

Foreward

ASBESTOS SURVEY REPORT FOR JOPLING HOUSE, JOHN STREET,
SUNDERLAND, SR1 1DP.

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

Jopling House, John Street, Sunderland



UPRN: - J171340

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 14 May 2026

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

Item No.	Sample Ref.	Area Sampled	Location Name	Inspection Frequency
1.	NO000251	Floor tiles Grey/pink	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk
2.	NO000252	Debris/Residue to ceiling void and floor	Z-Sub level 1 Shop Floor (Room Z1/001)	Removed Sept 2023
3.	NO000253	Pipework Gaskets	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk
4.	Presumed	Pipework Gaskets to deeply recessed to sample	Z-Sub level 1 Shop Floor (Room Z1/001)	This item is classed as very low risk and should be inspected every 12 months
5.	NO000254	Cable braiding insulation	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk
6.	NO000255	Cable braiding insulation	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk
7.	NO000256	Fuses flashguards	Z-Sub level 1 Shop Floor (Room Z1/001)	This item is classed as very low risk and should be inspected every 12 months
8.	NO000257	Debris/Residue	Z-Sub level 1 Shop Floor (Room Z1/001)	Removed Sept 2023
9.	NO000258	Debris/Residue from boiler room entrance across to stairs and adjacent areas	Z-Sub level 1 Shop Floor (Room Z1/001)	Removed Sept 2023
10.	NO000259	Debris/Residue to redundant pump	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk
11.	NO000264	Debris/Residue to floor adjacent stairwell	Z-Sub level 1 Shop Floor (Room Z1/001)	Removed Sept 2023
12.	NO000266	Ceiling tile behind metal grid tiles	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk
13.	NO000267	Ductwork joints	Z-Sub level 1 Shop Floor (Room Z1/001)	This item is classed as low risk and should be inspected every 6 months
14.	NO000260	Floor tile on shelving	Z-Sub level 1 Store Room (Room Z1/006)	No Risk
15.	NO000261	Debris/Residue to redundant pipe hanger	Z-Sub level 1 Switch Room (Room Z1/007)	Removed Sept 2023
16.	As NO000254	Cable braiding insulation	Z-Sub level 1 Switch Room (Room Z1/007)	No Risk
17.	NO000256	Fuses flashguards	Z-Sub level 1 Switch Room (Room Z1/007)	This item is classed as very low risk and should be inspected every 12 months
18.	NO000302	Door seal/gasket discarded on floor	Z-Sub level 1 Switch Room (Room Z1/007)	No Risk
19.	NO000262	Debris/residue to	Z-Sub level 1 Plant	Removed Sept 2023

		<i>floor</i>	<i>Room (Room Z1/008)</i>	
20.	NO000263	Ductwork joints	Z-Sub level 1 Plant Room (Room Z1/008)	This item should be removed by a licensed contractor asap
21.	As NO000263	Ductwork joints	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	This item is classed as low risk and should be inspected every 6 months
22.	NO000265	Wall	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	This item should be removed by a licensed contractor asap
23.	As NO000265	<i>Debris/Residue foot of stairwell and adjacent areas</i>	<i>Z-Sub level 1 Staircase/Stairwell (Room Z1/009)</i>	<i>Removed Sept 2023</i>
24.	NO000301	Cable braiding insulation remnants to wall	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	No Risk
25.	NO000268	Floor tile	Z-Sub level 1 Store Room (Room Z1/010)	No Risk
26.	NO000269	Floor jointing compound	Z-Sub level 1 Store Room (Room Z1/014)	No Risk
27.	As NO000269	Floor jointing compound	Z-Sub level 1 Store Room (Room Z1/017)	No Risk
28.	NO000270	Floor tile red	Z-Sub level 1 Store Room (Room Z1/017)	No Risk
29.	As NO000269	Floor jointing compound	Z-Sub level 1 Tank Room (Room Z1/018)	No Risk
30.	NO000272	Floor tile cream	Z-Sub level 1 Tank Room (Room Z1/018)	No Risk
31.	As NO000256	Fuses flashguards	Z-Sub level 1 Tank Room (Room Z1/018)	This item is classed as very low risk and should be inspected every 12 months
32.	NO000271	Pipework gaskets	Z-Sub level 1 Tank Room (Room Z1/018)	This item is classed as very low risk and should be inspected every 12 months
33.	As NO000271	Pipework gaskets	Z-Sub level 1 Tank Room (Room Z1/018)	This item is classed as low risk and should be inspected every 6 months
34.	NO000273	<i>Debris/Residue</i>	<i>Z-Sub level 1 Tank Room (Room Z1/018)</i>	<i>Removed Sept 2023</i>
35.	NO000274	Floor tile pink grey	Z-Sub level 1 Shop Floor (Room Z1/019)	No Risk
36.	Presumed	Pipework Gaskets to deeply recessed to sample	Z-Sub level 1 Shop Floor (Room Z1/019)	This item is classed as very low risk and should be inspected every 12 months
37.	As NO000257	<i>Debris/Residue</i>	<i>Z-Sub level 1 Shop Floor (Room Z1/019)</i>	<i>Removed Sept 2023</i>
38.	As NO000266	Ceiling tile behind metal grid tiles	Z-Sub level 1 Shop Floor (Room Z1/019)	No Risk
39.	As NO000272	Floor tile cream	Z-Sub level 1 Shop Floor (Room Z1/019)	No Risk
40.	As	Ductwork joints	Z-Sub level 1 Shop	This item is classed as

	NO000267		Floor (Room Z1/019)	low risk and should be inspected every 6 months
41.	As NO000251	Floor tile pink/grey	Z-Sub level 1 Staircase/Stairwell (Room Z1/020)	No Risk
42.	As NO000273	<i>Debris/Residue to ceiling void and floor below</i>	Z-Sub level 1 Store Room (Room Z1/021)	<i>Removed Sept 2023</i>
43.	Presumed	Pipework Gaskets	Z-Sub level 1 Store Room (Room Z1/021)	This item is classed as very low risk and should be inspected every 12 months
44.	As NO000254	Cable braiding/insulation	Z-Sub level 1 Store Room (Room Z1/022)	No Risk
45.	As NO000256	Fuses flashguards	Z-Sub level 1 Store Room (Room Z1/023)	This item is classed as very low risk and should be inspected every 12 months
46.	As NO000268	Floor tile	Z-Sub level 1 Store Room (Room Z1/023)	No Risk
47.	NO000275	Floor tile grey	Z-Sub level 1 Store Room (Room Z1/026)	This item is classed as very low risk and should be inspected every 12 months
48.	As NO000275	Floor tile grey	Z-Sub level 1 Store Room (Room Z1/027)	This item is classed as very low risk and should be inspected every 12 months
49.	NO000276	Debris/Residue broken boards	Z-Sub level 1 Store Room (Room Z1/027)	No Risk
50.	As NO000267	Ductwork joints	Z-Sub level 1 Store Room (Room Z1/027)	This item is classed as low risk and should be inspected every 6 months
51.	NO000277	Fuses/flashguards inside fuses discarded throughout	Z-Sub level 1 Store Room (Room Z1/027)	No Risk
52.	NO000278	Debris/residue to floor	Z-Sub level 1 Store Room (Room Z1/027)	No Risk
53.	NO000279	<i>Debris/residue to redundant hangers/equipment</i>	Z-Sub level 1 Store Room (Room Z1/027)	<i>Removed Sept 2023</i>
54.	As NO000267	Ductwork joints	Z-Sub level 1 Plant Room (Room Z1/028)	This item is classed as very low risk and should be inspected every 12 months
55.	NO000280	Ductwork joints	Z-Sub level 1 Store Room (Room Z1/029)	This item should be removed by a licensed contractor asap
56.	NO000281	Ductwork joints red/brown mastic	Z-Sub level 1 Store Room (Room Z1/029)	This item is classed as very low risk and should be inspected every 12 months
57.	As NO000268	Floor tile	Z-Sub level 1 Store Room (Room Z1/029)	No Risk

58.	NO000282	Debris/Residue to wall left of entrance	Z-Sub level 1 Boiler Room (Room Z1/030)	Removed Sept 2023
59.	NO000283	Debris/Residue to left wall	Z-Sub level 1 Boiler Room (Room Z1/030)	Removed Sept 2023
60.	NO000284	Ceiling Shuttering	Z-Sub level 1 Boiler Room (Room Z1/030)	This item is classed as very low risk and should be inspected every 12 months
61.	NO000285	Debris/Residue surrounding holes for flues	Z-Sub level 1 Boiler Room (Room Z1/030)	No Risk
62.	NO000286	Debris/Residue to rear RHS wall	Z-Sub level 1 Boiler Room (Room Z1/030)	Removed Sept 2023
63.	NO000287	Debris/Residue to floor	Z-Sub level 1 Boiler Room (Room Z1/030)	Removed Sept 2023
64.	NO000288	Debris/Residue to floor	Z-Sub level 1 Boiler Room (Room Z1/030)	No Risk
65.	NO000289	Floor tile	Z-Sub level 1 Boiler Room (Room Z1/030)	Removed confirmed on survey J12535
66.	As NO000268	Floor tile	Z-Sub level 1 Store Room (Room Z1/032)	No Risk
67.	As NO000271	Pipework gasket	Z-Sub level 1 Store Room (Room Z1/032)	This item is classed as very low risk and should be inspected every 12 months
68.	NO000290	Pipework wrap to pipe penetrations in ceiling	Z-Sub level 1 Store Room (Room Z1/032)	This item is classed as very low risk and should be inspected every 12 months
69.	As NO000251	Floor tile pink/grey including debris up the stairs	Z-Sub level 1 Stairwell Staircase (Room Z1/034)	No Risk
70.	NO000201	Floor tile red	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months
71.	NO000292	Floor tile grey	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months
72.	NO000293	Floor adhesive remnants	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months
73.	NO000294	Window putty/seal adjacent main entrance damaged and in-situ	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months
74.	NO000295	Debris/Residue to entrance porch, on top and to sides, including beneath shelf and framework	Ground Floor Shop Floor Unit 1 (Room G/001)	Removed Feb 2026
75.	NO000296	Debris/Residue to top of ceiling at	Ground Floor Shop Floor Unit 1 (Room	Removed Sept 2023

		<i>entrance porch</i>	<i>G/001)</i>	
76.	NO000297	Ceiling tile including debris to floor	Ground Floor Shop Floor Unit 1 (Room G/001)	No Risk
77.	NO000298	Wall coating, rear wall beneath skim	Ground Floor Shop Floor Unit 1 (Room G/001)	No Risk
78.	NO000299	Floor tile brown surrounding columns	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months
79.	NO000300	Debris/Residue surrounding feet of columns	Ground Floor Shop Floor Unit 1 (Room G/001)	Removed Sept 2023
80.	As NO000300	Debris/Residue surrounding feet of columns	Ground Floor Shop Floor Unit 1 (Room G/001)	Removed Sept 2023
81.	NO000316	Floor nosing to stairs step up to window	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months
82.	As NO000295	Debris/Residue to floor	Ground Floor Porch Unit 1 (Room G/002)	Removed Sept 2023
83.	As NO000280	Ductwork joints	Ground Floor Porch Unit 1 (Room G/002)	This item is classed as low risk and should be inspected every 6 months
84.	As NO000293	Floor adhesive remnants	Ground Floor Store Room Unit 1 (Room G/003)	This item is classed as very low risk and should be inspected every 12 months
85.	As NO000293	Floor adhesive remnants	Ground Floor Store Room Unit 1 (Room G/004)	This item is classed as very low risk and should be inspected every 12 months
86.	NO000303	Floor tile grey/beige beneath modern lino	Ground Floor Store Room Bike Store (Room G/005)	This item is classed as very low risk and should be inspected every 12 months
87.	NO000304	Ceiling shuttering	Ground Floor Store Room Bike Store (Room G/005)	No Risk
88.	As NO000303	Tile grey/beige beneath carpet	Ground Floor Laboratory (Room G/007)	This item is classed as very low risk and should be inspected every 12 months
89.	As NO000303	Tile grey/beige beneath modern lino	Ground Floor Hallway/passageway Switch Room (Room G/008)	This item is classed as very low risk and should be inspected every 12 months
90.	NO000305	Pipework Gasket	Ground Floor Hallway/passageway Switch Room (Room G/008)	No Risk
91.	As NO000254	Cable braiding insulation	Ground Floor Switch Room behind lifts (Room G/009)	No Risk

92.	NO000306	Floor jointing compound	Ground Floor Switch Room behind lifts (Room G/009)	No Risk
93.	NO000307	Floor adhesive remnants beneath carpet	Ground Floor Hallway/passageway lift lobby (Room G/010)	No Risk
94.	NO000308	Debris/Residue to wall, mid landing	Ground Floor Staircase/Stairwell (Room G/012)	No Risk
95.	NO000309	Debris/Residue	Ground Floor Staircase/Stairwell (Room G/014)	Removed Sept 2023
96.	As NO000303	Floor tile grey/beige within electrical boxing to wall cavity and floor	Ground Floor Staircase/Stairwell (Room G/014)	This item is classed as very low risk and should be inspected every 12 months
97.	As NO000306	Floor jointing compound	Ground Floor Staircase/Stairwell (Room G/014)	No Risk
98.	As NO000303	Floor tile grey/beige carpet	Ground Floor Office (Room G/015)	This item is classed as very low risk and should be inspected every 12 months
99.	As NO000306	Floor jointing compound	Ground Floor Store Room (Room G/017)	No Risk
100.	NO000310	Pipework insulation in wall penetration	Ground Floor Store Room (Room G/017)	This item is classed as low risk and should be inspected every 6 months
101.	As NO000307	Floor adhesive remnants	Ground Floor Store Room (Room G/017)	No Risk
102.	As NO000303	Floor tile grey/beige carpet	Ground Floor Store Room (Room G/017)	This item is classed as very low risk and should be inspected every 12 months
103.	NO000311	Wall to nail/screw heads, various points on column	Ground Floor Store Room (Room G/017)	No Risk
104.	As NO000306	Floor jointing compound	Ground Floor Store Room unit 4 (Room G/018)	No Risk
105.	As NO000307	Floor adhesive remnants	Ground Floor Store Room unit 4 (Room G/018)	No Risk
106.	NO000312	Pipework insulation packing to former wall penetration	Ground Floor Store Room unit 4 (Room G/018)	This item should be removed by a licensed contractor asap
107.	NO000313	Residue/Debris to floor	Ground Floor Store Room unit 4 (Room G/018)	Removed Sept 2023
108.	As NO000306	Floor jointing compound	Ground Floor Store Room (Room G/020)	No Risk
109.	As NO000307	Floor adhesive remnants	Ground Floor Store Room (Room G/020)	No Risk
110.	As	Cabling braiding	Ground Floor Store	No Risk

	NO000301	insulation	Room (Room G/020)	
111.	Presumed	Pipework gasket too deeply recessed to sample	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	This item is classed as very low risk and should be inspected every 12 months
112.	As NO000311	Wall to nail/screw heads various points on column	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	No Risk
113.	As NO000307	Floor adhesive remnants	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	No Risk
114.	As NO000303	Floor tile remnants	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	This item is classed as very low risk and should be inspected every 12 months
115.	As NO000307	Floor adhesive remnants	Ground Floor Shop Floor former store entrance (Room G/023)	No Risk
116.	As NO000303	Floor tile remnants	Ground Floor Shop Floor former store entrance (Room G/023)	This item is classed as very low risk and should be inspected every 12 months
117.	NO000314	Debris/Residue to both floor voids adjacent front doors also on roller shutter	Ground Floor Shop Floor former store entrance (Room G/023)	Removed Sept 2023
118.	As NO000307	Floor adhesive remnants	Ground Floor Office (Room G/026)	No Risk
119.	As NO000307	Floor adhesive remnants	Ground Floor Hallway/passageway (Room G/027)	No Risk
120.	As NO000307	Floor adhesive remnants	Ground Floor Hallway/passageway (Room G/028)	No Risk
121.	NO000315	Ceiling tiles	Ground Floor Bin store (Room G/031)	No Risk
122.	As NO000307	Floor adhesive remnants	Ground Floor Bin store (Room G/031)	No Risk
123.	As NO000315	Ceiling tiles	Ground Floor Store Room (Room G/032)	No Risk
124.	As NO000307	Floor adhesive remnants	Ground Floor Store Room (Room G/032)	No Risk
125.	As NO000307	Floor adhesive remnants	Ground Floor Staff Room (Room G/035)	No Risk
126.	As NO000307	Floor adhesive remnants	Ground Floor Office (Room G/036)	No Risk
127.	As NO000307	Floor adhesive remnants	Ground Floor Entrance Hall/Foyer/Lobby (Room G/037)	No Risk
128.	As NO000307	Floor adhesive remnants	Ground Floor Hallway/Passageway (Room G/038)	No Risk
129.	NO000317	Floor tile to former shop floor and understairs area	Ground Floor Staircase/Stairwell (Room G/039)	This item is classed as very low risk and should be inspected every 12 months

130.	As NO000307	Floor adhesive remnants	Ground Floor Staircase/Stairwell (Room G/039)	No Risk
131.	NO000318	Wall – within hole in wall under stairs	Ground Floor Staircase/Stairwell (Room G/039)	No Risk
132.	NO000319	Window putty/seal to discarded window	Ground Floor Staircase/Stairwell (Room G/039)	This item is classed as very low risk and should be inspected every 12 months
133.	NO000320	Floor tile	First Floor Plant Room (Room 1/005)	No Risk
134.	NO000321	Floor tile beneath carpet	Second Floor Landing including stairs up (Room 2/001)	No Risk
135.	NO000321	Floor tile beneath carpet	Second Floor Landing (Room 2/003)	No Risk
136.	As NO000320	Floor tile	Second Floor Plant Room (Room 2/004)	No Risk
137.	NO000322	Wall Coating	Second Floor Plant Room (Room 2/004)	No Risk
138.	NO000323	Wall void cavity	Second Floor Plant Room (Room 2/004)	No Risk
139.	NO000324	Ceiling void insulation top Of ceiling heater	Second Floor Hallway/passageway (Room 2/010)	No Risk
140.	As NO000321	Floor tile beneath carpet	Second Floor Hallway/passageway (Room 2/013)	No Risk
141.	NO000325	Debris/Residue to stairs	Second Floor Fire escape (Room 2/015)	Removed Sept 2023
142.	NO000326	Debris/Residue to side stairs (external wall) including sloping runner	Second Floor Fire escape (Room 2/015)	Removed Sept 2023
143.	NO000327	Floor nosing to stairs	Second Floor Fire escape (Room 2/015)	This item is classed as very low risk and should be inspected every 12 months
144.	As NO000321	Floor tile beneath carpet	Second Floor Hallway/passageway (Room 2/016)	No Risk
145.	As NO000321	Floor tile beneath carpet	Second Floor Hallway/passageway (Room 2/017)	No Risk
146.	As NO000321	Floor tile beneath carpet	Second Floor Store Room (Room 2/018)	No Risk
147.	NO000328	Pipework lining to insulation remnants	Second Floor Store Room (Room 2/018)	Removed Sept 2023
148.	NO000330	Window/putty seal from removed window	Second Floor Store Room (Room 2/018)	This item is classed as very low risk and should be inspected every 12 months
149.	As NO000321	Floor tile beneath carpet	Second Floor Store Room Former toilets	No Risk

			(Room 2/019)	
150.	NO000329	Ductwork	Second Floor Store Room Former toilets (Room 2/019)	This item is classed as very low risk and should be inspected every 12 months
151.	NO000331	Ceiling void ceiling above panel	Third Floor Landing (Room 3/001)	This item is classed as low risk and should be inspected every 6 months
152.	NO000332	Wall tile	Third Floor Plant Room (Room 3/004)	No Risk
153.	NO000333	Debris/Residue to stairs	Third Floor Fire Escape (Room 3/016)	This item is classed as low risk and should be inspected every 6 months
154.	NO000334	Ceiling sloping Packing to girders	Third Floor Fire Escape (Room 3/016)	No Risk
155.	NO000328	Pipework lining to insulation remnants to 2 large pipes and floor	Third Floor Store Room (Room 3/021)	Removed Sept 2023
156.	Presumed	Pipework gaskets	Third Floor Store Room (Room 3/021)	This item is classed as very low risk and should be inspected every 12 months
157.	Presumed	Pipework gaskets too deeply recessed to sample	Third Floor Store Room (Room 3/023)	This item is classed as very low risk and should be inspected every 12 months
158.	As NO000335	Beam cladding suspected continuation from electric cupboard	Fourth Floor Landing (Room 4/001)	This item is classed as very low risk and should be inspected every 12 months
159.	As NO000335	Beam cladding beneath skim, sampled via pre-existing damage to skim	Fourth Floor Electric cupboard (Room 4/002)	This item should be removed by a licensed contractor asap
160.	NO000336	Beam cladding remnants beneath girder	Fourth Floor Hub/Network Room (Room 4/006)	This item is classed as very low risk and should be inspected every 12 months
161.	NO000337	Debris/Residue to steel girder	Fourth Floor Hub/Network Room (Room 4/006)	Removed Sept 2023
162.	NO000338	Debris/Residue	Fourth Floor Hub/Network Room (Room 4/006)	No Risk
163.	As NO000336	Beam cladding remnants beneath girder	Fourth Floor Plant Room (Room 4/007)	Removed Sept 2023
164.	As NO000337	Debris/Residue to steel girder	Fourth Floor Plant Room (Room 4/007)	Removed Sept 2023
165.	As NO000338	Debris/Residue	Fourth Floor Plant Room (Room 4/007)	No Risk
166.	NO000339	Tank packing to	Fourth Floor Plant Room	No Risk

		brackets	(Room 4/007)	
167.	NO000340	Damp proof course surrounding windows	Fourth Floor Plant Room (Room 4/007)	No Risk
168.	NO000341	Fuses/flashguards	Fourth Floor Lift Machinery Room (Room 4/008)	This item is classed as very low risk and should be inspected every 12 months
169.	NO000342	Fuses/flashguards isolation strips	Fourth Floor Lift Machinery Room (Room 4/008)	This item is classed as very low risk and should be inspected every 12 months
170.	NO000373	Roof felt remnants to concrete	Fourth Floor Fire escape (Room 4/058)	No Risk
171.	NO000374	Wall coating to upper metal cladding	Fourth Floor External roof area (Room 4/059)	This item is classed as very low risk and should be inspected every 12 months
172.	Presumed	Pipework gaskets to sprinkler system	Mezzanine Switch Room midway between basement and ground floor	This item is classed as very low risk and should be inspected every 12 months
173.	NG001611	Wall panel	Ground Floor, Laundry (Room G/001)	No Risk
174.	NG001612	Floor tile (with adhesive) grey beneath carpet	Ground Floor, Laundry (Room G/001)	This item is classed as low risk and should be inspected every 6 months
175.	NG001609	Wall panel	Ground Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room G/002)	No Risk
176.	NG001616	Ceiling	Ground Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room G/002)	No Risk
177.	As NG001609	Wall panel	First Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room 1/001)	No Risk
178.	As NG001616	Ceiling	First Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room 1/001)	No Risk
179.	As NG001609	Wall panel	First Floor, Entrance Hall/Foyer/Lobby next to northerly fire exit (Room 1/002)	No Risk
180.	As NG001602	Wall panel	Staircase/Stairwell (Room 1/003)	No Risk
181.	As NG001603	Floor tile (with adhesive) red	Staircase/Stairwell (Room 1/003)	No Risk
182.	As NG001604	Floor covering	Staircase/Stairwell (Room 1/003)	No Risk
183.	NG001610	Wall panel	Corridor west corridor (Room 1/004)	No Risk
184.	As NG001616	Ceiling	Corridor west corridor (Room 1/004)	No Risk
185.	As NG001610	Wall panel	Staircase/Stairwell (Room 1/005)	No Risk

186.	As NG001602	Wall panel	Bedroom 130 (Room 1/006)	No Risk
187.	As NG001596	Wall panel	Bedroom 214 (Room 1/007)	No Risk
188.	NG001600	Wall panel	Entrance Hall/Foyer/Lobby Lift lobby east (Room 2/001)	No Risk
189.	NG001602	Wall panel	Staircase/Stairwell North fire exit (Room 2/002)	No Risk
190.	NG001603	Floor tile with adhesive (red)	Staircase/Stairwell North fire exit (Room 2/002)	No Risk
191.	NG001604	Floor covering	Staircase/Stairwell North fire exit (Room 2/002)	No Risk
192.	As NG001602	Wall panel	Hallway/passageway Passage to Northerly fire exit (Room 2/003)	No Risk
193.	As NG001602	Wall panel	Bedroom 230 (Room 2/004)	No Risk
194.	NG001605	Wall panel	Corridor East Corridor (Room 2/005)	No Risk
195.	NG001613	Ceiling	Corridor East Corridor (Room 2/005)	No Risk
196.	NG001606	Wall panel	Staircase/Stairwell (Room 2/006)	No Risk
197.	As NG001606	Wall panel	Kitchen adjacent service cupboard (Room 2/007)	No Risk
198.	NG001607	Wall panel	Entrance Hall/Foyer/Lobby Lobby to emergency exit (Room 2/008)	No Risk
199.	NG001608	Wall coating	Staircase/Stairwell Emergency fire exit (Room 2/009)	No Risk
200.	As NG001596	Wall panel	Bedroom 214 (Room 2/010)	No Risk
201.	As NG001613	Ceiling	Corridor West corridor (Room 2/011)	No Risk
202.	NG001594	Wall panel	Staircase/Stairwell fire exit staircase (Room 3/001)	No Risk
203.	NG001595	Floor tile with adhesive	Staircase/Stairwell fire exit staircase (Room 3/001)	No Risk
204.	NG001596	Wall panel	Corridor East Corridor (Room 3/002)	No Risk
205.	NG001614	Ceiling coating	Corridor East Corridor (Room 3/002)	No Risk
206.	As NG001595	Floor tile with adhesive	Hallway/Passageway (Room 3/003)	No Risk
207.	NG001597	Wall panel	Staircase/Stairwell South stairwell (Room 3/004)	No Risk
208.	NG001598	Wall panel	Entrance Hall/Foyer/Lobby (Room 3/005)	No Risk
209.	NG001599	Wall panel	Staircase/Stairwell	No Risk

			(Room 3/006)	
210.	As NG001599	Wall panel	Plant Room (Room 3/007)	No Risk
211.	NG001601	Wall panel	Bedroom 306 (Room 3/008)	No Risk
212.	As NG001602	Wall coating	Bedroom 330 (Room 3/009)	No Risk
213.	As NG001596	Wall panel	Corridor West Corridor (Room 3/010)	No Risk
214.	As NG001614	Ceiling coating	Corridor West Corridor (Room 3/010)	No Risk
215.	NG001588	Wall coating to brickwork	Entrance Hall/Foyer/Lobby (Room 4/001)	No Risk
216.	NG001589	Wall panel	Entrance Hall/Foyer/Lobby (Room 4/001)	No Risk
217.	NG001590	Wall panel	Bedroom 401 (Room 4/002)	No Risk
218.	NG001591	Wall panel	Bedroom 405 (Room 4/003)	No Risk
219.	NG001592	Wall panel	Corridor (Room 4/004)	No Risk
220.	NG001593	Wall coating	Stairs/Hall Landing Roof accessed (Room 4/005)	This item is classed as low risk and should be inspected every 6 months
221.	NG001615	Ceiling	Corridor (Room 4/006)	No Risk
222.	AW005669	Floor covering	Rear stairwell adjacent Rm 301 (Room 2/001)	No Risk
223.	AW005670	Ceiling void – residue to redundant radiator	Corridor adjacent Rm 214 (Room 2/002)	No Risk
224.	AW005671	Ceiling void – paint coating to ceiling	Corridor adjacent Rm 316 (Room 3/001)	No Risk
225.	NZ001414	Debris/Residue to ceiling floor below	Loft space within lift lobby (Room 1/001)	No Risk
226.	As NZ001414	Debris/Residue to ceiling floor below	Loft space within crazy lobby (Room 1/002)	No Risk
227.	NZ001415	Debris/Residue to ceiling floor below	Loft space within corridors to flats 106-111 (Room 1/003)	No Risk
228.	As NZ001415	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 110 (Room 1/004)	No Risk
229.	NZ001416	Debris/Residue to ceiling floor below	Loft space within corridors to flats 112-119 (Room 1/005)	No Risk
230.	As NZ001416	Debris/Residue to ceiling floor below	Loft space within corridors to flats 120-125 (Room 1/006)	No Risk
231.	NZ001417	Debris/Residue to ceiling floor below	Loft space within corridors to flats 126-130 (Room 1/007)	No Risk
232.	As NZ001417	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 130 (Room 1/008)	No Risk

233.	NZ001418	Debris/Residue to ceiling floor below	Loft space within corridors to flats 101-103 (Room 1/009)	No Risk
234.	As NZ001418	Debris/Residue to ceiling floor below	Loft space within corridors to flats 104-105 (Room 1/010)	No Risk
235.	NZ001408	Debris/Residue to ceiling floor below	Loft space within lift lobby (Room 2/001)	No Risk
236.	As NZ001408	Debris/Residue to ceiling floor below	Loft space within gaming room lobby (Room 2/002)	No Risk
237.	NZ001409	Debris/Residue to ceiling floor below	Loft space within corridor to flats 207-208 (Room 2/003)	No Risk
238.	As NZ001409	Debris/Residue to ceiling floor below	Loft space within corridor to flats 209-211 (Room 2/004)	No Risk
239.	NZ001410	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 210 (Room 2/005)	No Risk
240.	As NZ001410	Debris/Residue to ceiling floor below	Loft space within corridor to flats 212-219 (Room 2/006)	No Risk
241.	NZ001411	Debris/Residue to ceiling floor below	Loft space within corridor to flats 220-225 (Room 2/007)	No Risk
242.	As NZ001411	Debris/Residue to ceiling floor below	Loft space within corridor adjacent lift lobby (Room 2/008)	No Risk
243.	NZ001412	Debris/Residue to ceiling floor below	Loft space within corridor to flats 226-230 (Room 2/009)	No Risk
244.	As NZ001412	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 230 (Room 2/010)	No Risk
245.	NZ001413	Debris/Residue to ceiling floor below	Loft space within corridor to flats 201-203 (Room 2/011)	No Risk
246.	As NZ001413	Debris/Residue to ceiling floor below	Loft space within corridor to flats 204-205 (Room 2/012)	No Risk
247.	NZ001403	Debris/Residue to ceiling floor below	Loft space within lobby (Room 3/001)	No Risk
248.	As NZ001403	Debris/Residue to ceiling floor below	Loft space within football pool room lobby (Room 3/002)	No Risk
249.	NZ001404	Debris/Residue to ceiling floor below	Loft space within corridor to flats 306-311 (Room 3/003)	No Risk
250.	As NZ001404	Debris/Residue to ceiling floor below	Loft space within corridor adjacent Flat 311 (Room 3/004)	No Risk
251.	NZ001405	Debris/Residue to ceiling floor below	Loft space within corridor to flats 312-319 (Room 3/005)	No Risk
252.	As NZ001405	Debris/Residue to ceiling floor below	Loft space within corridor to flats 320-325	No Risk

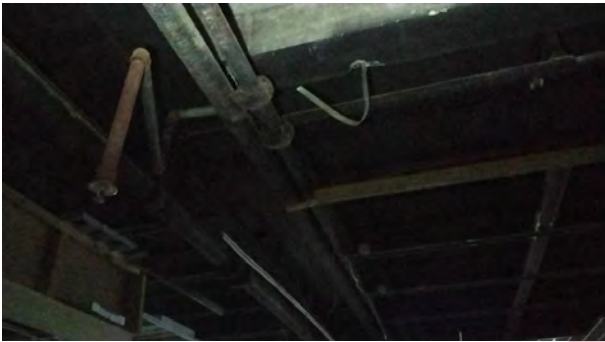

			(Room 3/006)	
253.	As NZ001404	Debris/Residue to ceiling floor below	Loft space within corridor adjacent Flat 321 (Room 3/007)	No Risk
254.	NZ001406	Debris/Residue to ceiling floor below	Loft space within corridor to flats 326-330 (Room 3/008)	No Risk
255.	As NZ001406	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 330 (Room 3/009)	No Risk
256.	NZ001407	Debris/Residue to ceiling floor below	Loft space within corridor to flats 301-304 (Room 3/010)	No Risk
257.	As NZ001407	Debris/Residue to ceiling floor below	Loft space within corridor to flats 301-304 (Room 3/011)	No Risk
258.	NZ001401	Debris/Residue to ceiling floor below	Loft space within corridor to flats 413-414 (Room 4/001)	No Risk
259.	As NZ001401	Debris/Residue to ceiling floor below	Loft space within corridor to flats 408-412 (Room 4/002)	No Risk
260.	NZ001402	Debris/Residue to ceiling floor below	Loft space within corridor to flats 415-416 (Room 4/003)	No Risk
261.	As NZ001402	Debris/Residue to ceiling floor below	Loft space within corridor to flats 403-407 (Room 4/004)	No Risk
262.	EV005969	Textured coated wall & debris to ceiling loft space where the wall had been damaged to ducting installation	Loft space/Ceiling void (R/01)	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.

Photographs of Areas Sampled

1.	NO000251	Floor tiles Grey/pink	Z-Sub level 1 Shop Floor (Room Z1/001)	Does not contain asbestos.
				
2.	NO000252	Debris/Residue to ceiling void and floor	Z-Sub level 1 Shop Floor (Room Z1/001)	Removed Sept 2023
				
3.	NO000253	Pipework Gaskets	Z-Sub level 1 Shop Floor (Room Z1/001)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

4.	Presumed	Pipework Gaskets to deeply recessed to sample	Z-Sub level 1 Shop Floor (Room Z1/001)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
5.	NO000254	Cable braiding insulation	Z-Sub level 1 Shop Floor (Room Z1/001)	Does not contain asbestos.
				
6.	NO000255	Cable braiding insulation	Z-Sub level 1 Shop Floor (Room Z1/001)	Does not contain asbestos.
				


Photographs of Areas Sampled (cont)

7.	NO000256	Fuses flashguards	Z-Sub level 1 Shop Floor (Room Z1/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
8.	NO000257	Debris/Residue	Z-Sub level 1 Shop Floor (Room Z1/001)	Removed Sept 2023
				
9.	NO000258	Debris/Residue from boiler room entrance across to stairs and adjacent areas	Z-Sub level 1 Shop Floor (Room Z1/001)	Removed Sept 2023
				




Photographs of Areas Sampled (cont)

10.	NO000259	Debris/Residue to redundant pump	Z-Sub level 1 Shop Floor (Room Z1/001)	Does not contain asbestos.
				
11.	NO000264	Debris/Residue to floor adjacent stairwell	Z-Sub level 1 Shop Floor (Room Z1/001)	Removed Sept 2023
				
12.	NO000266	Ceiling tile behind metal grid tiles	Z-Sub level 1 Shop Floor (Room Z1/001)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

13.	NO000267	Ductwork joints	Z-Sub level 1 Shop Floor (Room Z1/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
14.	NO000260	Floor tile on shelving	Z-Sub level 1 Store Room (Room Z1/006)	Does not contain asbestos.
				
15.	NO000261	Debris/Residue to redundant pipe hanger	Z-Sub level 1 Switch Room (Room Z1/007)	Removed Sept 2023
				




Photographs of Areas Sampled (cont)

16.	As NO000254	Cable braiding insulation	Z-Sub level 1 Switch Room (Room Z1/007)	Does not contain asbestos.
				
17.	NO000256	Fuses flashguards	Z-Sub level 1 Switch Room (Room Z1/007)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
18.	NO000302	Door seal/gasket discarded on floor	Z-Sub level 1 Switch Room (Room Z1/007)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

19.	NO000262	Debris/residue to floor	Z-Sub level 1 Plant Room (Room Z1/008)	Removed Sept 2023
				
20.	NO000263	Ductwork joints	Z-Sub level 1 Plant Room (Room Z1/008)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
21.	As NO000263	Ductwork joints	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

22.	NO000265	Wall	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
23.	As NO000265	<i>Debris/Residue foot of stairwell and adjacent areas</i>	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	<i>Removed Sept 2023</i>
				
24.	NO000301	Cable braiding insulation remnants to wall	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

25.	NO000268	Floor tile	Z-Sub level 1 Store Room (Room Z1/010)	Does not contain asbestos.
				
26.	NO000269	Floor jointing compound	Z-Sub level 1 Store Room (Room Z1/014)	Does not contain asbestos.
				
27.	As NO000269	Floor jointing compound	Z-Sub level 1 Store Room (Room Z1/017)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

28.	NO000270	Floor tile red	Z-Sub level 1 Store Room (Room Z1/017)	Does not contain asbestos.
				
29.	As NO000269	Floor jointing compound	Z-Sub level 1 Tank Room (Room Z1/018)	Does not contain asbestos.
				
30.	NO000272	Floor tile cream	Z-Sub level 1 Tank Room (Room Z1/018)	Does not contain asbestos.
				

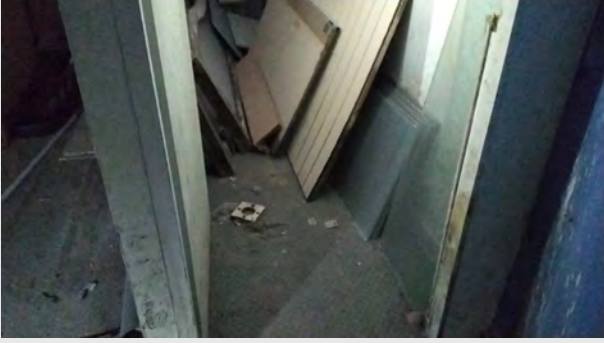
Photographs of Areas Sampled (cont)

31.	As NO000256	Fuses/ flashguards	Z-Sub level 1 Tank Room (Room Z1/018)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
32.	NO000271	Pipework gaskets	Z-Sub level 1 Tank Room (Room Z1/018)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
33.	As NO000271	Pipework gaskets	Z-Sub level 1 Tank Room (Room Z1/018)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled (cont)

34.	NO000273	Debris/Residue	Z-Sub level 1 Tank Room (Room Z1/018)	Removed Sept 2023
				
35.	NO000274	Floor tile pink grey	Z-Sub level 1 Shop Floor (Room Z1/019)	Does not contain asbestos.
				
36.	Presumed	Pipework Gaskets to deeply recessed to sample	Z-Sub level 1 Shop Floor (Room Z1/019)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

37.	As NO000257	Debris/Residue	Z-Sub level 1 Shop Floor (Room Z1/019)	Removed Sept 2023
				
38.	As NO000266	Ceiling tile behind metal grid tiles	Z-Sub level 1 Shop Floor (Room Z1/019)	Does not contain asbestos.
				
39.	As NO000272	Floor tile cream	Z-Sub level 1 Shop Floor (Room Z1/019)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

40.	As NO000267	Ductwork joints	Z-Sub level 1 Shop Floor (Room Z1/019)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
41.	As NO000251	Floor tile pink/grey	Z-Sub level 1 Staircase/Stairwell (Room Z1/020)	Does not contain asbestos.
				
42.	As NO000273	<i>Debris/Residue to ceiling void and floor below</i>	Z-Sub level 1 Store Room (Room Z1/021)	<i>Removed Sept 2023</i>
				

Photographs of Areas Sampled (cont)

43.	Presumed	Pipework Gaskets	Z-Sub level 1 Store Room (Room Z1/021)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
44.	As NO000254	Cable braiding/insulation	Z-Sub level 1 Store Room (Room Z1/022)	Does not contain asbestos.
				
45.	As NO000256	Fuses flashguards	Z-Sub level 1 Store Room (Room Z1/023)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

46.	As NO000268	Floor tile	Z-Sub level 1 Store Room (Room Z1/023)	Does not contain asbestos.
				
47.	NO000275	Floor tile grey	Z-Sub level 1 Store Room (Room Z1/026)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
48.	As NO000275	Floor tile grey	Z-Sub level 1 Store Room (Room Z1/027)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				


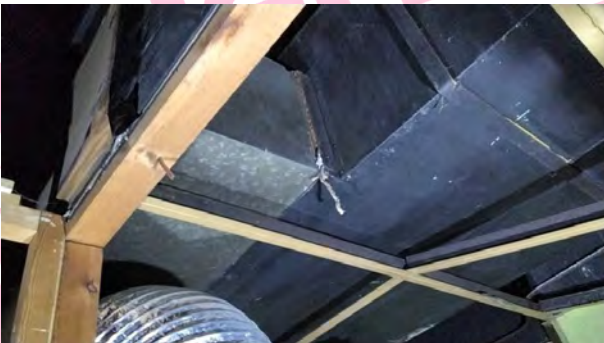

Photographs of Areas Sampled (cont)

49.	NO000276	Debris/Residue broken boards	Z-Sub level 1 Store Room (Room Z1/027)	Does not contain asbestos.
				
50.	As NO000267	Ductwork joints	Z-Sub level 1 Store Room (Room Z1/027)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
51.	NO000277	Fuses/flashguards inside fuses discarded throughout	Z-Sub level 1 Store Room (Room Z1/027)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

52.	NO000278	Debris/residue to floor	Z-Sub level 1 Store Room (Room Z1/027)	Does not contain asbestos.
				
53.	NO000279	Debris/residue to redundant hangers/equipment	Z-Sub level 1 Store Room (Room Z1/027)	Removed Sept 2023
				
54.	As NO000267	Ductwork joints	Z-Sub level 1 Plant Room (Room Z1/028)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

55.	NO000280	Ductwork joints	Z-Sub level 1 Store Room (Room Z1/029)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
56.	NO000281	Ductwork joints red/brown mastic	Z-Sub level 1 Store Room (Room Z1/029)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
57.	As NO000268	Floor tile	Z-Sub level 1 Store Room (Room Z1/029)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

58.	NO000282	<i>Debris/Residue to wall left of entrance</i>	<i>Z-Sub level 1 Boiler Room (Room Z1/030)</i>	<i>Removed Sept 2023</i>
				
59.	NO000283	<i>Debris/Residue to left wall</i>	<i>Z-Sub level 1 Boiler Room (Room Z1/030)</i>	<i>Removed Sept 2023</i>
				
60.	NO000284	<i>Ceiling Shuttering</i>	<i>Z-Sub level 1 Boiler Room (Room Z1/030)</i>	<i>Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.</i>
				




Photographs of Areas Sampled (cont)

61.	NO000285	Debris/Residue surrounding holes for flues	Z-Sub level 1 Boiler Room (Room Z1/030)	Does not contain asbestos.
				
62.	NO000286	Debris/Residue to rear RHS wall	Z-Sub level 1 Boiler Room (Room Z1/030)	Removed Sept 2023
				
63.	NO000287	Debris/Residue to floor	Z-Sub level 1 Boiler Room (Room Z1/030)	Removed Sept 2023
				

Photographs of Areas Sampled (cont)

64.	NO000288	Debris/Residue to floor	Z-Sub level 1 Boiler Room (Room Z1/030)	Does not contain asbestos.
				
65.	NO000289	Floor tile	Z-Sub level 1 Boiler Room (Room Z1/030)	Removed confirmed on survey J12535
				
66.	As NO000268	Floor tile	Z-Sub level 1 Store Room (Room Z1/032)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

67.	As NO000271	Pipework gasket	Z-Sub level 1 Store Room (Room Z1/032)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
68.	NO000290	Pipework wrap to pipe penetrations in ceiling	Z-Sub level 1 Store Room (Room Z1/032)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
69.	As NO000251	Floor tile pink/grey including debris up the stairs	Z-Sub level 1 Stairwell Staircase (Room Z1/034)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

70.	NO000201	Floor tile red	Ground Floor Shop Floor Unit 1 (Room G/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
71.	NO000292	Floor tile grey	Ground Floor Shop Floor Unit 1 (Room G/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
72.	NO000293	Floor adhesive remnants	Ground Floor Shop Floor Unit 1 (Room G/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

73.	NO000294	Window putty/seal adjacent main entrance damaged and in-situ	Ground Floor Shop Floor Unit 1 (Room G/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
74.	NO000295	Debris/Residue to entrance porch, on top and to sides, including beneath shelf and framework	Ground Floor Shop Floor Unit 1 (Room G/001)	Removed Feb 2026
				
75.	NO000296	Debris/Residue to top of ceiling at entrance porch	Ground Floor Shop Floor Unit 1 (Room G/001)	Removed Sept 2023
				


Photographs of Areas Sampled (cont)

76.	NO000297	Ceiling tile including debris to floor	Ground Floor Shop Floor Unit 1 (Room G/001)	Does not contain asbestos.
				
77.	NO000298	Wall coating, rear wall beneath skim	Ground Floor Shop Floor Unit 1 (Room G/001)	Does not contain asbestos.
				
78.	NO000299	Floor tile brown surrounding columns	Ground Floor Shop Floor Unit 1 (Room G/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled (cont)

79.	NO000300	<i>Debris/Residue surrounding feet of columns</i>	<i>Ground Floor Shop Floor Unit 1 (Room G/001)</i>	<i>Removed Sept 2023</i>
				
80.	As NO000300	<i>Debris/Residue surrounding feet of columns</i>	<i>Ground Floor Shop Floor Unit 1 (Room G/001)</i>	<i>Removed Sept 2023</i>
				
81.	NO000316	Floor nosing to stairs step up to window	Ground Floor Shop Floor Unit 1 (Room G/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

82.	As NO000295	Debris/Residue to floor	Ground Floor Porch Unit 1 (Room G/002)	Removed Sept 2023
				
83.	As NO000280	Ductwork joints	Ground Floor Porch Unit 1 (Room G/002)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
84.	As NO000293	Floor adhesive remnants	Ground Floor Store Room Unit 1 (Room G/003)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled (cont)

85.	As NO000293	Floor adhesive remnants	Ground Floor Store Room Unit 1 (Room G/004)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
86.	NO000303	Floor tile grey/beige beneath modern lino	Ground Floor Store Room Bike Store (Room G/005)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
87.	NO000304	Ceiling shuttering	Ground Floor Store Room Bike Store (Room G/005)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

88.	As NO000303	Tile grey/beige beneath carpet	Ground Floor Laboratory (Room G/007)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
89.	As NO000303	Tile grey/beige beneath modern lino	Ground Floor Hallway/passageway Switch Room (Room G/008)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
90.	NO000305	Pipework Gasket	Ground Floor Hallway/passageway Switch Room (Room G/008)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

91.	As NO000254	Cable braiding insulation	Ground Floor Switch Room behind lifts (Room G/009)	Does not contain asbestos.
				
92.	NO000306	Floor jointing compound	Ground Floor Switch Room behind lifts (Room G/009)	Does not contain asbestos.
				
93.	NO000307	Floor adhesive remnants beneath carpet	Ground Floor Hallway/passageway lift lobby (Room G/010)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

94.	NO000308	Debris/Residue to wall, mid landing	Ground Floor Staircase/Stairwell (Room G/012)	Does not contain asbestos.
				
95.	NO000309	Debris/Residue	Ground Floor Staircase/Stairwell (Room G/014)	Removed Sept 2023
				
96.	As NO000303	Floor tile grey/beige within electrical boxing to wall cavity and floor	Ground Floor Staircase/Stairwell (Room G/014)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled (cont)

97.	As NO000306	Floor jointing compound	Ground Floor Staircase/Stairwell (Room G/014)	Does not contain asbestos.
				
98.	As NO000303	Floor tile grey/beige carpet	Ground Floor Office (Room G/015)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
99.	As NO000306	Floor jointing compound	Ground Floor Store Room (Room G/017)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

100.	NO000310	Pipework insulation in wall penetration	Ground Floor Store Room (Room G/017)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
101.	As NO000307	Floor adhesive remnants	Ground Floor Store Room (Room G/017)	Does not contain asbestos.
				
102.	As NO000303	Floor tile grey/beige carpet	Ground Floor Store Room (Room G/017)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled (cont)

103.	NO000311	Wall to nail/screw heads, various points on column	Ground Floor Store Room (Room G/017)	Does not contain asbestos.
				
104.	As NO000306	Floor jointing compound	Ground Floor Store Room unit 4 (Room G/018)	Does not contain asbestos.
				
105.	As NO000307	Floor adhesive remnants	Ground Floor Store Room unit 4 (Room G/018)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

106.	NO000312	Pipework insulation packing to former wall penetration	Ground Floor Store Room unit 4 (Room G/018)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
107.	NO000313	Residue/Debris to floor	Ground Floor Store Room unit 4 (Room G/018)	Removed Sept 2023
				
108.	As NO000306	Floor jointing compound	Ground Floor Store Room (Room G/020)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

109.	As NO000307	Floor adhesive remnants	Ground Floor Store Room (Room G/020)	Does not contain asbestos.
				
110.	As NO000301	Cabling braiding insulation	Ground Floor Store Room (Room G/020)	Does not contain asbestos.
				
111.	Presumed	Pipework gasket too deeply recessed to sample	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

112.	As NO000311	Wall to nail/screw heads various points on column	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	Does not contain asbestos.
				
113.	As NO000307	Floor adhesive remnants	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	Does not contain asbestos.
				
114.	As NO000303	Floor tile remnants	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

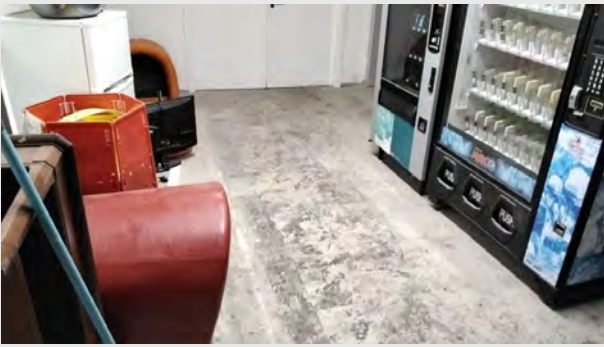
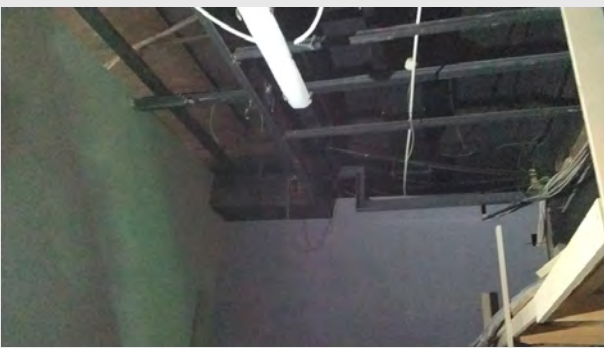
Photographs of Areas Sampled (cont)

115.	As NO000307	Floor adhesive remnants	Ground Floor Shop Floor former store entrance (Room G/023)	Does not contain asbestos.
				
116.	As NO000303	Floor tile remnants	Ground Floor Shop Floor former store entrance (Room G/023)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
117.	NO000314	<i>Debris/Residue to both floor voids adjacent front doors also on roller shutter</i>	<i>Ground Floor Shop Floor former store entrance (Room G/023)</i>	<i>Removed Sept 2023</i>
				




Photographs of Areas Sampled (cont)

118.	As NO000307	Floor adhesive remnants	Ground Floor Office (Room G/026)	Does not contain asbestos.
				
119.	As NO000307	Floor adhesive remnants	Ground Floor Hallway/passageway (Room G/027)	Does not contain asbestos.
				
120.	As NO000307	Floor adhesive remnants	Ground Floor Hallway/passageway (Room G/028)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

121.	NO000315	Ceiling tiles	Ground Floor Bin store (Room G/031)	Does not contain asbestos.
				
122.	As NO000307	Floor adhesive remnants	Ground Floor Bin store (Room G/031)	Does not contain asbestos.
				
123.	As NO000315	Ceiling tiles	Ground Floor Store Room (Room G/032)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

124.	As NO000307	Floor adhesive remnants	Ground Floor Store Room (Room G/032)	Does not contain asbestos.
				
125.	As NO000307	Floor adhesive remnants	Ground Floor Staff Room (Room G/035)	Does not contain asbestos.
				
126.	As NO000307	Floor adhesive remnants	Ground Floor Office (Room G/036)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

127.	As NO000307	Floor adhesive remnants	Ground Floor Entrance Hall/Foyer/Lobby (Room G/037)	Does not contain asbestos.
				
128.	As NO000307	Floor adhesive remnants	Ground Floor Hallway/Passageway (Room G/038)	Does not contain asbestos.
				
129.	NO000317	Floor tile to former shop floor and understairs area	Ground Floor Staircase/Stairwell (Room G/039)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				



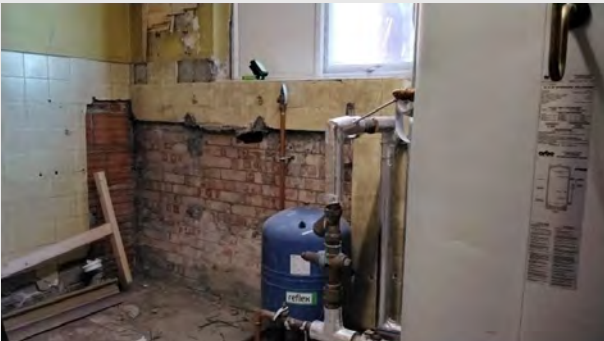
Photographs of Areas Sampled (cont)

130.	As NO000307	Floor adhesive remnants	Ground Floor Staircase/Stairwell (Room G/039)	Does not contain asbestos.
				
131.	NO000318	Wall – within hole in wall under stairs	Ground Floor Staircase/Stairwell (Room G/039)	Does not contain asbestos.
				
132.	NO000319	Window putty/seal to discarded window	Ground Floor Staircase/Stairwell (Room G/039)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled (cont)

133.	NO000320	Floor tile	First Floor Plant Room (Room 1/005)	Does not contain asbestos.
				
134.	NO000321	Floor tile beneath carpet	Second Floor Landing including stairs up (Room 2/001)	Does not contain asbestos.
				
135.	NO000321	Floor tile beneath carpet	Second Floor Landing (Room 2/003)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

136.	As NO000320	Floor tile	Second Floor Plant Room (Room 2/004)	Does not contain asbestos.
				
137.	NO000322	Wall Coating	Second Floor Plant Room (Room 2/004)	Does not contain asbestos.
				
138.	NO000323	Wall void cavity	Second Floor Plant Room (Room 2/004)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

139.	NO000324	Ceiling void insulation top Of ceiling heater	Second Floor Hallway/passageway (Room 2/010)	Does not contain asbestos.
				
140.	As NO000321	Floor tile beneath carpet	Second Floor Hallway/passageway (Room 2/013)	Does not contain asbestos.
				
141.	NO000325	Debris/Residue to stairs	Second Floor Fire escape (Room 2/015)	Removed Sept 2023
				




Photographs of Areas Sampled (cont)

142.	NO000326	<i>Debris/Residue to side stairs (external wall) including sloping runner</i>	<i>Second Floor Fire escape (Room 2/015)</i>	<i>Removed Sept 2023</i>
				
143.	NO000327	Floor nosing to stairs	Second Floor Fire escape (Room 2/015)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
144.	As NO000321	Floor tile beneath carpet	Second Floor Hallway/passageway (Room 2/016)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

145.	As NO000321	Floor tile beneath carpet	Second Floor Hallway/passageway (Room 2/017)	Does not contain asbestos.
				
146.	As NO000321	Floor tile beneath carpet	Second Floor Store Room (Room 2/018)	Does not contain asbestos.
				
147.	NO000328	<i>Pipework lining to insulation remnants</i>	<i>Second Floor Store Room (Room 2/018)</i>	<i>Removed Sept 2023</i>
				

Photographs of Areas Sampled (cont)

148.	NO000330	Window/putty seal from removed window	Second Floor Store Room (Room 2/018)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
149.	As NO000321	Floor tile beneath carpet	Second Floor Store Room Former toilets (Room 2/019)	Does not contain asbestos.
				
150.	NO000329	Ductwork	Second Floor Store Room Former toilets (Room 2/019)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				


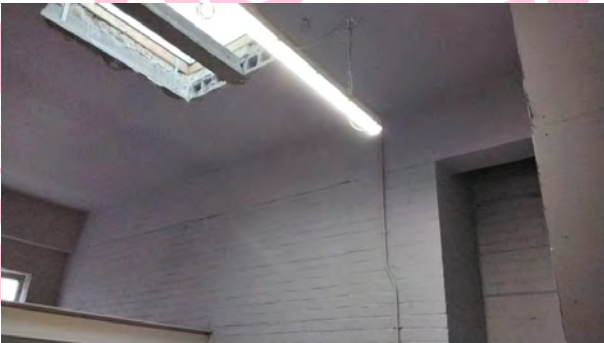

Photographs of Areas Sampled (cont)

151.	NO000331	Ceiling void ceiling above panel	Third Floor Landing (Room 3/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
152.	NO000332	Wall tile	Third Floor Plant Room (Room 3/004)	Does not contain asbestos.
				
153.	NO000333	Debris/Residue to stairs	Third Floor Fire Escape (Room 3/016)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

154.	NO000334	Ceiling sloping Packing to girders	Third Floor Fire Escape (Room 3/016)	Does not contain asbestos.
				
155.	NO000328	<i>Pipework lining to insulation remnants to 2 large pipes and floor</i>	<i>Third Floor Store Room (Room 3/021)</i>	<i>Removed Sept 2023</i>
				
156.	Presumed	Pipework gaskets	Third Floor Store Room (Room 3/021)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				



Photographs of Areas Sampled (cont)

157.	Presumed	Pipework gaskets too deeply recessed to sample	Third Floor Store Room (Room 3/023)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
158.	As NO000335	Beam cladding suspected continuation from electric cupboard	Fourth Floor Landing (Room 4/001)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
159.	As NO000335	Beam cladding beneath skim, sampled via pre-existing damage to skim	Fourth Floor Electric cupboard (Room 4/002)	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

160.	NO000336	Beam cladding remnants beneath girder	Fourth Floor Hub/Network Room (Room 4/006)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
161.	NO000337	Debris/Residue to steel girder	Fourth Floor Hub/Network Room (Room 4/006)	Removed Sept 2023
				
162.	NO000338	Debris/Residue	Fourth Floor Hub/Network Room (Room 4/006)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

163.	As NO000336	<i>Beam cladding remnants beneath girder</i>	<i>Fourth Floor Plant Room (Room 4/007)</i>	<i>Removed Sept 2023</i>
				
164.	As NO000337	<i>Debris/Residue to steel girder</i>	<i>Fourth Floor Plant Room (Room 4/007)</i>	<i>Removed Sept 2023</i>
				
165.	As NO000338	Debris/Residue	Fourth Floor Plant Room (Room 4/007)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

166.	NO000339	Tank pacing to brackets	Fourth Floor Plant Room (Room 4/007)	Does not contain asbestos.
				
167.	NO000340	Damp proof course surrounding windows	Fourth Floor Plant Room (Room 4/007)	Does not contain asbestos.
				
168.	NO000341	Fuses/flashguards	Fourth Floor Lift Machinery Room (Room 4/008)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				


Photographs of Areas Sampled (cont)

169.	NO000342	Fuses/flashguards isolation strips	Fourth Floor Lift Machinery Room (Room 4/008)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
170.	NO000373	Roof felt remnants to concrete	Fourth Floor Fire escape (Room 4/058)	Does not contain asbestos.
				
171.	NO000374	Wall coating to upper metal cladding	Fourth Floor External roof area (Room 4/059)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

172.	Presumed	Pipework gaskets to sprinkler system	Mezzanine Switch Room midway between basement and ground floor	Presumed to contain asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
173.	NG001611	Wall panel	Ground Floor, Laundry (Room G/001)	Does not contain asbestos.
				
174.	NG001612	Floor tile (with adhesive) grey beneath carpet	Ground Floor, Laundry (Room G/001)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled (cont)

175.	NG001609	Wall panel	Ground Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room G/002)	Does not contain asbestos.
				
176.	NG001616	Ceiling	Ground Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room G/002)	Does not contain asbestos.
				
177.	As NG001609	Wall panel	First Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room 1/001)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

178.	As NG001616	Ceiling	First Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room 1/001)	Does not contain asbestos.
				
179.	As NG001609	Wall panel	First Floor, Entrance Hall/Foyer/Lobby next to northerly fire exit (Room 1/002)	Does not contain asbestos.
				
180.	As NG001602	Wall panel	Staircase/Stairwell (Room 1/003)	Does not contain asbestos.
				


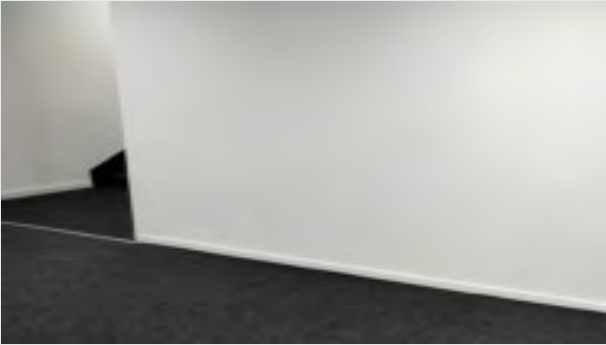

Photographs of Areas Sampled (cont)

181.	As NG001603	Floor tile (with adhesive) red	Staircase/Stairwell (Room 1/003)	Does not contain asbestos.
				
182.	As NG001604	Floor covering	Staircase/Stairwell (Room 1/003)	Does not contain asbestos.
				
183.	NG001610	Wall panel	Corridor west corridor (Room 1/004)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

184.	As NG001616	Ceiling	Corridor west corridor (Room 1/004)	Does not contain asbestos.
				
185.	As NG001610	Wall panel	Staircase/Stairwell (Room 1/005)	Does not contain asbestos.
				
186.	As NG001602	Wall panel	Bedroom 130 (Room 1/006)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

187.	As NG001596	Wall panel	Bedroom 214 (Room 1/007)	Does not contain asbestos.
				
188.	NG001600	Wall panel	Entrance Hall/Foyer/Lobby Lift lobby east (Room 2/001)	Does not contain asbestos.
				
189.	NG001602	Wall panel	Staircase/Stairwell North fire exit (Room 2/002)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

190.	NG001603	Floor tile with adhesive (red)	Staircase/Stairwell North fire exit (Room 2/002)	Does not contain asbestos.
				
191.	NG001604	Floor covering	Staircase/Stairwell North fire exit (Room 2/002)	Does not contain asbestos.
				
192.	As NG001602	Wall panel	Hallway/passageway Passage to Northerly fire exit (Room 2/003)	Does not contain asbestos.
				



Photographs of Areas Sampled (cont)

193.	As NG001602	Wall panel	Bedroom 230 (Room 2/004)	Does not contain asbestos.
				
194.	NG001605	Wall panel	Corridor East Corridor (Room 2/005)	Does not contain asbestos.
				
195.	NG001613	Ceiling	Corridor East Corridor (Room 2/005)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

196.	NG001606	Wall panel	Staircase/Stairwell (Room 2/006)	Does not contain asbestos.
				
197.	As NG001606	Wall panel	Kitchen adjacent service cupboard (Room 2/007)	Does not contain asbestos.
				
198.	NG001607	Wall panel	Entrance Hall/Foyer/Lobby to emergency exit (Room 2/008)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

199.	NG001608	Wall coating	Staircase/Stairwell Emergency fire exit (Room 2/009)	Does not contain asbestos.
				
200.	As NG001596	Wall panel	Bedroom 214 (Room 2/010)	Does not contain asbestos.
				
201.	As NG001613	Ceiling	Corridor West corridor (Room 2/011)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

202.	NG001594	Wall panel	Staircase/Stairwell fire exit staircase (Room 3/001)	Does not contain asbestos.
				
203.	NG001595	Floor tile with adhesive	Staircase/Stairwell fire exit staircase (Room 3/001)	Does not contain asbestos.
				
204.	NG001596	Wall panel	Corridor East Corridor (Room 3/002)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

205.	NG001614	Ceiling coating	Corridor East Corridor (Room 3/002)	Does not contain asbestos.
				
206.	As NG001595	Floor tile with adhesive	Hallway/Passageway (Room 3/003)	Does not contain asbestos.
				
207.	NG001597	Wall panel	Staircase/Stairwell South stairwell (Room 3/004)	Does not contain asbestos.
				



Photographs of Areas Sampled (cont)

208.	NG001598	Wall panel	Entrance Hall/Foyer/Lobby (Room 3/005)	Does not contain asbestos.
				
209.	NG001599	Wall panel	Staircase/Stairwell (Room 3/006)	Does not contain asbestos.
				
210.	As NG001599	Wall panel	Plant Room (Room 3/007)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

211.	NG001601	Wall panel	Bedroom 306 (Room 3/008)	Does not contain asbestos.
				
212.	As NG001602	Wall coating	Bedroom 330 (Room 3/009)	Does not contain asbestos.
				
213.	As NG001596	Wall panel	Corridor West Corridor (Room 3/010)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

214.	As NG001614	Ceiling coating	Corridor West Corridor (Room 3/010)	Does not contain asbestos.
				
215.	NG001588	Wall coating to brickwork	Entrance Hall/Foyer/Lobby (Room 4/001)	Does not contain asbestos.
				
216.	NG001589	Wall panel	Entrance Hall/Foyer/Lobby (Room 4/001)	Does not contain asbestos.
				



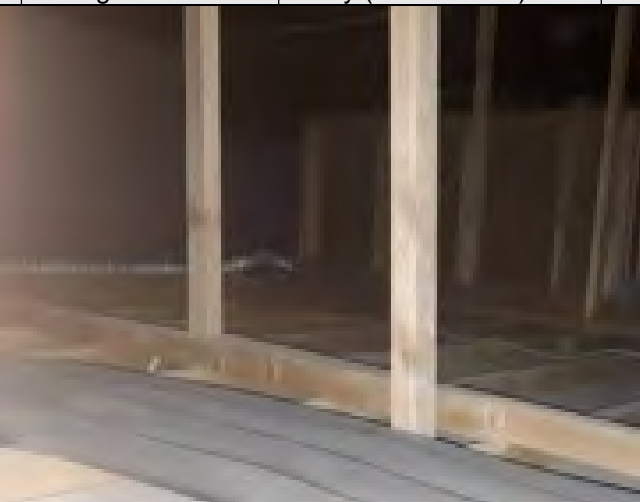
Photographs of Areas Sampled (cont)

217.	NG001590	Wall panel	Bedroom 401 (Room 4/002)	Does not contain asbestos.
				
218.	NG001591	Wall panel	Bedroom 405 (Room 4/003)	Does not contain asbestos.
				
219.	NG001592	Wall panel	Corridor (Room 4/004)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

220.	NG001593	Wall coating	Stairs/Hall Landing Roof accessed (Room 4/005)	Contains asbestos - Any change in its appearance should be recorded and passed to Property Services.
				
221.	NG001615	Ceiling	Corridor (Room 4/006)	Does not contain asbestos.
				
222.	AW005669	Floor covering	Rear Stairwell adjacent Room 301 (Room 2/001)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

223.	AW005670	Ceiling void residue to redundant radiator	Corridor adjacent Room 214 (Room 2/002)	Does not contain asbestos.
				
224.	AW005671	Ceiling void paint coating to ceiling	Corridor adjacent room 316 (Room 3/001)	Does not contain asbestos.
				
225.	NZ001414	Debris/Residue to ceiling floor below	Loft space within lift lobby (Room 1/001)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

226.	As NZ001414	Debris/Residue to ceiling floor below	Loft space within crazy lobby (Room 1/002)	Does not contain asbestos.
				
227.	NZ001415	Debris/Residue to ceiling floor below	Loft space within corridors to flats 106- 111 (Room 1/003)	Does not contain asbestos.
				
228.	As NZ001415	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 110 (Room 1/004)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

229.	NZ001416	Debris/Residue to ceiling floor below	Loft space within corridors to flats 112-119 (Room 1/005)	Does not contain asbestos.
				
230.	As NZ001416	Debris/Residue to ceiling floor below	Loft space within corridors to flats 120-125 (Room 1/006)	Does not contain asbestos.
				
231.	NZ001417	Debris/Residue to ceiling floor below	Loft space within corridors to flats 126-130 (Room 1/007)	Does not contain asbestos.
				


Photographs of Areas Sampled (cont)

232.	As NZ001417	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 130 (Room 1/008)	Does not contain asbestos.
				
233.	NZ001418	Debris/Residue to ceiling floor below	Loft space within corridors to flats 101- 103 (Room 1/009)	Does not contain asbestos.
				
234.	As NZ001418	Debris/Residue to ceiling floor below	Loft space within corridors to flats 104- 105 (Room 1/010)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

235.	NZ001408	Debris/Residue to ceiling floor below	Loft space within lift lobby (Room 2/001)	Does not contain asbestos.
				
236.	As NZ001408	Debris/Residue to ceiling floor below	Loft space within gaming room lobby (Room 2/002)	Does not contain asbestos.
				
237.	NZ001409	Debris/Residue to ceiling floor below	Loft space within corridor to flats 207-208 (Room 2/003)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

238.	As NZ001409	Debris/Residue to ceiling floor below	Loft space within corridor to flats 209-211 (Room 2/004)	Does not contain asbestos.
				
239.	NZ001410	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 210 (Room 2/005)	Does not contain asbestos.
				
240.	As NZ001410	Debris/Residue to ceiling floor below	Loft space within corridor to flats 212-219 (Room 2/006)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

241.	NZ001411	Debris/Residue to ceiling floor below	Loft space within corridor to flats 220-225 (Room 2/007)	Does not contain asbestos.
				
242.	As NZ001411	Debris/Residue to ceiling floor below	Loft space within corridor adjacent lift lobby (Room 2/008)	Does not contain asbestos.
				
243.	NZ001412	Debris/Residue to ceiling floor below	Loft space within corridor to flats 226-230 (Room 2/009)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

244.	As NZ001412	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 230 (Room 2/010)	Does not contain asbestos.
				
245.	NZ001413	Debris/Residue to ceiling floor below	Loft space within corridor to flats 201-203 (Room 2/011)	Does not contain asbestos.
				
246.	As NZ001413	Debris/Residue to ceiling floor below	Loft space within corridor to flats 204-205 (Room 2/012)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

247.	NZ001403	Debris/Residue to ceiling floor below	Loft space within lobby (Room 3/001)	Does not contain asbestos.
				
248.	As NZ001403	Debris/Residue to ceiling floor below	Loft space within football pool room lobby (Room 3/002)	Does not contain asbestos.
				
249.	NZ001404	Debris/Residue to ceiling floor below	Loft space within corridor to flats 306-311 (Room 3/003)	Does not contain asbestos.
				




Photographs of Areas Sampled (cont)

250.	As NZ001404	Debris/Residue to ceiling floor below	Loft space within corridor adjacent Flat 311 (Room 3/004)	Does not contain asbestos.
				
251.	NZ001405	Debris/Residue to ceiling floor below	Loft space within corridor to flats 312-319 (Room 3/005)	Does not contain asbestos.
				
252.	As NZ001405	Debris/Residue to ceiling floor below	Loft space within corridor to flats 320-325 (Room 3/006)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

253.	As NZ001404	Debris/Residue to ceiling floor below	Loft space within corridor adjacent Flat 321 (Room 3/007)	Does not contain asbestos.
				
254.	NZ001406	Debris/Residue to ceiling floor below	Loft space within corridor to flats 326-330 (Room 3/008)	Does not contain asbestos.
				
255.	As NZ001406	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 330 (Room 3/009)	Does not contain asbestos.
				


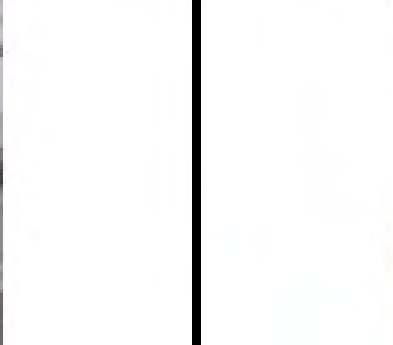
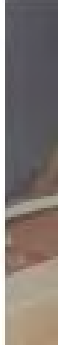
Photographs of Areas Sampled (cont)

256.	NZ001407	Debris/Residue to ceiling floor below	Loft space within corridor to flats 301-304 (Room 3/010)	Does not contain asbestos.
				
257.	As NZ001407	Debris/Residue to ceiling floor below	Loft space within corridor to flats 301-304 (Room 3/011)	Does not contain asbestos.
				
258.	NZ001401	Debris/Residue to ceiling floor below	Loft space within corridor to flats 413-414 (Room 4/001)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

259.	As NZ001401	Debris/Residue to ceiling floor below	Loft space within corridor to flats 408-412 (Room 4/002)	Does not contain asbestos.
				
260.	NZ001402	Debris/Residue to ceiling floor below	Loft space within corridor to flats 415-416 (Room 4/003)	Does not contain asbestos.
				
261.	As NZ001402	Debris/Residue to ceiling floor below	Loft space within corridor to flats 403-407 (Room 4/004)	Does not contain asbestos.
				

Photographs of Areas Sampled (cont)

262.	EV005969	Textured coated wall & debris to ceiling loft space where the wall had been damaged to ducting installation	Loft space/Ceiling void (R/01)	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 07557 938966 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.

INSPECTION SCHEDULE

FORM 2

Item No.	Area Sampled	Location Name	Inspection Frequency	Date of Return	Condition Same/change	Action Required Y/N	Asbestos sticker displayed Y/N	Comments
1.	Floor tiles Grey/pink	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk					
2.	<i>Debris/Residue to ceiling void and floor</i>	<i>Z-Sub level 1 Shop Floor (Room Z1/001)</i>	<i>This item is classed as low risk and should be inspected every 6 months</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>		<i>Removed Sept 2023</i>
3.	Pipework Gaskets	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk					
4.	Pipework Gaskets to deeply recessed to sample	Z-Sub level 1 Shop Floor (Room Z1/001)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
5.	Cable braiding insulation	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk					
6.	Cable braiding insulation	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk					
7.	Fuses flashguards	Z-Sub level 1 Shop Floor (Room Z1/001)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
8.	<i>Debris/Residue</i>	<i>Z-Sub level 1 Shop Floor (Room Z1/001)</i>	<i>This item is classed as very low risk and should be inspected every</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>		<i>Removed Sept 2023</i>

			12 months					
9.	Debris/Residue from boiler room entrance across to stairs and adjacent areas	Z-Sub level 1 Shop Floor (Room Z1/001)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
10.	Debris/Residue to redundant pump	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk					
11.	Debris/Residue to floor adjacent stairwell	Z-Sub level 1 Shop Floor (Room Z1/001)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
12.	Ceiling tile behind metal grid tiles	Z-Sub level 1 Shop Floor (Room Z1/001)	No Risk					
13.	Ductwork joints	Z-Sub level 1 Shop Floor (Room Z1/001)	This item is classed as low risk and should be inspected every 6 months	05/01/26				
14.	Floor tile on shelving	Z-Sub level 1 Store Room (Room Z1/006)	No Risk					
15.	Debris/Residue to redundant pipe hanger	Z-Sub level 1 Switch Room (Room Z1/007)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
16.	Cable braiding insulation	Z-Sub level 1 Switch Room (Room Z1/007)	No Risk					
17.	Fuses flashguards	Z-Sub level 1 Switch Room (Room Z1/007)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
18.	Door seal/gasket discarded on floor	Z-Sub level 1 Switch Room (Room Z1/007)	No Risk					

19.	Debris/residue to floor	Z-Sub level 1 Plant Room (Room Z1/008)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
20.	Ductwork joints	Z-Sub level 1 Plant Room (Room Z1/008)	This item should be removed by a licensed contractor asap	05/01/26				
21.	Ductwork joints	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	This item is classed as low risk and should be inspected every 6 months	05/01/26				
22.	Wall	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	This item should be removed by a licensed contractor asap	05/01/26	Encapsulate			
23.	Debris/Residue foot of stairwell and adjacent areas	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
24.	Cable braiding insulation remnants to wall	Z-Sub level 1 Staircase/Stairwell (Room Z1/009)	No Risk					
25.	Floor tile	Z-Sub level 1 Store Room (Room Z1/010)	No Risk					
26.	Floor jointing compound	Z-Sub level 1 Store Room (Room Z1/014)	No Risk					
27.	Floor jointing compound	Z-Sub level 1 Store Room (Room Z1/017)	No Risk					
28.	Floor tile red	Z-Sub level 1 Store Room (Room Z1/017)	No Risk					
29.	Floor jointing	Z-Sub level 1 Tank	No Risk					

	compound	Room (Room Z1/018)						
30.	Floor tile cream	Z-Sub level 1 Tank Room (Room Z1/018)	No Risk					
31.	Fuses flashguards	Z-Sub level 1 Tank Room (Room Z1/018)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
32.	Pipework gaskets	Z-Sub level 1 Tank Room (Room Z1/018)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
33.	Pipework gaskets	Z-Sub level 1 Tank Room (Room Z1/018)	This item is classed as low risk and should be inspected every 6 months	05/01/26				
34.	Debris/Residue	Z-Sub level 1 Tank Room (Room Z1/018)	This item is classed as very low risk and should be inspected every 12 months	N/A	N/A	N/A		Removed Sept 2023
35.	Floor tile pink grey	Z-Sub level 1 Shop Floor (Room Z1/019)	No Risk					
36.	Pipework Gaskets to deeply recessed to sample	Z-Sub level 1 Shop Floor (Room Z1/019)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
37.	Debris/Residue	Z-Sub level 1 Shop Floor (Room Z1/019)	This item is classed as very low risk and	N/A	N/A	N/A		Removed Sept 2023

			<i>should be inspected every 12 months</i>					
38.	Ceiling tile behind metal grid tiles	Z-Sub level 1 Shop Floor (Room Z1/019)	No Risk					
39.	Floor tile cream	Z-Sub level 1 Shop Floor (Room Z1/019)	No Risk					
40.	Ductwork joints	Z-Sub level 1 Shop Floor (Room Z1/019)	This item is classed as low risk and should be inspected every 6 months	05/01/26				
41.	Floor tile pink/grey	Z-Sub level 1 Staircase/Stairwell (Room Z1/020)	No Risk					
42.	<i>Debris/Reside to ceiling void and floor below</i>	Z-Sub level 1 Store Room (Room Z1/021)	<i>This item is classed as very low risk and should be inspected every 12 months</i>	N/A	N/A	N/A		Removed Sept 2023
43.	Pipework Gaskets	Z-Sub level 1 Store Room (Room Z1/021)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
44.	Cable braiding/insulation	Z-Sub level 1 Store Room (Room Z1/022)	No Risk					
45.	Fuses flashguards	Z-Sub level 1 Store Room (Room Z1/023)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
46.	Floor tile	Z-Sub level 1 Store Room (Room Z1/023)	No Risk					

47.	Floor tile grey	Z-Sub level 1 Store Room (Room Z1/026)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
48.	Floor tile grey	Z-Sub level 1 Store Room (Room Z1/027)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
49.	Debris/Residue broken boards	Z-Sub level 1 Store Room (Room Z1/027)	No Risk					
50.	Ductwork joints	Z-Sub level 1 Store Room (Room Z1/027)	This item is classed as low risk and should be inspected every 6 months	05/01/26				
51.	Fuses/flashguards inside fuses discarded throughout	Z-Sub level 1 Store Room (Room Z1/027)	No Risk					
52.	Debris/residue to floor	Z-Sub level 1 Store Room (Room Z1/027)	No Risk					
53.	<i>Debris/residue to redundant hangers/equipment</i>	<i>Z-Sub level 1 Store Room (Room Z1/027)</i>	<i>This item should be removed by a licensed contractor asap</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>		<i>Removed Sept 2023</i>
54.	Ductwork joints	Z-Sub level 1 Plant Room (Room Z1/028)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
55.	Ductwork joints	Z-Sub level 1 Store	This item	05/01/26				

		Room (Room Z1/029)	should be removed by a licensed contractor asap					
56.	Ductwork joints red/brown mastic	Z-Sub level 1 Store Room (Room Z1/029)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
57.	Floor tile	Z-Sub level 1 Store Room (Room Z1/029)	No Risk					
58.	Debris/Residue to wall left of entrance	Z-Sub level 1 Boiler Room (Room Z1/030)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
59.	Debris/Residue to left wall	Z-Sub level 1 Boiler Room (Room Z1/030)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
60.	Ceiling Shuttering	Z-Sub level 1 Boiler Room (Room Z1/030)	This item is classed as very low risk and should be inspected every 12 months	05/07/26	Remove			
61.	Debris/Residue surrounding holes for flues	Z-Sub level 1 Boiler Room (Room Z1/030)	No Risk					
62.	Debris/Residue to rear RHS wall	Z-Sub level 1 Boiler Room (Room Z1/030)	This item is classed as a medium risk and should be inspected every 3 months	N/A	N/A	N/A		Removed Sept 2023

63.	Debris/Residue to floor	Z-Sub level 1 Boiler Room (Room Z1/030)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
64.	Debris/Residue to floor	Z-Sub level 1 Boiler Room (Room Z1/030)	No Risk					
65.	Floor tile	Z-Sub level 1 Boiler Room (Room Z1/030)	This item should be removed by a licensed contractor asap	N/A	Removed			
66.	Floor tile	Z-Sub level 1 Store Room (Room Z1/032)	No Risk					
67.	Pipework gasket	Z-Sub level 1 Store Room (Room Z1/032)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
68.	Pipework wrap to pipe penetrations in ceiling	Z-Sub level 1 Store Room (Room Z1/032)	This item is classed as very low risk and should be inspected every 12 months	05/07/26				
69.	Floor tile pink/grey including debris up the stairs	Z-Sub level 1 Stairwell Staircase (Room Z1/034)	No Risk					
Areas above basement to be inspected by Management Company								
70.	Floor tile red	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				

71.	Floor tile grey	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
72.	Floor adhesive remnants	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
73.	Window putty/seal adjacent main entrance damaged and in-situ	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
74.	<i>Debris/Residue to entrance porch, on top and to sides, including beneath shelf and framework</i>	<i>Ground Floor Shop Floor Unit 1 (Room G/001)</i>	<i>This item is classed as very low risk and should be inspected every 12 months</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>		<i>Removed Feb 2026</i>
75.	<i>Debris/Residue to top of ceiling at entrance porch</i>	<i>Ground Floor Shop Floor Unit 1 (Room G/001)</i>	<i>This item should be removed by a licensed contractor asap</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>		<i>Removed Sept 2023</i>
76.	Ceiling tile including debris to floor	Ground Floor Shop Floor Unit 1 (Room G/001)	No Risk					
77.	Wall coating, rear wall beneath skim	Ground Floor Shop Floor Unit 1 (Room G/001)	No Risk					
78.	Floor tile brown	Ground Floor Shop	This item is	29/01/2027				

	surrounding columns	Floor Unit 1 (Room G/001)	classed as very low risk and should be inspected every 12 months					
79.	Debris/Residue surrounding feet of columns	Ground Floor Shop Floor Unit 1 (Room G/001)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
80.	Debris/Residue surrounding feet of columns	Ground Floor Shop Floor Unit 1 (Room G/001)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
81.	Floor nosing to stairs step up to window	Ground Floor Shop Floor Unit 1 (Room G/001)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
82.	Debris/Residue to floor	Ground Floor Porch Unit 1 (Room G/002)	This item is classed as very low risk and should be inspected every 12 months	N/A	N/A	N/A		Removed Sept 2023
83.	Ductwork joints	Ground Floor Porch Unit 1 (Room G/002)	This item is classed as low risk and should be inspected every 6 months	29/07/2026				
84.	Floor adhesive remnants	Ground Floor Store Room Unit 1 (Room G/003)	This item is classed as very low risk and should be inspected every	29/01/2027				

			12 months					
85.	Floor adhesive remnants	Ground Floor Store Room Unit 1 (Room G/004)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
86.	Floor tile grey/beige beneath modern lino	Ground Floor Store Room Bike Store (Room G/005)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
87.	Ceiling shuttering	Ground Floor Store Room Bike Store (Room G/005)	No Risk					
88.	Tile grey/beige beneath carpet	Ground Floor Laboratory (Room G/007)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
89.	Tile grey/beige beneath modern lino	Ground Floor Hallway/passageway Switch Room (Room G/008)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
90.	Pipework Gasket	Ground Floor Hallway/passageway Switch Room (Room G/008)	No Risk					
91.	Cable braiding insulation	Ground Floor Switch Room behind lifts (Room G/009)	No Risk					
92.	Floor jointing compound	Ground Floor Switch Room behind lifts	No Risk					

		(Room G/009)						
93.	Floor adhesive remnants beneath carpet	Ground Floor Hallway/passageway lift lobby (Room G/010)	No Risk					
94.	Debris/Residue to wall, mid landing	Ground Floor Staircase/Stairwell (Room G/012)	No Risk					
95.	<i>Debris/Residue</i>	<i>Ground Floor Staircase/Stairwell (Room G/014)</i>	<i>This item should be removed by a licensed contractor asap</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>		<i>Removed Sept 2023</i>
96.	Floor tile grey/beige within electrical boxing to wall cavity and floor	Ground Floor Staircase/Stairwell (Room G/014)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				Removed awaiting wcn
97.	Floor jointing compound	Ground Floor Staircase/Stairwell (Room G/014)	No Risk					
98.	Floor tile grey/beige carpet	Ground Floor Office (Room G/015)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
99.	Floor jointing compound	Ground Floor Store Room (Room G/017)	No Risk					
100.	Pipework insulation in wall penetration	Ground Floor Store Room (Room G/017)	This item is classed as low risk and should be inspected every 6 months	29/07/2026				
101.	Floor adhesive remnants	Ground Floor Store Room (Room G/017)	No Risk					

102.	Floor tile grey/beige carpet	Ground Floor Store Room (Room G/017)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
103.	Wall to nail/screw heads, various points on column	Ground Floor Store Room (Room G/017)	No Risk					
104.	Floor jointing compound	Ground Floor Store Room unit 4 (Room G/018)	No Risk					
105.	Floor adhesive remnants	Ground Floor Store Room unit 4 (Room G/018)	No Risk					
106.	Pipework insulation packing to former wall penetration	Ground Floor Store Room unit 4 (Room G/018)	This item should be removed by a licensed contractor asap	29/04/2026				
107.	Residue/Debris to floor	Ground Floor Store Room unit 4 (Room G/018)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
108.	Floor jointing compound	Ground Floor Store Room (Room G/020)	No Risk					
109.	Floor adhesive remnants	Ground Floor Store Room (Room G/020)	No Risk					
110.	Cabling braiding insulation	Ground Floor Store Room (Room G/020)	No Risk					
111.	Pipework gasket too deeply recessed to sample	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				

112.	Wall to nail/screw heads various points on column	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	No Risk					
113.	Floor adhesive remnants	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	No Risk					
114.	Floor tile remnants	Ground Floor Unit 3 (café) limited inspection to ceiling (Room G/022)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
115.	Floor adhesive remnants	Ground Floor Shop Floor former store entrance (Room G/023)	No Risk					
116.	Floor tile remnants	Ground Floor Shop Floor former store entrance (Room G/023)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
117.	<i>Debris/Residue to both floor voids adjacent front doors also on roller shutter</i>	<i>Ground Floor Shop Floor former store entrance (Room G/023)</i>	<i>This item is classed as very low risk and should be inspected every 12 months</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>		<i>Removed Sept 2023</i>
118.	Floor adhesive remnants	Ground Floor Office (Room G/026)	No Risk					
119.	Floor adhesive remnants	Ground Floor Hallway/passageway (Room G/027)	No Risk					
120.	Floor adhesive remnants	Ground Floor Hallway/passageway	No Risk					

		(Room G/028)						
121.	Ceiling tiles	Ground Floor Bin store (Room G/031)	No Risk					
122.	Floor adhesive remnants	Ground Floor Bin store (Room G/031)	No Risk					
123.	Ceiling tiles	Ground Floor Store Room (Room G/032)	No Risk					
124.	Floor adhesive remnants	Ground Floor Store Room (Room G/032)	No Risk					
125.	Floor adhesive remnants	Ground Floor Staff Room (Room G/035)	No Risk					
126.	Floor adhesive remnants	Ground Floor Office (Room G/036)	No Risk					
127.	Floor adhesive remnants	Ground Floor Entrance Hall/Foyer/Lobby (Room G/037)	No Risk					
128.	Floor adhesive remnants	Ground Floor Hallway/Passageway (Room G/038)	No Risk					
129.	Floor tile to former shop floor and understairs area	Ground Floor Staircase/Stairwell (Room G/039)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
130.	Floor adhesive remnants	Ground Floor Staircase/Stairwell (Room G/039)	No Risk					
131.	Wall – within hole in wall under stairs	Ground Floor Staircase/Stairwell (Room G/039)	No Risk					
132.	Window putty/seal to discarded window	Ground Floor Staircase/Stairwell (Room G/039)	This item is classed as very low risk and should be inspected every	29/01/2027				

			12 months					
133.	Floor tile	First Floor Plant Room (Room 1/005)	No Risk					
134.	Floor tile beneath carpet	Second Floor Landing including stairs up (Room 2/001)	No Risk					
135.	Floor tile beneath carpet	Second Floor Landing (Room 2/003)	No Risk					
136.	Floor tile	Second Floor Plant Room (Room 2/004)	No Risk					
137.	Wall Coating	Second Floor Plant Room (Room 2/004)	No Risk					
138.	Wall void cavity	Second Floor Plant Room (Room 2/004)	No Risk					
139.	Ceiling void insulation top Of ceiling heater	Second Floor Hallway/passageway (Room 2/010)	No Risk					
140.	Floor tile beneath carpet	Second Floor Hallway/passageway (Room 2/013)	No Risk					
141.	Debris/Residue to stairs	Second Floor Fire escape (Room 2/015)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
142.	Debris/Residue to side stairs (external wall) including sloping runner	Second Floor Fire escape (Room 2/015)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
143.	Floor nosing to stairs	Second Floor Fire escape (Room 2/015)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				

144.	Floor tile beneath carpet	Second Floor Hallway/passageway (Room 2/016)	No Risk					
145.	Floor tile beneath carpet	Second Floor Hallway/passageway (Room 2/017)	No Risk					
146.	Floor tile beneath carpet	Second Floor Store Room (Room 2/018)	No Risk					
147.	Pipework lining to insulation remnants	Second Floor Store Room (Room 2/018)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
148.	Window/putty seal from removed window	Second Floor Store Room (Room 2/018)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
149.	Floor tile beneath carpet	Second Floor Store Room Former toilets (Room 2/019)	No Risk					
150.	Ductwork	Second Floor Store Room Former toilets (Room 2/019)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
151.	Ceiling void ceiling above panel	Third Floor Landing (Room 3/001)	This item is classed as low risk and should be inspected every 6 months	29/07/2026				
152.	Wall tile	Third Floor Plant Room (Room 3/004)	No Risk					
153.	Debris/Residue to stairs	Third Floor Fire Escape (Room 3/016)	This item is classed as low	29/07/2026				

			risk and should be inspected every 6 months					
154.	Ceiling sloping Packing to girders	Third Floor Fire Escape (Room 3/016)	No Risk					
155.	Pipework lining to insulation remnants to 2 large pipes and floor	Third Floor Store Room (Room 3/021)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
156.	Pipework gaskets	Third Floor Store Room (Room 3/021)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
157.	Pipework gaskets too deeply recessed to sample	Third Floor Store Room (Room 3/023)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
158.	Beam cladding suspected continuation from electric cupboard	Fourth Floor Landing (Room 4/001)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
159.	Beam cladding beneath skim, sampled via pre-existing damage to skim	Fourth Floor Electric cupboard (Room 4/002)	This item should be removed by a licensed contractor asap	29/07/2026				
160.	Beam cladding remnants beneath girder	Fourth Floor Hub/Network Room (Room 4/006)	This item is classed as very low risk and should be	29/01/2027				

			inspected every 12 months					
161.	Debris/Residue to steel girder	Fourth Floor Hub/Network Room (Room 4/006)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
162.	Debris/Residue	Fourth Floor Hub/Network Room (Room 4/006)	No Risk					
163.	Beam cladding remnants beneath girder	Fourth Floor Plant Room (Room 4/007)	This item should be removed by a licensed contractor asap	N/A	N/A	N/A		Removed Sept 2023
164.	Debris/Residue to steel girder	Fourth Floor Plant Room (Room 4/007)	This item is classed as low risk and should be inspected every 6 months	N/A	N/A	N/A		Removed Sept 2023
165.	Debris/Residue	Fourth Floor Plant Room (Room 4/007)	No Risk					
166.	Tank pacing to brackets	Fourth Floor Plant Room (Room 4/007)	No Risk					
167.	Damp proof course surrounding windows	Fourth Floor Plant Room (Room 4/007)	No Risk					
168.	Fuses/flashguards	Fourth Floor Lift Machinery Room (Room 4/008)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
169.	Fuses/flashguards isolation strips	Fourth Floor Lift Machinery Room (Room 4/008)	This item is classed as very low risk and should be	29/01/2027				

			inspected every 12 months					
170.	Roof felt remnants to concrete	Fourth Floor Fire escape (Room 4/058)	No Risk					
171.	Wall coating to upper metal cladding	Fourth Floor External roof area (Room 4/059)	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
172.	Pipework gaskets to sprinkler system	Mezzanine Switch Room midway between basement and ground floor	This item is classed as very low risk and should be inspected every 12 months	29/01/2027				
173.	Wall panel	Ground Floor, Laundry (Room G/001)	No Risk					
174.	Floor tile (with adhesive) grey beneath carpet	Ground Floor, Laundry (Room G/001)	This item is classed as low risk and should be inspected every 6 months	29/07/2026				
175.	Wall panel	Ground Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room G/002)	No Risk					
176.	Ceiling	Ground Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room G/002)	No Risk					
177.	Wall panel	First Floor, Entrance Hall/Foyer/Lobby Main	No Risk					

		lift lobby (Room 1/001)						
178.	Ceiling	First Floor, Entrance Hall/Foyer/Lobby Main lift lobby (Room 1/001)	No Risk					
179.	Wall panel	First Floor, Entrance Hall/Foyer/Lobby next to northerly fire exit (Room 1/002)	No Risk					
180.	Wall panel	Staircase/Stairwell (Room 1/003)	No Risk					
181.	Floor tile (with adhesive) red	Staircase/Stairwell (Room 1/003)	No Risk					
182.	Floor covering	Staircase/Stairwell (Room 1/003)	No Risk					
183.	Wall panel	Corridor west corridor (Room 1/004)	No Risk					
184.	Ceiling	Corridor west corridor (Room 1/004)	No Risk					
185.	Wall panel	Staircase/Stairwell (Room 1/005)	No Risk					
186.	Wall panel	Bedroom 130 (Room 1/006)	No Risk					
187.	Wall panel	Bedroom 214 (Room 1/007)	No Risk					
188.	Wall panel	Entrance Hall/Foyer/Lobby Lift lobby east (Room 2/001)	No Risk					
189.	Wall panel	Staircase/Stairwell North fire exit (Room 2/002)	No Risk					
190.	Floor tile with adhesive (red)	Staircase/Stairwell North fire exit (Room 2/002)	No Risk					
191.	Floor covering	Staircase/Stairwell North fire exit (Room	No Risk					

		2/002)						
192.	Wall panel	Hallway/passageway Passage to Northerly fire exit (Room 2/003)	No Risk					
193.	Wall panel	Bedroom 230 (Room 2/004)	No Risk					
194.	Wall panel	Corridor East Corridor (Room 2/005)	No Risk					
195.	Ceiling	Corridor East Corridor (Room 2/005)	No Risk					
196.	Wall panel	Staircase/Stairwell (Room 2/006)	No Risk					
197.	Wall panel	Kitchen adjacent service cupboard (Room 2/007)	No Risk					
198.	Wall panel	Entrance Hall/Foyer/Lobby Lobby to emergency exit (Room 2/008)	No Risk					
199.	Wall coating	Staircase/Stairwell Emergency fire exit (Room 2/009)	No Risk					
200.	Wall panel	Bedroom 214 (Room 2/010)	No Risk					
201.	Ceiling	Corridor West corridor (Room 2/011)	No Risk					
202.	Wall panel	Staircase/Stairwell fire exit staircase (Room 3/001)	No Risk					
203.	Floor tile with adhesive	Staircase/Stairwell fire exit staircase (Room 3/001)	No Risk					
204.	Wall panel	Corridor East Corridor (Room 3/002)	No Risk					
205.	Ceiling coating	Corridor East Corridor (Room 3/002)	No Risk					

206.	Floor tile with adhesive	Hallway/Passageway (Room 3/003)	No Risk					
207.	Wall panel	Staircase/Stairwell South stairwell (Room 3/004)	No Risk					
208.	Wall panel	Entrance Hall/Foyer/Lobby (Room 3/005)	No Risk					
209.	Wall panel	Staircase/Stairwell (Room 3/006)	No Risk					
210.	Wall panel	Plant Room (Room 3/007)	No Risk					
211.	Wall panel	Bedroom 306 (Room 3/008)	No Risk					
212.	Wall coating	Bedroom 330 (Room 3/009)	No Risk					
213.	Wall panel	Corridor West Corridor (Room 3/010)	No Risk					
214.	Ceiling coating	Corridor West Corridor (Room 3/010)	No Risk					
215.	Wall coating to brickwork	Entrance Hall/Foyer/Lobby (Room 4/001)	No Risk					
216.	Wall panel	Entrance Hall/Foyer/Lobby (Room 4/001)	No Risk					
217.	Wall panel	Bedroom 401 (Room 4/002)	No Risk					
218.	Wall panel	Bedroom 405 (Room 4/003)	No Risk					
219.	Wall panel	Corridor (Room 4/004)	No Risk					
220.	Wall coating	Stairs/Hall Landing Roof accessed (Room 4/005)	This item is classed as low risk and should be inspected every 6 months	29/07/2026				

221.	Ceiling	Corridor (Room 4/006)	No Risk					
222.	Floor covering	Rear stairwell adjacent Rm 301 (Room 2/001)	No Risk					
223.	Ceiling void – residue to redundant radiator	Corridor adjacent Rm 214 (Room 2/002)	No Risk					
224.	Ceiling void – paint coating to ceiling	Corridor adjacent Rm 316 (Room 3/001)	No Risk					
225.	Debris/Residue to ceiling floor below	Loft space within lift lobby (Room 1/001)	No Risk					
226.	Debris/Residue to ceiling floor below	Loft space within crazy lobby (Room 1/002)	No Risk					
227.	Debris/Residue to ceiling floor below	Loft space within corridors to flats 106-111 (Room 1/003)	No Risk					
228.	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 110 (Room 1/004)	No Risk					
229.	Debris/Residue to ceiling floor below	Loft space within corridors to flats 112-119 (Room 1/005)	No Risk					
230.	Debris/Residue to ceiling floor below	Loft space within corridors to flats 120-125 (Room 1/006)	No Risk					
231.	Debris/Residue to ceiling floor below	Loft space within corridors to flats 126-130 (Room 1/007)	No Risk					
232.	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 130 (Room 1/008)	No Risk					
233.	Debris/Residue to ceiling floor below	Loft space within corridors to flats 101-103 (Room 1/009)	No Risk					
234.	Debris/Residue to ceiling floor below	Loft space within corridors to flats 104-105 (Room 1/010)	No Risk					

235.	Debris/Residue to ceiling floor below	Loft space within lift lobby (Room 2/001)	No Risk					
236.	Debris/Residue to ceiling floor below	Loft space within gaming room lobby (Room 2/002)	No Risk					
237.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 207-208 (Room 2/003)	No Risk					
238.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 209-211 (Room 2/004)	No Risk					
239.	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 210 (Room 2/005)	No Risk					
240.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 212-219 (Room 2/006)	No Risk					
241.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 220-225 (Room 2/007)	No Risk					
242.	Debris/Residue to ceiling floor below	Loft space within corridor adjacent lift lobby (Room 2/008)	No Risk					
243.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 226-230 (Room 2/009)	No Risk					
244.	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 230 (Room 2/010)	No Risk					
245.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 201-203 (Room 2/011)	No Risk					
246.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 204-205 (Room 2/012)	No Risk					
247.	Debris/Residue to	Loft space within lobby	No Risk					

	ceiling floor below	(Room 3/001)						
248.	Debris/Residue to ceiling floor below	Loft space within football pool room lobby (Room 3/002)	No Risk					
249.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 306-311 (Room 3/003)	No Risk					
250.	Debris/Residue to ceiling floor below	Loft space within corridor adjacent Flat 311 (Room 3/004)	No Risk					
251.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 312-319 (Room 3/005)	No Risk					
252.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 320-325 (Room 3/006)	No Risk					
253.	Debris/Residue to ceiling floor below	Loft space within corridor adjacent Flat 321 (Room 3/007)	No Risk					
254.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 326-330 (Room 3/008)	No Risk					
255.	Debris/Residue to ceiling floor below	Loft space within corridor adjacent flat 330 (Room 3/009)	No Risk					
256.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 301-304 (Room 3/010)	No Risk					
257.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 301-304 (Room 3/011)	No Risk					
258.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 413-414 (Room 4/001)	No Risk					
259.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 408-	No Risk					

		412 (Room 4/002)						
260.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 415-416 (Room 4/003)	No Risk					
261.	Debris/Residue to ceiling floor below	Loft space within corridor to flats 403-407 (Room 4/004)	No Risk					
262.	Textured coated wall & debris to ceiling loft space where the wall had been damaged to ducting installation	Loft space/Ceiling void (R/01)	No Risk					

Sunderland
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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 the last inspection
- Replace missing/damaged asbestos labels/stickers

Comments:

Sunderland
City Council

School/Site:	
Date of inspection:	
Inspected by (signature):	
Print Name:	