

Foreward

ASBESTOS SURVEY REPORT FOR WHITBURN VILLAGE PRIMARY SCHOOL, CLEADON LANE, WHITBURN, SUNDERLAND, TYNE AND WEAR, SR6 7NS

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

**Whitburn Village Primary School, Cleadon Lane, Whitburn,
Sunderland, Tyne and Wear, SR6 7NS**



UPRN: - J282858

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 27 March 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	OQ002218	Wall - behind plasterboard, radiator and plastic , sampled in ceiling void	Ground Floor G/003 Hallway/passageway	Low Risk – Check every 6 months
2	As OQ002218	Column Cladding - suspected behind wooden cladding	Ground Floor G/003 Hallway/passageway	Low Risk – Check every 6 months
3	As OQ002218	Wall - covered in wallpaper	Ground Floor G/004 Office - Headteacher	Low Risk – Check every 6 months
4	OQ002219	Wall - all walls, including over door	Ground Floor G/005 Cupboard - Electrical	Very Low Risk – Check every 12 months
5	OQ002220	Floor - former tile adhesive	Ground Floor G/005 Cupboard - Electrical	Very Low Risk – Check every 12 months
6	As OQ002219	Wall - all walls, protected by plywood	Ground Floor G/006 Cupboard - Store	Very Low Risk – Check every 12 months
7	As OQ002219	Wall - all walls, protected by plywood	Ground Floor G/007 Cupboard - Store	Very Low Risk – Check every 12 months
8	As OQ002219	Wall - behind plastic cladding	Ground Floor G/009 Hallway/passageway	Low Risk – Check every 6 months
9	OQ002221	Ceiling - remnants from hallway ceiling	Ground Floor G/010 Dining Hall/area	Low Risk – Check every 6 months
10	OQ002222	Wall - beneath plastic cladding	Ground Floor G/010 Dining Hall/area	Low Risk – Check every 6 months
11	As OQ002222	Wall - beneath plastic cladding	Ground Floor G/011 Main Hall	Low Risk – Check every 6 months
12	OQ002223	Wall - behind plastic cladding, visible at alarm sensor	Ground Floor G/012 Hallway/passageway	Low Risk – Check every 6 months
13	As OQ002220	Floor - former tile adhesive, beneath carpet	Ground Floor G/013 Classroom - Year 5	Very Low Risk – Check every 12 months
14	As OQ002223	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/013 Classroom - Year 5	Low Risk – Check every 6 months
15	OQ002224	Electrical Services	Ground Floor G/013 Classroom - Year 5	No Risk
16	As OQ002223	Wall - all walls, protected by plywood	Ground Floor G/014 Cupboard - Store	Very Low Risk – Check every 12 months
17	As OQ002223	Wall - all walls, beneath plastic cladding	Ground Floor G/015 Hallway/passageway /cloakroom	Low Risk – Check every 6 months
18	As OQ002223	Wall - all walls, protected by plywood	Ground Floor G/016 Cupboard - Store - Year 5 Classroom	Very Low Risk – Check every 12 months

19	As OQ002220	Floor - former tile adhesive, beneath carpet	Ground Floor G/017 Classroom - Year 4	Very Low Risk – Check every 12 months
20	As OQ002223	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/017 Classroom - Year 4	Low Risk – Check every 6 months
21	As OQ002223	Wall - all walls, beneath plastic cladding	Ground Floor G/018 Toilet(s)	Low Risk – Check every 6 months
22	As OQ002223	Wall - all walls, beneath plastic cladding	Ground Floor G/019 Toilet(s)	Low Risk – Check every 6 months
23	As OQ002219	Wall - all walls, protected by plywood	Ground Floor G/020 Cupboard - Store	Very Low Risk – Check every 12 months
24	As OQ002223	Wall - all walls, beneath plastic cladding	Ground Floor G/022 Toilet(s)	Low Risk – Check every 6 months
25	OQ002225	Floor - former tile adhesive, beneath carpet	Ground Floor G/023 Classroom - Breakfast	Very Low Risk – Check every 12 months
26	As OQ002223	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/023 Classroom - Breakfast	Low Risk – Check every 6 months
27	As OQ002219	Wall - all walls, protected by plywood	Ground Floor G/024 Cupboard - Store	Very Low Risk – Check every 12 months
28	OQ002226	Wall - behind plastic cladding	Ground Floor G/025 Hallway/passageway	Low Risk – Check every 6 months
29	As OQ002226	Wall - behind plastic cladding	Ground Floor G/026 Hallway/passageway	Low Risk – Check every 6 months
30	As OQ002225	Floor - former tile adhesive, beneath carpet	Ground Floor G/027 Classroom - Year 3	Very Low Risk – Check every 12 months
31	As OQ002226	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/027 Classroom - Year 3	Low Risk – Check every 6 months
32	As OQ002226	Wall - all walls, protected by plywood	Ground Floor G/028 Cupboard - Store - Year 3 Classroom	Very Low Risk – Check every 12 months
33	As OQ002226	Wall - all walls, beneath plastic and wood cladding	Ground Floor G/029 Hallway/passageway /cloakroom	Low Risk – Check every 6 months
34	As OQ002226	Wall - all walls, beneath plastic cladding	Ground Floor G/030 Hallway/passageway	Low Risk – Check every 6 months
35	As OQ002225	Floor - former tile adhesive, beneath carpet	Ground Floor G/031 Classroom - Year 2	Very Low Risk – Check every 12 months
36	As OQ002226	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/031 Classroom - Year 2	Low Risk – Check every 6 months

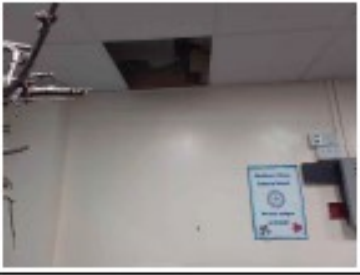
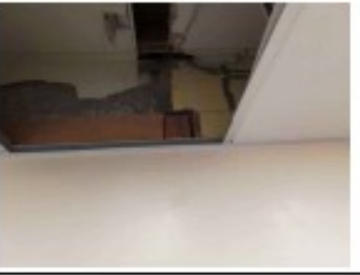

37	OQ002229	Floor - Tile - remnants to door frame	Ground Floor G/031 Classroom - Year 2	Very Low Risk – Check every 12 months
38	As OQ002226	Wall - all walls, protected by plywood	Ground Floor G/032 Cupboard - Store - Year 2 Classroom	Very Low Risk – Check every 12 months
39	As OQ002229	Floor - Tile - remnants to door frame	Ground Floor G/032 Cupboard - Store - Year 2 Classroom	Very Low Risk – Check every 12 months
40	As OQ002225	Floor - former tile adhesive, beneath carpet	Ground Floor G/032 Cupboard - Store - Year 2 Classroom	Very Low Risk – Check every 12 months
41	OQ002230	Floor - Tile - grey	Ground Floor G/038 Cupboard - Store	No Risk
42	OQ002231	Heater - Casing	Ground Floor G/038 Cupboard - Store	No Risk
43	OQ002232	Floor - Nosing to stairs	Ground Floor G/040 Classroom - Nursery	No Risk
44	As OQ002230	Floor - Tile - grey	Ground Floor G/043 Cupboard - Store	No Risk
45	OQ002233	Floor - Tile - beige	Ground Floor G/044 Kitchen	No Risk
46	As OQ002233	Floor - Tile - beige	Ground Floor G/046 Toilet(s) - Staff	No Risk
47	OQ002234	<i>Pipework Gasket(s)</i>	<i>Ground Floor G/050 Boiler Room</i>	<i>Removed Jan 2025</i>
48	OQ002235	Floor - Tile	Ground Floor G/050 Boiler Room	No Risk
49	As OQ002235	Floor - Tile	Ground Floor G/051 Switch Room	No Risk
50	OQ002236	Floor - Tile - off white	Ground Floor G/052 Toilet(s) - Female	No Risk
51	As OQ002236	Floor - Tile - off white	Ground Floor G/053 Hallway/passageway	No Risk
52	As OQ002235	Floor - Tile	Ground Floor G/055 Cupboard - Cleaners	No Risk
53	As OQ002236	Floor - Tile - off white	Ground Floor G/057 Toilet(s) - Male	No Risk
54	As OQ002236	Floor - Tile - off white	Ground Floor G/058 Hallway/passageway	No Risk
55	As OQ002235	Floor - Tile	Ground Floor G/062 Medical/First Aid Room	No Risk
56	OQ002237	Floor - Tile - grey	Ground Floor G/063 Store Room	No Risk
57	As OQ002237	Floor - Tile - grey	Ground Floor G/064 Store Room	No Risk
58	As OQ002226	Wall - all walls, beneath plastic cladding	Ground Floor G/065 Toilet(s)	Low Risk – Check every 6 months
59	As OQ002226	Wall - all walls, beneath plastic cladding	Ground Floor G/066 Toilet(s)	Low Risk – Check every 6 months
60	OQ002239	Under Sink Mat - painted application	Ground Floor G/067 Kitchen	No Risk
61	OQ002241	Beam Cladding -	Ground Floor G/067	No Risk

		sampled at pre-existing damage	Kitchen	
62	OQ002240	Wall - behind plastic cladding	Ground Floor G/069 Toilet(s)	Low Risk – Check every 6 months
63	OQ002242	Wall - behind plastic cladding	Ground Floor G/070 Hallway/passageway	Low Risk – Check every 6 months
64	As OQ002242	Wall - behind plastic cladding	Ground Floor G/071 Hallway/passageway	Low Risk – Check every 6 months
65	As OQ002242	Wall - all walls, beneath plastic and wood cladding	Ground Floor G/072 Hallway/passageway /cloakroom	Low Risk – Check every 6 months
66	As OQ002242	Wall - all walls, beneath plastic cladding	Ground Floor G/073 Toilet(s)	Low Risk – Check every 6 months
67	As OQ002242	Wall - all walls, beneath plastic cladding	Ground Floor G/074 Toilet(s)	Low Risk – Check every 6 months
68	As OQ002242	Wall - behind plastic cladding	Ground Floor G/075 Hallway/passageway	Low Risk – Check every 6 months
69	As OQ002220	Floor - former tile adhesive, beneath carpet	Ground Floor G/076 Classroom - Year 6	Very Low Risk – Check every 12 months
70	As OQ002242	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/076 Classroom - Year 6	Low Risk – Check every 6 months
71	As OQ002242	Wall - all walls, protected by plywood	Ground Floor G/077 Cupboard - Store	Very Low Risk – Check every 12 months
72	OQ002243	Debris/Residue - to rear wall	External E/001 Boiler Room	Low Risk – Check every 6 months
73	OQ002244	Debris/Residue - to rear wall. RHS	External E/001 Boiler Room	Low Risk – Check every 6 months
74	OQ002245	Debris/Residue - to RHS wall	External E/001 Boiler Room	No Risk
75	OQ002246	Debris/Residue - to RHS wall	External E/001 Boiler Room	Low Risk – Check every 6 months
76	OQ002247	Debris/Residue - to front wall	External E/001 Boiler Room	Low Risk – Check every 6 months
77	OQ002248	Debris/Residue - to ceiling	External E/001 Boiler Room	Low Risk – Check every 6 months
78	OQ002249	Debris/Residue - to floor	External E/001 Boiler Room	Medium Risk – Check every 3 months
79	OQ002250	Pipework Gasket(s)	External E/001 Boiler Room	No Risk
80	OQ002251	Window Putty/seal	External E/001 Boiler Room	No Risk
81	OQ002252	Wall - Vent Lining	External E/002 Tank Room	Low Risk – Check every 6 months
82	As OQ002251	Window Putty/seal	External E/002 Tank Room	No Risk
83	OQ002253	Wall - Lining - in wall cavity	External E/002 Tank Room	Very Low Risk – Check every 12 months
84	As OQ002253	Wall - Lining - in wall cavity	External E/003 Store Room	Very Low Risk – Check every 12

				months
85	As OQ002253	Damp Proof Course - non visible	External E/004 Boiler Room	Very Low Risk – Check every 12 months
86	OQ002254	Wall - behind plastic cladding, inspected via pre-existing hole	External E/006 External	Low Risk – Check every 6 months
87	OQ002255	Soffits - throughout old block	External E/006 External	Very Low Risk – Check every 12 months
88	OQ002256	Wall - jointing compound, kitchen	External E/006 External	No Risk
89	Presumed	Asbestos insulation board – low level walls behind wood	Daycare and Family Location 1/006 Family Room (G/01)	Low Risk – Check every 6 months
90	Presumed	Asbestos insulation board – low level walls behind wood	Daycare and Family Location 2/007 Store (G/02)	Low Risk – Check every 6 months
91	KG000830	Asbestos insulation board residue – in wall cavity above doorway to school	Daycare and Family Location 2/007 Daycare Room (G/03)	Medium Risk – check every 3 months
92	OU004369	Fibreboard wall in ceiling	Room G/10	No Risk
93	OU004370	Bitumen debris wall void	Room G/10	No Risk
94	As OU004369	Fibreboard wall in ceiling	Room G/11	No Risk
95	As OU004370	Bitumen debris wall void	Room G/11	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	OQ002218	Wall - behind plasterboard, radiator and plastic, sampled in ceiling void	Ground Floor G/003 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
2	As OQ002218	Column Cladding - suspected behind wooden cladding	Ground Floor G/003 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
3	As OQ002218	Wall - covered in wallpaper	Ground Floor G/004 Office - Headteacher	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				







Photographs of Areas Sampled continued

4	OQ002219	Wall - all walls, including over door	Ground Floor G/005 Cupboard - Electrical	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
5	OQ002220	Floor - former tile adhesive	Ground Floor G/005 Cupboard - Electrical	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
6	As OQ002219	Wall - all walls, protected by plywood	Ground Floor G/006 Cupboard - Store	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				

Photographs of Areas Sampled continued

7	As OQ002219	Wall - all walls, protected by plywood	Ground Floor G/007 Cupboard - Store	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
8	As OQ002219	Wall - behind plastic cladding	Ground Floor G/009 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
9	OQ002221	Ceiling - remnants from hallway ceiling	Ground Floor G/010 Dining Hall/area	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				


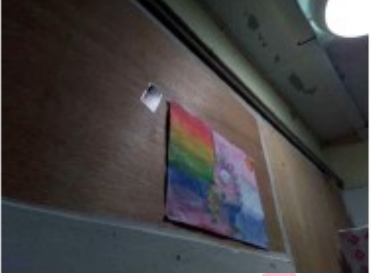


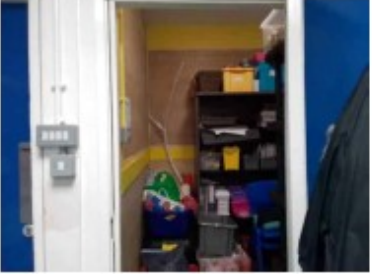

Photographs of Areas Sampled continued

10	OQ002222	Wall - beneath plastic cladding	Ground Floor G/010 Dining Hall/area	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
11	As OQ002222	Wall - beneath plastic cladding	Ground Floor G/011 Main Hall	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
12	OQ002223	Wall - behind plastic cladding, visible at alarm sensor	Ground Floor G/012 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				


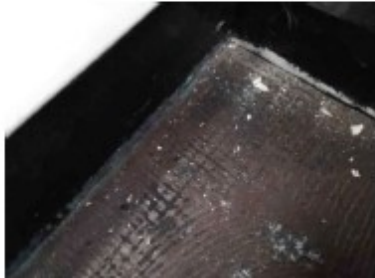




Photographs of Areas Sampled continued

13	As OQ002220	Floor - former tile adhesive, beneath carpet	Ground Floor G/013 Classroom - Year 5	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
14	As OQ002223	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/013 Classroom - Year 5	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
15	OQ002224	Electrical Services	Ground Floor G/013 Classroom - Year 5	No Risk
				

Photographs of Areas Sampled continued

16	As OQ002223	Wall - all walls, protected by plywood	Ground Floor G/014 Cupboard - Store	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
17	As OQ002223	Wall - all walls, beneath plastic cladding	Ground Floor G/015 Hallway/passageway /cloakroom	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
18	As OQ002223	Wall - all walls, protected by plywood	Ground Floor G/016 Cupboard - Store - Year 5 Classroom	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				







Photographs of Areas Sampled continued

19	As OQ002220	Floor - former tile adhesive, beneath carpet	Ground Floor G/017 Classroom - Year 4	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
20	As OQ002223	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/017 Classroom - Year 4	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
21	As OQ002223	Wall - all walls, beneath plastic cladding	Ground Floor G/018 Toilet(s)	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				

Photographs of Areas Sampled continued

22	As OQ002223	Wall - all walls, beneath plastic cladding	Ground Floor G/019 Toilet(s)	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
23	As OQ002219	Wall - all walls, protected by plywood	Ground Floor G/020 Cupboard - Store	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
24	As OQ002223	Wall - all walls, beneath plastic cladding	Ground Floor G/022 Toilet(s)	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				


Photographs of Areas Sampled continued

25	OQ002225	Floor - former tile adhesive, beneath carpet	Ground Floor G/023 Classroom - Breakfast	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
26	As OQ002223	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/023 Classroom - Breakfast	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
27	As OQ002219	Wall - all walls, protected by plywood	Ground Floor G/024 Cupboard - Store	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				





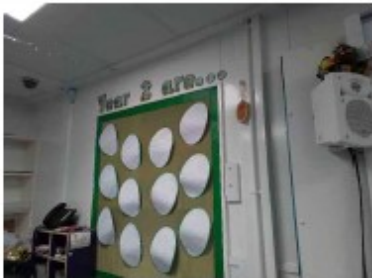
Photographs of Areas Sampled continued

28	OQ002226	Wall - behind plastic cladding	Ground Floor G/025 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
29	As OQ002226	Wall - behind plastic cladding	Ground Floor G/026 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
30	As OQ002225	Floor - former tile adhesive, beneath carpet	Ground Floor G/027 Classroom - Year 3	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				







Photographs of Areas Sampled continued

31	As OQ002226	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/027 Classroom - Year 3	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
32	As OQ002226	Wall - all walls, protected by plywood	Ground Floor G/028 Cupboard - Store - Year 3 Classroom	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
33	As OQ002226	Wall - all walls, beneath plastic and wood cladding	Ground Floor G/029 Hallway/passageway /cloakroom	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				





Photographs of Areas Sampled continued

34	As OQ002226	Wall - all walls, beneath plastic cladding	Ground Floor G/030 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
35	As OQ002225	Floor - former tile adhesive, beneath carpet	Ground Floor G/031 Classroom - Year 2	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
		No Photographic Evidence Available		
36	As OQ002226	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/031 Classroom - Year 2	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				

Photographs of Areas Sampled continued

37	OQ002229	Floor - Tile - remnants to door frame	Ground Floor G/031 Classroom - Year 2	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
38	As OQ002226	Wall - all walls, protected by plywood	Ground Floor G/032 Cupboard - Store - Year 2 Classroom	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
39	As OQ002229	Floor - Tile - remnants to door frame	Ground Floor G/032 Cupboard - Store - Year 2 Classroom	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				

Photographs of Areas Sampled continued

40	As OQ002225	Floor - former tile adhesive, beneath carpet	Ground Floor G/032 Cupboard - Store - Year 2 Classroom	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
41	OQ002230	Floor - Tile - grey	Ground Floor G/038 Cupboard - Store	No Risk
				
42	OQ002231	Heater - Casing	Ground Floor G/038 Cupboard - Store	No Risk
				



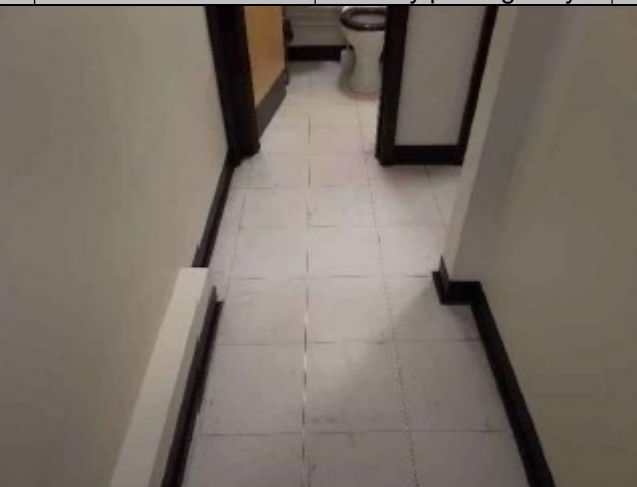
Photographs of Areas Sampled continued

43	OQ002232	Floor - Nosing to stairs	Ground Floor G/040 Classroom - Nursery	No Risk
				
44	As OQ002230	Floor - Tile - grey	Ground Floor G/043 Cupboard - Store	No Risk
				
45	OQ002233	Floor - Tile - beige	Ground Floor G/044 Kitchen	No Risk
				

Photographs of Areas Sampled continued

46	As OQ002233	Floor - Tile - beige	Ground Floor G/046 Toilet(s) - Staff	No Risk
				
47	OQ002234	Pipework Gasket(s)	Ground Floor G/050 Boiler Room	Removed Jan 2025
Photo 1: Wide Angle		Photo 2: Close-up		
				
48	OQ002235	Floor - Tile	Ground Floor G/050 Boiler Room	No Risk
				




Photographs of Areas Sampled continued

49	As OQ002235	Floor - Tile	Ground Floor G/051 Switch Room	No Risk
				
50	OQ002236	Floor - Tile - off white	Ground Floor G/052 Toilet(s) - Female	No Risk
				
51	As OQ002236	Floor - Tile - off white	Ground Floor G/053 Hallway/passageway	No Risk
				

Photographs of Areas Sampled continued

52	As OQ002235	Floor - Tile	Ground Floor G/055 Cupboard - Cleaners	No Risk
				
53	As OQ002236	Floor - Tile - off white	Ground Floor G/057 Toilet(s) - Male	No Risk
				
54	As OQ002236	Floor - Tile - off white	Ground Floor G/058 Hallway/passageway	No Risk
				

Photographs of Areas Sampled continued

55	As OQ002235	Floor - Tile	Ground Floor G/062 Medical/First Aid Room	No Risk
				
56	OQ002237	Floor - Tile - grey	Ground Floor G/063 Store Room	No Risk
				
57	As OQ002237	Floor - Tile - grey	Ground Floor G/064 Store Room	No Risk
				

Photographs of Areas Sampled continued

58	As OQ002226	Wall - all walls, beneath plastic cladding	Ground Floor G/065 Toilet(s)	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
59	As OQ002226	Wall - all walls, beneath plastic cladding	Ground Floor G/066 Toilet(s)	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
60	OQ002239	Under Sink Mat - painted application	Ground Floor G/067 Kitchen	No Risk
				

Photographs of Areas Sampled continued

61	OQ002241	Beam Cladding - sampled at pre-existing damage	Ground Floor G/067 Kitchen	No Risk
				
62	OQ002240	Wall - behind plastic cladding	Ground Floor G/069 Toilet(s)	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
63	OQ002242	Wall - behind plastic cladding	Ground Floor G/070 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				

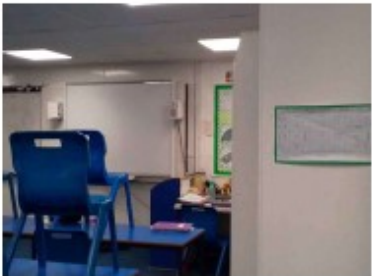
Photographs of Areas Sampled continued

64	As OQ002242	Wall - behind plastic cladding	Ground Floor G/071 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
65	As OQ002242	Wall - all walls, beneath plastic and wood cladding	Ground Floor G/072 Hallway/passageway /cloakroom	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
66	As OQ002242	Wall - all walls, beneath plastic cladding	Ground Floor G/073 Toilet(s)	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
		No Photographic Evidence Available		






Photographs of Areas Sampled continued

67	As OQ002242	Wall - all walls, beneath plastic cladding	Ground Floor G/074 Toilet(s)	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
68	As OQ002242	Wall - behind plastic cladding	Ground Floor G/075 Hallway/passageway	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
69	As OQ002220	Floor - former tile adhesive, beneath carpet	Ground Floor G/076 Classroom - Year 6	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				

Photographs of Areas Sampled continued

70	As OQ002242	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/076 Classroom - Year 6	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
71	As OQ002242	Wall - all walls, protected by plywood	Ground Floor G/077 Cupboard - Store	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
72	OQ002243	Debris/Residue - to rear wall	External E/001 Boiler Room	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				

Photographs of Areas Sampled continued

73	OQ002244	Debris/Residue - to rear wall. RHS	External E/001 Boiler Room	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
74	OQ002245	Debris/Residue - to RHS wall	External E/001 Boiler Room	No Risk
				
75	OQ002246	Debris/Residue - to RHS wall	External E/001 Boiler Room	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				






Photographs of Areas Sampled continued

76	OQ002247	Debris/Residue - to front wall	External E/001 Boiler Room	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
77	OQ002248	Debris/Residue - to ceiling	External E/001 Boiler Room	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
78	OQ002249	Debris/Residue - to floor	External E/001 Boiler Room	Medium Risk – Check every 3 months
Photo 1: Wide Angle		Photo 2: Close-up		
				







Photographs of Areas Sampled continued

79	OQ002250	Pipework Gasket(s)	External E/001 Boiler Room	No Risk
				
80	OQ002251	Window Putty/seal	External E/001 Boiler Room	No Risk
				
81	OQ002252	Wall - Vent Lining	External E/002 Tank Room	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				



Photographs of Areas Sampled continued

82	As OQ002251	Window Putty/seal	External E/002 Tank Room	No Risk
				
83	OQ002253	Wall - Lining - in wall cavity	External E/002 Tank Room	Very Low Risk – Check every 12 months
Photo 1: Wide Angle			Photo 2: Close-up	
				
84	As OQ002253	Wall - Lining - in wall cavity	External E/003 Store Room	Very Low Risk – Check every 12 months
Photo 1: Wide Angle			Photo 2: Close-up	
				




Photographs of Areas Sampled continued

85	As OQ002253	Damp Proof Course - non visible	External E/004 Boiler Room	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
86	OQ002254	Wall - behind plastic cladding, inspected via pre-existing hole	External E/006 External	Low Risk – Check every 6 months
Photo 1: Wide Angle		Photo 2: Close-up		
				
87	OQ002255	Soffits - throughout old block	External E/006 External	Very Low Risk – Check every 12 months
Photo 1: Wide Angle		Photo 2: Close-up		
				


Photographs of Areas Sampled continued

88	OQ002256	Wall - jointing compound, kitchen	External E/006 External	No Risk
				
89	Presumed	Asbestos insulation board – low level walls behind wood	Daycare and Family Location 1/006 Family Room (G/01)	Low Risk – Check every 6 months
				
90	Presumed	Asbestos insulation board – low level walls behind wood	Daycare and Family Location 2/007 Store (G/02)	Low Risk – Check every 6 months
				

Photographs of Areas Sampled continued

91	KG000830	Asbestos insulation board residue – in wall cavity above doorway to school	Daycare and Family Location 2/007 Daycare Room (G/03)	Medium Risk – check every 3 months
				
92	OU004369	Fibreboard wall in ceiling	Room G/10	No Risk
				
93	OU004370	Bitumen debris wall void	Room G/10	No Risk
				

Photographs of Areas Sampled continued

94	As OU004369	Fibreboard wall in ceiling	Room G/11	No Risk
				
				
95	As OU004370	Bitumen debris wall void	Room G/11	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	Wall - behind plasterboard, radiator and plastic , sampled in ceiling void	Ground Floor G/003 Hallway/passageway	Low Risk – Check every 6 months	8/06/2026			
2	Column Cladding - suspected behind wooden cladding	Ground Floor G/003 Hallway/passageway	Low Risk – Check every 6 months	8/06/2026			
3	Wall - covered in wallpaper	Ground Floor G/004 Office - Headteacher	Low Risk – Check every 6 months	8/06/2026			
4	Wall - all walls, including over door	Ground Floor G/005 Cupboard - Electrical	Very Low Risk – Check every 12 months	8/12/2026			
5	Floor - former tile adhesive	Ground Floor G/005 Cupboard - Electrical	Very Low Risk – Check every 12 months	8/12/2026			
6	Wall - all walls, protected by plywood	Ground Floor G/006 Cupboard - Store	Very Low Risk – Check every 12 months	8/12/2026			
7	Wall - all walls, protected by plywood	Ground Floor G/007 Cupboard - Store	Very Low Risk – Check every 12 months	8/12/2026			
8	Wall - behind plastic cladding	Ground Floor G/009 Hallway/passageway	Low Risk – Check every 6 months	8/06/2026			
9	Ceiling - remnants from hallway ceiling	Ground Floor G/010 Dining Hall/area	Low Risk – Check every 6 months	8/06/2026			
10	Wall - beneath plastic cladding	Ground Floor G/010 Dining Hall/area	Low Risk – Check every 6 months	8/06/2026			
11	Wall - beneath plastic cladding	Ground Floor G/011 Main Hall	Low Risk – Check every 6 months	8/06/2026			
12	Wall - behind plastic	Ground Floor G/012	Low Risk – Check	8/06/2026			

	cladding, visible at alarm sensor	Hallway/passageway	every 6 months				
13	Floor - former tile adhesive, beneath carpet	Ground Floor G/013 Classroom - Year 5	Very Low Risk – Check every 12 months	8/12/2026			
14	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/013 Classroom - Year 5	Low Risk – Check every 6 months	8/06/2026			
15	Electrical Services	Ground Floor G/013 Classroom - Year 5	No Risk	N/A	N/A	N/A	N/A
16	Wall - all walls, protected by plywood	Ground Floor G/014 Cupboard - Store	Very Low Risk – Check every 12 months	8/12/2026			
17	Wall - all walls, beneath plastic cladding	Ground Floor G/015 Hallway/passageway /cloakroom	Low Risk – Check every 6 months	8/06/2026			
18	Wall - all walls, protected by plywood	Ground Floor G/016 Cupboard - Store - Year 5 Classroom	Very Low Risk – Check every 12 months	8/12/2026			
19	Floor - former tile adhesive, beneath carpet	Ground Floor G/017 Classroom - Year 4	Very Low Risk – Check every 12 months	8/12/2026			
20	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/017 Classroom - Year 4	Low Risk – Check every 6 months	8/06/2026			
21	Wall - all walls, beneath plastic cladding	Ground Floor G/018 Toilet(s)	Low Risk – Check every 6 months	8/06/2026			
22	Wall - all walls, beneath plastic cladding	Ground Floor G/019 Toilet(s)	Low Risk – Check every 6 months	8/06/2026			
23	Wall - all walls, protected by plywood	Ground Floor G/020 Cupboard - Store	Very Low Risk – Check every 12 months	8/12/2026			

24	Wall - all walls, beneath plastic cladding	Ground Floor G/022 Toilet(s)	Low Risk – Check every 6 months	8/06/2026			
25	Floor - former tile adhesive, beneath carpet	Ground Floor G/023 Classroom - Breakfast	Very Low Risk – Check every 12 months	8/12/2026			
26	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/023 Classroom - Breakfast	Low Risk – Check every 6 months	8/06/2026			
27	Wall - all walls, protected by plywood	Ground Floor G/024 Cupboard - Store	Very Low Risk – Check every 12 months	8/12/2026			
28	Wall - behind plastic cladding	Ground Floor G/025 Hallway/passageway	Low Risk – Check every 6 months	8/06/2026			
29	Wall - behind plastic cladding	Ground Floor G/026 Hallway/passageway	Low Risk – Check every 6 months	8/06/2026			
30	Floor - former tile adhesive, beneath carpet	Ground Floor G/027 Classroom - Year 3	Very Low Risk – Check every 12 months	8/12/2026			
31	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/027 Classroom - Year 3	Low Risk – Check every 6 months	8/06/2026			
32	Wall - all walls, protected by plywood	Ground Floor G/028 Cupboard - Store - Year 3 Classroom	Very Low Risk – Check every 12 months	8/12/2026			
33	Wall - all walls, beneath plastic and wood cladding	Ground Floor G/029 Hallway/passageway /cloakroom	Low Risk – Check every 6 months	8/06/2026			
34	Wall - all walls, beneath plastic cladding	Ground Floor G/030 Hallway/passageway	Low Risk – Check every 6 months	8/06/2026			
35	Floor - former tile adhesive, beneath carpet	Ground Floor G/031 Classroom - Year 2	Very Low Risk – Check every 12 months	8/12/2026			

36	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/031 Classroom - Year 2	Low Risk – Check every 6 months	8/06/2026			
37	Floor - Tile - remnants to door frame	Ground Floor G/031 Classroom - Year 2	Very Low Risk – Check every 12 months	8/12/2026			
38	Wall - all walls, protected by plywood	Ground Floor G/032 Cupboard - Store - Year 2 Classroom	Very Low Risk – Check every 12 months	8/12/2026			
39	Floor - Tile - remnants to door frame	Ground Floor G/032 Cupboard - Store - Year 2 Classroom	Very Low Risk – Check every 12 months	8/12/2026			
40	Floor - former tile adhesive, beneath carpet	Ground Floor G/032 Cupboard - Store - Year 2 Classroom	Very Low Risk – Check every 12 months	8/12/2026			
41	Floor - Tile - grey	Ground Floor G/038 Cupboard - Store	No Risk	N/A	N/A	N/A	N/A
42	Heater - Casing	Ground Floor G/038 Cupboard - Store	No Risk	N/A	N/A	N/A	N/A
43	Floor - Nosing to stairs	Ground Floor G/040 Classroom - Nursery	No Risk	N/A	N/A	N/A	N/A
44	Floor - Tile - grey	Ground Floor G/043 Cupboard - Store	No Risk	N/A	N/A	N/A	N/A
45	Floor - Tile - beige	Ground Floor G/044 Kitchen	No Risk	N/A	N/A	N/A	N/A
46	Floor - Tile - beige	Ground Floor G/046 Toilet(s) - Staff	No Risk	N/A	N/A	N/A	N/A
47	Pipework Gasket(s)	Ground Floor G/050 Boiler Room	Very Low Risk – Check every 12 months	Removed Jan 2025			
48	Floor - Tile	Ground Floor G/050 Boiler Room	No Risk	N/A	N/A	N/A	N/A
49	Floor - Tile	Ground Floor G/051 Switch Room	No Risk	N/A	N/A	N/A	N/A
50	Floor - Tile - off	Ground Floor G/052	No Risk	N/A	N/A	N/A	N/A

	white	Toilet(s) - Female					
51	Floor - Tile - off white	Ground Floor G/053 Hallway/passageway	No Risk	N/A	N/A	N/A	N/A
52	Floor - Tile	Ground Floor G/055 Cupboard - Cleaners	No Risk	N/A	N/A	N/A	N/A
53	Floor - Tile - off white	Ground Floor G/057 Toilet(s) - Male	No Risk	N/A	N/A	N/A	N/A
54	Floor - Tile - off white	Ground Floor G/058 Hallway/passageway	No Risk	N/A	N/A	N/A	N/A
55	Floor - Tile	Ground Floor G/062 Medical/First Aid Room	No Risk	N/A	N/A	N/A	N/A
56	Floor - Tile - grey	Ground Floor G/063 Store Room	No Risk	N/A	N/A	N/A	N/A
57	Floor - Tile - grey	Ground Floor G/064 Store Room	No Risk	N/A	N/A	N/A	N/A
58	Wall - all walls, beneath plastic cladding	Ground Floor G/065 Toilet(s)	Low Risk – Check every 6 months	8/06/2026			
59	Wall - all walls, beneath plastic cladding	Ground Floor G/066 Toilet(s)	Low Risk – Check every 6 months	8/06/2026			
60	Under Sink Mat - painted application	Ground Floor G/067 Kitchen	No Risk	N/A	N/A	N/A	N/A
61	Beam Cladding - sampled at pre-existing damage	Ground Floor G/067 Kitchen	No Risk	N/A	N/A	N/A	N/A
62	Wall - behind plastic cladding	Ground Floor G/069 Toilet(s)	Low Risk – Check every 6 months	8/06/2026			
63	Wall - behind plastic cladding	Ground Floor G/070 Hallway/passageway	Low Risk – Check every 6 months	8/06/2026			
64	Wall - behind plastic cladding	Ground Floor G/071 Hallway/passageway	Low Risk – Check every 6 months	8/06/2026			
65	Wall - all walls, beneath plastic and wood cladding	Ground Floor G/072 Hallway/passageway /cloakroom	Low Risk – Check every 6 months	8/06/2026			
66	Wall - all walls,	Ground Floor G/073	Low Risk – Check	8/06/2026			

	beneath plastic cladding	Toilet(s)	every 6 months				
67	Wall - all walls, beneath plastic cladding	Ground Floor G/074 Toilet(s)	Low Risk – Check every 6 months	8/06/2026			
68	Wall - behind plastic cladding	Ground Floor G/075 Hallway/passageway	Low Risk – Check every 6 months	8/06/2026			
69	Floor - former tile adhesive, beneath carpet	Ground Floor G/076 Classroom - Year 6	Very Low Risk – Check every 12 months	8/12/2026			
70	Wall - behind plastic cladding and suspected behind window infill panels	Ground Floor G/076 Classroom - Year 6	Low Risk – Check every 6 months	8/06/2026			
71	Wall - all walls, protected by plywood	Ground Floor G/077 Cupboard - Store	Very Low Risk – Check every 12 months	8/12/2026			
72	Debris/Residue - to rear wall	External E/001 Boiler Room	Low Risk – Check every 6 months	8/06/2026			Debris removed and environmental clean carried out January 2025
73	Debris/Residue - to rear wall. RHS	External E/001 Boiler Room	Low Risk – Check every 6 months	8/06/2026			Debris removed and environmental clean carried out January 2025
74	Debris/Residue - to RHS wall	External E/001 Boiler Room	No Risk	N/A	N/A	N/A	N/A
75	Debris/Residue - to RHS wall	External E/001 Boiler Room	Low Risk – Check every 6 months	8/06/2026			Debris removed and environmental clean carried out January 2025
76	Debris/Residue - to front wall	External E/001 Boiler Room	Low Risk – Check every 6 months	8/06/2026			Debris removed and environmental clean carried out January 2025
77	Debris/Residue - to ceiling	External E/001 Boiler Room	Low Risk – Check every 6 months	8/06/2026			Debris removed and environmental clean

							carried out January 2025
78	Debris/Residue - to floor	External E/001 Boiler Room	Medium Risk – Check every 3 months	8/06/2026			Debris removed and environmental clean carried out January 2025
79	Pipework Gasket(s)	External E/001 Boiler Room	No Risk	N/A	N/A	N/A	N/A
80	Window Putty/seal	External E/001 Boiler Room	No Risk	N/A	N/A	N/A	N/A
81	Wall - Vent Lining	External E/002 Tank Room	Low Risk – Check every 6 months	8/06/2026			
82	Window Putty/seal	External E/002 Tank Room	No Risk	N/A	N/A	N/A	N/A
83	Wall - Lining - in wall cavity	External E/002 Tank Room	Very Low Risk – Check every 12 months	8/12/2026			
84	Wall - Lining - in wall cavity	External E/003 Store Room	Very Low Risk – Check every 12 months	8/12/2026			
85	Damp Proof Course - non visible	External E/004 Boiler Room	Very Low Risk – Check every 12 months	8/12/2026			
86	Wall - behind plastic cladding, inspected via pre-existing hole	External E/006 External	Low Risk – Check every 6 months	8/06/2026			
87	Soffits - throughout old block	External E/006 External	Very Low Risk – Check every 12 months	8/12/2026			
88	Wall - jointing compound, kitchen	External E/006 External	No Risk	N/A	N/A	N/A	N/A
89	Asbestos insulation board – low level walls behind wood	Daycare and Family Location 1/006 Family Room (G/01)	Low Risk – Check every 6 months	8/06/2026			
90	Asbestos insulation board – low level	Daycare and Family Location 2/007	Low Risk – Check every 6 months	8/06/2026			

	walls behind wood	Store (G/02)					
91	Asbestos insulation board residue – in wall cavity above doorway to school	Daycare and Family Location 2/007 Daycare Room (G/03)	Medium Risk – check every 3 months	8/06/2026			
92	Fibreboard wall in ceiling	Room G/10	No Risk	N/A	N/A	N/A	N/A
93	Bitumen debris wall void	Room G/10	No Risk	N/A	N/A	N/A	N/A
94	Fibreboard wall in ceiling	Room G/11	No Risk	N/A	N/A	N/A	N/A
95	Bitumen debris wall void	Room G/11	No Risk	N/A	N/A	N/A	N/A

Inspect and advise condition of each individual item – failure to do so will result in periodic inspection returned and asked to complete again

Good Practice Guidance:

- Take photographs of ACMs for each inspection and store for future reference
- Compare previous photographs with current condition state to determine whether there has been any deterioration since the last inspection
- Replace missing/damaged asbestos labels/stickers
- Plant rooms
- Service risers and ducts
- Ceiling voids and underfloor voids
- Boiler rooms, meter cupboards, electrical risers

Comments:

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

Sunderland
City Council