

Item 28 Ref: PK003730



The debris to the shelf in the basement (Z1/01) does not contain asbestos.

Photographs of Areas Sampled (Cont)
South Chapel

Item 29 Ref: PK003731



The residue to the right hand side wall in the basement (Z1/01) does not contain asbestos.

Item 30 Ref: PK003732



The residue to the front wall wall in the basement (Z1/01) does not contain asbestos.

Photographs of Areas Sampled (Cont)
North Chapel

Item 22 Ref: DC003178



The ceiling tile, solid debris to floor and some still suspended in the chapel 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
North Lodge				
Item 1	No asbestos	Is present		
Item 2	No asbestos	Is present		
Item 3	No asbestos	Is present		
Item 4	Soffits - External	Very Low	Removed	October 2015
Item 5	Garage Roof sheets	Very Low	12 monthly	03.01.27
South East Lodge – This is now the responsibility of the tenant as the property is sold.				
Item 6	No asbestos	Is present		
Item 7	No asbestos	Is present		
Item 8	No asbestos	Is present		
Item 9	No asbestos	Is present		
Item 10	No asbestos	Is present		
South West Lodge				
Item 11	No asbestos	Is present		
Item 12	Floor tiles – Room 6	Very Low	12 monthly	03.01.27
Item 13	Adhesive to floor tiles - Room 6	Very Low	12 monthly	03.01.27
Item 14	Floor tiles - Room 9	Very Low	12 monthly	03.01.27
Item 15	Adhesive to floor tiles – Room 9	Very Low	12 monthly	03.01.27
Item 16	No asbestos	Is present		
Item 17	Textured coating to ceiling - Room 9	Low	6 monthly	03.07.26
Item 18	No asbestos	Is present		
Item 19	No asbestos	Is present		
Item 20	No asbestos	Is present		

South Chapel				
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 23	Lagging pipework (Basement Z1/01)	Low Risk	6 monthly	Poor condition remove asap
Item 24	Lagging debris to floor (Basement Z1/01)	Low Risk	6 monthly	Poor condition remove asap
Item 25	Residue to rear wall (Basement Z1/01)	Low Risk	6 monthly	Poor condition remove asap
<i>Item 26</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 27</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 28</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 29</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 30</i>	<i>No asbestos</i>	<i>Is present</i>		
North Chapel				
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		

Periodic Return

Premises	
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

<u>Ref:</u>	<u>Condition</u>	<u>Action Required</u>	<u>Comments</u>
	Same/change	Yes/No	

For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	

Sunderland
City Council