

## **Foreward**

ASBESTOS SURVEY REPORT FOR THORNTREE ACADEMY, BIRKHALL ROAD, MIDDLESBOROUGH, TS3 9JW.

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 Thorntree Academy, Middlesbrough**



**UPRN: - J171963**

**TF Ref:**

**Location of register:-**

**Premises Manager / Samo: -**

**Date: 23 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	KX001653	Debris in flue openings	Main Building Boiler Room (Room 098)	12 monthly
2	KX001654	Debris/residue to ceiling penetration	Main Building Boiler Room (Room 098)	6 monthly
3	KX001655	Debris/residue to walls	Main Building Boiler Room (Room 098)	6 monthly
4	KX001656	Debris/residue to walls adjacent to flue openings	Main Building Boiler Room (Room 098)	6 monthly
5	KX001657	Debris/residue to walls in paint	Main Building Boiler Room (Room 098)	6 monthly
6	KX001658	Debris/residue to walls and old pipe hangars	Main Building Boiler Room (Room 098)	6 monthly
7	KX001659	Debris/residue to floor off plinths	Main Building Boiler Room (Room 098)	No Risk
8	KX001660	Debris/residue to floor, drainage gulleys	Main Building Boiler Room (Room 098)	No Risk
9	KX001661	Debris/residue to floor, at walls behind boiler plinths	Main Building Boiler Room (Room 098)	No Risk
10	KX001635	Ceiling void ceiling above	Main Building Reception/Entrance (Room 001)	No Risk
11	KX001636	Floor adhesive residue under carpet and screed	Main Building Reception/Entrance (Room 001)	6 monthly
12	As KX001635	Ceiling void ceiling above	Main Building Store Cupboard (Room 002)	No Risk
13	As KX001635	Ceiling void ceiling above	Main Building Reception (Room 007)	No Risk
14	As KX001636	Floor adhesive residue under carpet and screed	Main Building Reception (Room 007)	6 monthly
15	As KX001635	Ceiling void ceiling above	Main Building Office (Room 008)	No Risk
16	As KX001636	Floor adhesive residue under carpet and screed	Main Building Office (Room 008)	6 monthly
17	As KX001635	Ceiling void ceiling above	Main Building Office (Room 010)	No Risk
18	As KX001636	Floor adhesive residue under carpet and screed	Main Building Office (Room 010)	6 monthly

19	As KX001635	Ceiling void ceiling above	Main Building Corridor (Room 005)	No Risk
20	KX001637	Floor tile under floor covering blue and grey	Main Building Corridor (Room 005)	6 monthly
21	As KX001635	Ceiling void ceiling above	Main Building Cupboard (Room 004)	No Risk
22	As KX001635	Ceiling void ceiling above	Main Building Office (Room 009)	No Risk
23	As KX001636	Floor adhesive residue under carpet and screed	Main Building Office (Room 009)	12 monthly
24	KX001638	Floor adhesive residue under carpet	Main Building Office (Room 011)	6 monthly
25	As KX001635	Ceiling void ceiling above	Main Building Office (Room 011)	No Risk
26	As KX001638	Floor adhesive residue under carpet	Main Building Kitchen (Room 012)	6 monthly
27	As KX001635	Ceiling void ceiling above	Main Building Kitchen (Room 012)	No Risk
28	As KX001638	Floor adhesive residue under carpet	Main Building Classroom (Room 013)	6 monthly
29	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 013)	No Risk
30	As KX001638	Floor adhesive residue under carpet	Main Building Hallway/passageway (Room 015)	6 monthly
31	As KX001635	Ceiling void ceiling above	Main Building Hallway/passageway (Room 015)	No Risk
32	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 016)	No Risk
33	As KX001635	Ceiling void ceiling above	Main Building Cloakroom (Room 017)	No Risk
34	As KX001635	Ceiling void ceiling above	Main Building Hub Network Room (Room 019)	No Risk
35	As KX001635	Ceiling void ceiling above	Main Building Staff Room (Room 018)	No Risk
36	As KX001635	Ceiling void ceiling above	Main Building Store Room (Room 018a)	No Risk
37	As KX001635	Ceiling void ceiling above	Main Building Corridor (Room 020)	No Risk
38	KX001639	Floor adhesive residue under carpet	Main Building Corridor (Room 020)	6 monthly
39	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 021)	No Risk
40	As KX001635	Ceiling void ceiling above	Main Building Hallway/passageway (Room 022)	No Risk
41	As	Ceiling void ceiling	Main Building	No Risk

	KX001635	above	Classroom (Room 023)	
42	As KX001635	Ceiling void ceiling above	Main Building Storeroom (Room 024)	No Risk
43	Presumed	Floor duct pipe insulation binding to fibreglass pipe insulation within floor duct under concrete slab (identified in previous report)	Main Building Storeroom (Room 024)	12 monthly
44	As KX001635	Ceiling void ceiling above	Main Building Corridor (Room 025)	No Risk
45	As KX001639	Floor adhesive residue under carpet	Main Building Corridor (Room 025)	6 monthly
46	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 026)	No Risk
47	As KX001635	Ceiling void ceiling above	Main Building Hallway/passageway (Room 027)	No Risk
48	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 028)	No Risk
49	As KX001635	Ceiling void ceiling above	Main Building Storeroom (Room 029)	No Risk
50	Presumed	Floor void/duct string binding to pipework within floor duct under concrete slab (identified in previous report)	Main Building Storeroom (Room 029)	12 monthly
51	Presumed	Floor void/duct pipe sleeves through concrete slab in floor duct	Main Building Storeroom (Room 029)	12 monthly
52	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 030)	No Risk
53	As KX001635	Ceiling void ceiling above	Main Building Hallway/passageway (Room 031)	No Risk
54	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 032)	No Risk
55	As KX001635	Ceiling void ceiling above	Main Building Storeroom (Room 033)	No Risk
56	Presumed	Floor void/duct string binding to pipework within floor duct under concrete slab (identified in previous report)	Main Building Storeroom (Room 033)	12 monthly
57	Presumed	Floor void/duct pipe	Main Building	12 monthly

		sleeves through concrete slab in floor duct	Storeroom (Room 033)	
58	As KX001635	Ceiling void ceiling above	Main Building Office (Room 035)	No Risk
59	As KX001635	Ceiling void ceiling above	Main Building Office (Room 049)	No Risk
60	KX001640	Wall coating skimmed over visible in ceiling void	Main Building Office (Room 049)	No Risk
61	As KX001635	Ceiling void ceiling above	Main Building Female Toilets (Room 050)	No Risk
62	As KX001635	Ceiling void ceiling above	Main Building Cupboard (Room 050a)	No Risk
63	As KX001635	Ceiling void ceiling above	Main Building Library (Room 051)	No Risk
64	As KX001639	Floor adhesive residue under carpet	Main Building Library (Room 051)	6 monthly
65	As KX001635	Ceiling void ceiling above	Main Building Hallway/Passageway (Room 052)	No Risk
66	As KX001639	Floor adhesive residue under carpet	Main Building Hallway/Passageway (Room 052)	6 monthly
67	As KX001635	Ceiling void ceiling above	Main Building Male Toilets (Room 053)	No Risk
68	As KX001635	Ceiling void ceiling above	Main Building Cleaners Cupboard (Room 053a)	No Risk
69	As KX001635	Ceiling void ceiling above	Main Building Photocopy Room (Room 054)	No Risk
70	As KX001635	Ceiling void ceiling above	Main Building Female Toilets (Room 055)	No Risk
71	As KX001635	Ceiling void ceiling above	Main Building Toilets (Room 056)	No Risk
72	KX001641	Wall coating skimmed cladding visible in ceiling void	Main Building Toilets (Room 056)	No Risk
73	As KX001641	Wall coating skimmed cladding visible in ceiling void	Main Building Kitchen (Room 038)	No Risk
74	KX001642	Ceiling void ductwork sealant to joints	Main Building Kitchen (Room 038)	No Risk
75	KX001643	Ceiling void roof felt debris	Main Building Corridor (Room 037a)	6 monthly
76	KX001644	Floor adhesive residue	Main Building Corridor (Room 057)	6 monthly
77	KX001645	Ceiling void ceiling above	Main Building Corridor (Room 057)	No Risk
78	As KX001644	Floor adhesive residue	Main Building Corridor (Room 058)	6 monthly
79	As KX001645	Ceiling void ceiling above	Main Building Corridor (Room 058)	No Risk

80	As KX001644	Floor adhesive residue	Main Building ITC Room (Room 059)	6 monthly
81	As KX001645	Ceiling void ceiling above	Main Building ITC Room (Room 059)	No Risk
82	KX001662	Debris/residue to walls in riser	Main Building Switch Room (Room 040a)	3 monthly
83	As KX001645	Ceiling void ceiling above	Main Building Office (Room 060)	No Risk
84	As KX001645	Ceiling void ceiling above	Main Building Cupboard Store (Room 062)	No Risk
85	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 061)	No Risk
86	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 063)	No Risk
87	As KX001645	Ceiling void ceiling above	Main Building Entrance Hall/Foyer/Lobby (Room 064)	No Risk
88	As KX001644	Floor adhesive residue	Main Building Corridor (Room 065)	6 monthly
89	As KX001645	Ceiling void ceiling above	Main Building Corridor (Room 065)	No Risk
90	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 066)	No Risk
91	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 068)	No Risk
92	As KX001645	Ceiling void ceiling above	Main Building Cupboard Store (Room 069)	No Risk
93	As KX001645	Ceiling void ceiling above	Main Building Cupboard Store (Room 072)	No Risk
94	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 071)	No Risk
95	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 073)	No Risk
96	As KX001645	Ceiling void ceiling above	Main Building Store Room (Room 075)	No Risk
97	As KX001644	Floor adhesive residue	Main Building Corridor (Room 070a)	6 monthly
98	As KX001645	Ceiling void ceiling above	Main Building Corridor (Room 070a)	No Risk
99	As KX001644	Floor adhesive residue	Main Building Corridor (Room 070)	6 monthly
100	As KX001645	Ceiling void ceiling above	Main Building Corridor (Room 070)	No Risk
101	As KX001635	Ceiling void ceiling above	Main Building Female Toilets (Room 092)	No Risk
102	As	Floor adhesive	Main Building Staff	6 monthly

	KX001644	residue	Room (Room 095)	
103	As KX001645	Ceiling void ceiling above	Main Building Staff Room (Room 095)	No Risk
104	KX001667	Wall Coating	Main Building Staff Room (Room 095)	No Risk
105	As KX001644	Floor adhesive residue	Main Building Classroom (Room 096)	6 monthly
106	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 096)	No Risk
107	As KX001644	Floor adhesive residue	Main Building Cupboard (Room 096a)	12 monthly
108	As KX001645	Ceiling void ceiling above	Main Building Cupboard (Room 096a)	No Risk
109	As KX001635	Ceiling void ceiling above	Main Building Female Toilets (Room 097)	No Risk
110	As KX001635	Ceiling void ceiling above	Main Building Male Toilets (Room 097a)	No Risk
111	As KX001645	Ceiling void ceiling above	Main Building Caretakers Room (Room 077)	No Risk
112	As KX001645	Ceiling void ceiling above	Main Building Office (Room 078)	No Risk
113	KX001668	Floor adhesive residue	Main Building Office (Room 078)	12 monthly
114	As KX001668	Floor adhesive residue	Main Building Corridor (Room 081)	12 monthly
115	As KX001667	Wall Coating	Main Building Toilets (Room 080)	No Risk
116	As KX001645	Ceiling void ceiling above	Main Building Toilets (Room 080)	No Risk
117	As KX001645	Ceiling void ceiling above	Main Building Hallway/passageway (Room 076a)	No Risk
118	KX001669	Debris/Residue to floor	Main Building Boiler Room (Room 089)	No Risk
119	KX001670	Wall coating under skim visible in ceiling void	Main Building Toilets (Room 090)	No Risk
120	As KX001670	Wall coating under skim visible in ceiling void	Main Building Toilets (Room 083b)	No Risk
121	KX001663	Damp proof course	External (Room 01)	No Risk
122	KX001664	Pipework gaskets	External Meter Cupboard (Room 02)	12 monthly
123	KX001665	Pipework gaskets yellow gas pipes	External Meter Cupboard (Room 02)	No Risk
124	Presumed	Pipework gaskets	External Meter Cupboard (Room 03)	12 monthly
125	KX001666	Damp proof course including packing to roof	External Meter Cupboard (Room 03)	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.**

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City Council




## Photographs of Areas Sampled

1	KX001653	Debris in flue openings	Main Building Boiler Room (Room 098)	12 monthly
				
2	KX0001654	Debris/residue to ceiling penetration	Main Building Boiler Room (Room 098)	6 monthly
				
3	KX001655	Debris/residue to walls	Main Building Boiler Room (Room 098)	6 monthly
				




### Photographs of Areas Sampled (cont)

4	KX001656	Debris/residue to walls adjacent to flue openings	Main Building Boiler Room (Room 098)	6 monthly
				
5	KX001657	Debris/residue to walls in paint	Main Building Boiler Room (Room 098)	6 monthly
				
6	KX001658	Debris/residue to walls and old pipe hangars	Main Building Boiler Room (Room 098)	6 monthly
				

### **Photographs of Areas Sampled (cont)**


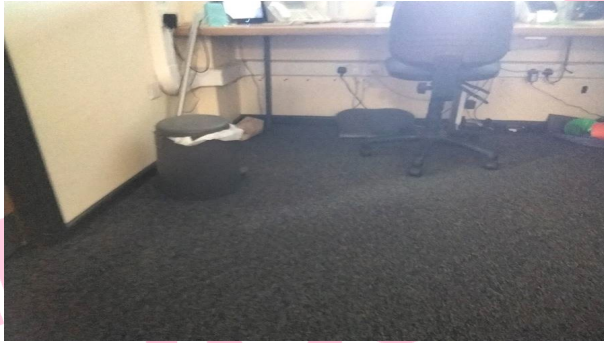

7	KX001659	Debris/residue to floor off plinths	Main Building Boiler Room (Room 098)	No Risk
				
8	KX001660	Debris/residue to floor, drainage gulleys	Main Building Boiler Room (Room 098)	No Risk
				
9	KX001661	Debris/residue to floor, at walls behind boiler plinths	Main Building Boiler Room (Room 098)	No Risk
				

### Photographs of Areas Sampled (cont)

10	KX001635	Ceiling void ceiling above	Main Building Reception/Entrance (Room 001)	No Risk
				
11	KX001636	Floor adhesive residue under carpet and screed	Main Building Reception/Entrance (Room 001)	6 monthly
				
12	As KX001635	Ceiling void ceiling above	Main Building Store Cupboard (Room 002)	No Risk
				



### Photographs of Areas Sampled (cont)

13	As KX001635	Ceiling void ceiling above	Main Building Reception (Room 007)	No Risk
				
14	As KX001636	Floor adhesive residue under carpet and screed	Main Building Reception (Room 007)	6 monthly
				
15	As KX001635	Ceiling void ceiling above	Main Building Office (Room 008)	No Risk
				

### Photographs of Areas Sampled (cont)




16	As KX001636	Floor adhesive residue under carpet and screed	Main Building Office (Room 008)	6 monthly
				
17	As KX001635	Ceiling void ceiling above	Main Building Office (Room 010)	No Risk
				
18	As KX001636	Floor adhesive residue under carpet and screed	Main Building Office (Room 010)	6 monthly
				



### Photographs of Areas Sampled (cont)

19	As KX001635	Ceiling void ceiling above	Main Building Corridor (Room 005)	No Risk
				
20	KX001637	Floor tile under floor covering blue and grey	Main Building Corridor (Room 005)	6 monthly
				
21	As KX001635	Ceiling void ceiling above	Main Building Cupboard (Room 004)	No Risk
				




### Photographs of Areas Sampled (cont)

22	As KX001635	Ceiling void ceiling above	Main Building Office (Room 009)	No Risk
				
23	As KX001636	Floor adhesive residue under carpet and screed	Main Building Office (Room 009)	12 monthly
				
24	KX001638	Floor adhesive residue under carpet	Main Building Office (Room 011)	6 monthly
				

### Photographs of Areas Sampled (cont)

25	As KX001635	Ceiling void ceiling above	Main Building Office (Room 011)	No Risk
				
26	As KX001638	Floor adhesive residue under carpet	Main Building Kitchen (Room 012)	6 monthly
				
27	As KX001635	Ceiling void ceiling above	Main Building Kitchen (Room 012)	No Risk
				

### Photographs of Areas Sampled (cont)

28	As KX001638	Floor adhesive residue under carpet	Main Building Classroom (Room 013)	6 monthly
				
29	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 013)	No Risk
				
30	As KX001638	Floor adhesive residue under carpet	Main Building Hallway/passageway (Room 015)	6 monthly
				



### **Photographs of Areas Sampled (cont)**

31	As KX001635	Ceiling void ceiling above	Main Building Hallway/passageway (Room 015)	No Risk
				
32	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 016)	No Risk
				
33	As KX001635	Ceiling void ceiling above	Main Building Cloakroom (Room 017)	No Risk
				

### **Photographs of Areas Sampled (cont)**

34	As KX001635	Ceiling void ceiling above	Main Building Hub Network Room (Room 019)	No Risk
				
35	As KX001635	Ceiling void ceiling above	Main Building Staff Room (Room 018)	No Risk
				
36	As KX001635	Ceiling void ceiling above	Main Building Store Room (Room 018a)	No Risk
				

### Photographs of Areas Sampled (cont)


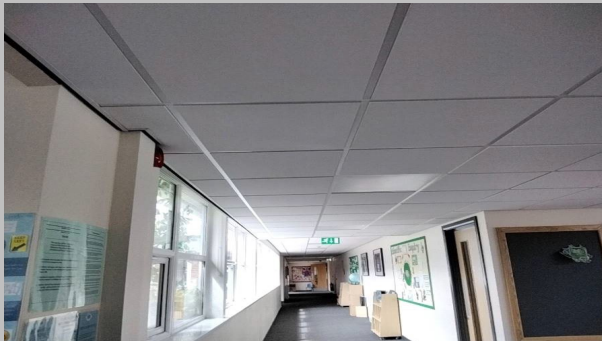

37	As KX001635	Ceiling void ceiling above	Main Building Corridor (Room 020)	No Risk
				
38	KX001639	Floor adhesive residue under carpet	Main Building Corridor (Room 020)	6 monthly
				
39	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 021)	No Risk
				






### **Photographs of Areas Sampled (cont)**

40	As KX001635	Ceiling void ceiling above	Main Building Hallway/passageway (Room 022)	No Risk
				
41	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 023)	No Risk
				
42	As KX001635	Ceiling void ceiling above	Main Building Storeroom (Room 024)	No Risk
				




### Photographs of Areas Sampled (cont)

43	Presumed	Floor duct pipe insulation binding to fibreglass pipe insulation within floor duct under concrete slab (identified in previous report)	Main Building Storeroom (Room 024)	12 monthly
				
44	As KX001635	Ceiling void ceiling above	Main Building Corridor (Room 025)	No Risk
				
45	As KX001639	Floor adhesive residue under carpet	Main Building Corridor (Room 025)	6 monthly
				

### **Photographs of Areas Sampled (cont)**




46	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 026)	No Risk
				
47	As KX001635	Ceiling void ceiling above	Main Building Hallway/passageway (Room 027)	No Risk
				
48	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 028)	No Risk
				

### Photographs of Areas Sampled (cont)




49	As KX001635	Ceiling void ceiling above	Main Building Storeroom (Room 029)	No Risk
				
50	Presumed	Floor void/duct string binding to pipework within floor duct under concrete slab (identified in previous report)	Main Building Storeroom (Room 029)	12 monthly
				
51	Presumed	Floor void/duct pipe sleeves through concrete slab in floor duct	Main Building Storeroom (Room 029)	12 monthly
				



### Photographs of Areas Sampled (cont)

52	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 030)	No Risk
				
53	As KX001635	Ceiling void ceiling above	Main Building Hallway/passageway (Room 031)	No Risk
				
54	As KX001635	Ceiling void ceiling above	Main Building Classroom (Room 032)	No Risk
				

### Photographs of Areas Sampled (cont)




55	As KX001635	Ceiling void ceiling above	Main Building Storeroom (Room 033)	No Risk
				
56	Presumed	Floor void/duct string binding to pipework within floor duct under concrete slab (identified in previous report)	Main Building Storeroom (Room 033)	12 monthly
				
57	Presumed	Floor void/duct pipe sleeves through concrete slab in floor duct	Main Building Storeroom (Room 033)	12 monthly
				

### **Photographs of Areas Sampled (cont)**




58	As KX001635	Ceiling void ceiling above	Main Building Office (Room 035)	No Risk
 A photograph showing the ceiling void of Room 035. The ceiling is composed of white acoustic tiles. A long, rectangular fluorescent light fixture is mounted on the ceiling. Below the ceiling, a wall is visible with a colorful mural of hot air balloons in orange, purple, and yellow.				
59	As KX001635	Ceiling void ceiling above	Main Building Office (Room 049)	No Risk
 A photograph showing the ceiling void of Room 049. The ceiling is composed of white acoustic tiles. A fluorescent light fixture is visible. Below the ceiling, a wall is visible with a mural of hot air balloons. A wooden cabinet is also visible on the right side of the frame.				
60	KX001640	Wall coating skimmed over visible in ceiling void	Main Building Office (Room 049)	No Risk
 A photograph showing the wall coating in Room 049. The wall is covered in a light-colored, textured material. A wooden cabinet is visible at the bottom of the frame. The ceiling is visible above the wall, showing a fluorescent light fixture.				






### **Photographs of Areas Sampled (cont)**

61	As KX001635	Ceiling void ceiling above	Main Building Female Toilets (Room 050)	No Risk
				
62	As KX001635	Ceiling void ceiling above	Main Building Cupboard (Room 050a)	No Risk
				
63	As KX001635	Ceiling void ceiling above	Main Building Library (Room 051)	No Risk
				




### Photographs of Areas Sampled (cont)

64	As KX001639	Floor adhesive residue under carpet	Main Building Library (Room 051)	6 monthly
				
65	As KX001635	Ceiling void ceiling above	Main Building Hallway/Passageway (Room 052)	No Risk
				
66	As KX001639	Floor adhesive residue under carpet	Main Building Hallway/Passageway (Room 052)	6 monthly
				

### **Photographs of Areas Sampled (cont)**




67	As KX001635	Ceiling void ceiling above	Main Building Male Toilets (Room 053)	No Risk
				
68	As KX001635	Ceiling void ceiling above	Main Building Cleaners Cupboard (Room 053a)	No Risk
				
69	As KX001635	Ceiling void ceiling above	Main Building Photocopy Room (Room 054)	No Risk
				

### **Photographs of Areas Sampled (cont)**

70	As KX001635	Ceiling void ceiling above	Main Building Female Toilets (Room 055)	No Risk
				
71	As KX001635	Ceiling void ceiling above	Main Building Toilets (Room 056)	No Risk
				
72	KX001641	Wall coating skimmed cladding visible in ceiling void	Main Building Toilets (Room 056)	No Risk
				



### Photographs of Areas Sampled (cont)

73	As KX001641	Wall coating skimmed cladding visible in ceiling void	Main Building Kitchen (Room 038)	No Risk
				
74	KX001642	Ceiling void ductwork sealant to joints	Main Building Kitchen (Room 038)	No Risk
				
75	KX001643	Ceiling void roof felt debris	Main Building Corridor (Room 037a)	6 monthly
				

### Photographs of Areas Sampled (cont)




76	KX001644	Floor adhesive residue	Main Building Corridor (Room 057)	6 monthly
				
77	KX001645	Ceiling void ceiling above	Main Building Corridor (Room 057)	No Risk
				
78	As KX001644	Floor adhesive residue	Main Building Corridor (Room 058)	6 monthly
				






### Photographs of Areas Sampled (cont)

79	As KX001645	Ceiling void ceiling above	Main Building Corridor (Room 058)	No Risk
				
80	As KX001644	Floor adhesive residue	Main Building ITC Room (Room 059)	6 monthly
				
81	As KX001645	Ceiling void ceiling above	Main Building ITC Room (Room 059)	No Risk
				

### Photographs of Areas Sampled (cont)

82	KX001662	Debris/residue to walls in riser	Main Building Switch Room (Room 040a)	3 monthly
				
83	As KX001645	Ceiling void ceiling above	Main Building Office (Room 060)	No Risk
				
84	As KX001645	Ceiling void ceiling above	Main Building Cupboard Store (Room 062)	No Risk
				



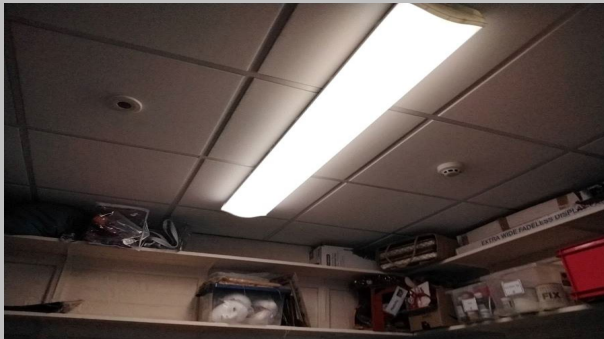
### **Photographs of Areas Sampled (cont)**

85	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 061)	No Risk
				
86	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 063)	No Risk
				
87	As KX001645	Ceiling void ceiling above	Main Building Entrance Hall/Foyer/Lobby (Room 064)	No Risk
				

### Photographs of Areas Sampled (cont)



88	As KX001644	Floor adhesive residue	Main Building Corridor (Room 065)	6 monthly
				
89	As KX001645	Ceiling void ceiling above	Main Building Corridor (Room 065)	No Risk
				
90	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 066)	No Risk
				

### **Photographs of Areas Sampled (cont)**



91	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 068)	No Risk
				
92	As KX001645	Ceiling void ceiling above	Main Building Cupboard Store (Room 069)	No Risk
				
93	As KX001645	Ceiling void ceiling above	Main Building Cupboard Store (Room 072)	No Risk
				






### **Photographs of Areas Sampled (cont)**

94	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 071)	No Risk
				
95	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 073)	No Risk
				
96	As KX001645	Ceiling void ceiling above	Main Building Store Room (Room 075)	No Risk
				

### Photographs of Areas Sampled (cont)

97	As KX001644	Floor adhesive residue	Main Building Corridor (Room 070a)	6 monthly
				
98	As KX001645	Ceiling void ceiling above	Main Building Corridor (Room 070a)	No Risk
				
99	As KX001644	Floor adhesive residue	Main Building Corridor (Room 070)	6 monthly
				

### Photographs of Areas Sampled (cont)

100	As KX001645	Ceiling void ceiling above	Main Building Corridor (Room 070)	No Risk
				
101	As KX001635	Ceiling void ceiling above	Main Building Female Toilets (Room 092)	No Risk
				
102	As KX001644	Floor adhesive residue	Main Building Staff Room (Room 095)	6 monthly
				

### Photographs of Areas Sampled (cont)

103	As KX001645	Ceiling void ceiling above	Main Building Staff Room (Room 095)	No Risk
				
104	KX001667	Wall Coating	Main Building Staff Room (Room 095)	No Risk
				
105	As KX001644	Floor adhesive residue	Main Building Classroom (Room 096)	6 monthly
				






### Photographs of Areas Sampled (cont)

106	As KX001645	Ceiling void ceiling above	Main Building Classroom (Room 096)	No Risk
				
107	As KX001644	Floor adhesive residue	Main Building Cupboard (Room 096a)	12 monthly
				
108	As KX001645	Ceiling void ceiling above	Main Building Cupboard (Room 096a)	No Risk
				






### **Photographs of Areas Sampled (cont)**

109	As KX001635	Ceiling void ceiling above	Main Building Female Toilets (Room 097)	No Risk
				
110	As KX001635	Ceiling void ceiling above	Main Building Male Toilets (Room 097a)	No Risk
				
111	As KX001645	Ceiling void ceiling above	Main Building Caretakers Room (Room 077)	No Risk
				

### Photographs of Areas Sampled (cont)

112	As KX001645	Ceiling void ceiling above	Main Building Office (Room 078)	No Risk
				
113	KX001668	Floor adhesive residue	Main Building Office (Room 078)	12 monthly
				
114	As KX001668	Floor adhesive residue	Main Building Corridor (Room 081)	12 monthly
				

### **Photographs of Areas Sampled (cont)**

115	As KX001667	Wall Coating	Main Building Toilets (Room 080)	No Risk
				
116	As KX001645	Ceiling void ceiling above	Main Building Toilets (Room 080)	No Risk
				
117	As KX001645	Ceiling void ceiling above	Main Building Hallway/passageway (Room 076a)	No Risk
				

### **Photographs of Areas Sampled (cont)**

118	KX001669	Debris/Residue to floor	Main Building Boiler Room (Room 089)	No Risk
				
119	KX001670	Wall coating under skim visible in ceiling void	Main Building Toilets (Room 090)	No Risk
				
120	As KX001670	Wall coating under skim visible in ceiling void	Main Building Toilets (Room 083b)	No Risk
				





### Photographs of Areas Sampled (cont)

121	KX001663	Damp proof course	External (Room 01)	No Risk
				
122	KX001664	Pipework gaskets	External Meter Cupboard (Room 02)	12 monthly
				
123	KX001665	Pipework gaskets yellow gas pipes	External Meter Cupboard (Room 02)	No Risk
				



### Photographs of Areas Sampled (cont)

124	Presumed	Pipework gaskets	External Meter Cupboard (Room 03)	12 monthly
				
125	KX001666	Damp proof course including packing to roof	External Meter Cupboard (Room 03)	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	Debris in flue openings	Main Building Boiler Room (Room 098)	Low Risk – To be checked on a twelve monthly basis	28/07/2026			
2	Debris/residue to ceiling penetration	Main Building Boiler Room (Room 098)	Low Risk – To be checked on a six monthly basis	28/01/2026			
3	Debris/residue to walls	Main Building Boiler Room (Room 098)	Low Risk – To be checked on a six monthly basis	28/01/2026			
4	Debris/residue to walls adjacent to flue openings	Main Building Boiler Room (Room 098)	Low Risk – To be checked on a six monthly basis	28/01/2026			
5	Debris/residue to walls in paint	Main Building Boiler Room (Room 098)	Low Risk – To be checked on a six monthly basis	28/01/2026			
6	Debris/residue to walls and old pipe hangars	Main Building Boiler Room (Room 098)	Low Risk – To be checked on a six monthly basis	28/01/2026			
7	Debris/residue to floor off plinths	Main Building Boiler Room (Room 098)	No Risk	N/A			
8	Debris/residue to floor, drainage gulleys	Main Building Boiler Room (Room 098)	No Risk	N/A			
9	Debris/residue to floor, at walls behind boiler plinths	Main Building Boiler Room (Room 098)	No Risk	N/A			
10	Ceiling void ceiling above	Main Building Reception/Entrance (Room 001)	No Risk	N/A			



11	Floor adhesive residue under carpet and screed	Main Building Reception/Entrance (Room 001)	Low Risk – To be checked on a six monthly basis	28/01/2026			
12	Ceiling void ceiling above	Main Building Store Cupboard (Room 002)	No Risk	N/A			
13	Ceiling void ceiling above	Main Building Reception (Room 007)	No Risk	N/A			
14	Floor adhesive residue under carpet and screed	Main Building Reception (Room 007)	Low Risk – To be checked on a six monthly basis	28/01/2026			
15	Ceiling void ceiling above	Main Building Office (Room 008)	No Risk	N/A			
16	Floor adhesive residue under carpet and screed	Main Building Office (Room 008)	Low Risk – To be checked on a six monthly basis	28/01/2026			
17	Ceiling void ceiling above	Main Building Office (Room 010)	No Risk	N/A			
18	Floor adhesive residue under carpet and screed	Main Building Office (Room 010)	Low Risk – To be checked on a six monthly basis	28/01/2026			
19	Ceiling void ceiling above	Main Building Corridor (Room 005)	No Risk	N/A			
20	Floor tile under floor covering blue and grey	Main Building Corridor (Room 005)	Low Risk – To be checked on a six monthly basis	28/01/2026			
21	Ceiling void ceiling above	Main Building Cupboard (Room 004)	No Risk	N/A			
22	Ceiling void ceiling above	Main Building Office (Room 009)	No Risk	N/A			
23	Floor adhesive residue under carpet and screed	Main Building Office (Room 009)	Very Low Risk – To be checked on a twelve monthly basis	28/07/2021			
24	Floor adhesive residue under carpet	Main Building Office (Room 011)	Low Risk – To be checked on a six monthly basis	28/01/2026			

25	Ceiling void ceiling above	Main Building Office (Room 011)	No Risk	N/A			
26	Floor adhesive residue under carpet	Main Building Kitchen (Room 012)	Low Risk – To be checked on a six monthly basis	28/01/2026			
27	Ceiling void ceiling above	Main Building Kitchen (Room 012)	No Risk	N/A			
28	Floor adhesive residue under carpet	Main Building Classroom (Room 013)	Low Risk – To be checked on a six monthly basis	28/01/2026			
29	Ceiling void ceiling above	Main Building Classroom (Room 013)	No Risk	N/A			
30	Floor adhesive residue under carpet	Main Building Hallway/passageway (Room 015)	Low Risk – To be checked on a six monthly basis	28/01/2026			
31	Ceiling void ceiling above	Main Building Hallway/passageway (Room 015)	No Risk	N/A			
32	Ceiling void ceiling above	Main Building Classroom (Room 016)	No Risk	N/A			
33	Ceiling void ceiling above	Main Building Cloakroom (Room 017)	No Risk	N/A			
34	Ceiling void ceiling above	Main Building Hub Network Room (Room 019)	No Risk	N/A			
35	Ceiling void ceiling above	Main Building Staff Room (Room 018)	No Risk	N/A			
36	Ceiling void ceiling above	Main Building Store Room (Room 018a)	No Risk	N/A			
37	Ceiling void ceiling above	Main Building Corridor (Room 020)	No Risk	N/A			
38	Floor adhesive residue under carpet	Main Building Corridor (Room 020)	Low Risk – To be checked on a six monthly basis	28/01/2026			
39	Ceiling void ceiling above	Main Building Classroom (Room 021)	No Risk	N/A			

40	Ceiling void ceiling above	Main Building Hallway/passageway (Room 022)	No Risk	N/A			
41	Ceiling void ceiling above	Main Building Classroom (Room 023)	No Risk	N/A			
42	Ceiling void ceiling above	Main Building Storeroom (Room 024)	No Risk	N/A			
43	Floor duct pipe insulation binding to fibreglass pipe insulation within floor duct under concrete slab (identified in previous report)	Main Building Storeroom (Room 024)	Low Risk – To be checked on a twelve monthly basis	28/07/2026			
44	Ceiling void ceiling above	Main Building Corridor (Room 025)	No Risk	N/A			
45	Floor adhesive residue under carpet	Main Building Corridor (Room 025)	Low Risk – To be checked on a six monthly basis	28/01/2026			
46	Ceiling void ceiling above	Main Building Classroom (Room 026)	No Risk	N/A			
47	Ceiling void ceiling above	Main Building Hallway/passageway (Room 027)	No Risk	N/A			
48	Ceiling void ceiling above	Main Building Classroom (Room 028)	No Risk	N/A			
49	Ceiling void ceiling above	Main Building Storeroom (Room 029)	No Risk	N/A			
50	Floor void/duct string binding to pipework within floor duct under concrete slab (identified in previous report)	Main Building Storeroom (Room 029)	Low Risk – To be checked on a twelve monthly basis	28/07/2026			
51	Floor void/duct pipe	Main Building	Very Low Risk – To	28/07/2026			

	sleeves through concrete slab in floor duct	Storeroom (Room 029)	be checked on a twelve monthly basis				
52	Ceiling void ceiling above	Main Building Classroom (Room 030)	No Risk	N/A			
53	Ceiling void ceiling above	Main Building Hallway/passageway (Room 031)	No Risk	N/A			
54	Ceiling void ceiling above	Main Building Classroom (Room 032)	No Risk	N/A			
55	Ceiling void ceiling above	Main Building Storeroom (Room 033)	No Risk	N/A			
56	Floor void/duct string binding to pipework within floor duct under concrete slab (identified in previous report)	Main Building Storeroom (Room 033)	Very Low Risk – To be checked on a twelve monthly basis	28/07/2026			
57	Floor void/duct pipe sleeves through concrete slab in floor duct	Main Building Storeroom (Room 033)	Very Low Risk – To be checked on a twelve monthly basis	28/07/2026			
58	Ceiling void ceiling above	Main Building Office (Room 035)	No Risk	N/A			
59	Ceiling void ceiling above	Main Building Office (Room 049)	No Risk	N/A			
60	Wall coating skimmed over visible in ceiling void	Main Building Office (Room 049)	No Risk	N/A			
61	Ceiling void ceiling above	Main Building Female Toilets (Room 050)	No Risk	N/A			
62	Ceiling void ceiling above	Main Building Cupboard (Room 050a)	No Risk	N/A			
63	Ceiling void ceiling	Main Building Library	No Risk	N/A			

	above	(Room 051)					
64	Floor adhesive residue under carpet	Main Building Library (Room 051)	Low Risk – To be checked on a six monthly basis	28/01/2026			
65	Ceiling void ceiling above	Main Building Hallway/Passageway (Room 052)	No Risk	N/A			
66	Floor adhesive residue under carpet	Main Building Hallway/Passageway (Room 052)	Low Risk – To be checked on a six monthly basis	28/01/2026			
67	Ceiling void ceiling above	Main Building Male Toilets (Room 053)	No Risk	N/A			
68	Ceiling void ceiling above	Main Building Cleaners Cupboard (Room 053a)	No Risk	N/A			
69	Ceiling void ceiling above	Main Building Photocopy Room (Room 054)	No Risk	N/A			
70	Ceiling void ceiling above	Main Building Female Toilets (Room 055)	No Risk	N/A			
71	Ceiling void ceiling above	Main Building Toilets (Room 056)	No Risk	N/A			
72	Wall coating skimmed cladding visible in ceiling void	Main Building Toilets (Room 056)	No Risk	N/A			
73	Wall coating skimmed cladding visible in ceiling void	Main Building Kitchen (Room 038)	No Risk	N/A			
74	Ceiling void ductwork sealant to joints	Main Building Kitchen (Room 038)	No Risk	N/A			
75	Ceiling void roof felt debris	Main Building Corridor (Room 037a)	Low Risk – To be checked on a six monthly basis	28/01/2026			
76	Floor adhesive	Main Building Corridor	Low Risk – To be	28/01/2026			



	residue	(Room 057)	checked on a six monthly basis				
77	Ceiling void ceiling above	Main Building Corridor (Room 057)	No Risk	N/A			
78	Floor adhesive residue	Main Building Corridor (Room 058)	Low Risk – To be checked on a six monthly basis	28/01/2026			
79	Ceiling void ceiling above	Main Building Corridor (Room 058)	No Risk	N/A			
80	Floor adhesive residue	Main Building ITC Room (Room 059)	Low Risk – To be checked on a six monthly basis	28/01/2026			
81	Ceiling void ceiling above	Main Building ITC Room (Room 059)	No Risk	N/A			
82	Debris/residue to walls in riser	Main Building Switch Room (Room 040a)	Medium Risk – To be checked on a three monthly basis	28/10/2025			
83	Ceiling void ceiling above	Main Building Office (Room 060)	No Risk	N/A			
84	Ceiling void ceiling above	Main Building Cupboard Store (Room 062)	No Risk	N/A			
85	Ceiling void ceiling above	Main Building Classroom (Room 061)	No Risk	N/A			
86	Ceiling void ceiling above	Main Building Classroom (Room 063)	No Risk	N/A			
87	Ceiling void ceiling above	Main Building Entrance Hall/Foyer/Lobby (Room 064)	No Risk	N/A			
88	Floor adhesive residue	Main Building Corridor (Room 065)	Low Risk – To be checked on a six monthly basis	28/01/2026			
89	Ceiling void ceiling above	Main Building Corridor (Room 065)	No Risk	N/A			
90	Ceiling void ceiling above	Main Building Classroom (Room 066)	No Risk	N/A			
91	Ceiling void ceiling	Main Building	No Risk	N/A			

	above	Classroom (Room 068)					
92	Ceiling void ceiling above	Main Building Cupboard Store (Room 069)	No Risk	N/A			
93	Ceiling void ceiling above	Main Building Cupboard Store (Room 072)	No Risk	N/A			
94	Ceiling void ceiling above	Main Building Classroom (Room 071)	No Risk	N/A			
95	Ceiling void ceiling above	Main Building Classroom (Room 073)	No Risk	N/A			
96	Ceiling void ceiling above	Main Building Store Room (Room 075)	No Risk	N/A			
97	Floor adhesive residue	Main Building Corridor (Room 070a)	Low Risk – To be checked on a six monthly basis	28/01/2026			
98	Ceiling void ceiling above	Main Building Corridor (Room 070a)	No Risk	N/A			
99	Floor adhesive residue	Main Building Corridor (Room 070)	Low Risk – To be checked on a six monthly basis	28/01/2026			
100	Ceiling void ceiling above	Main Building Corridor (Room 070)	No Risk	N/A			
101	Ceiling void ceiling above	Main Building Female Toilets (Room 092)	No Risk	N/A			
102	Floor adhesive residue	Main Building Staff Room (Room 095)	Low Risk – To be checked on a six monthly basis	28/01/2026			
103	Ceiling void ceiling above	Main Building Staff Room (Room 095)	No Risk	N/A			
104	Wall Coating	Main Building Staff Room (Room 095)	No Risk	N/A			
105	Floor adhesive residue	Main Building Classroom (Room 096)	Low Risk – To be checked on a six monthly basis	28/01/2026			
106	Ceiling void ceiling above	Main Building Classroom (Room 096)	No Risk	N/A			
107	Floor adhesive	Main Building Cupboard	Very Low Risk – To	28/07/2026			

	residue	(Room 096a)	be checked on a twelve monthly basis				
108	Ceiling void ceiling above	Main Building Cupboard (Room 096a)	No Risk	N/A			
109	Ceiling void ceiling above	Main Building Female Toilets (Room 097)	No Risk	N/A			
110	Ceiling void ceiling above	Main Building Male Toilets (Room 097a)	No Risk	N/A			
111	Ceiling void ceiling above	Main Building Caretakers Room (Room 077)	No Risk	N/A			
112	Ceiling void ceiling above	Main Building Office (Room 078)	No Risk	N/A			
113	Floor adhesive residue	Main Building Office (Room 078)	Very Low Risk – To be checked on a twelve monthly basis	28/07/2026			
114	Floor adhesive residue	Main Building Corridor (Room 081)	Very Low Risk – To be checked on a twelve monthly basis	28/07/2026			
115	Wall Coating	Main Building Toilets (Room 080)	No Risk	N/A			
116	Ceiling void ceiling above	Main Building Toilets (Room 080)	No Risk	N/A			
117	Ceiling void ceiling above	Main Building Hallway/passageway (Room 076a)	No Risk	N/A			
118	Debris/Residue to floor	Main Building Boiler Room (Room 089)	No Risk	N/A			
119	Wall coating under skim visible in ceiling void	Main Building Toilets (Room 090)	No Risk	N/A			
120	Wall coating under skim visible in	Main Building Toilets (Room 083b)	No Risk	N/A			

	ceiling void						
121	Damp proof course	External (Room 01)	No Risk	N/A			
122	Pipework gaskets	External Meter Cupboard (Room 02)	Very Low Risk – To be checked on a twelve monthly basis	28/07/2026			
123	Pipework gaskets yellow gas pipes	External Meter Cupboard (Room 02)	No Risk	N/A			
124	Pipework gaskets	External Meter Cupboard (Room 03)	Very Low Risk – To be checked on a twelve monthly basis	28/07/2026			
125	Damp proof course including packing to roof	External Meter Cupboard (Room 03)	No Risk	N/A			

Sunderland  
City Council

**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:	