

Foreward

ASBESTOS SURVEY REPORT FOR WELBECK ACADEMY, FLODDEN STREET, WALKER, NEWCASTLE, NE6 2QP

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,

Paul Davies
Assistant Director of Assurance and Property Services

Sunderland
City Council

Sunderland City Council

*Control of Asbestos
Regulations 2012*

Asbestos Register for

Welbeck Academy



UPRN: - J257537

TF Ref:

Location of register:-

Premises Manager / Samo: - Tenant

Date: 11 February 2025

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

Item No.	Sample Ref.	Area Sampled	Location Name	Inspection Frequency
1	NZ001807	Debris to entrance wall	Boiler room north Z1/001	No Risk
2	NZ001808	Debris to left hand wall	Boiler room north Z1/001	No Risk
3	NZ001809	Debris to rear wall	Boiler room north Z1/001	No Risk
4	NZ001810	Debris to right wall	Boiler room north Z1/001	No Risk
5	NZ001811	Debris to ceiling	Boiler room north Z1/001	No Risk
6	NZ001812	Debris to floor	Boiler room north Z1/001	No Risk
7	NZ001813	Pipework gaskets to new boilers and gas pipes	Boiler room north Z1/001	No Risk
8	NZ001814	Pipework gaskets to old pipework	Boiler room north Z1/001	Very Low Risk 12 monthly
9	NZ001815	Pipework gaskets redundant gasket on top of old valves	Boiler room north Z1/001	No Risk
10	Presumed	Pipework gasket too deeply recessed to sample	Staircase/Stairwell to boiler room limited access due to stored items Z1/002	Very Low Risk 12 monthly
11	NZ001816	Debris to entrance wall	Boiler room South Z1/003	No Risk
12	NZ001817	Debris to left hand wall	Boiler room South Z1/003	No Risk
13	NZ001818	Debris to rear wall	Boiler room South Z1/003	No Risk
14	NZ001819	Debris to right wall	Boiler room South Z1/003	No Risk
15	NZ001820	Debris to ceiling	Boiler room South Z1/003	No Risk
16	NZ001821	Debris to floor	Boiler room South Z1/003	No Risk
17	NZ001822	Pipework gaskets to new boilers and gas pipes	Boiler room South Z1/003	No Risk
18	Presumed	Pipework gasket too deeply recessed to sample	Boiler room South Z1/003	Very Low Risk 12 monthly
19	NZ001823	Door seal gasket remnants from removed door frame	Boiler room South Z1/003	No Risk
20	NZ001824	Pipework Gaskets	Gas inlet room Z1/004	No Risk
21	NZ001784	Floor adhesive under modern screed	Entrance Hall/Foyer/Lobby G/001	No Risk
22	NZ001785	Floor adhesive under modern screed	Corridor G/009	Very Low Risk 12 monthly

23	As NZ001785	Floor adhesive under modern screed to gymnasium entrance hallway and stairwell	Corridor including staircase G/018	Very Low Risk 12 monthly
24	As NZ001785	Floor adhesive under carpet and modern screed	Corridor including staircase G/019	Very Low Risk 12 monthly
25	NZ001786	Floor adhesive under carpet and modern screed	Corridor G/020	Very Low Risk 12 monthly
26	NZ001787	Ceiling lower section to centre of corridor	Corridor G/020	Very Low Risk 12 monthly
27	Presumed	Pipework gaskets too deeply recessed to sample presumed	Corridor G/020	Very Low Risk 12 monthly
28	As N001787	Ceiling void – ceiling above	Classroom G/022	Very Low Risk 12 monthly
29	As N001787	Ceiling void – ceiling above	Classroom G/025	Very Low Risk 12 monthly
30	As NZ001786	Floor adhesive under carpet and modern screed	Office G/026	Very Low Risk 12 monthly
31	As NZ001785	Floor adhesive under carpet and modern screed	Corridor including staircase G/027	Very Low Risk 12 monthly
32	As NZ001786	Floor adhesive under carpet and modern screed	Corridor to main hall G/029	Very Low Risk 12 monthly
33	NZ001788	Ceiling void – ceiling above	Classroom G/031	Very Low Risk 12 monthly
34	NZ001825	Debris within ceiling void from damaged ceiling above to top of tiles and wooden rail	Classroom G/031	Very Low Risk 12 monthly
35	As NZ001788	Ceiling void – ceiling above	Classroom G/032	Very Low Risk 12 monthly
36	As NZ001788	Ceiling void – ceiling above	Classroom G/033	Very Low Risk 12 monthly
37	NZ001789	Under Sink Mat	Classroom G/033	No Risk
38	As NZ001788	Ceiling void – ceiling above	Classroom G/034	Very Low Risk 12 monthly
39	As NZ001789	Under Sink Mat	Classroom G/034	No Risk
40	As NZ001788	Ceiling void – ceiling above	Toilets Female G/035	Very Low Risk 12 monthly
41	As NZ001788	Ceiling void – ceiling above	Toilets Male G/036	Very Low Risk 12 monthly
42	NZ001790	Floor adhesive under carpet and modern screed	Corridor G/037	No Risk
43	As NZ001790	Floor adhesive under carpet and modern screed	Corridor G/040	No Risk
44	As NZ001790	Floor adhesive under carpet and modern	Corridor including staircase G/041	No Risk

		screed		
45	NZ001791	Ceiling	Toilet within deputy headteachers Office G/043	
46	As NZ001790	Floor adhesive under carpet and modern screed	Office G/044	No Risk
47	NZ001792	Wall panel adjacent fire on toilet wall	Office G/044	Very Low Risk 12 monthly
48	As NZ001790	Floor adhesive under carpet and modern screed	Corridor G/045	No Risk
49	As NZ001791	Ceiling void ceiling above	Classroom G/047	No Risk
50	As NZ001790	Floor adhesive under carpet and modern screed	Corridor G/051	No Risk
51	As NZ001790	Floor adhesive under carpet and modern screed	Corridor G/052	No Risk
52	As NZ001790	Floor adhesive under carpet and modern screed	Corridor including staircase G/054	No Risk
53	NZ001793	Under sink mat	Dining Room G/059	No Risk
54	NZ001794	Floor adhesive under carpet and modern screed	Staff Room G/067	No Risk
55	NZ001795	Floor tile remnants from removed tiles under skirting and door frame	Staff Room G/067	Low Risk – 6 monthly
56	As NZ001794	Floor adhesive under carpet and modern screed	Corridor G/068	No Risk
57	As NZ001793	Under sink mat	Classroom G/070	No Risk
58	As NZ001794	Floor adhesive under carpet and modern screed	Staff Room G/075	No Risk
59	NZ001796	Floor adhesive under carpet and modern screed	Staircase/Stairwell 1/008	Very Low Risk 12 monthly
60	As NZ001796	Floor adhesive under carpet and modern screed	Corridor 1/013	Very Low Risk 12 monthly
61	NZ001797	Ceiling	Corridor 1/013	No Risk
62	As NZ001797	Ceiling void - Ceiling above	Classroom 1/014	No Risk
63	As NZ001796	Floor adhesive under carpet and modern screed	Staircase/Stairwell 1/019	Very Low Risk 12 monthly
64	As NZ001797	Ceiling void - Ceiling above	Classroom 1/021	No Risk
65	As NZ001797	Ceiling void - Ceiling above	Classroom 1/022	No Risk
66	As	Ceiling void - Ceiling	Classroom 1/023	No Risk




	NZ001797	above		
67	As NZ001797	Ceiling void - Ceiling above	Classroom 1/024	No Risk
68	NZ001802	Floor adhesive under carpet	Landing 1/025	Very Low Risk 12 monthly
69	NZ001803	Floor tile with adhesive	Landing 1/025	No Risk
70	NZ001804	Floor adhesive	Toilets (Now removed) 1/034	Very Low Risk 12 monthly
71	As NZ001802	Floor adhesive under carpet	Landing 1/035	Very Low Risk 12 monthly
72	As NZ001803	Floor tile with adhesive	Landing 1/035	No Risk
73	NZ001805	Wall coating	Store Room 1/040	No Risk
74	As NZ001805	Wall coating	Store Room restricted due to stored items 1/041	No Risk
75	NZ001806	Floor tile with adhesive under modern flooring visible in damaged areas	Toilets Female 1/049	Very Low Risk 12 monthly
76	NZ001798	Floor adhesive under carpet	Landing MZ/001	Very Low Risk 12 monthly
77	NZ001799	Floor – tile with adhesive under	Hallway MZ/002	No Risk
78	As NZ001798	Floor Adhesive under carpet and vinyl flooring	Large Room MZ/004	Very Low Risk 12 monthly
79	NZ001800	Floor screed	Hallway/Passageway MZ/006	Very Low Risk 12 monthly
80	As NZ001800	Floor screed	Cupboard Store MZ/007	Very Low Risk 12 monthly
81	As NZ001798	Floor Adhesive under carpet and vinyl flooring	Room Large MZ/008	Very Low Risk 12 monthly
82	As NZ001798	Floor Adhesive under modern tiles	Store Room MZ/009	Very Low Risk 12 monthly
83	As NZ001798	Floor adhesive under carpet	Landing MZ/010	Very Low Risk 12 monthly
84	As NZ001797	Ceiling	Landing MZ/010	No Risk
85	NZ001801	Floor tile with adhesive adhesive under carpet and modern screed	Hallway/Passageway MZ/011	Very Low Risk 12 monthly
86	As NZ001797	Ceiling	Hallway/Passageway MZ/011	No Risk
87	As NZ001800	Floor screed	Tank Room MZ/012	Very Low Risk 12 monthly
88	As NZ001797	Ceiling	Tank Room MZ/012	No Risk
89	As NZ001800	Floor screed	Room large MZ/013	Very Low Risk 12 monthly
90	As NZ001797	Ceiling	Room large MZ/013	No Risk

91	As NZ001797	Ceiling	Store Room MZ/014	No Risk
92	As NZ001800	Floor screed	Hallway/passageway MZ/015	Very Low Risk 12 monthly
93	As NZ001800	Floor screed	Room large MZ/017	Very Low Risk 12 monthly
94	As NZ001800	Floor screed	Store room MZ/018	Very Low Risk 12 monthly
95	NZ001826	Roof felt to canopy x 2	External E/001	No Risk
96	NZ001827	Undercloak to newly built dining block and kitchen	External E/001	No Risk
97	NZ001829	Damp proof course	External E/001	No Risk
98	NZ001828	Pipework gasket	Boiler Room E/003	Very Low Risk 12 monthly
99	Presumed	Electrical services cable braiding/insulation within boxing	Caretakers House Entrance Hall/Foyer/Lobby G/001	Very Low Risk 12 monthly
100	NZ001830	Ceiling coating	Caretakers House Hallway/passageway including staircase G/002	No Risk
101	As NZ001830	Ceiling coating	Caretakers House Dining Room G/003	No Risk
102	NZ001831	Floor covering	Caretakers House Kitchen G/005	No Risk
103	NZ001832	Under sink mat	Caretakers House Kitchen G/005	No Risk
104	NZ001833	Ceiling coating	Caretakers House Living room/lounge limited inspection within due to tenants belongings G/007	No Risk
105	Presumed	Electrical services cable braiding/insulation	Caretakers House Electrical cupboard understairs G/008	Very Low Risk 12 monthly
106	NZ001834	Ceiling coating	Caretakers House Landing including staircase 1/001	No Risk
107	As NZ001834	Ceiling coating	Caretakers House Bedroom 1 1/002	No Risk
108	NZ001835	Ceiling coating	Caretakers House Bedroom 2 1/003	No Risk
109	NZ001836	Door protection board	Caretakers House Cupboard tank bathroom 1/005	Very Low Risk 12 monthly
110	NZ001837	Ceiling coating	Caretakers House Landing 2/001	No Risk
111	Presumed	Damp proof course	Caretakers House External E/001	Very Low Risk 12 monthly



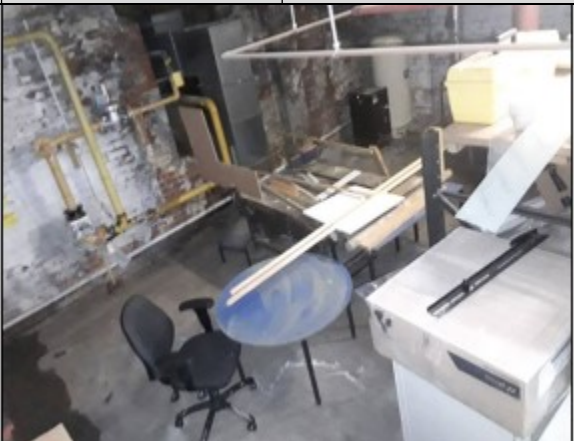
Please note the survey carried out was non-intrusive and any areas not listed above may not have been accessed or had samples taken, should major refurbishment be planned for the property, further investigation will be required.

**Sunderland
City Council**





Photographs of Areas Sampled

1	NZ001807	Debris to entrance wall	Boiler room north Z1/001	No Risk
				
2	NZ001808	Debris to left hand wall	Boiler room north Z1/001	No Risk
				
3	NZ001809	Debris to rear wall	Boiler room north Z1/001	No Risk
				









Photographs of Areas Sampled (cont.)

4	NZ001810	Debris to right wall	Boiler room north Z1/001	No Risk
				
5	NZ001811	Debris to ceiling	Boiler room north Z1/001	No Risk
				
6	NZ001812	Debris to floor	Boiler room north Z1/001	No Risk
				



Photographs of Areas Sampled (cont.)

7	NZ001813	Pipework gaskets to new boilers and gas pipes	Boiler room north Z1/001	No Risk
				
8	NZ001814	Pipework gaskets to old pipework	Boiler room north Z1/001	Very Low Risk 12 monthly
<p>Photo 1: Wide Angle</p> 		<p>Photo 2: Close-up</p> 		
9	NZ001815	Pipework gaskets redundant gasket on top of old valves	Boiler room north Z1/001	No Risk
				






Photographs of Areas Sampled (cont.)

10	Presumed	Pipework gasket too deeply recessed to sample	Staircase/Stairwell to boiler room limited access due to stored items Z1/002	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> Photo 1: Wide Angle  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> Photo 2: Close-up  </td> </tr> </table>					Photo 1: Wide Angle 	Photo 2: Close-up 
Photo 1: Wide Angle 	Photo 2: Close-up 					
11	NZ001816	Debris to entrance wall	Boiler room South Z1/003	No Risk		
						
12	NZ001817	Debris to left hand wall	Boiler room South Z1/003	No Risk		
						




Photographs of Areas Sampled (cont.)

13	NZ001818	Debris to rear wall	Boiler room South Z1/003	No Risk
				
14	NZ001819	Debris to right wall	Boiler room South Z1/003	No Risk
				
15	NZ001820	Debris to ceiling	Boiler room South Z1/003	No Risk
				







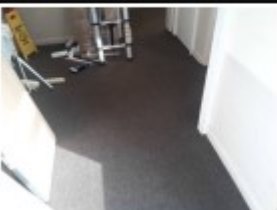

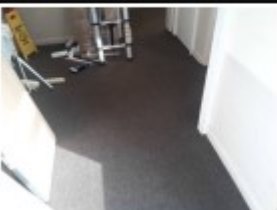

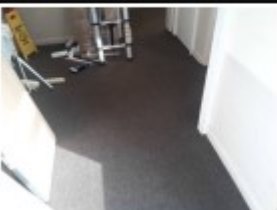







Photographs of Areas Sampled (cont.)

16	NZ001821	Debris to floor	Boiler room South Z1/003	No Risk		
						
17	NZ001822	Pipework gaskets to new boilers and gas pipes	Boiler room South Z1/003	No Risk		
						
18	Presumed	Pipework gasket too deeply recessed to sample	Boiler room South Z1/003	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; padding: 5px;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					

Photographs of Areas Sampled (cont.)

19	NZ001823	Door seal gasket remnants from removed door frame	Boiler room South Z1/003	No Risk
				
20	NZ001824	Pipework Gaskets	Gas inlet room Z1/004	No Risk
				
21	NZ001784	Floor adhesive under modern screed	Entrance Hall/Foyer/Lobby G/001	No Risk
				

Photographs of Areas Sampled (cont.)

22	NZ001785	Floor adhesive under modern screed	Corridor G/009	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="380 394 816 432" style="text-align: center;">Photo 1: Wide Angle</td> <td data-bbox="816 394 1240 432" style="text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="380 432 816 648" style="text-align: center;"></td> <td data-bbox="816 432 1240 648" style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
23	As NZ001785	Floor adhesive under modern screed to gymnasium entrance hallway and stairwell	Corridor including staircase G/018	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="370 940 807 1001" style="text-align: center;">Photo 1: Wide Angle</td> <td data-bbox="807 940 1243 1001" style="text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="370 1001 807 1220" style="text-align: center;"></td> <td data-bbox="807 1001 1243 1220" style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
24	As NZ001785	Floor adhesive under carpet and modern screed	Corridor including staircase G/019	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="386 1470 823 1530" style="text-align: center;">Photo 1: Wide Angle</td> <td data-bbox="823 1470 1243 1530" style="text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="386 1530 823 1749" style="text-align: center;"></td> <td data-bbox="823 1530 1243 1749" style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								

Photographs of Areas Sampled (cont.)

25	NZ001786	Floor adhesive under carpet and modern screed	Corridor G/020	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="391 415 833 474" style="text-align: center;">Photo 1: Wide Angle</td> <td data-bbox="833 415 1230 474" style="text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="391 474 833 690" style="text-align: center;"></td> <td data-bbox="833 474 1230 690" style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
26	NZ001787	Ceiling lower section to centre of corridor	Corridor G/020	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="391 926 833 961" style="text-align: center;">Photo 1: Wide Angle</td> <td data-bbox="833 926 1230 961" style="text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="391 961 833 1178" style="text-align: center;"></td> <td data-bbox="833 961 1230 1178" style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
27	Presumed	Pipework gaskets too deeply recessed to sample presumed	Corridor G/020	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="391 1444 833 1503" style="text-align: center;">Photo 1: Wide Angle</td> <td data-bbox="833 1444 1230 1503" style="text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="391 1503 833 1722" style="text-align: center;"></td> <td data-bbox="833 1503 1230 1722" style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								

Photographs of Areas Sampled (cont.)

28	As N001787	Ceiling void – ceiling above	Classroom G/022	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; border-bottom: none;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center; border-bottom: none;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
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29	As N001787	Ceiling void – ceiling above	Classroom G/025	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; border-bottom: none;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center; border-bottom: none;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
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30	As NZ001786	Floor adhesive under carpet and modern screed	Office G/026	Very Low Risk 12 monthly				
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Photo 1: Wide Angle	Photo 2: Close-up							
								

Photographs of Areas Sampled (cont.)

31	As NZ001785	Floor adhesive under carpet and modern screed	Corridor including staircase G/027	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; text-align: center;"> <tr> <td data-bbox="397 415 831 478">Photo 1: Wide Angle</td> <td data-bbox="831 415 1224 478">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="397 478 831 695"></td> <td data-bbox="831 478 1224 695"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
32	As NZ001786	Floor adhesive under carpet and modern screed	Corridor to main hall G/029	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; text-align: center;"> <tr> <td data-bbox="397 940 831 1003">Photo 1: Wide Angle</td> <td data-bbox="831 940 1224 1003">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="397 1003 831 1220"></td> <td data-bbox="831 1003 1224 1220"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
33	NZ001788	Ceiling void – ceiling above	Classroom G/031	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; text-align: center;"> <tr> <td data-bbox="397 1455 831 1497">Photo 1: Wide Angle</td> <td data-bbox="831 1455 1224 1497">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="397 1497 831 1703"></td> <td data-bbox="831 1497 1224 1703"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								






Photographs of Areas Sampled (cont.)

34	NZ001825	Debris within ceiling void from damaged ceiling above to top of tiles and wooden rail	Classroom G/031	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					
35	As NZ001788	Ceiling void – ceiling above	Classroom G/032	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					
36	As NZ001788	Ceiling void – ceiling above	Classroom G/033	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					

Photographs of Areas Sampled (cont.)

37	NZ001789	Under Sink Mat	Classroom G/033	No Risk
				
38	As NZ001788	Ceiling void – ceiling above	Classroom G/034	Very Low Risk 12 monthly
		<p>Photo 1: Wide Angle</p>  <p>Photo 2: Close-up</p> 		
39	As NZ001789	Under Sink Mat	Classroom G/034	No Risk
				

Photographs of Areas Sampled (cont.)

40	As NZ001788	Ceiling void – ceiling above	Toilets Female G/035	Very Low Risk 12 monthly
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p>Photo 1: Wide Angle</p>  </div> <div style="text-align: center;"> <p>Photo 2: Close-up</p>  </div> </div>				
41	As NZ001788	Ceiling void – ceiling above	Toilets Male G/036	Very Low Risk 12 monthly
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p>Photo 1: Wide Angle</p>  </div> <div style="text-align: center;"> <p>Photo 2: Close-up</p>  </div> </div>				
42	NZ001790	Floor adhesive under carpet and modern screed	Corridor G/037	No Risk
				

Photographs of Areas Sampled (cont.)

43	As NZ001790	Floor adhesive under carpet and modern screed	Corridor G/040	No Risk
				
44	As NZ001790	Floor adhesive under carpet and modern screed	Corridor including staircase G/041	No Risk
				
45	NZ001791	Ceiling	Toilet within deputy headteachers Office G/043	
				

Photographs of Areas Sampled (cont.)

46	As NZ001790	Floor adhesive under carpet and modern screed	Office G/044	No Risk
				
47	NZ001792	Wall panel adjacent fire on toilet wall	Office G/044	Very Low Risk 12 monthly
		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Photo 1: Wide Angle</p>  </div> <div style="text-align: center;"> <p>Photo 2: Close-up</p>  </div> </div>		
48	As NZ001790	Floor adhesive under carpet and modern screed	Corridor G/045	No Risk
				

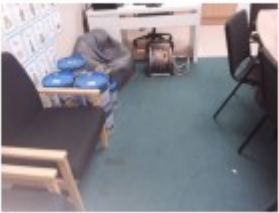

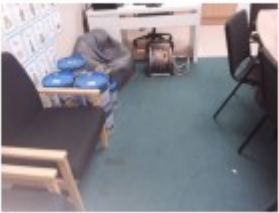

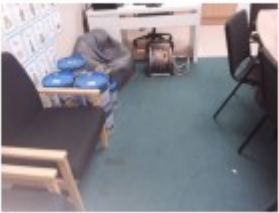



Photographs of Areas Sampled (cont.)

49	As NZ001791	Ceiling void ceiling above	Classroom G/047	No Risk
				
50	As NZ001790	Floor adhesive under carpet and modern screed	Corridor G/051	No Risk
				
51	As NZ001790	Floor adhesive under carpet and modern screed	Corridor G/052	No Risk
				

Photographs of Areas Sampled (cont.)

52	As NZ001790	Floor adhesive under carpet and modern screed	Corridor including staircase G/054	No Risk
				
53	NZ001793	Under sink mat	Dining Room G/059	No Risk
				
54	NZ001794	Floor adhesive under carpet and modern screed	Staff Room G/067	No Risk
				

Photographs of Areas Sampled (cont.)

55	NZ001795	Floor tile remnants from removed tiles under skirting and door frame	Staff Room G/067	Low Risk – 6 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 5px;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center; padding: 5px;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
56	As NZ001794	Floor adhesive under carpet and modern screed	Corridor G/068	No Risk				
								
57	As NZ001793	Under sink mat	Classroom G/070	No Risk				
								

Photographs of Areas Sampled (cont.)

58	As NZ001794	Floor adhesive under carpet and modern screed	Staff Room G/075	No Risk
				
59	NZ001796	Floor adhesive under carpet and modern screed	Staircase/Stairwell 1/008	Very Low Risk 12 monthly
		<p>Photo 1: Wide Angle</p>  <p>Photo 2: Close-up</p> 		
60	As NZ001796	Floor adhesive under carpet and modern screed	Corridor 1/013	Very Low Risk 12 monthly
		<p>Photo 1: Wide Angle</p>  <p>Photo 2: Close-up</p> 		

Photographs of Areas Sampled (cont.)

61	NZ001797	Ceiling	Corridor 1/013	No Risk		
						
62	As NZ001797	Ceiling void - Ceiling above	Classroom 1/014	No Risk		
						
63	As NZ001796	Floor adhesive under carpet and modern screed	Staircase/Stairwell 1/019	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					

Photographs of Areas Sampled (cont.)

64	As NZ001797	Ceiling void - Ceiling above	Classroom 1/021	No Risk
				
65	As NZ001797	Ceiling void - Ceiling above	Classroom 1/022	No Risk
				
66	As NZ001797	Ceiling void - Ceiling above	Classroom 1/023	No Risk
				



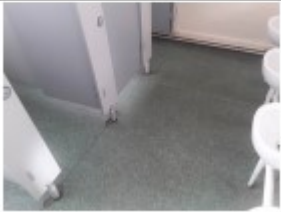

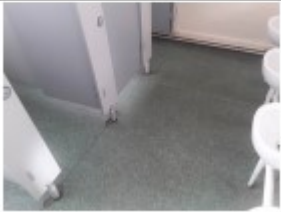

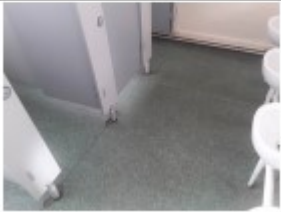

Photographs of Areas Sampled (cont.)

67	As NZ001797	Ceiling void - Ceiling above	Classroom 1/024	No Risk
				
68	NZ001802	Floor adhesive under carpet	Landing 1/025	Very Low Risk 12 monthly
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p>Photo 1: Wide Angle</p>  </div> <div style="text-align: center;"> <p>Photo 2: Close-up</p>  </div> </div>				
69	NZ001803	Floor tile with adhesive	Landing 1/025	No Risk
				

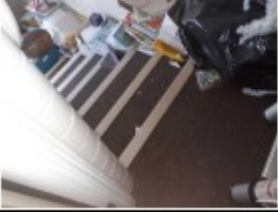

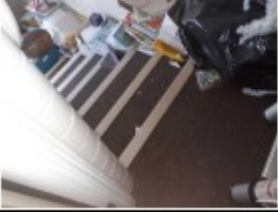

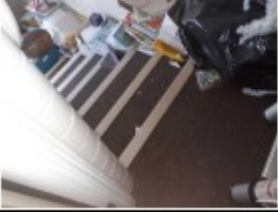








Photographs of Areas Sampled (cont.)

70	NZ001804	Floor adhesive	Toilets (Now removed) 1/034	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
71	As NZ001802	Floor adhesive under carpet	Landing 1/035	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
72	As NZ001803	Floor tile with adhesive	Landing 1/035	No Risk				
								

Photographs of Areas Sampled (cont.)

73	NZ001805	Wall coating	Store Room 1/040	No Risk		
						
74	As NZ001805	Wall coating	Store Room restricted due to stored items 1/041	No Risk		
						
75	NZ001806	Floor tile with adhesive under modern flooring visible in damaged areas	Toilets Female 1/049	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					














Photographs of Areas Sampled (cont.)

76	NZ001798	Floor adhesive under carpet	Landing MZ/001	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; border-bottom: 1px solid black;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center; border-bottom: 1px solid black;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
77	NZ001799	Floor – tile with adhesive under	Hallway MZ/002	No Risk				
								
78	As NZ001798	Floor Adhesive under carpet and vinyl flooring	Large Room MZ/004	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; border-bottom: 1px solid black;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center; border-bottom: 1px solid black;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								














Photographs of Areas Sampled (cont.)

79	NZ001800	Floor screed	Hallway/Passageway MZ/006	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					
80	As NZ001800	Floor screed	Cupboard Store MZ/007	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					
81	As NZ001798	Floor Adhesive under carpet and vinyl flooring	Room Large MZ/008	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					





Photographs of Areas Sampled (cont.)

82	As NZ001798	Floor Adhesive under modern tiles	Store Room MZ/009	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; border-bottom: none;"> Photo 1: Wide Angle </td> <td style="width: 50%; text-align: center; border-bottom: none;"> Photo 2: Close-up </td> </tr> <tr> <td style="text-align: center; border-bottom: none;">  </td> <td style="text-align: center; border-bottom: none;">  </td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
83	As NZ001798	Floor adhesive under carpet	Landing MZ/010	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; border-bottom: none;"> Photo 1: Wide Angle </td> <td style="width: 50%; text-align: center; border-bottom: none;"> Photo 2: Close-up </td> </tr> <tr> <td style="text-align: center; border-bottom: none;">  </td> <td style="text-align: center; border-bottom: none;">  </td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
84	As NZ001797	Ceiling	Landing MZ/010	No Risk				
								

Photographs of Areas Sampled (cont.)

85	NZ001801	Floor tile with adhesive under carpet and modern screed	Hallway/Passageway MZ/011	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					
86	As NZ001797	Ceiling	Hallway/Passageway MZ/011	No Risk		
						
87	As NZ001800	Floor screed	Tank Room MZ/012	Very Low Risk 12 monthly		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 1: Wide Angle</p>  </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Photo 2: Close-up</p>  </td> </tr> </table>					<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 
<p>Photo 1: Wide Angle</p> 	<p>Photo 2: Close-up</p> 					

Photographs of Areas Sampled (cont.)

88	As NZ001797	Ceiling	Tank Room MZ/012	No Risk
				
89	As NZ001800	Floor screed	Room large MZ/013	Very Low Risk 12 monthly
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Photo 1: Wide Angle</p>  </div> <div style="text-align: center;"> <p>Photo 2: Close-up</p>  </div> </div>				
90	As NZ001797	Ceiling	Room large MZ/013	No Risk
				

Photographs of Areas Sampled (cont.)

91	As NZ001797	Ceiling	Store Room MZ/014	No Risk
				
92	As NZ001800	Floor screed	Hallway/passageway MZ/015	Very Low Risk 12 monthly
<p>Photo 1: Wide Angle</p> 		<p>Photo 2: Close-up</p> 		
93	As NZ001800	Floor screed	Room large MZ/017	Very Low Risk 12 monthly
<p>Photo 1: Wide Angle</p> 		<p>Photo 2: Close-up</p> 		

Photographs of Areas Sampled (cont.)

94	As NZ001800	Floor screed	Store room MZ/018	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
95	NZ001826	Roof felt to canopy x 2	External E/001	No Risk				
								
96	NZ001827	Undercloak to newly built dining block and kitchen	External E/001	No Risk				
								









Photographs of Areas Sampled (cont.)

97	NZ001829	Damp proof course	External E/001	No Risk	
					
		98	NZ001828	Pipework gasket	
<p>Photo 1: Wide Angle</p> 		<p>Photo 2: Close-up</p> 			
		99	Presumed	Electrical services cable braiding/insulation within boxing	
<p>Photo 1: Wide Angle</p> 		<p>Photo 2: Close-up</p> 			

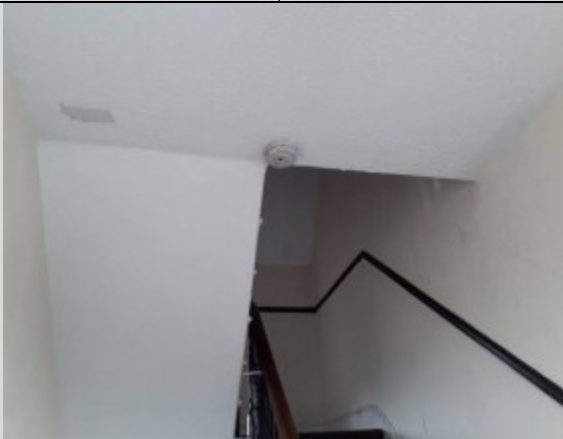


Photographs of Areas Sampled (cont.)

100	NZ001830	Ceiling coating	Caretakers House Hallway/passageway including staircase G/002	No Risk
				
101	As NZ001830	Ceiling coating	Caretakers House Dining Room G/003	No Risk
				
102	NZ001831	Floor covering	Caretakers House Kitchen G/005	No Risk
				

Photographs of Areas Sampled (cont.)

103	NZ001832	Under sink mat	Caretakers House Kitchen G/005	No Risk				
								
104	NZ001833	Ceiling coating	Caretakers House Living room/lounge limited inspection within due to tenants belongings G/007	No Risk				
								
105	Presumed	Electrical services cable braiding/insulation	Caretakers House Electrical cupboard understairs G/008	Very Low Risk 12 monthly				
		<table border="1" style="width: 100%; text-align: center;"> <tr> <td data-bbox="399 1507 591 1533">Photo 1: Wide Angle</td> <td data-bbox="841 1507 1010 1533">Photo 2: Close-up</td> </tr> <tr> <td data-bbox="472 1570 748 1780">  </td> <td data-bbox="911 1570 1187 1780">  </td> </tr> </table>			Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								

Photographs of Areas Sampled (cont.)

106	NZ001834	Ceiling coating	Caretakers House Landing including staircase 1/001	No Risk
				
107	As NZ001834	Ceiling coating	Caretakers House Bedroom 1 1/002	No Risk
				
108	NZ001835	Ceiling coating	Caretakers House Bedroom 2 1/003	No Risk
				

Photographs of Areas Sampled (cont.)

109	NZ001836	Door protection board	Caretakers House Cupboard tank bathroom 1/005	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								
110	NZ001837	Ceiling coating	Caretakers House Landing 2/001	No Risk				
								
111	Presumed	Damp proof course	Caretakers House External E/001	Very Low Risk 12 monthly				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Photo 1: Wide Angle</td> <td style="width: 50%; text-align: center;">Photo 2: Close-up</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>					Photo 1: Wide Angle	Photo 2: Close-up		
Photo 1: Wide Angle	Photo 2: Close-up							
								

Five Simple Steps to Asbestos Management

Each property has a nominated site asbestos monitoring officer (SAMO). The SAMO is responsible for maintaining this register and ensuring all necessary personnel are aware of the register including all maintenance, construction and service installers; undertaking periodic inspections and liaising with the Departmental Asbestos Co-ordinator and the Asbestos Manager in Property Services as necessary.

The SAMO's role is very important but this guide is hoped to ensure the requirements are easy and simple to follow.

Step 1 – Receiving the Register

The SAMO is the tenant.

And the person is responsible for the register, where it is located and that it is kept up to date.

The register contains a plan of the premises and a photographic schedule of where the asbestos is and what risk is associated.

The SAMO must make all employees aware of the locations and should let any contractors entering the building view the register before any work is started.

Step 2 – Periodic Inspections

The SAMO must look at the locations photographed and compare the asbestos now to when the photograph was taken and complete the checklist attached (Form 2).

The checklists are to be completed periodically in accordance with the schedule attached.

Should the SAMO come across some asbestos which has been disturbed, whether during refurbishment works or during the normal course of wear and tear, they should complete Form 4 as far as possible and contact Property Services for advice and remedial action.

In the meantime, they should ensure that access to the area containing the disturbed or damaged asbestos is prohibited until Property Services has made recommendations.

Step 3 – Planned Work

All planned works that may disturb or danger any asbestos indicated, should be reported to Property Services using form 3 at least 21 days before the work is due to commence.

Step 4 – Contractors on Site

If a contractor arrives on site, the SAMO must :

- a. Make sure they read/view the register
- b. Get contractor to sign register to say he has read it (Form1).
- c. Get confirmation from the contractor that proposed works will not disturb any asbestos areas.
- d. If area is disturbed that was not identified in Register, advise Property Services immediately and complete Form 4.

Step 5 – Monitoring the Register

On completion of work get contractor to sign to say they didn't disturb any areas.

If alterations have occurred details should be forwarded to Property Services.

If you, as SAMO, are to leave your post, please notify your Departmental Co-ordinator to appoint another person and notify Property Services and the front of your register.

In the event of an exposure of asbestos, please refer to your site specific emergency procedures. However, as a minimum:

- Seal the area off completely. (Lock the area off if possible and post a notice on the door, "No access - Contact ")
- If there is any air movement systems within the premises, shut it off.
- Contact the Asbestos Manager on 07557 938966 immediately. Who will arrange for any remedial works / air monitoring.
- Start to complete the "Registration of Disturbances" form, which is in your register (Section 10 in the new style register).

Once the remedial works have been carried out and a clear air test certificate has been issued. Access to the area can be re-opened.

In the event that you are unable to contact the Asbestos Manager, please contact the Civic Centre on 520 5555 and ask for assistance from a building surveyor. Out of hours ring the City Alarm and Emergency Control room on 553 1999.

Central Safety can be contacted on 561 2311.

In the event of a fire (or drill), the asbestos register must be taken outside to show the emergency services.

Commonly Asked Questions.

- **How often should SAMO's undertake inspections of asbestos containing materials?**
The Asbestos Manager will inform the SAMO of how often the inspections should be undertaken.
- **What should a SAMO do if the asbestos containing materials are disturbed or damaged?**
The SAMO should prohibit access to the areas until the Asbestos Manager in Property Services has been contacted and given recommendations.
- **Can employees put up decorations onto asbestos containing materials?**
No decorations should be attached to asbestos containing materials. However, it is understood that some decoration is already attached to asbestos containing materials and these should be left in place.
- **Can a room with asbestos containing materials in the ceiling and wall be painted?**
Yes, as long as the material is not rubbed or sanded down, as this may result in the release of asbestos fibres.
- **Why isn't all asbestos containing materials removed from buildings?**
Because it is safer to leave asbestos containing materials in good condition in buildings. Removing the materials will result in a greater risk to health because of the consequential release of fibres.
- **When will asbestos containing material be removed from my building?**
Asbestos containing materials will be removed if work involves the disturbance of the material e.g. during the refurbishment or dismantling of part of the building or structure.
- **What should a SAMO do if he/she has had no training in use of the register?**
The SAMO should ring the Departmental Co-ordinator who will arrange training.

INSPECTION SCHEDULE

FORM 2

Item No.	Area Sampled	Location Name	Inspection Frequency	Date of Return	Condition Same/change	Action Required Y/N	Comments
1	Debris to entrance wall	Boiler room north Z1/001	No Risk	N/A			
2	Debris to left hand wall	Boiler room north Z1/001	No Risk	N/A			
3	Debris to rear wall	Boiler room north Z1/001	No Risk	N/A			
4	Debris to right wall	Boiler room north Z1/001	No Risk	N/A			
5	Debris to ceiling	Boiler room north Z1/001	No Risk	N/A			
6	Debris to floor	Boiler room north Z1/001	No Risk	N/A			
7	Pipework gaskets to new boilers and gas pipes	Boiler room north Z1/001	No Risk	N/A			
8	Pipework gaskets to old pipework	Boiler room north Z1/001	Very Low Risk 12 monthly	03/09/2025			
9	Pipework gaskets redundant gasket on top of old valves	Boiler room north Z1/001	No Risk	N/A			
10	Pipework gasket too deeply recessed to sample	Staircase/Stairwell to boiler room limited access due to stored items Z1/002	Very Low Risk 12 monthly	03/09/2025			
11	Debris to entrance wall	Boiler room South Z1/003	No Risk	N/A			
12	Debris to left hand wall	Boiler room South Z1/003	No Risk	N/A			
13	Debris to rear wall	Boiler room South Z1/003	No Risk	N/A			
14	Debris to right wall	Boiler room South	No Risk	N/A			

		Z1/003					
15	Debris to ceiling	Boiler room South Z1/003	No Risk	N/A			
16	Debris to floor	Boiler room South Z1/003	No Risk	N/A			
17	Pipework gaskets to new boilers and gas pipes	Boiler room South Z1/003	No Risk	N/A			
18	Pipework gasket too deeply recessed to sample	Boiler room South Z1/003	Very Low Risk 12 monthly	03/09/2025			
19	Door seal gasket remnants from removed door frame	Boiler room South Z1/003	No Risk	N/A			
20	Pipework Gaskets	Gas inlet room Z1/004	No Risk	N/A			
21	Floor adhesive under modern screed	Entrance Hall/Foyer/Lobby G/001	No Risk	N/A			
22	Floor adhesive under modern screed	Corridor G/009	Very Low Risk 12 monthly	03/09/2025			
23	Floor adhesive under modern screed to gymnasium entrance hallway and stairwell	Corridor including staircase G/018	Very Low Risk 12 monthly	03/09/2025			
24	Floor adhesive under carpet and modern screed	Corridor including staircase G/019	Very Low Risk 12 monthly	03/09/2025			
25	Floor adhesive under carpet and modern screed	Corridor G/020	Very Low Risk 12 monthly	03/09/2025			
26	Ceiling lower section to centre of corridor	Corridor G/020	Very Low Risk 12 monthly	03/09/2025			

27	Pipework gaskets too deeply recessed to sample presumed	Corridor G/020	Very Low Risk 12 monthly	03/09/2025			
28	Ceiling void – ceiling above	Classroom G/022	Very Low Risk 12 monthly	03/09/2025			
29	Ceiling void – ceiling above	Classroom G/025	Very Low Risk 12 monthly	03/09/2025			
30	Floor adhesive under carpet and modern screed	Office G/026	Very Low Risk 12 monthly	03/09/2025			
31	Floor adhesive under carpet and modern screed	Corridor including staircase G/027	Very Low Risk 12 monthly	03/09/2025			
32	Floor adhesive under carpet and modern screed	Corridor to main hall G/029	Very Low Risk 12 monthly	03/09/2025			
33	Ceiling void – ceiling above	Classroom G/031	Very Low Risk 12 monthly	03/09/2025			
34	Debris within ceiling void from damaged ceiling above to top of tiles and wooden rail	Classroom G/031	Very Low Risk 12 monthly	03/09/2025			
35	Ceiling void – ceiling above	Classroom G/032	Very Low Risk 12 monthly	03/09/2025			
36	Ceiling void – ceiling above	Classroom G/033	Very Low Risk 12 monthly	03/09/2025			
37	Under Sink Mat	Classroom G/033	No Risk	N/A			
38	Ceiling void – ceiling above	Classroom G/034	Very Low Risk 12 monthly	03/09/2025			
39	Under Sink Mat	Classroom G/034	No Risk	N/A			
40	Ceiling void – ceiling above	Toilets Female G/035	Very Low Risk 12 monthly	03/09/2025			
41	Ceiling void – ceiling above	Toilets Male G/036	Very Low Risk 12 monthly	03/09/2025			

42	Floor adhesive under carpet and modern screed	Corridor G/037	No Risk	N/A			
43	Floor adhesive under carpet and modern screed	Corridor G/040	No Risk	N/A			
44	Floor adhesive under carpet and modern screed	Corridor including staircase G/041	No Risk	N/A			
45	Ceiling	Toilet within Deputy Headteachers Office G/043	No Risk	N/A			
46	Floor adhesive under carpet and modern screed	Office G/044	No Risk	N/A			
47	Wall panel adjacent fire on toilet wall	Office G/044	Very Low Risk 12 monthly	03/09/2025			
48	Floor adhesive under carpet and modern screed	Corridor G/045	No Risk	N/A			
49	Ceiling void ceiling above	Classroom G/047	No Risk	N/A			
50	Floor adhesive under carpet and modern screed	Corridor G/051	No Risk	N/A			
51	Floor adhesive under carpet and modern screed	Corridor G/052	No Risk	N/A			
52	Floor adhesive under carpet and modern screed	Corridor including staircase G/054	No Risk	N/A			
53	Under sink mat	Dining Room G/059	No Risk	N/A			
54	Floor adhesive under carpet and modern screed	Staff Room G/067	No Risk	N/A			
55	Floor tile remnants	Staff Room G/067	Low Risk – 6	03/03/2025			

	from removed tiles under skirting and door frame		monthly				
56	Floor adhesive under carpet and modern screed	Corridor G/068	No Risk	N/A			
57	Under sink mat	Classroom G/070	No Risk	N/A			
58	Floor adhesive under carpet and modern screed	Staff Room G/075	No Risk	N/A			
59	Floor adhesive under carpet and modern screed	Staircase/Stairwell 1/008	Very Low Risk 12 monthly	03/09/2025			
60	Floor adhesive under carpet and modern screed	Corridor 1/013	Very Low Risk 12 monthly	03/09/2025			
61	Ceiling	Corridor 1/013	No Risk	N/A			
62	Ceiling void – Ceiling above	Classroom 1/014	No Risk	N/A			
63	Floor adhesive under carpet and modern screed	Staircase/Stairwell 1/019	Very Low Risk 12 monthly	03/09/2025			
64	Ceiling void – Ceiling above	Classroom 1/021	No Risk	N/A			
65	Ceiling void – Ceiling above	Classroom 1/022	No Risk	N/A			
66	Ceiling void – Ceiling above	Classroom 1/023	No Risk	N/A			
67	Ceiling void – Ceiling above	Classroom 1/024	No Risk	N/A			
68	Floor adhesive under carpet	Landing 1/025	Very Low Risk 12 monthly	03/09/2025			
69	Floor tile with adhesive	Landing 1/025	No Risk	N/A			
70	Floor adhesive	Toilets (Now removed) 1/034	Very Low Risk 12 monthly	03/09/2025			

71	Floor adhesive under carpet	Landing 1/035	Very Low Risk 12 monthly	03/09/2025			
72	Floor tile with adhesive	Landing 1/035	No Risk	N/A			
73	Wall coating	Store Room 1/040	No Risk	N/A			
74	Wall coating	Store Room restricted due to stored items 1/041	No Risk	N/A			
75	Floor tile with adhesive under modern flooring visible in damaged areas	Toilets Female 1/049	Very Low Risk 12 monthly	03/09/2025			
76	Floor adhesive under carpet	Landing MZ/001	Very Low Risk 12 monthly	03/09/2025			
77	Floor – tile with adhesive under	Hallway MZ/002	No Risk				
78	Floor adhesive under carpet	Large Room MZ/004	Very Low Risk 12 monthly	03/09/2025			
79	Floor screed	Hallway/Passageway MZ/006	Very Low Risk 12 monthly	03/09/2025			
80	Floor screed	Cupboard Store MZ/007	Very Low Risk 12 monthly	03/09/2025			
81	Floor adhesive under carpet	Room Large MZ/008	Very Low Risk 12 monthly	03/09/2025			
82	Floor adhesive under carpet	Store Room MZ/009	Very Low Risk 12 monthly	03/09/2025			
83	Floor adhesive under carpet	Landing MZ/010	Very Low Risk 12 monthly	03/09/2025			
84	Ceiling	Landing MZ/010	No Risk				
85	Floor tile with adhesive adhesive under carpet and modern screed	Hallway/Passageway MZ/011	Very Low Risk 12 monthly	03/09/2025			
86	Ceiling	Hallway/Passageway MZ/011	No Risk				

87	Floor screed	Tank Room MZ/012	Very Low Risk 12 monthly	03/09/2025			
88	Ceiling	Tank Room MZ/012	No Risk				
89	Floor screed	Room large MZ/013	Very Low Risk 12 monthly	03/09/2025			
90	Ceiling	Room large MZ/013	No Risk				
91	Ceiling	Store Room MZ/014	No Risk				
92	Floor screed	Hallway/passageway MZ/015	Very Low Risk 12 monthly	03/09/2025			
93	Floor screed	Room large MZ/017	Very Low Risk 12 monthly	03/09/2025			
94	Floor screed	Store room MZ/018	Very Low Risk 12 monthly	03/09/2025			
95	Roof felt to canopy x 2	External E/001	No Risk				
96	Undercloak to newly built dining block and kitchen	External E/001	No Risk				
97	Damp proof course	External E/001	No Risk				
98	Pipework gasket	Boiler Room E/003	Very Low Risk 12 monthly	03/09/2025			
99	Electrical services cable braiding/insulation within boxing	Caretakers House Entrance Hall/Foyer/Lobby G/001	Very Low Risk 12 monthly	03/09/2025			
100	Ceiling coating	Caretakers House Hallway/passageway including staircase G/002	No Risk				
101	Ceiling coating	Caretakers House Dining Room G/003	No Risk				
102	Floor covering	Caretakers House Kitchen G/005	No Risk				
103	Under sink mat	Caretakers House Kitchen G/005	No Risk				
104	Ceiling coating	Caretakers House	No Risk				

		Living room/lounge limited inspection within due to tenants belongings G/007					
105	Electrical services cable braiding/insulation	Caretakers House Electrical cupboard downstairs G/008	Very Low Risk 12 monthly	03/09/2025			
106	Ceiling coating	Caretakers House Landing including staircase 1/001	No Risk				
107	Ceiling coating	Caretakers House Bedroom 1 1/002	No Risk				
108	Ceiling coating	Caretakers House Bedroom 2 1/003	No Risk				
109	Door protection board	Caretakers House Cupboard tank bathroom 1/005	Very Low Risk 12 monthly	03/09/2025			
110	Ceiling coating	Caretakers House Landing 2/001	No Risk				
111	Damp proof course	Caretakers House External E/001	Very Low Risk 12 monthly	03/09/2025			

Good Practice Guidance:

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

Comments:

Sunderland
City Council

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