

Forward

ASBESTOS SURVEY REPORT FOR RIVERSIDE PRIMARY SCHOOL,
COLLIERY ROAD, GATESHEAD, NE11 9DX

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 Riverside Primary School



UPRN: - J124717

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 26 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	EV007297	Textured coating ceiling	Circulation/original building G/020	Low Risk
2	EV007298	Fibreboards wall	Circulation/original building G/020	No Risk
3	EV007299	Textured coating ceiling	Circulation G/021	Low Risk
4	EV007300	Textured coating ceiling	Store 34 G/022	Low Risk
5	EV007301	Vinyl tiles and adhesive floor	Store 34 G/022	No Risk
6	As EV007300	Textured coating ceiling	Office G/023	Low Risk
7	As EV007300	Textured coating ceiling	Classroom G/024	Low Risk
8	EV007302	Textured coating ceiling	Communal area G/025	Low Risk
9	EV007303	Insulating board hatch	Communal area G/025	No Risk
10	As EV007302	Textured coating ceiling	Head teacher G/026	Low Risk
11	EV007304	Textured coating ceiling	Store G/027	Low Risk
12	As EV007301	Vinyl tiles and adhesive floor	Store G/027	No Risk
13	As EV007304	Textured coating ceiling	WC G/028	Low Risk
14	As EV007303	Insulating board hatch	WC G/028	No Risk
15	EV007305	Textured coating ceiling	WC G/029	Low Risk
16	EV007306	Textured coating ceiling	Classroom G/030	Low Risk
17	As EV007303	Insulating board hatch	Classroom G/030	No Risk
18	EV007307	Textured coating ceiling	Classroom G/032	Low Risk
19	As EV007307	Textured coating ceiling	Classroom G/034	Low Risk
20	As EV007303	Insulating board hatch	Classroom G/034	No Risk
21	EV007309	Textured coating ceiling	Classroom G/035	Low Risk
22	As EV007300	Textured coating ceiling	Classroom G/037	Low Risk
23	EV007310	Textured coating ceiling	Classroom G/038	Low Risk
24	EV007311	Textured coating ceiling	Classroom G/039	Low Risk
25	As EV007303	Insulating board hatch	Classroom G/039	No Risk
26	As	Textured coating	Classroom G/040	Low Risk

	EV007311	ceiling		
27	EV007312	Textured coating ceiling	Classroom G/041	Low Risk
28	As EV007312	Textured coating ceiling	Classroom G/042	Low Risk
29	EV007313	Insulating board hatch	Classroom G/042	No Risk
30	EV007314	Textured coating ceiling	Classroom G/045	Low Risk
31	EV007315	Textured coating ceiling	Classroom G/046	Low Risk
32	EV007316	Textured coating ceiling	Store G/048	Low Risk
33	EV007317	Vinyl tiles and adhesive floor	Store G/048	No Risk
34	As EV007316	Textured coating ceiling	WC G/049	Low Risk
35	As EV007313	Insulating board hatch	WC G/049	No Risk
36	As EV007316	Textured coating ceiling	WC G/050	Low Risk
37	EV007318	Textured coating ceiling	Classroom G/051	Low Risk
38	EV007319	Textured coating ceiling	Kitchen G/052	No Risk
39	As EV007319	Textured coating ceiling	Store G/053	No Risk
40	As EV007319	Textured coating ceiling	Store G/054	No Risk
41	As EV007319	Textured coating ceiling	WC G/055	No Risk
42	As EV007316	Textured coating ceiling	Classroom G/056	Low Risk
43	As EV007313	Insulating board hatch	Classroom G/056	No Risk
44	As EV007319	Textured coating ceiling	Store G/057	No Risk
45	EV007320	Textured coating ceiling	Circulation G/058	Low Risk
46	EV007321	Textured coating ceiling	Room G/059	No Risk
47	EV007322	Insulating board hatch	Room G/059	No Risk
48	EV007323	Fibreboard wall	Room G/059	No Risk
49	EV007324	Textured coating ceiling	Store G/061	Low Risk
50	EV007324	Textured coating ceiling	WC G/062	Low Risk
51	As EV007321	Textured coating ceiling	Cupboard G/064	No Risk
52	EV007325	Textured coating ceiling	Entrance lobby G/065	Low Risk
53	EV007326	Textured coating ceiling	Entrance lobby G/065	No Risk
54	As EV007325	Textured coating ceiling	Office G/066	Low Risk

55	EV007327	Textured coating ceiling	Electric cupboard G/067	Low Risk
56	EV007328	Vinyl tiles and adhesive floor	Electric cupboard G/067	No Risk
57	As EV007327	Textured coating ceiling	WC G/069	Low Risk
58	EV007329	Texture coating ceiling	Office G/070	Low Risk
59	As EV007329	Texture coating ceiling	Store G/071	Low Risk
60	EV007330	Texture coating ceiling	Store G/072	Low Risk
61	EV007331	Vinyl tiles and adhesive floor	Store G/072	No Risk
62	As EV007324	Textured coating ceiling	Staff Room G/073	Low Risk
63	EV007334	Insulating board boxing	Electrical cupboard G/076	No Risk
64	EV007335	Gasket Pipework	Boiler Room G/077	No Risk
65	As EV007334	Insulating board walls	Boiler Room G/077	No Risk
66	EV007336	Insulating board ceiling	Boiler Room G/079	No Risk
67	EV007337	Insulating board ceiling	Boiler Room G/079	No Risk
68	EV007338	Gaskets pipework	Boiler Room G/079	No Risk
69	EV007339	Gaskets pipework	Boiler Room G/079	No Risk
70	EV007340	Insulating board doorframe reveals	Boiler Room G/079	No Risk
71	EV007341	Gaskets pipework	Boiler Room G/079	No Risk
72	Presumed	Textiles boilers	Boiler Room G/079	Low Risk
73	EV007332	Insulating board wall	Tank Room R/002	No Risk
74	EV007333	Insulating board tank room access hatch	Tank Room R/002	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	EV007297	Textured coating ceiling	Circulation/original building G/020	Low Risk
				
2	EV007298	Fibreboards wall	Circulation/original building G/020	No Risk
				
3	EV007299	Textured coating ceiling	Circulation G/021	Low Risk
				

Photographs of Areas Sampled

4	EV007300	Textured coating ceiling	Store 34 G/022	Low Risk
				
5	EV007301	Vinyl tiles and adhesive floor	Store 34 G/022	No Risk
				
6	As EV007300	Textured coating ceiling	Office G/023	Low Risk
				




Photographs of Areas Sampled

7	As EV007300	Textured coating ceiling	Classroom G/024	Low Risk
				
8	EV007302	Textured coating ceiling	Communal area G/025	Low Risk
				
9	EV007303	Insulating board hatch	Communal area G/025	No Risk
				

Photographs of Areas Sampled

10	As EV007302	Textured coating ceiling	Head teacher G/026	Low Risk
				
11	EV007304	Textured coating ceiling	Store G/027	Low Risk
				
12	As EV007301	Vinyl tiles and adhesive floor	Store G/027	No Risk
				

Photographs of Areas Sampled

13	As EV007304	Textured coating ceiling	WC G/028	Low Risk
				
14	As EV007303	Insulating board hatch	WC G/028	No Risk
				
15	EV007305	Textured coating ceiling	WC G/029	Low Risk
				

Photographs of Areas Sampled

16	EV007306	Textured coating ceiling	Classroom G/030	Low Risk
				
17	As EV007303	Insulating board hatch	Classroom G/030	No Risk
				
18	EV007307	Textured coating ceiling	Classroom G/032	Low Risk
				

Photographs of Areas Sampled

19	As EV007307	Textured coating ceiling	Classroom G/034	Low Risk
				
20	As EV007303	Insulating board hatch	Classroom G/034	No Risk
				
21	EV007309	Textured coating ceiling	Classroom G/035	Low Risk
				

Photographs of Areas Sampled

22	As EV007300	Textured coating ceiling	Classroom G/037	Low Risk
				
23	EV007310	Textured coating ceiling	Classroom G/038	Low Risk
				
24	EV007311	Textured coating ceiling	Classroom G/039	Low Risk
				

Photographs of Areas Sampled

25	As EV007303	Insulating board hatch	Classroom G/039	No Risk
				
26	As EV007311	Textured coating ceiling	Classroom G/040	Low Risk
				
27	EV007312	Textured coating ceiling	Classroom G/041	Low Risk
				




Photographs of Areas Sampled

28	As EV007312	Textured coating ceiling	Classroom G/042	Low Risk
				
29	EV007313	Insulating board hatch	Classroom G/042	No Risk
				
30	EV007314	Textured coating ceiling	Classroom G/045	Low Risk
				

Photographs of Areas Sampled

31	EV007315	Textured coating ceiling	Classroom G/046	Low Risk
				
32	EV007316	Textured coating ceiling	Store G/048	Low Risk
				
33	EV007317	Vinyl tiles and adhesive floor	Store G/048	No Risk
				

Photographs of Areas Sampled

34	As EV007316	Textured coating ceiling	WC G/049	Low Risk
				
35	As EV007313	Insulating board hatch	WC G/049	No Risk
				
36	As EV007316	Textured coating ceiling	WC G/050	Low Risk
				

Photographs of Areas Sampled

37	EV007318	Textured coating ceiling	Classroom G/051	Low Risk
				
38	EV007319	Textured coating ceiling	Kitchen G/052	No Risk
				
39	As EV007319	Textured coating ceiling	Store G/053	No Risk
				

Photographs of Areas Sampled

40	As EV007319	Textured coating ceiling	Store G/054	No Risk
				
41	As EV007319	Textured coating ceiling	WC G/055	No Risk
				
42	As EV007316	Textured coating ceiling	Classroom G/056	Low Risk
				

Photographs of Areas Sampled

43	As EV007313	Insulating board hatch	Classroom G/056	No Risk
				
44	As EV007319	Textured coating ceiling	Store G/057	No Risk
				
45	EV007320	Textured coating ceiling	Circulation G/058	Low Risk
				



Photographs of Areas Sampled

46	EV007321	Textured coating ceiling	Room G/059	No Risk
				
47	EV007322	Insulating Board Hatch	Room G/059	No Risk
				
48	EV007323	Fibreboard wall	Room G/059	No Risk
				




Photographs of Areas Sampled

49	EV007324	Textured coating ceiling	Store G/061	Low Risk
				
50	EV007324	Textured coating ceiling	WC G/062	Low Risk
				
51	As EV007321	Textured coating ceiling	Cupboard G/064	No Risk
				

Photographs of Areas Sampled

52	EV007325	Textured coating ceiling	Entrance lobby G/065	Low Risk
				
53	EV007326	Textured coating ceiling	Entrance lobby G/065	No Risk
				
54	As EV007325	Textured coating ceiling	Office G/066	Low Risk
				

Photographs of Areas Sampled

55	EV007327	Textured coating ceiling	Electric cupboard G/067	Low Risk
				
56	EV007328	Vinyl tiles and adhesive floor	Electric cupboard G/067	No Risk
				
57	As EV007327	Textured coating ceiling	WC G/069	Low Risk
				

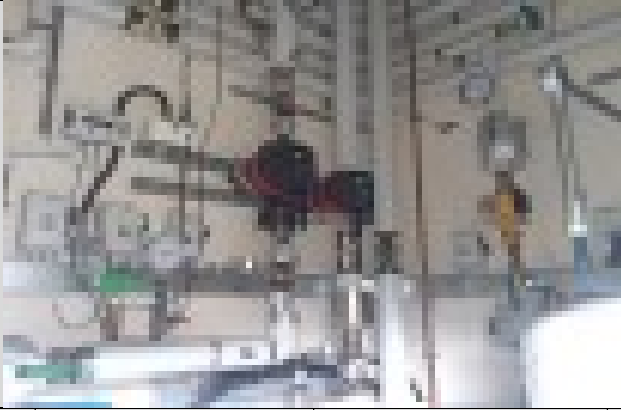

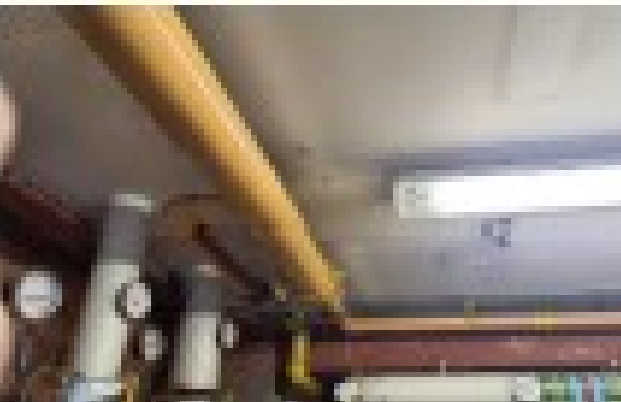
Photographs of Areas Sampled

58	EV007329	Texture coating ceiling	Office G/070	Low Risk
				
59	As EV007329	Texture coating ceiling	Store G/071	Low Risk
				
60	EV007330	Texture coating ceiling	Store G/072	Low Risk
				

Photographs of Areas Sampled

61	EV007331	Vinyl tiles and adhesive floor	Store G/072	No Risk
				
62	As EV007324	Textured coating ceiling	Staff Room G/073	Low Risk
				
63	EV007334	Insulating board boxing	Electrical cupboard G/076	No Risk
				

Photographs of Areas Sampled

64	EV007335	Gasket Pipework	Boiler Room G/077	No Risk
				
65	As EV007334	Insulating board walls	Boiler Room G/077	No Risk
				
66	EV007336	Insulating board ceiling	Boiler Room G/079	No Risk
				

Photographs of Areas Sampled

67	EV007337	Insulating board ceiling	Boiler Room G/079	No Risk
				
68	EV007338	Gaskets pipework	Boiler Room G/079	No Risk
				
69	EV007339	Gaskets pipework	Boiler Room G/079	No Risk
				

Photographs of Areas Sampled

70	EV007340	Insulating board doorframe reveals	Boiler Room G/079	No Risk
				
71	EV007341	Gaskets pipework	Boiler Room G/079	No Risk
				
72	Presumed	Textiles boilers	Boiler Room G/079	Low Risk
				

Photographs of Areas Sampled

73	EV007332	Insulating board wall	Tank Room R/002	No Risk
				
74	EV007333	Insulating board tank room access hatch	Tank Room R/002	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	Textured coating ceiling	Circulation/original building G/020	Low Risk	28/08/2026			
2	Fibreboards wall	Circulation/original building G/020	No Risk	N/A	N/A	N/A	N/A
3	Textured coating ceiling	Circulation G/021	Low Risk	28/08/2026			
4	Textured coating ceiling	Store 34 G/022	Low Risk	28/08/2026			
5	Vinyl tiles and adhesive floor	Store 34 G/022	No Risk	N/A	N/A	N/A	N/A
6	Textured coating ceiling	Office G/023	Low Risk	28/08/2026			
7	Textured coating ceiling	Classroom G/024	Low Risk	28/08/2026			
8	Textured coating ceiling	Communal area G/025	Low Risk	28/08/2026			
9	Insulating board hatch	Communal area G/025	No Risk	N/A	N/A	N/A	N/A
10	Textured coating ceiling	Head teacher G/026	Low Risk	28/08/2026			
11	Textured coating ceiling	Store G/027	Low Risk	28/08/2026			
12	Vinyl tiles and adhesive floor	Store G/027	No Risk	N/A	N/A	N/A	N/A
13	Textured coating ceiling	WC G/028	Low Risk	28/08/2026			
14	Insulating board hatch	WC G/028	No Risk	N/A	N/A	N/A	N/A
15	Textured coating ceiling	WC G/029	Low Risk	28/08/2026			
16	Textured coating	Classroom G/030	Low Risk	28/08/2026			

	ceiling						
17	Insulating board hatch	Classroom G/030	No Risk	N/A	N/A	N/A	N/A
18	Textured coating ceiling	Classroom G/032	Low Risk	28/08/2026			
19	Textured coating ceiling	Classroom G/034	Low Risk	28/08/2026			
20	Insulating board hatch	Classroom G/034	No Risk	N/A	N/A	N/A	N/A
21	Textured coating ceiling	Classroom G/035	Low Risk	28/08/2026			
22	Textured coating ceiling	Classroom G/037	Low Risk	28/08/2026			
23	Textured coating ceiling	Classroom G/038	Low Risk	28/08/2026			
24	Textured coating ceiling	Classroom G/039	Low Risk	28/08/2026			
25	Insulating board hatch	Classroom G/039	No Risk	N/A	N/A	N/A	N/A
26	Textured coating ceiling	Classroom G/040	Low Risk	28/08/2026			
27	Textured coating ceiling	Classroom G/041	Low Risk	28/08/2026			
28	Textured coating ceiling	Classroom G/042	Low Risk	28/08/2026			
29	Insulating board hatch	Classroom G/042	No Risk	N/A	N/A	N/A	N/A
30	Textured coating ceiling	Classroom G/045	Low Risk	28/08/2026			
31	Textured coating ceiling	Classroom G/046	Low Risk	28/08/2026			
32	Textured coating ceiling	Store G/048	Low Risk	28/08/2026			
33	Vinyl tiles and adhesive floor	Store G/048	No Risk	N/A	N/A	N/A	N/A
34	Textured coating	WC G/049	Low Risk	28/08/2026			

	ceiling						
35	Insulating board hatch	WC G/049	No Risk	N/A	N/A	N/A	N/A
36	Textured coating ceiling	WC G/050	Low Risk	28/08/2026			
37	Textured coating ceiling	Classroom G/051	Low Risk	28/08/2026			
38	Textured coating ceiling	Kitchen G/052	No Risk	N/A	N/A	N/A	N/A
39	Textured coating ceiling	Store G/053	No Risk	N/A	N/A	N/A	N/A
40	Textured coating ceiling	Store G/054	No Risk	N/A	N/A	N/A	N/A
41	Textured coating ceiling	WC G/055	No Risk	N/A	N/A	N/A	N/A
42	Textured coating ceiling	Classroom G/056	Low Risk	28/08/2026			
43	Insulating board hatch	Classroom G/056	No Risk	N/A	N/A	N/A	N/A
44	Textured coating ceiling	Store G/057	No Risk	N/A	N/A	N/A	N/A
45	Textured coating ceiling	Circulation G/058	Low Risk	28/08/2026			
46	Textured coating ceiling	Room G/059	No Risk	N/A	N/A	N/A	N/A
47	Insulating Board Hatch	Room G/059	No Risk	N/A	N/A	N/A	N/A
48	Fibreboard wall	Room G/059	No Risk	N/A	N/A	N/A	N/A
49	Textured coating ceiling	Store G/061	Low Risk	28/08/2026			
50	Textured coating ceiling	WC G/062	Low Risk	28/08/2026			
51	Textured coating ceiling	Cupboard G/064	No Risk	N/A	N/A	N/A	N/A
52	Textured coating ceiling	Entrance lobby G/065	Low Risk	28/08/2026			

53	Textured coating ceiling	Entrance lobby G/065	No Risk	N/A	N/A	N/A	N/A
54	Textured coating ceiling	Office G/066	Low Risk	28/08/2026			
55	Textured coating ceiling	Electric cupboard G/067	Low Risk	28/08/2026			
56	Vinyl tiles and adhesive floor	Electric cupboard G/067	No Risk	N/A	N/A	N/A	N/A
57	Textured coating ceiling	WC G/069	Low Risk	28/08/2026			
58	Texture coating ceiling	Office G/070	Low Risk	28/08/2026			
59	Texture coating ceiling	Store G/071	Low Risk	28/08/2026			
60	Texture coating ceiling	Store G/072	Low Risk	28/08/2026			
61	Vinyl tiles and adhesive floor	Store G/072	No Risk	N/A	N/A	N/A	N/A
62	Textured coating ceiling	Staff Room G/073	Low Risk	28/08/2026			
63	Insulating board boxing	Electrical cupboard G/076	No Risk	N/A	N/A	N/A	N/A
64	Gasket Pipework	Boiler Room G/077	No Risk	N/A	N/A	N/A	N/A
65	Insulating board walls	Boiler Room G/077	No Risk	N/A	N/A	N/A	N/A
66	Insulating board ceiling	Boiler Room G/079	No Risk	N/A	N/A	N/A	N/A
67	Insulating board ceiling	Boiler Room G/079	No Risk	N/A	N/A	N/A	N/A
68	Gaskets pipework	Boiler Room G/079	No Risk	N/A	N/A	N/A	N/A
69	Gaskets pipework	Boiler Room G/079	No Risk	N/A	N/A	N/A	N/A
70	Insulating board doorframe reveals	Boiler Room G/079	No Risk	N/A	N/A	N/A	N/A
71	Gaskets pipework	Boiler Room G/079	No Risk	N/A	N/A	N/A	N/A
72	Textiles boilers	Boiler Room G/079	Low Risk	28/08/2026			
73	Insulating board	Tank Room R/002	No Risk	N/A	N/A	N/A	N/A

	wall						
74	Insulating board tank room access hatch	Tank Room R/002	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:

Sunderland
City Council

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