

Foreward

ASBESTOS SURVEY REPORT FOR MARINE PARK PRIMARY SCHOOL,
HATFIELD SQUARE, SOUTH SHIELDS, TYNE AND WEAR, NE33 2RD.

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

Marine Park Primary School, Hatfield Square, NE33 2RD



UPRN: - J282382

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 26 January 2026

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

Item No.	Sample Ref.	Area Sampled	Location Name	Inspection Frequency
1	OQ002181	Floor former tile adhesive	Corridor G/001	No Risk
2	As OQ002181	Floor former tile adhesive	Office G/007	No Risk
3	OQ002183	Floor former tile adhesive	Main Hall G/009	No Risk
4	OQ002184	Under sink mat painted application	Kitchen G/011	No Risk
5	OQ002185	Pipework Insulation	Toilets G/015	No Risk
6	As OQ002185	Pipework Insulation	Washroom G/016	No Risk
7	OQ002186	Floor tile black and white	Cupboard Store G/017	Very Low Risk – 12 Monthly
8	OQ002187	Floor tile orange	Classroom G/018	Very Low Risk – 12 Monthly
9	As OQ002186	Floor tile black and white	Cupboard Store G/020	Very Low Risk – 12 Monthly
10	OQ002188	Floor tile grey	Cupboard Cleaners G/021	Very Low Risk – 12 Monthly
11	OQ002189	Under Sink Mat	Cupboard Store G/024	No Risk
12	As OQ002189	Under Sink Mat	Cupboard G/027	No Risk
13	As OQ002189	Under Sink Mat	Cupboard G/041	No Risk
14	OQ002190	Floor tile Beige beneath screed	Classroom G/044	No Risk
15	As OQ002190	Floor tile Beige beneath screed	Cupboard G/045	No Risk
16	OQ002191	Floor former tile adhesive under lino	Classroom G/046	Very Low Risk – 12 Monthly
17	As OQ002191	Floor former tile adhesive under lino	Cupboard G/047	Very Low Risk – 12 Monthly
18	As OQ002190	Floor tile Beige beneath screed	Cupboard G/048	No Risk
19	As OQ002191	Floor former tile adhesive under lino	Classroom G/049	Very Low Risk – 12 Monthly
20	As OQ002189	Under Sink Mat	Kitchen G/052	No Risk
21	OQ002192	Pipework Gaskets	Classroom G/053	Very Low Risk – 12 Monthly
22	Presumed	Pipework Gaskets too deeply recessed to sample	Classroom G/058	Very Low Risk – 12 Monthly
23	Presumed	Pipework Gaskets too deeply recessed to sample	Classroom G/063	Very Low Risk – 12 Monthly
24	As OQ002181	Floor former tile adhesive	Classroom G/066	No Risk
25	As OQ002181	Floor former tile adhesive	Staff Room G/069	No Risk




26	As OQ002189	Under Sink Mat	Staff Room G/069	No Risk
27	As OQ002181	Floor former tile adhesive	Office G/070	No Risk
28	As OQ002181	Floor former tile adhesive	Office G/071	No Risk
29	OQ002182	Pipework insulation – remnants from removed textile pipe insulation	Roof void R/001	No Risk
30	OQ002193	Damp proof course	External E/001	Very Low Risk – 12 Monthly
31	OQ002194	Window – remnants to sealant to wall	External E/001	No Risk
32	OQ002195	Fascias	External E/001	No Risk
33	OQ002196	Wall – lining behind fascias	External E/001	No Risk
34	OQ002197	Damp proof course in brickwork cavity	External E/001	Very Low Risk – 12 Monthly
35	OQ002198	Pipework gaskets – gas supply	External E/003	No Risk
36	OQ002199	Pipework Gaskets	External E/003	No Risk
37	OQ002200	Debris/Residue to wall above electrics	External E/003	No Risk
38	OQ002201	Debris/Residue to hardset to wall above electrics	External E/003	No Risk
39	OQ002202	Damp proof course – between concrete and brick	External E/003	No Risk
40	OQ002203	Debris/Residue to wall behind boilers	External E/003	No Risk
41	OQ002204	Debris/Residue to wall behind pumps	External E/003	No Risk
42	OQ002205	Debris/Residue inside conduit/cable tray	External E/003	No Risk

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


Photographs of Areas Sampled

1	OQ002181	Floor former tile adhesive	Corridor G/001	No Risk
				
2	As OQ002181	Floor former tile adhesive	Office G/007	No Risk
				
3	OQ002183	Floor former tile adhesive	Main Hall G/009	No Risk
				





Photographs of Areas Sampled

4	OQ002184	Under sink mat painted application	Kitchen G/011	No Risk
				
5	OQ002185	Pipework Insulation	Toilets G/015	No Risk
				
6	As OQ002185	Pipework Insulation	Washroom G/016	No Risk
				




Photographs of Areas Sampled

7	OQ002186	Floor tile black and white	Cupboard Store G/017	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				
8	OQ002187	Floor tile orange	Classroom G/018	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				
9	As OQ002186	Floor tile black and white	Cupboard Store G/020	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				





Photographs of Areas Sampled

10	OQ002188	Floor tile grey	Cupboard Cleaners G/021	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				
11	OQ002189	Under Sink Mat	Cupboard Store G/024	No Risk
				
12	As OQ002189	Under Sink Mat	Cupboard G/027	No Risk
				


Photographs of Areas Sampled

13	As OQ002189	Under Sink Mat	Cupboard G/041	No Risk
				
14	OQ002190	Floor tile Beige beneath screed	Classroom G/044	No Risk
				
15	As OQ002190	Floor tile Beige beneath screed	Cupboard G/045	No Risk
				

Photographs of Areas Sampled

16	OQ002191	Floor former tile adhesive under lino	Classroom G/046	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				
17	As OQ002191	Floor former tile adhesive under lino	Cupboard G/047	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				
18	As OQ002190	Floor tile Beige beneath screed	Cupboard G/048	No Risk
				




Photographs of Areas Sampled

19	As OQ002191	Floor former tile adhesive under lino	Classroom G/049	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				
20	As OQ002189	Under Sink Mat	Kitchen G/052	No Risk
				
21	OQ002192	Pipework Gaskets	Classroom G/053	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				





Photographs of Areas Sampled

22	Presumed	Pipework Gaskets too deeply recessed to sample	Classroom G/058	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				
23	Presumed	Pipework Gaskets too deeply recessed to sample	Classroom G/063	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				
24	As OQ002181	Floor former tile adhesive	Classroom G/066	No Risk
				



Photographs of Areas Sampled

25	As OQ002181	Floor former tile adhesive	Staff Room G/069	No Risk
				
26	As OQ002189	Under Sink Mat	Staff Room G/069	No Risk
				
27	As OQ002181	Floor former tile adhesive	Office G/070	No Risk
				





Photographs of Areas Sampled

28	As OQ002181	Floor former tile adhesive	Office G/071	No Risk
				
29	OQ002182	Pipework insulation – remnants from removed textile pipe insulation	Roof void R/001	No Risk
				
30	OQ002193	Damp proof course	External E/001	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				




Photographs of Areas Sampled

31	OQ002194	Window – remnants to sealant to wall	External E/001	No Risk
				
32	OQ002195	Fascias	External E/001	No Risk
				
33	OQ002196	Wall – lining behind fascias	External E/001	No Risk
				




Photographs of Areas Sampled

34	OQ002197	Damp proof course in brickwork cavity	External E/001	Very Low Risk – 12 Monthly
Photo 1: Wide Angle		Photo 2: Close-up		
				
35	OQ002198	Pipework gaskets – gas supply	External E/003	No Risk
				
36	OQ002199	Pipework Gaskets	External E/003	No Risk
				

Photographs of Areas Sampled

37	OQ002200	Debris/Residue to wall above electrics	External E/003	No Risk
				
38	OQ002201	Debris/Residue to hardset to wall above electrics	External E/003	No Risk
				
39	OQ002202	Damp proof course – between concrete and brick	External E/003	No Risk
				

Photographs of Areas Sampled

40	OQ002203	Debris/Residue to wall behind boilers	External E/003	No Risk
				
41	OQ002204	Debris/Residue to wall behind pumps	External E/002	No Risk
				
42	OQ002205	Debris/Residue inside conduit/cable tray	External E/003	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 former tile adhesive	Corridor G/001	No Risk	N/A			
2	Floor former tile adhesive	Office G/007	No Risk	N/A			
3	Floor former tile adhesive	Main Hall G/009	No Risk	N/A			
4	Under sink mat painted application	Kitchen G/011	No Risk	N/A			
5	Pipework Insulation	Toilets G/015	No Risk	N/A			
6	Pipework Insulation	Washroom G/016	No Risk	N/A			
7	Floor tile black and white	Cupboard Store G/017	Very Low Risk – 12 Monthly	23/12/2026			
8	Floor tile orange	Classroom G/018	Very Low Risk – 12 Monthly	23/12/2026			
9	Floor tile black and white	Cupboard Store G/020	Very Low Risk – 12 Monthly	23/12/2026			
10	Floor tile grey	Cupboard Cleaners G/021	Very Low Risk – 12 Monthly	23/12/2026			
11	Under Sink Mat	Cupboard Store G/024	No Risk	N/A			
12	Under Sink Mat	Cupboard G/027	No Risk	N/A			
13	Under Sink Mat	Cupboard G/041	No Risk	N/A			
14	Floor tile Beige beneath screed	Classroom G/044	No Risk	N/A			
15	Floor tile Beige beneath screed	Cupboard G/045	No Risk	N/A			
16	Floor former tile adhesive under lino	Classroom G/046	Very Low Risk – 12 Monthly	23/12/2026			
17	Floor former tile adhesive under lino	Cupboard G/047	Very Low Risk – 12 Monthly	23/12/2026			
18	Floor tile Beige beneath screed	Cupboard G/048	No Risk	N/A			

19	Floor former tile adhesive under lino	Classroom G/049	Very Low Risk – 12 Monthly	23/12/2026			
20	Under Sink Mat	Kitchen G/052	No Risk	N/A			
21	Pipework Gaskets	Classroom G/053	Very Low Risk – 12 Monthly	23/12/2026			
22	Pipework Gaskets too deeply recessed to sample	Classroom G/058	Very Low Risk – 12 Monthly	23/12/2026			
23	Pipework Gaskets too deeply recessed to sample	Classroom G/063	Very Low Risk – 12 Monthly	23/12/2026			
24	Floor former tile adhesive	Classroom G/066	No Risk	N/A			
25	Floor former tile adhesive	Staff Room G/069	No Risk	N/A			
26	Under Sink Mat	Staff Room G/069	No Risk	N/A			
27	Floor former tile adhesive	Office G/070	No Risk	N/A			
28	Floor former tile adhesive	Office G/071	No Risk	N/A			
29	Pipework insulation – remnants from removed textile pipe insulation	Roof void R/001	No Risk	N/A			
30	Damp proof course	External E/001	Very Low Risk – 12 Monthly	23/12/2026			
31	Window – remnants to sealant to wall	External E/001	No Risk	N/A			
32	Fascias	External E/001	No Risk	N/A			
33	Wall – lining behind fascias	External E/001	No Risk	N/A			
34	Damp proof course in brickwork cavity	External E/001	Very Low Risk – 12 Monthly	23/12/2026			
35	Pipework gaskets – gas supply	External E/003	No Risk	N/A			
36	Pipework Gaskets	External E/003	No Risk	N/A			

37	Debris/Residue to wall above electrics	External E/003	No Risk	N/A			
38	Debris/Residue to hardset to wall above electrics	External E/003	No Risk	N/A			
39	Damp proof course – between concrete and brick	External E/003	No Risk	N/A			
40	Debris/Residue to wall behind boilers	External E/003	No Risk	N/A			
41	Debris/Residue to wall behind pumps	External E/003	No Risk	N/A			
42	Debris/Residue inside conduit/cable tray	External E/003	No Risk	N/A			

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Good Practice Guidance:

- Take photographs of ACMs for each inspection and store for future reference
- Compare previous photographs with current condition state to determine whether there has been any deterioration the last inspection
- Replace missing/damaged asbestos labels/stickers

Comments:

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