

Foreward

ASBESTOS SURVEY REPORT FOR ROSSMERE ACADEMY, CATCOTE ROAD, HARTLEPOOL, TS25 3JL.

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

Rossmere Academy, Hartlepool



UPRN: - J171961

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 24 July 2025

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	KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Reception Entrance Hall (Room 001)	No Risk
2	KX001573	Wall Coating fire flex paint	Block A Ground Floor Corridor (Room 014)	No Risk
3	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Corridor (Room 014)	No Risk
4	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Office (Room 002)	No Risk
5	KX001574	Wall skirting	Block A Ground Floor Office (Room 002)	Low Risk
6	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Cupboard Store (Room 003a)	No Risk
7	KX001575	Floor screed under lino and modern screed layer	Block A Ground Floor Staff Toilets (Room 003b)	No Risk
8	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Hallway Passageway (Room 003c)	No Risk
9	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Corridor (Room 014a)	No Risk
10	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Hallway Passageway (Room 007)	No Risk
11	KX001576	Floor tile (under floor covering) black and grey below carpet	Block A Ground Floor Classroom (Room 006)	Low Risk
12	KX001577	Wall Skirting	Block A Ground Floor Classroom (Room 006)	Low Risk
13	As KX001576	Floor tile (under floor covering) black and grey below carpet	Block A Ground Floor Classroom (Room 008)	Low Risk
14	As KX001577	Wall Skirting	Block A Ground Floor Classroom (Room 008)	Low Risk
15	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Office (Room 010)	No Risk
16	KX001578	Pipe joints caulking /packing painted orange	Block A Ground Floor Male Toilets (Room 012)	No Risk
17	KX001579	Floor tile (under floor covering)	Block A Ground Floor Medical/First Aid (Room 015)	Low Risk

		black, green and grey		
18	KX001580	Wall Skirting	Block A Ground Floor Medical/First Aid (Room 015)	Low Risk
19	As KX001580	Wall Skirting	Block A Ground Floor Hallway/Passageway (Room 020)	Low Risk
20	KX001581	Floor adhesive residue under carpet and screed	Block A Ground Floor Hallway/Passageway (Room 020)	Low Risk
21	As KX001580	Wall Skirting	Block A Ground Floor Reception (Room 020 b & c)	Low Risk
22	As KX001581	Floor adhesive residue under carpet and screed	Block A Ground Floor Reception (Room 020 b & c)	Low Risk
23	KX001582	Ceiling packing to stench pipe penetration	Block A Ground Floor Switch Room (Room 016)	Very Low Risk
24	KX001585	Pipework insulation string binding to fibreglass	Block A Ground Floor Stairwell/Staircase (Room 017)	Low Risk
25	KX001584	Ceiling void above ceiling	Block A Ground Floor Store Room (Room 039)	No Risk
26	As KX001584	Ceiling void above ceiling	Block A Ground Floor Corridor (Room 036)	No Risk
27	As KX001584	Ceiling void above ceiling	Block A Ground Floor Classroom (Room 021)	No Risk
28	KX001586	Floor screed under carpet and screed	Block A Ground Floor Classroom (Room 021)	No Risk
29	As KX001584	Ceiling void above ceiling	Block A Ground Floor Corridor (Room 037)	No Risk
30	KX001586	Floor screed under carpet and screed	Block A Ground Floor Corridor (Room 037)	No Risk
31	As KX001581	Floor adhesive residue under carpet and screed	Block A Ground Floor Classroom (Room 025) Iguanas	Low Risk
32	TL001255	Wall Skirting	Block A Ground Floor Classroom (Room 025) Igunans	No Risk
33	As KX001584	Ceiling	Block A Ground Floor Cupboard (Room 026)	No Risk
34	As KX001584	Ceiling	Block A Ground Floor Cloakroom (Room 027)	No Risk
35	KX001587	Floor screed under carpet screed	Block A Ground Floor Cloakroom (Room 027)	No Risk
36	As KX001584	Ceiling	Block A Ground Floor Cloakroom (Room 028)	No Risk

37	As KX001587	Floor screed under carpet screed	Block A Ground Floor Cloakroom (Room 028)	No Risk
38	As KX001587	Floor screed under carpet screed	Block A Ground Floor Store Room (Room 028a)	No Risk
39	As KX001584	Ceiling	Block A Ground Floor Cupboard (Room 030)	No Risk
40	As KX001580	Wall Skirting	Block A Ground Floor Classroom (Room 029)	Low Risk
41	KX001588	Floor tile (under floor covering) brown and beige	Block A Ground Floor Classroom (Room 029)	Low Risk
42	KX001589	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 029)	No Risk
43	As KX001584	Ceiling	Block A Ground Floor Cupboard (Room 31)	No Risk
44	As KX001580	Wall Skirting	Block A Ground Floor Classroom (Room 032)	Low Risk
45	As KX001588	Floor tile (under floor covering) brown and beige	Block A Ground Floor Classroom (Room 032)	Low Risk
46	As KX001589	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 032)	No Risk
47	As KX001580	Wall Skirting	Block A Ground Floor Classroom (Room 034)	Low Risk
48	As KX001581	Floor adhesive residue under carpet and screed, lino and screed	Block A Ground Floor Classroom (Room 034)	Low Risk
49	As KX001589	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 034)	No Risk
50	As KX001584	Ceiling void above ceiling	Block A Ground Floor Classroom (Room 034)	No Risk
51	As KX001584	Ceiling void above ceiling	Block A Ground Floor Corridor (Room 041a)	No Risk
52	As KX001590	Floor adhesive residue	Block A Ground Floor Corridor (Room 041a)	Very Low Risk
53	As KX001584	Ceiling void above ceiling	Block A Ground Floor Staff Room (Room 041)	No Risk
54	KX001590	Floor adhesive residue	Block A Ground Floor Staff Room (Room 041)	Very Low Risk
55	As KX001577	Wall Skirting	Block A Ground Floor Staff Room (Room 041)	Low Risk
56	KX001591	Ceiling void ceiling above	Block A Ground Floor Corridor (Room 060)	No Risk

57	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Corridor (Room 060)	Low Risk
58	As KX001592	Wall skirting	Block A Ground Floor Corridor (Room 060)	Very Low Risk
59	As KX001591	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 057)	No Risk
60	As KX001591	Ceiling void ceiling above	Block A Ground Floor Office (Room 056)	No Risk
61	As KX001592	Wall skirting	Block A Ground Floor Office (Room 56)	Low Risk
62	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Office (Room 56)	Low Risk
63	As KX001591	Ceiling void ceiling above	Block A Ground Floor Office (Room 059)	No Risk
64	As KX001592	Wall skirting	Block A Ground Floor Office (Room 59)	Low Risk
65	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Office (Room 59)	Low Risk
66	As KX001592	Wall skirting	Block A Ground Floor Corridor (Room 61)	Low Risk
67	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Corridor (Room 61)	Low Risk
68	As KX001591	Ceiling	Block A Ground Floor Cleaners Cupboard (Room 035)	No Risk
69	As KX001595	Pipework Gaskets	Block A Ground Floor Cleaners Cupboard (Room 035)	No Risk
70	As KX001591	Ceiling void ceiling above	Block A Ground Floor Corridor (Room 078)	No Risk
71	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Corridor (Room 078)	No Risk
72	As KX001591	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 064)	No Risk
73	KX001594	Floor adhesive residue under carpet and screed	Block A Ground Floor Classroom (Room 065)	Low Risk
74	As KX001592	Wall skirting	Block A Ground Floor Classroom (Room 065)	Low Risk
75	As KX001591	Ceiling alcove	Block A Ground Floor Classroom (Room 065)	No Risk
76	As KX001591	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 068)	No Risk
77	As KX001592	Wall skirting	Block A Ground Floor Classroom (Room 069)	Low Risk
78	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 069)	No Risk

79	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Classroom (Room 069)	Low Risk
80	As KX001592	Wall skirting	Block A Ground Floor Classroom (Room 071) Owls	Low Risk
81	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Classroom (Room 071) Owls	Low Risk
82	As KX001591	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 070)	No Risk
83	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 076)	No Risk
84	As KX001591	Ceiling	Block A Ground Floor Cloakroom (Room 072)	No Risk
85	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Cloakroom (Room 072)	No Risk
86	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 073)	No Risk
87	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Classroom (Room 073)	No Risk
88	As KX001591	Ceiling	Block A Ground Floor Cupboard (Room 074)	No Risk
89	As KX001592	Wall skirting	Block A Ground Floor Classroom (Room 075) Hedgehog	Low Risk
90	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Classroom (Room 075) Hedgehog	Low Risk
91	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 078b)	No Risk
92	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Classroom (Room 078b)	No Risk
93	As KX001591	Ceiling	Block A Ground Floor Cupboard (Room 078a)	No Risk
94	As KX001591	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 063)	No Risk
95	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Classroom (Room 063)	No Risk
96	As KX001591	Ceiling void ceiling above	Block A Ground Floor Staff Toilets (Room 053)	No Risk
97	As KX001591	Ceiling	Block A Ground Floor Cleaners Cupboard (Room 052)	No Risk
98	As KX001591	Ceiling	Block A Ground Floor	No Risk

			Hallway Passageway (Room 062)	
99	As KX001591	Ceiling	Block A Ground Floor Store Room (Room 044)	No Risk
100	KX001595	Pipework Gasket	Block A Ground Floor Store Room (Room 044) No Risk	No Risk
101	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 042)	No Risk
102	As KX001591	Ceiling	Block A Ground Floor Room (Room 054)	No Risk
103	As KX001591	Ceiling	Block A Ground Floor Room (Room 055)	No Risk
104	Presumed	Debris/Residue to walls encapsulated	Block A Ground Floor Caretakers Room (Room 088)	Medium Risk
105	Presumed	Debris/Residue to walls encapsulated	Block A Ground Floor Workshop (Room 088a)	Medium Risk
106	KX001596	Ceiling panels to stench pipe penetration	Block A Ground Floor Workshop (Room 088a)	Low Risk
107	Presumed	Debris/Residue to walls encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk
108	KX001597	Pipework gaskets to blue valves	Block A Ground Floor Boiler Room (Room 089)	No Risk
109	KX001598	Pipework lining to insulation membrane under fibreglass insulation leading to ducts	Block A Ground Floor Boiler Room (Room 089)	Low Risk
110	KX001599	Debris/Residue to walls - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk
111	KX001600	Debris/Residue to walls - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk
112	Presumed	Floor void duct pipework gaskets inaccessible to sample	Block A Ground Floor Boiler Room (Room 089)	Very Low Risk
113	KX001601	Debris/Residue to floor	Block A Ground Floor Boiler Room (Room 089)	No Risk
114	KX001602	Debris/Residue to floor	Block A Ground Floor Boiler Room (Room 089)	No Risk
115	KX001603	Debris/Residue unsealed at entrance to floor duct - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk

116	KX001583	Electric services cabling/braiding insulation x2	Block A First Floor Storage (Room 018)	No Risk
117	As KX001585	Pipework insulation string binding to fibreglass	Block A First Floor Storage (Room 018)	Low Risk
118	As KX001591	Ceiling	Block A First Floor Staircase Stairwell (Room 107)	No Risk
119	As KX001591	Ceiling void ceiling above	Block A First Floor Corridor (Room 106a)	No Risk
120	KX001604	Floor screed under modern lino and screed	Block A First Floor Corridor (Room 106a)	No Risk
121	As KX001591	Ceiling void ceiling above	Block A First Floor Cloakroom (Room 105)	No Risk
122	KX001604	Floor screed under modern lino and screed	Block A First Floor Cloakroom (Room 105)	No Risk
123	KX001605	Floor tile under floor covering	Block A First Floor Classroom (Room 90)	Low Risk
124	KX001606	Wall skirting	Block A First Floor Classroom (Room 90)	Low Risk
125	As KX001591	Ceiling	Block A First Floor Cupboard (Room 91)	No Risk
126	As KX001591	Ceiling void ceiling above	Block A First Floor Cupboard (Room 93)	No Risk
127	As KX001591	Ceiling void ceiling above	Block A First Floor Cupboard (Room 94)	No Risk
128	KX001604	Floor screed under modern carpet and screed	Block A First Floor Office (Room 92)	No Risk
129	As KX001591	Ceiling	Block A First Floor Cleaners Cupboard (Room 96)	No Risk
130	As KX001591	Ceiling	Block A First Floor Hub Network Room (Room 97)	No Risk
131	As KX001605	Floor tile under floor covering	Block A First Floor Classroom (Room 98)	Removed July 2023
132	As KX001606	Wall skirting	Block A First Floor Classroom (Room 98)	Low Risk
133	As KX001591	Ceiling void ceiling above	Block A First Floor Classroom (Room 100)	No Risk
134	As KX001591	Ceiling void ceiling above	Block A First Floor Landing (Room 106)	No Risk
135	As KX001605	Floor tile under floor covering	Block A First Floor Classroom (Room 99)	Low Risk
136	As KX001606	Wall skirting	Block A First Floor Classroom (Room 99)	Low Risk
137	As KX001591	Ceiling void ceiling above	Block A First Floor Office (Room 104)	No Risk

138	As KX001585	Pipework insulation string binding to fibreglass	Block A Second Floor Storage Area (Room 019)	Very Low Risk
139	KX001607	Soffits Gable ends	Block A External	Very Low Risk
140	KX001608	Soffits Gable ends	Block A External	Very Low Risk
141	KX001609	Window putty seal second floor store window	Block A External	No Risk
142	KX001610	Damp proof course	Block A External	Very Low Risk
143	KX001611	Soffits lower level	Block A External	Very Low Risk
144	KX001612	Window putty seal boiler room windows	Block A External	No Risk
145	KX001613	Window beading seal to walls	Block A External	No Risk
146	KX001617	Debris/residue loose to floor and residue of open flange	Block A External Cupboard – meter adjacent to entrance	Very Low Risk
147	KX001618	Pipework gaskets to yellow gas pipe	Block A External Cupboard – meter adjacent to entrance	No Risk
148	KX001619	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Kitchen (Room 109)	Medium Risk
149	KX001620	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Kitchen (Room 109)	Medium Risk
150	As KX001621	Ceiling void wall lining	Block B Ground Floor Kitchen (Room 109)	No Risk
151	As KX001619	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Boiler Room (Room 109a)	Medium Risk
152	As KX001621	Ceiling void wall lining	Block B Ground Floor Boiler Room (Room 109a)	No Risk
153	As KX001619	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Store Room (Room 109b)	Medium Risk
154	As KX001621	Ceiling void wall lining	Block B Ground Floor Store Room (Room 109b)	No Risk
155	As KX001620	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Office (Room 109c)	Medium Risk




156	As KX001620	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Wash room (Room 109d)	Medium Risk
157	As KX001620	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Toilets (Room 109e)	Medium Risk
158	As KX001621	Ceiling void wall lining	Block B Ground Floor Toilets (Room 109e)	No Risk
159	As KX001619	Ceiling void debris to wooden framework and within nail holes	Block B Ground Floor Store Room (Room 109j)	Low Risk
160	KX001622	Heater Back panel	Block B Ground Floor Dining Hall (Room 110)	No Risk
161	KX001623	Heater pads under feet	Block B Ground Floor Dining Hall (Room 110)	No Risk
162	KX001624	Floor adhesive residue under lino and screed	Block B Ground Floor Dining Hall (Room 110)	No Risk
163	As KX001625	Wall coating fire flex paint	Block B Ground Floor Toilets (Room 129)	No Risk
164	KX001626	Ceiling coating	Block B Ground Floor Entrance Hall Foyer Lobby (Room 130)	Low Risk
165	KX001614	Damp proof course	Block B External	No Risk
166	KX001615	Pipework gasket to blue valve (redundant)	Block B External Cupboard meter on road	Very Low Risk
167	KX001616	Ceiling jointing compound wall to roof	Block B External Cupboard meter on road	No Risk
168	KX001627	Ceiling Coating	Block D Ground Floor Entrance Hall/Foyer/Lobby (Room 01)	No Risk
169	KX001628	Ceiling coating repair to wood chip paper	Block D First Floor Landing (Room 012)	No Risk
170	KX001629	Roof Lining	Block D Roof Void Loft Space	No Risk
171	KX001630	Soffits including thin strip to central dormer windows and gable ends	Block D External	Very Low Risk
172	KX001631	Fascias side panels to soffits	Block D External	Very Low Risk
173	KX001632	Damp proof course	Block D External	No Risk
174	KX001633	Window beading remnants from old windows and doors	Block D External	Very Low Risk

175	KX001634	Roof felt remnants from former canopy	Block D External	No Risk
176	As NG001769	Window Putty/seal	1 st Floor Store Room 1/002	No Risk
177	NG001769	Window Putty/seal	External E/001	No Risk
178	CF010792	Floor tile below screed	Ground Floor Classroom (Room 008)	Low Risk
179	CF010791	Mastic to beading within door	Ground Floor Classroom (Room 008)	No Risk
180	CF010789	Floor tile	Ground Floor Staff Room (Room 041)	Low Risk
181	CF010794	Damp proof course	External to staff room (E/001)	Low Risk
182	TL001053	Floor – covering beneath screed	Ground floor Office rm 2 (Heads Office) (G/001)	Low Risk
183	TL001254	Ceiling Cladding	Classroom Iguanas (G/001)	No Risk
184	As TL001254	Ceiling Cladding	Classroom Owls (G/002)	No Risk
185	As TL001254	Ceiling Cladding	Classroom Hedgehogs (G/003)	No Risk
186	EU004471	Texture coated ceiling	Entrance hall (survey J081624)	Low Risk
187	EU004472	Fixed fibreboard ceiling tiles	Dining Room (Survey J081624)	No Risk
188	Presumed	Old Electrical equipment to wall	Kitchen (Survey J081624)	Low Risk
189	TL001361	Ceiling - Coating	Store room G/001	No Risk
190	As TL001361	Ceiling - Coating	Entrance Hall G/002	No Risk
191	TL001362	Ceiling Cladding	Office Leadership Office G/003	No Risk
192	As TL001361	Ceiling - Coating	Store room G/004	No Risk
193	As TL001362	Ceiling Cladding Within ceiling void	Kitchen Leadership Office G/005	No Risk
194	TL001363	Ceiling - Coating	Corridor G/006	No Risk
195	As TL001362	Ceiling Cladding	Classroom Class Fox, Year 1 G/007	No Risk
196	As TL001361	Ceiling - Coating	Store room G/008	No Risk
197	As TL001362	Ceiling Cladding	Classroom Mrs Collins, year 1 G/009	No Risk
198	As TL001362	Ceiling Cladding	Classroom Year 2, owls G/010	No Risk
199	As TL001361	Ceiling - Coating	Classroom G/011	No Risk
200	TL001364	Ceiling Cladding	Cloakroom G/012	No Risk
201	As TL001364	Ceiling Cladding	Classroom Seaside Room G/013	No Risk


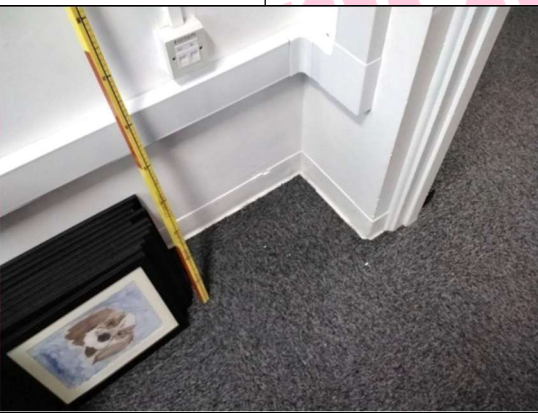

Please note the survey carried out was non-intrusive and any areas not listed above may not have been accessed or had samples taken, should major refurbishment be planned for the property, further investigation will be required.

Sunderland
City Council

Photographs of Areas Sampled

1	KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Reception Entrance Hall (Room 001)	Does not contain asbestos.
				
2	KX001573	Wall Coating fire flex paint	Block A Ground Floor Corridor (Room 014)	Does not contain asbestos.
				
3	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Corridor (Room 014)	Does not contain asbestos.
				



Photographs of Areas Sampled continued

4	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Office (Room 002)	Does not contain asbestos.
				
5	KX001574	Wall skirting	Block A Ground Floor Office (Room 002)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
6	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Cupboard Store (Room 003a)	Does not contain asbestos.
				




Photographs of Areas Sampled continued

7	KX001575	Floor screed under lino and modern screed layer	Block A Ground Floor Staff Toilets (Room 003b)	Does not contain asbestos.
				
8	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Hallway Passageway (Room 003c)	Does not contain asbestos.
				
9	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Corridor (Room 014a)	Does not contain asbestos.
				



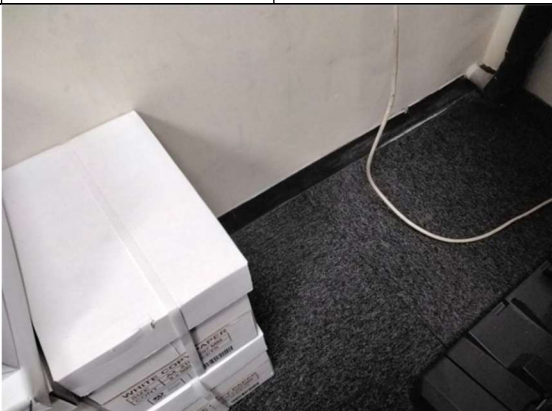
Photographs of Areas Sampled continued

10	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Hallway Passageway (Room 007)	Does not contain asbestos.
				
11	KX001576	Floor tile (under floor covering) black and grey below carpet	Block A Ground Floor Classroom (Room 006)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
		 		
12	KX001577	Wall Skirting	Block A Ground Floor Classroom (Room 006)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled continued

13	As KX001576	Floor tile (under floor covering) black and grey below carpet	Block A Ground Floor Classroom (Room 008)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
14	As KX001577	Wall Skirting	Block A Ground Floor Classroom (Room 008)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
15	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Office (Room 010)	Does not contain asbestos.
				


Photographs of Areas Sampled continued

16	KX001578	Pipe joints caulking /packing painted orange	Block A Ground Floor Male Toilets (Room 012)	Do not contain asbestos.
				
17	KX001579	Floor tile (under floor covering) black, green and grey	Block A Ground Floor Medical/First Aid (Room 015)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
18	KX001580	Wall Skirting	Block A Ground Floor Medical/First Aid (Room 015)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled continued

19	As KX001580	Wall Skirting	Block A Ground Floor Hallway/Passageway (Room 020)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
20	KX001581	Floor adhesive residue under carpet and screed	Block A Ground Floor Hallway/Passageway (Room 020)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
21	As KX001580	Wall Skirting	Block A Ground Floor Reception (Room 020 b & c)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				



Photographs of Areas Sampled continued

22	As KX001581	Floor adhesive residue under carpet and screed	Block A Ground Floor Reception (Room 020 b & c)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
23	KX001582	Ceiling packing to stench pipe penetration	Block A Ground Floor Switch Room (Room 016)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
24	KX001585	Pipework insulation string binding to fibreglass	Block A Ground Floor Stairwell/Staircase (Room 017)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled continued

25	KX001584	Ceiling void above ceiling	Block A Ground Floor Store Room (Room 039)	Does not contain asbestos.
				
26	As KX001584	Ceiling void above ceiling	Block A Ground Floor Corridor (Room 036)	Does not contain asbestos.
				
27	As KX001584	Ceiling void above ceiling	Block A Ground Floor Classroom (Room 021)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

28	KX001586	Floor screed under carpet and screed	Block A Ground Floor Classroom (Room 021)	Does not contain asbestos.
				
29	As KX001584	Ceiling void above ceiling	Block A Ground Floor Corridor (Room 037)	Does not contain asbestos.
				
30	KX001586	Floor screed under carpet and screed	Block A Ground Floor Corridor (Room 037)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

31	As KX001581	Floor adhesive residue under carpet and screed	Block A Ground Floor Classroom (Room 025)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
32	TL001255	Wall Skirting	Block A Ground Floor Classroom (Room 025)	Does not contain asbestos.
				
33	As KX001584	Ceiling	Block A Ground Floor Cupboard (Room 026)	Does not contain asbestos.
				




Photographs of Areas Sampled continued

34	As KX001584	Ceiling	Block A Ground Floor Cloakroom (Room 027)	Does not contain asbestos.
				
35	KX001587	Floor screed under carpet screed	Block A Ground Floor Cloakroom (Room 027)	Does not contain asbestos.
				
36	As KX001584	Ceiling	Block A Ground Floor Cloakroom (Room 028)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

37	As KX001587	Floor screed under carpet screed	Block A Ground Floor Cloakroom (Room 028)	Does not contain asbestos.
				
38	As KX001587	Floor screed under carpet screed	Block A Ground Floor Store Room (Room 028a)	Does not contain asbestos.
				
39	As KX001584	Ceiling	Block A Ground Floor Cupboard (Room 030)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

40	As KX001580	Wall Skirting	Block A Ground Floor Classroom (Room 029)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
41	KX001588	Floor tile (under floor covering) brown and beige	Block A Ground Floor Classroom (Room 029)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
42	KX001589	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 029)	Does not contain asbestos.
				

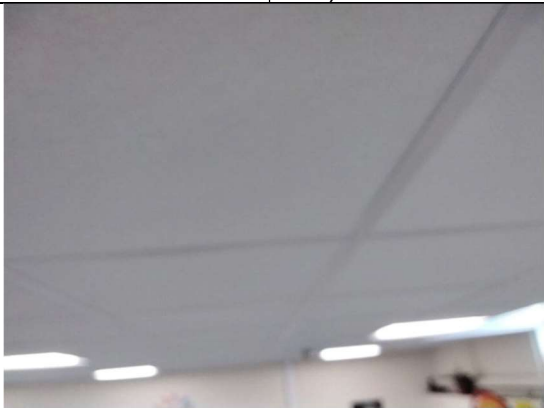


Photographs of Areas Sampled continued

43	As KX001584	Ceiling	Block A Ground Floor Cupboard (Room 31)	Does not contain asbestos.
				
44	As KX001580	Wall Skirting	Block A Ground Floor Classroom (Room 032)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
45	As KX001588	Floor tile (under floor covering) brown and beige	Block A Ground Floor Classroom (Room 032)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
		 		




Photographs of Areas Sampled continued

46	As KX001589	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 032)	Does not contain asbestos.
				
47	As KX001580	Wall Skirting	Block A Ground Floor Classroom (Room 034)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
48	As KX001581	Floor adhesive residue under carpet and screed, lino and screed	Block A Ground Floor Classroom (Room 034)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				



Photographs of Areas Sampled continued

49	As KX001589	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 034)	Does not contain asbestos.
				
50	As KX001584	Ceiling void above ceiling	Block A Ground Floor Classroom (Room 034)	Does not contain asbestos.
				
51	As KX001584	Ceiling void above ceiling	Block A Ground Floor Corridor (Room 041a)	Does not contain asbestos.
				



Photographs of Areas Sampled continued

52	As KX001590	Floor adhesive residue	Block A Ground Floor Corridor (Room 041a)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
53	As KX001584	Ceiling void above ceiling	Block A Ground Floor Staff Room (Room 041)	Does not contain asbestos.
				
54	KX001590	Floor adhesive residue	Block A Ground Floor Staff Room (Room 041)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled continued

55	As KX001577	Wall Skirting	Block A Ground Floor Staff Room (Room 041)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
No Photographic Evidence				
56	KX001591	Ceiling void ceiling above	Block A Ground Floor Corridor (Room 060)	Does not contain asbestos.
				
57	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Corridor (Room 060)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				

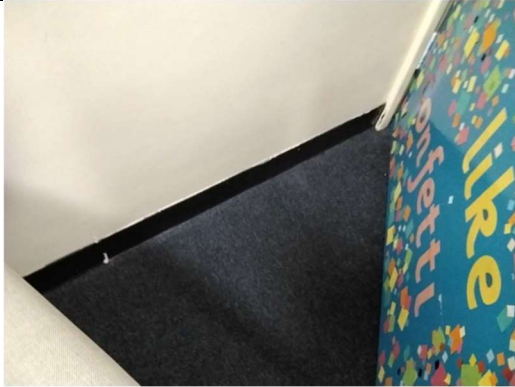



Photographs of Areas Sampled continued

58	As KX001592	Wall skirting	Block A Ground Floor Corridor (Room 060)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
59	As KX001591	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 057)	Does not contain asbestos.
				
60	As KX001591	Ceiling void ceiling above	Block A Ground Floor Office (Room 056)	Does not contain asbestos.
No Photographic Evidence				




Photographs of Areas Sampled continued

61	As KX001592	Wall skirting	Block A Ground Floor Office (Room 56)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
62	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Office (Room 56)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
63	As KX001591	Ceiling void ceiling above	Block A Ground Floor Office (Room 059)	Does not contain asbestos.
				




Photographs of Areas Sampled continued

64	As KX001592	Wall skirting	Block A Ground Floor Office (Room 59)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
65	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Office (Room 59)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
 				
66	As KX001592	Wall skirting	Block A Ground Floor Corridor (Room 61)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled continued

67	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Corridor (Room 61)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
68	As KX001591	Ceiling	Block A Ground Floor Cleaners Cupboard (Room 035)	Does not contain asbestos.
				
69	As KX001595	Pipework Gaskets	Block A Ground Floor Cleaners Cupboard (Room 035)	Do not contain asbestos.
				

Photographs of Areas Sampled continued

70	As KX001591	Ceiling void ceiling above	Block A Ground Floor Corridor (Room 078)	Does not contain asbestos.
				
71	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Corridor (Room 078)	Does not contain asbestos.
				
72	As KX001591	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 064)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

73	KX001594	Floor adhesive residue under carpet and screed	Block A Ground Floor Classroom (Room 065)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
74	As KX001592	Wall skirting	Block A Ground Floor Classroom (Room 065)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
75	As KX001591	Ceiling alcove	Block A Ground Floor Classroom (Room 065)	Does not contain asbestos.
				




Photographs of Areas Sampled continued

76	As KX001591	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 068)	Does not contain asbestos.
				
77	As KX001592	Wall skirting	Block A Ground Floor Classroom (Room 069)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
78	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 069)	No Risk
				

Photographs of Areas Sampled continued

79	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Classroom (Room 069)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
80	As KX001592	Wall skirting	Block A Ground Floor Classroom (Room 071)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
81	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Classroom (Room 071)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled continued

82	As KX001591	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 070)	Does not contain asbestos.
				
83	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 076)	Does not contain asbestos.
				
84	As KX001591	Ceiling	Block A Ground Floor Cloakroom (Room 072)	Does not contain asbestos.
				



Photographs of Areas Sampled continued

85	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Cloakroom (Room 072)	Does not contain asbestos.
				
86	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 073)	Does not contain asbestos.
				
87	As KX001572	Floor screed under carpet and modern screed layer	Block A Ground Floor Classroom (Room 073)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

88	As KX001591	Ceiling	Block A Ground Floor Cupboard (Room 074)	Does not contain asbestos.
				
89	As KX001592	Wall skirting	Block A Ground Floor Classroom (Room 075)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
90	As KX001593	Floor tile (under floor covering) grey under screed	Block A Ground Floor Classroom (Room 075)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
		 		




Photographs of Areas Sampled continued

91	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 078b)	Does not contain asbestos.
				
92	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Classroom (Room 078b)	Does not contain asbestos.
No Photographic Evidence				
93	As KX001591	Ceiling	Block A Ground Floor Cupboard (Room 078a)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

94	As KX001591	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 063)	Does not contain asbestos.
				
95	As KX001572	Floor screed under lino and modern screed layer	Block A Ground Floor Classroom (Room 063)	Does not contain asbestos.
				
96	As KX001591	Ceiling void ceiling above	Block A Ground Floor Staff Toilets (Room 053)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

97	As KX001591	Ceiling	Block A Ground Floor Cleaners Cupboard (Room 052)	Does not contain asbestos.
				
98	As KX001591	Ceiling	Block A Ground Floor Hallway Passageway (Room 062)	Does not contain asbestos.
				
99	As KX001591	Ceiling	Block A Ground Floor Store Room (Room 044)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

100	KX001595	Pipework Gasket	Block A Ground Floor Store Room (Room 044) No Risk	Does not contain asbestos.
				
101	As KX001591	Ceiling	Block A Ground Floor Classroom (Room 042)	Does not contain asbestos.
				
102	As KX001591	Ceiling	Block A Ground Floor Room (Room 054)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

103	As KX001591	Ceiling	Block A Ground Floor Room (Room 055)	Does not contain asbestos.
				
104	Presumed	Debris/Residue to walls - encapsulated	Block A Ground Floor Caretakers Room (Room 088)	Medium Risk
				
105	Presumed	Debris/Residue to walls - encapsulated	Block A Ground Floor Workshop (Room 088a)	Medium Risk
				

Photographs of Areas Sampled continued

106	KX001596	Ceiling panels to stench pipe penetration	Block A Ground Floor Workshop (Room 088a)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
107	Presumed	Debris/Residue to walls - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk
				
108	KX001597	Pipework gaskets to blue valves	Block A Ground Floor Boiler Room (Room 089)	Does not contain asbestos.
				



Photographs of Areas Sampled continued

109	KX001598	Pipework lining to insulation membrane under fibreglass insulation leading to ducts	Block A Ground Floor Boiler Room (Room 089)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
110	KX001599	Debris/Residue to walls - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk
				
111	KX001600	Debris/Residue to walls - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk
				




Photographs of Areas Sampled continued

112	Presumed	Floor void duct pipework gaskets inaccessible to sample	Block A Ground Floor Boiler Room (Room 089)	Presumed to contain asbestos - Any change in appearance should be recorded and passed to Property Services.
				
113	KX001601	Debris/Residue to floor	Block A Ground Floor Boiler Room (Room 089)	Does not contain asbestos.
				
114	KX001602	Debris/Residue to floor	Block A Ground Floor Boiler Room (Room 089)	Does not contain asbestos.
				





Photographs of Areas Sampled continued

115	KX001603	Debris/Residue unsealed at entrance to floor duct - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk
				
116	KX001583	Electric services cabling/braiding insulation x2	Block A First Floor Storage (Room 018)	Does not contain asbestos.
No Photographic Evidence				
117	As KX001585	Pipework insulation string binding to fibreglass	Block A First Floor Storage (Room 018)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled continued

118	As KX001591	Ceiling	Block A First Floor Staircase Stairwell (Room 107)	Does not contain asbestos.
				
119	As KX001591	Ceiling void ceiling above	Block A First Floor Corridor (Room 106a)	Does not contain asbestos.
				
120	KX001604	Floor screed under modern lino and screed	Block A First Floor Corridor (Room 106a)	Does not contain asbestos.
				



Photographs of Areas Sampled continued

121	As KX001591	Ceiling void ceiling above	Block A First Floor Cloakroom (Room 105)	Does not contain asbestos.
				
122	KX001604	Floor screed under modern lino and screed	Block A First Floor Cloakroom (Room 105)	Does not contain asbestos.
				
123	KX001605	Floor tile under floor covering	Block A First Floor Classroom (Room 90)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
		 		

Photographs of Areas Sampled continued

124	KX001606	Wall skirting	Block A First Floor Classroom (Room 90)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
125	As KX001591	Ceiling	Block A First Floor Cupboard (Room 91)	Does not contain asbestos.
				
126	As KX001591	Ceiling void ceiling above	Block A First Floor Cupboard (Room 93)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

127	As KX001591	Ceiling void ceiling above	Block A First Floor Cupboard (Room 94)	Does not contain asbestos.
				
128	KX001604	Floor screed under modern carpet and screed	Block A First Floor Office (Room 92)	Does not contain asbestos.
				
129	As KX001591	Ceiling	Block A First Floor Cleaners Cupboard (Room 96)	Does not contain asbestos.
				




Photographs of Areas Sampled continued

130	As KX001591	Ceiling	Block A First Floor Hub Network Room (Room 97)	Does not contain asbestos.
				
131	As KX001605	Floor tile under floor covering	Block A First Floor Classroom (Room 98)	Removed July 23
				
132	As KX001606	Wall skirting	Block A First Floor Classroom (Room 98)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				




Photographs of Areas Sampled continued

133	As KX001591	Ceiling void ceiling above	Block A First Floor Classroom (Room 100)	Does not contain asbestos.
				
134	As KX001591	Ceiling void ceiling above	Block A First Floor Landing (Room 106)	Does not contain asbestos.
				
135	As KX001605	Floor tile under floor covering	Block A First Floor Classroom (Room 99)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled continued

136	As KX001606	Wall skirting	Block A First Floor Classroom (Room 99)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
137	As KX001591	Ceiling void ceiling above	Block A First Floor Office (Room 104)	Does not contain asbestos.
				
138	As KX001585	Pipework insulation string binding to fibreglass	Block A Second Floor Storage Area (Room 019)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled continued

139	KX001607	Soffits Gable ends	Block A External	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
140	KX001608	Soffits Gable ends	Block A External	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
141	KX001609	Window putty seal second floor store window	Block A External	Does not contain asbestos.
				




Photographs of Areas Sampled continued

142	KX001610	Damp proof course	Block A External	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
143	KX001611	Soffits lower level	Block A External	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
144	KX001612	Window putty seal boiler room windows	Block A External	Does not contain asbestos.
				

Photographs of Areas Sampled continued

145	KX001613	Window beading seal to walls	Block A External	Does not contain asbestos.
				
146	KX001617	Debris/residue loose to floor and residue of open flange	Block A External Cupboard – meter adjacent to entrance	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
147	KX001618	Pipework gaskets to yellow gas pipe	Block A External Cupboard – meter adjacent to entrance	Does not contain asbestos.
				

Photographs of Areas Sampled continued

148	KX001619	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Kitchen (Room 109)	Medium Risk
				
149	KX001620	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Kitchen (Room 109)	Medium Risk
				
150	As KX001621	Ceiling void wall lining	Block B Ground Floor Kitchen (Room 109)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

151	As KX001619	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Boiler Room (Room 109a)	Medium Risk
				
152	As KX001621	Ceiling void wall lining	Block B Ground Floor Boiler Room (Room 109a)	Does not contain asbestos.
				
153	As KX001619	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Store Room (Room 109b)	Medium Risk
				

Photographs of Areas Sampled continued

154	As KX001621	Ceiling void wall lining	Block B Ground Floor Store Room (Room 109b)	Does not contain asbestos.
				
155	As KX001620	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Office (Room 109c)	Medium Risk
				
156	As KX001620	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Wash room (Room 109d)	Medium Risk
				



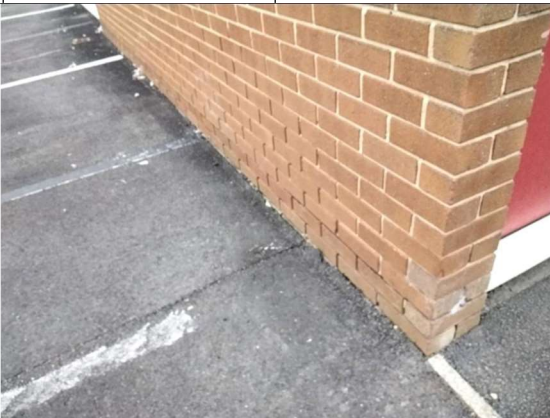
Photographs of Areas Sampled continued

157	As KX001620	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Toilets (Room 109e)	Medium Risk
				
158	As KX001621	Ceiling void wall lining	Block B Ground Floor Toilets (Room 109e)	Does not contain asbestos.
				
159	As KX001619	Ceiling void debris to wooden framework and within nail holes	Block B Ground Floor Store Room (Room 109j)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				

Photographs of Areas Sampled continued

160	KX001622	Heater Back panel	Block B Ground Floor Dining Hall (Room 110)	Does not contain asbestos.
				
161	KX001623	Heater pads under feet	Block B Ground Floor Dining Hall (Room 110)	Does not contain asbestos.
				
162	KX001624	Floor adhesive residue under lino and screed	Block B Ground Floor Dining Hall (Room 110)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

163	As KX001625	Wall coating fire flex paint	Block B Ground Floor Toilets (Room 129)	Does not contain asbestos.
				
164	KX001626	Ceiling coating	Block B Ground Floor Entrance Hall Foyer Lobby (Room 130)	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
165	KX001614	Damp proof course	Block B External	Does not contain asbestos.
				

Photographs of Areas Sampled continued

166	KX001615	Pipework gasket to blue valve (redundant)	Block B External Cupboard meter on road	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
167	KX001616	Ceiling jointing compound wall to roof	Block B External Cupboard meter on road	Does not contain asbestos.
				
168	KX001627	Ceiling Coating	Block D Ground Floor Entrance Hall/Foyer/Lobby (Room 01)	Does not contain asbestos.
				

Photographs of Areas Sampled continued

169	KX001628	Ceiling coating repair to wood chip paper	Block D First Floor Landing (Room 012)	Does not contain asbestos.
				
170	KX001629	Roof Lining	Block D Roof Void Loft Space	Does not contain asbestos.
				
171	KX001630	Soffits including thin strip to central dorma windows and gable ends	Block D External	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				







Photographs of Areas Sampled continued

172	KX001631	Fascias side panels to soffits	Block D External	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				
173	KX001632	Damp proof course	Block D External	Does not contain asbestos.
				
174	KX001633	Window beading remnants from old windows and doors	Block D External	Contains asbestos - Any change in appearance should be recorded and passed to Property Services.
				




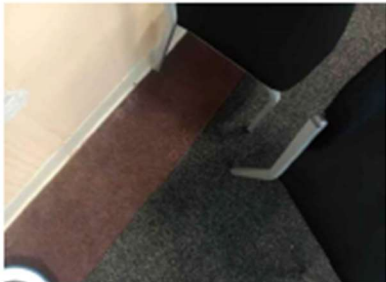

Photographs of Areas Sampled continued

175	KX001634	Roof felt remnants from former canopy	Block D External	Does not contain asbestos.
				
176	As NG001769	Window Putty/seal	1 st Floor Store Room 1/002	Does not contain asbestos.
				
177	NG001769	Window Putty/seal	External E/001	Does not contain asbestos.
				

Photographs of Areas Sampled continued

178	CF010792	Floor tile below screed	Ground Floor Classroom (Room 008)	Low Risk
Photo 1: Wide Angle		Photo 2: Close-up		
				
179	CF010791	Mastic to beading within door	Ground Floor Classroom (Room 008)	No Risk
				
180	CF010789	Floor tile	Ground Floor Staff Room (Room 041)	Low Risk
Photo 1: Wide Angle		Photo 2: Close-up		
				


Photographs of Areas Sampled continued

181	CF010794	Damp proof course	External to staff room (E/001)	Low Risk
Photo 1: Wide Angle		Photo 2: Close-up		
				
182	TL001053	Floor – covering beneath screed	Ground floor Office rm 2 (Heads Office) (G/001)	Low Risk
Photo 1: Wide Angle		Photo 2: Close-up		
				
183	TL001254	Ceiling Cladding	Classroom Iguanas (G/001)	No Risk
				

Photographs of Areas Sampled continued

184	As TL001254	Ceiling Cladding	Classroom Owls (G/002)	No Risk
				
185	As TL001254	Ceiling Cladding	Classroom Hedgehogs (G/003)	No Risk
				
186	EU004471	Texture coated ceiling	Entrance hall (survey J081624)	Low Risk
				

Photographs of Areas Sampled continued

187	EU004472	Fixed fibreboard ceiling tiles	Dining Room (Survey J081624)	No Risk
NO PHOTOGRAPH PROVIDED				
188	Presumed	Old Electrical equipment to wall	Kitchen (Survey J081624)	Low Risk
				
189	TL001361	Ceiling - Coating	Store room G/001	No Risk
NO PHOTOGRAPH PROVIDED				




Photographs of Areas Sampled continued

190	As TL001361	Ceiling - Coating	Entrance Hall G/002	No Risk
NO PHOTOGRAPH PROVIDED				
191	TL001362	Ceiling Cladding	Office Leadership Office G/003	No Risk
NO PHOTOGRAPH PROVIDED				
192	As TL001361	Ceiling - Coating	Store room G/004	No Risk
NO PHOTOGRAPH PROVIDED				



Photographs of Areas Sampled continued

193	As TL001362	Ceiling Cladding Within ceiling void	Kitchen Leadership Office G/005	No Risk
				
194	TL001363	Ceiling - Coating	Corridor G/006	No Risk
				
195	As TL001362	Ceiling Cladding	Classroom Class Fox, Year 1 G/007	No Risk
				

Photographs of Areas Sampled continued

196	As TL001361	Ceiling - Coating	Store room G/008	No Risk
				
197	As TL001362	Ceiling Cladding	Classroom Mrs Collins, year 1 G/009	No Risk
				
198	As TL001362	Ceiling Cladding	Classroom Year 2, owls G/010	No Risk
				

Photographs of Areas Sampled continued

199	As TL001361	Ceiling - Coating	Classroom G/011	No Risk
NO PHOTOGRAPH PROVIDED				
200	TL001364	Ceiling Cladding	Cloakroom G/012	No Risk
				
201	As TL001364	Ceiling Cladding	Classroom Seaside Room G/013	No Risk
				

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	Comments
1	Floor screed under lino and modern screed layer	Block A Ground Floor Reception Entrance Hall (Room 001)	No Risk	N/A			
2	Wall Coating fire flex paint	Block A Ground Floor Corridor (Room 014)	No Risk	N/A			
3	Floor screed under carpet and modern screed layer	Block A Ground Floor Corridor (Room 014)	No Risk	N/A			
4	Floor screed under carpet and modern screed layer	Block A Ground Floor Office (Room 002)	No Risk	N/A			
5	Wall skirting	Block A Ground Floor Office (Room 002)	Low Risk – To be checked on a six monthly basis	25/01/2026			
6	Floor screed under lino and modern screed layer	Block A Ground Floor Cupboard Store (Room 003a)	No Risk	N/A			
7	Floor screed under lino and modern screed layer	Block A Ground Floor Staff Toilets (Room 003b)	No Risk	N/A			
8	Floor screed under lino and modern screed layer	Block A Ground Floor Hallway Passageway (Room 003c)	No Risk	N/A			
9	Floor screed under carpet and modern screed layer	Block A Ground Floor Corridor (Room 014a)	No Risk	N/A			
10	Floor screed under carpet and modern screed layer	Block A Ground Floor Hallway Passageway (Room 007)	No Risk	N/A			

11	Floor tile (under floor covering) black and grey below carpet	Block A Ground Floor Classroom (Room 006)	Low Risk – To be checked on a six monthly basis	25/01/2026			
12	Wall Skirting	Block A Ground Floor Classroom (Room 006)	Low Risk – To be checked on a six monthly basis	25/01/2026			
13	Floor tile (under floor covering) black and grey below carpet	Block A Ground Floor Classroom (Room 008)	Low Risk – To be checked on a six monthly basis	25/01/2026			
14	Wall Skirting	Block A Ground Floor Classroom (Room 008)	Low Risk – To be checked on a six monthly basis	25/01/2026			
15	Floor screed under lino and modern screed layer	Block A Ground Floor Office (Room 010)	No Risk	N/A			
16	Pipe joints caulking /packing painted orange	Block A Ground Floor Male Toilets (Room 012)	No Risk	N/A			
17	Floor tile (under floor covering) black, green and grey	Block A Ground Floor Medical/First Aid (Room 015)	Low Risk – To be checked on a six monthly basis	25/01/2026			
18	Wall Skirting	Block A Ground Floor Medical/First Aid (Room 015)	Low Risk – To be checked on a six monthly basis	25/01/2026			
19	Wall Skirting	Block A Ground Floor Hallway/Passageway (Room 020)	Low Risk – To be checked on a six monthly basis	25/01/2026			
20	Floor adhesive residue under carpet and screed	Block A Ground Floor Hallway/Passageway (Room 020)	Low Risk – To be checked on a six monthly basis	25/01/2026			
21	Wall Skirting	Block A Ground Floor Reception (Room 020 b & c)	Low Risk – To be checked on a six monthly basis	25/01/2026			

22	Floor adhesive residue under carpet and screed	Block A Ground Floor Reception (Room 020 b & c)	Low Risk – To be checked on a six monthly basis	25/01/2026			
23	Ceiling packing to stench pipe penetration	Block A Ground Floor Switch Room (Room 016)	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
24	Pipework insulation string binding to fibreglass	Block A Ground Floor Stairwell/Staircase (Room 017)	Low Risk – To be checked on a six monthly basis	25/01/2026			Site informed item removed August 2023 – WCN paperwork required
25	Ceiling void above ceiling	Block A Ground Floor Store Room (Room 039)	No Risk	N/A			
26	Ceiling void above ceiling	Block A Ground Floor Corridor (Room 036)	No Risk	N/A			
27	Ceiling void above ceiling	Block A Ground Floor Classroom (Room 021)	No Risk	N/A			
28	Floor screed under carpet and screed	Block A Ground Floor Classroom (Room 021)	No Risk	N/A			
29	Ceiling void above ceiling	Block A Ground Floor Corridor (Room 037)	No Risk	N/A			
30	Floor screed under carpet and screed	Block A Ground Floor Corridor (Room 037)	No Risk	N/A			
31	Floor adhesive residue under carpet and screed	Block A Ground Floor Classroom (Room 025) Iguanas	Low Risk – To be checked on a six monthly basis	25/01/2026			
32	Wall Skirting	Block A Ground Floor Classroom (Room 025) Iguanas	No Risk	N/A			
33	Ceiling	Block A Ground Floor Cupboard (Room 026)	No Risk	N/A			
34	Ceiling	Block A Ground Floor Cloakroom (Room 027)	No Risk	N/A			
35	Floor screed under carpet screed	Block A Ground Floor Cloakroom (Room 027)	No Risk	N/A			

36	Ceiling	Block A Ground Floor Cloakroom (Room 028)	No Risk	N/A			
37	Floor screed under carpet screed	Block A Ground Floor Cloakroom (Room 028)	No Risk	N/A			
38	Floor screed under carpet screed	Block A Ground Floor Store Room (Room 028a)	No Risk	N/A			
39	Ceiling	Block A Ground Floor Cupboard (Room 030)	No Risk	N/A			
40	Wall Skirting	Block A Ground Floor Classroom (Room 029)	Low Risk – To be checked on a six monthly basis	25/01/2026			
41	Floor tile (under floor covering) brown and beige	Block A Ground Floor Classroom (Room 029)	Low Risk – To be checked on a six monthly basis	25/01/2026			
42	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 029)	No Risk	N/A			
43	Ceiling	Block A Ground Floor Cupboard (Room 31)	No Risk	N/A			
44	Wall Skirting	Block A Ground Floor Classroom (Room 032)	Low Risk – To be checked on a six monthly basis	25/01/2026			
45	Floor tile (under floor covering) brown and beige	Block A Ground Floor Classroom (Room 032)	Low Risk – To be checked on a six monthly basis	25/01/2026			
46	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 032)	No Risk	N/A			
47	Wall Skirting	Block A Ground Floor Classroom (Room 034)	Low Risk – To be checked on a six monthly basis	25/01/2026			
48	Floor adhesive residue under carpet and screed, lino and screed	Block A Ground Floor Classroom (Room 034)	Low Risk – To be checked on a six monthly basis	25/01/2026			
49	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 034)	No Risk	N/A			

50	Ceiling void above ceiling	Block A Ground Floor Classroom (Room 034)	No Risk	N/A			
51	Ceiling void above ceiling	Block A Ground Floor Corridor (Room 041a)	No Risk	N/A			
52	Floor adhesive residue	Block A Ground Floor Corridor (Room 041a)	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
53	Ceiling void above ceiling	Block A Ground Floor Staff Room (Room 041)	No Risk	N/A			
54	Floor adhesive residue	Block A Ground Floor Staff Room (Room 041)	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			Site informed item removed August 2024 – WCN paperwork required
55	Wall Skirting	Block A Ground Floor Staff Room (Room 041)	Low Risk – To be checked on a six monthly basis	25/01/2026			
56	Ceiling void ceiling above	Block A Ground Floor Corridor (Room 060)	No Risk	N/A			
57	Floor tile (under floor covering) grey under screed	Block A Ground Floor Corridor (Room 060)	Low Risk – To be checked on a six monthly basis	25/01/2026			
58	Wall skirting	Block A Ground Floor Corridor (Room 060)	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
59	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 057)	No Risk	N/A			
60	Ceiling void ceiling above	Block A Ground Floor Office (Room 056)	No Risk	N/A			
61	Wall skirting	Block A Ground Floor Office (Room 56)	Low Risk – To be checked on a six monthly basis	25/01/2026			
62	Floor tile (under floor covering) grey under screed	Block A Ground Floor Office (Room 56)	Low Risk – To be checked on a six monthly basis	25/01/2026			
63	Ceiling void ceiling above	Block A Ground Floor Office (Room 059)	No Risk	N/A			

64	Wall skirting	Block A Ground Floor Office (Room 59)	Low Risk – To be checked on a six monthly basis	25/01/2026			
65	Floor tile (under floor covering) grey under screed	Block A Ground Floor Office (Room 59)	Low Risk – To be checked on a six monthly basis	25/01/2026			
66	Wall skirting	Block A Ground Floor Corridor (Room 61)	Low Risk – To be checked on a six monthly basis	25/01/2026			
67	Floor tile (under floor covering) grey under screed	Block A Ground Floor Corridor (Room 61)	Low Risk – To be checked on a six monthly basis	25/01/2026			
68	Ceiling	Block A Ground Floor Cleaners Cupboard (Room 035)	No Risk	N/A			
69	Pipework Gaskets	Block A Ground Floor Cleaners Cupboard (Room 035)	No Risk	N/A			
70	Ceiling void ceiling above	Block A Ground Floor Corridor (Room 078)	No Risk	N/A			
71	Floor screed under carpet and modern screed layer	Block A Ground Floor Corridor (Room 078)	No Risk	N/A			
72	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 064)	No Risk	N/A			
73	Floor adhesive residue under carpet and screed	Block A Ground Floor Classroom (Room 065)	Low Risk – To be checked on a six monthly basis	25/01/2026			
74	Wall skirting	Block A Ground Floor Classroom (Room 065)	Low Risk – To be checked on a six monthly basis	25/01/2026			
75	Ceiling alcove	Block A Ground Floor Classroom (Room 065)	No Risk	N/A			
76	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 068)	No Risk	N/A			

77	Wall skirting	Block A Ground Floor Classroom (Room 069)	Low Risk – To be checked on a six monthly basis	25/01/2026			
78	Ceiling	Block A Ground Floor Classroom (Room 069)	No Risk	N/A			
79	Floor tile (under floor covering) grey under screed	Block A Ground Floor Classroom (Room 069)	Low Risk – To be checked on a six monthly basis	25/01/2026			
80	Wall skirting	Block A Ground Floor Classroom (Room 071) Owls	Low Risk – To be checked on a six monthly basis	25/01/2026			
81	Floor tile (under floor covering) grey under screed	Block A Ground Floor Classroom (Room 071) Owls	Low Risk – To be checked on a six monthly basis	25/01/2026			
82	Ceiling void ceiling above	Block A Ground Floor Cupboard (Room 070)	No Risk	N/A			
83	Ceiling	Block A Ground Floor Classroom (Room 076)	No Risk	N/A			
84	Ceiling	Block A Ground Floor Cloakroom (Room 072)	No Risk	N/A			
85	Floor screed under lino and modern screed layer	Block A Ground Floor Cloakroom (Room 072)	No Risk	N/A			
86	Ceiling	Block A Ground Floor Classroom (Room 073)	No Risk	N/A			
87	Floor screed under carpet and modern screed layer	Block A Ground Floor Classroom (Room 073)	No Risk	N/A			
88	Ceiling	Block A Ground Floor Cupboard (Room 074)	No Risk	N/A			
89	Wall skirting	Block A Ground Floor Classroom (Room 075) Hedgehog	Low Risk – To be checked on a six-monthly basis	25/01/2026			
90	Floor tile (under floor covering) grey under screed	Block A Ground Floor Classroom (Room 075) Hedgehog	Low Risk – To be checked on a six-monthly basis	25/01/2026			

91	Ceiling	Block A Ground Floor Classroom (Room 078b)	No Risk	N/A			
92	Floor screed under lino and modern screed layer	Block A Ground Floor Classroom (Room 078b)	No Risk	N/A			
93	Ceiling	Block A Ground Floor Cupboard (Room 078a)	No Risk	N/A			
94	Ceiling void ceiling above	Block A Ground Floor Classroom (Room 063)	No Risk	N/A			
95	Floor screed under lino and modern screed layer	Block A Ground Floor Classroom (Room 063)	No Risk	N/A			
96	Ceiling void ceiling above	Block A Ground Floor Staff Toilets (Room 053)	No Risk	N/A			
97	Ceiling	Block A Ground Floor Cleaners Cupboard (Room 052)	No Risk	N/A			
98	Ceiling	Block A Ground Floor Hallway Passageway (Room 062)	No Risk	N/A			
99	Ceiling	Block A Ground Floor Store Room (Room 044)	No Risk	N/A			
100	Pipework Gasket	Block A Ground Floor Store Room (Room 044) No Risk	No Risk	N/A			
101	Ceiling	Block A Ground Floor Classroom (Room 042)	No Risk	N/A			
102	Ceiling	Block A Ground Floor Room (Room 054)	No Risk	N/A			
103	Ceiling	Block A Ground Floor Room (Room 055)	No Risk	N/A			

104	Debris/Residue to walls - encapsulated	Block A Ground Floor Caretakers Room (Room 088)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
105	Debris/Residue to walls - encapsulated	Block A Ground Floor Workshop (Room 088a)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
106	Ceiling panels to stench pipe penetration	Block A Ground Floor Workshop (Room 088a)	Low Risk – To be checked on a six monthly basis	25/01/2026			Site informed - encapsulated Aug 2023 – area still requires checking
107	Debris/Residue to walls - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
108	Pipework gaskets to blue valves	Block A Ground Floor Boiler Room (Room 089)	No Risk	N/A			
109	Pipework lining to insulation membrane under fibreglass insulation leading to ducts	Block A Ground Floor Boiler Room (Room 089)	Low Risk – To be checked on a six monthly basis	25/01/2026			
110	Debris/Residue to walls - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
111	Debris/Residue to walls - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
112	Floor void duct pipework gaskets inaccessible to sample	Block A Ground Floor Boiler Room (Room 089)	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
113	Debris/Residue to floor	Block A Ground Floor Boiler Room (Room 089)	No Risk	N/A			
114	Debris/Residue to floor	Block A Ground Floor Boiler Room (Room 089)	No Risk	N/A			

115	Debris/Residue unsealed at entrance to floor duct - encapsulated	Block A Ground Floor Boiler Room (Room 089)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
116	Electric services cabling/braiding insulation x2	Block A First Floor Storage (Room 018)	No Risk	N/A			
117	Pipework insulation string binding to fibreglass	Block A First Floor Storage (Room 018)	Low Risk – To be checked on a six monthly basis	25/01/2026			Site informed item removed August 2023 – WCN paperwork required
118	Ceiling	Block A First Floor Staircase Stairwell (Room 107)	No Risk	N/A			
119	Ceiling void ceiling above	Block A First Floor Corridor (Room 106a)	No Risk	N/A			
120	Floor screed under modern lino and screed	Block A First Floor Corridor (Room 106a)	No Risk	N/A			
121	Ceiling void ceiling above	Block A First Floor Cloakroom (Room 105)	No Risk	N/A			
122	Floor screed under modern lino and screed	Block A First Floor Cloakroom (Room 105)	No Risk	N/A			
123	Floor tile under floor covering	Block A First Floor Classroom (Room 90)	Low Risk – To be checked on a six monthly basis	25/01/2026			
124	Wall skirting	Block A First Floor Classroom (Room 90)	Low Risk – To be checked on a six monthly basis	25/01/2026			
125	Ceiling	Block A First Floor Cupboard (Room 91)	No Risk	N/A			
126	Ceiling void ceiling above	Block A First Floor Cupboard (Room 93)	No Risk	N/A			
127	Ceiling void ceiling above	Block A First Floor Cupboard (Room 94)	No Risk	N/A			

128	Floor screed under modern carpet and screed	Block A First Floor Office (Room 92)	No Risk	N/A			
129	Ceiling	Block A First Floor Cleaners Cupboard (Room 96)	No Risk	N/A			
130	Ceiling	Block A First Floor Hub Network Room (Room 97)	No Risk	N/A			
131	Floor tile under floor covering	Block A First Floor Classroom (Room 98)	Low Risk – To be checked on a six monthly basis		Removed July 2023		
132	Wall skirting	Block A First Floor Classroom (Room 98)	Low Risk – To be checked on a six monthly basis	25/01/2026			Site informed item removed July 2023 – WCN paperwork required
133	Ceiling void ceiling above	Block A First Floor Classroom (Room 100)	No Risk	N/A			
134	Ceiling void ceiling above	Block A First Floor Landing (Room 106)	No Risk	N/A			
135	Floor tile under floor covering	Block A First Floor Classroom (Room 99)	Low Risk – To be checked on a six monthly basis	25/01/2026			
136	Wall skirting	Block A First Floor Classroom (Room 99)	Low Risk – To be checked on a six monthly basis	25/01/2026			
137	Ceiling void ceiling above	Block A First Floor Office (Room 104)	No Risk	N/A			
138	Pipework insulation string binding to fibreglass	Block A Second Floor Storage Area (Room 019)	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			Site informed item removed August 2023 – WCN paperwork required
139	Soffits Gable ends	Block A External	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			

140	Soffits Gable ends	Block A External	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
141	Window putty seal second floor store window	Block A External	No Risk				
142	Damp proof course	Block A External	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
143	Soffits lower level	Block A External	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
144	Window putty seal boiler room windows	Block A External	No Risk	N/A			
145	Window beading seal to walls	Block A External	No Risk	N/A			
146	Debris/residue loose to floor and residue of open flange	Block A External Cupboard – meter adjacent to entrance	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
147	Pipework gaskets to yellow gas pipe	Block A External Cupboard – meter adjacent to entrance	No Risk	N/A			
148	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Kitchen (Room 109)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
149	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Kitchen (Room 109)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
150	Ceiling void wall lining	Block B Ground Floor Kitchen (Room 109)	No Risk	N/A			
151	Ceiling void debris to wooden framework and	Block B Ground Floor Boiler Room (Room 109a)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated

	within nail holes - encapsulated						
152	Ceiling void wall lining	Block B Ground Floor Boiler Room (Room 109a)	No Risk	N/A			
153	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Store Room (Room 109b)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
154	Ceiling void wall lining	Block B Ground Floor Store Room (Room 109b)	No Risk	N/A			
155	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Office (Room 109c)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
156	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Wash room (Room 109d)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
157	Ceiling void debris to wooden framework and within nail holes - encapsulated	Block B Ground Floor Toilets (Room 109e)	Medium Risk – To be checked on a 3 monthly basis	25/10/2025			Encapsulated
158	Ceiling void wall lining	Block B Ground Floor Toilets (Room 109e)	No Risk	N/A			
159	Ceiling void debris to wooden framework and within nail holes	Block B Ground Floor Store Room (Room 109j)	Low Risk – To be checked on a six monthly basis	25/01/2026			
160	Heater Back panel	Block B Ground Floor Dining Hall (Room 110)	No Risk	N/A			

161	Heater pads under feet	Block B Ground Floor Dining Hall (Room 110)	No Risk	N/A			
162	Floor adhesive residue under lino and screed	Block B Ground Floor Dining Hall (Room 110)	No Risk	N/A			
163	Wall coating fire flex paint	Block B Ground Floor Toilets (Room 129)	No Risk	N/A			
164	Ceiling coating	Block B Ground Floor Entrance Hall Foyer Lobby (Room 130)	Low Risk – To be checked on a six monthly basis	25/01/2026			
165	Damp proof course	Block B External	No Risk	N/A			
166	Pipework gasket to blue valve (redundant)	Block B External Cupboard meter on road	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
167	Ceiling jointing compound wall to roof	Block B External Cupboard meter on road	No Risk	N/A			
168	Ceiling Coating	Block D Ground Floor Entrance Hall/Foyer/Lobby (Room 01)	No Risk	N/A			
169	Ceiling coating repair to wood chip paper	Block D First Floor Landing (Room 012)	No Risk	N/A			
170	Roof Lining	Block D Roof Void Loft Space	No Risk	N/A			
171	Soffits including thin strip to central dormer windows and gable ends	Block D External	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
172	Fascias side panels to soffits	Block D External	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
173	Damp proof course	Block D External	No Risk	N/A			

174	Window beading remnants from old windows and doors	Block D External	Very Low Risk – To be checked on a 12 monthly basis	25/07/2026			
175	Roof felt remnants from former canopy	Block D External	No Risk	N/A			
176	Window Putty/seal	1 st Floor Store Room 1/002	No Risk	N/A			
177	Window Putty/seal	External E/001	No Risk	N/A			
178	Floor tile below screed	Ground Floor Classroom (Room 008)	Low Risk – To be checked on a six monthly basis	25/01/2026			
179	Mastic to beading within door	Ground Floor Classroom (Room 008)	No Risk	N/A			
180	Floor tile	Ground Floor Staff Room (Room 041)	Low Risk – To be checked on a six monthly basis	25/01/2026			Site informed item removed August 2024 – WCN paperwork required
181	Damp proof course	External to staff room (E/001)	Low Risk – To be checked on a six monthly basis	25/01/2026			
182	Floor – covering beneath screed	Ground floor Office rm 2 (Heads Office) (G/001)	Low Risk – To be checked on a six monthly basis	25/01/2026			
183	Ceiling Cladding	Classroom Iguanas (G/001)	No Risk	N/A			
184	Ceiling Cladding	Classroom Owls (G/002)	No Risk	N/A			
185	Ceiling Cladding	Classroom Hedgehogs (G/003)	No Risk	N/A			
186	Texture coated ceiling	Entrance hall (survey J081624)	Low Risk – To be checked on a six monthly basis	25/01/2026			
187	Fixed fibreboard ceiling tiles	Dining Room (Survey J081624)	No Risk	N/A			

188	Old Electrical equipment to wall	Kitchen (Survey J081624)	Low Risk – To be checked on a six monthly basis	25/01/2026			
189	Ceiling - Coating	Store room G/001	No Risk	N/A			
190	Ceiling - Coating	Entrance Hall G/002	No Risk	N/A			
191	Ceiling Cladding	Office Leadership Office G/003	No Risk	N/A			
192	Ceiling - Coating	Store room G/004	No Risk	N/A			
193	Ceiling Cladding Within ceiling void	Kitchen Leadership Office G/005	No Risk	N/A			
194	Ceiling - Coating	Corridor G/006	No Risk	N/A			
195	Ceiling Cladding	Classroom Class Fox, Year 1 G/007	No Risk	N/A			
196	Ceiling - Coating	Store room G/008	No Risk	N/A			
197	Ceiling Cladding	Classroom Mrs Collins, year 1 G/009	No Risk	N/A			
198	Ceiling Cladding	Classroom Year 2, owls G/010	No Risk	N/A			
199	Ceiling - Coating	Classroom G/011	No Risk	N/A			
200	Ceiling Cladding	Cloakroom G/012	No Risk	N/A			
201	Ceiling Cladding	Classroom Seaside Room G/013	No Risk	N/A			

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:	