

Foreward

ASBESTOS SURVEY REPORT FOR DIAMOND HALL JUNIOR SCHOOL, SUNDERLAND

I have enclosed for your information and retention the most recent asbestos survey (type 2) 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 tenants 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

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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 Business and Property Services

Sunderland
City Council

Sunderland City Council

Control of Asbestos Regulations 2012

Asbestos Register for DIAMOND HALL JUNIOR SCHOOL



UPRN: - 131925

Location of register:-

Premises Manager / Samo: - Tenant Date: 16 February 2024

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

Diamond Hall Juniors - Last updated 16/02/2024 – Version 2

Contents

	<u>Section</u>
• Plan of building and sample locations	1
• Photographs of areas sampled	2
• Survey information	3
• Asbestos Management Plan, Priority Assessments,	4
• Contacts Form, Code of Practice	4
• 5 Simple Steps of Asbestos Management	5
• Commonly asked questions	6

Appendices

• Form 1 – Visitor Register	7
• Form 2 – Periodic Return Checklist and Schedule	8
• Form 3 – Works Notification Form	9
• Form 4 – Registration of All Disturbances	10
• Form 5 – Training Records	11

Plan of Building and Samples Location

YA0305/10 – Pipe insulation (0/2) (Item 1) No Risk
YA0306/10 – Floor tile (0/3) (Item 2) No Risk
YA0307/10 – Roof lining (0/4) (Item 3) No Risk
YA0308/10 – Floor tile (0/5) (Item 4) No Risk
YA0309/10 – Sink pad (0/5) (Item 5) No Risk
YA0310/10 – Sink pad (0/14) (Item 6) No Risk
YA0311/10 – Firebreak (0/17) (Item 7) No Risk
YA0312/10 – Floor tile (0/18) (Item 8) No Risk
YA0313/10 – Sink pad (0/22) (Item 9) No Risk
YA0318/10 – Floor tile (0/28) (Item 10) No Risk
YA0319/10 – Sink pad (0/31) (Item 11) No Risk
YA0320/10 – Floor tile (0/33) (Item 12) No Risk
As YA0321/10 – Floor tile (0/35) (Item 12) No Risk
YA0321/10 – Floor tile (0/37) (Item 13) No Risk
YA0322/10 – Ceiling (0/39) (Item 14) No Risk
YA324/10 – Gasket (0/39a) (Item 15) - *Removed October 2022*
YA0323/10 – Debris (0/39a) (Item 16) No Risk
YA0314/10 – Floor (0/49) (Item 17) No Risk
YA0315/10 - Sink pad (0/49) (Item 18) No Risk
YA0326/10 – Sink pad (0/60) (Item 19) No Risk
YA0316/10 – Sink pad (0/78) (Item 20) No Risk
YA0317/10 – Sink pad (0/88) (Item 21) No Risk
Presumed – Gasket (0/102) (Item 22) Removed September 2016
YA0325/10 – Ceiling (1/1) (Item 23) No Risk
BB000012 – Mastic to ducts (Room 13) (Item 24) No Risk
As BB000012 – Mastic to ducts (Room 22) (Item 25) No Risk
As BB000012 – Mastic to ducts (Room 23) (Item 26) No Risk
As BB000012 – Mastic to ducts (Room 24) (Item 27) No Risk
As BB000012 – Mastic to ducts (Room 26) (Item 28) No Risk
As BB000012 – Mastic to ducts (Room 27) (Item 29) No Risk
AA002392 – Debris to floor (Room 99/Boiler Room) (Item 30) No Risk
AA002393 – Debris to pipework from ceiling (Room 99/Boiler Room) (Item 31)
No Risk
AA002394 – Debris/dust to machinery (Room 99/Boiler Room) (Item 32) No Risk
AA002395 – Textile string to pipe joints (Room 99/Boiler Room) (Item 33) No
Risk
34435-1 – Floor covering (Room 001/Photocopy and prep room) (Item 34) No
Risk
34435-2 – Sink Pad (Room 001/Photocopy and prep room) (Item 35) No Risk
50099-1 – Putty to window panes (Room 001/Corridor) (Item 36) No Risk
As 50099-1 – Putty to window panes (Room 002/Corridor) (Item 37) No Risk
500992 – Sealant to door frames (External) (Item 38) No Risk
EZ001298 – Floor covering (Staff Kitchen) (Item 39) No Risk
80198-1 – Debris (Room 005/Library) (Item 40) No Risk
395468-1 – Boxing (Room 018/Server Room) (Item 41) – No Risk

As 395468-1 – Supalux boxing (Room 0/18/Server Room void above) (Item 42) – No Risk

NA001336 - gaskets (Boiler House) (Item 43) – Removed October 2022

NA001337 - gaskets (Boiler House) (Item 44) - Removed October 2022

EO001957 – Vinyl tiles over modern adhesive over modern screed over concrete (Kitchen Toilets) (Item 45) – No Risk

Survey 21-30915 was carried out to Staff Room Kitchen and KS2 upper girls toilet. No samples were taken however no asbestos was noted during this survey.

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

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Photographs of Areas Sampled



Item 1 Ref: YA305/10

The pipe insulation to the ceiling void in the store room (Area 0/2) does not contain asbestos.



Item 2 - Ref: YA306/10

The green floor tiles to the store cupboard (Area 0/3) do not contain asbestos.



Item 3 - Ref: YA0307/10

The lining to the ceiling void in the office (Area 0/4) does not contain asbestos.

Photographs of Areas Sampled (Cont)



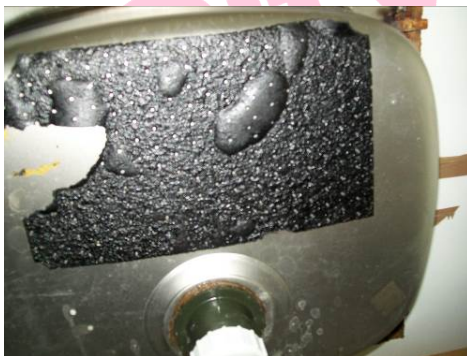
Item 4 - Ref: YA0308/10

The green floor tiles to the photocopy room (Area 0/5) do not contain asbestos.



Item 5 - Ref: YA0309/10

The sink pad to the photocopy room (Area 0/5) does not contain asbestos.



Item 6 - Ref: YA0310/11

The sink pad to the kitchen (Area 0/10) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 7 - Ref: YA0311/10



The firebreak in the Store Room (Area 0/17) does not contain asbestos.

Item 8 - Ref: YA0312/10



The floor tile in the corridor (Area 0/18) does not contain asbestos.

Item 9 - Ref: YA0313/10



The sink pad in the kitchen (Area 0/22) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 10 - Ref: YA0318/10



The floor tile in the main hall (Area 0/28) does not contain asbestos.

Item 11 - Ref: YA0319/10



The sink pad in the school main kitchen (Area 0/31) does not contain asbestos.

Item 12 - Ref: YA0320/10



The floor tile in the cleaners cupboard (Area 0/33) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Various - Ref: YA0321/10

The floor tile in the store room pantry (Area 0/37) does not contain asbestos.

Similar floor tiles can be found in toilets (Area 0/35).



Item 14 - Ref: YA0322/10

The ceiling in the electrical cupboard (Area 0/39) does not contain asbestos.



Item 15 - Ref: YA0324/10

The gasket in the Boiler Room (Area 0/39a) contains asbestos.

Removed October 2022

Photographs of Areas Sampled (Cont)

Item 16 - Ref: YA0323/10



The debris to the Boiler Room (Area 0/39a) does not contain asbestos.

Item 17 - Ref: YA0314/10



The floor tiles in the classroom (Area 0/49) do not contain asbestos.

Item 18 - Ref: YA0315/10



The sink pad in the classroom (Area 0/49) does not contain asbestos.

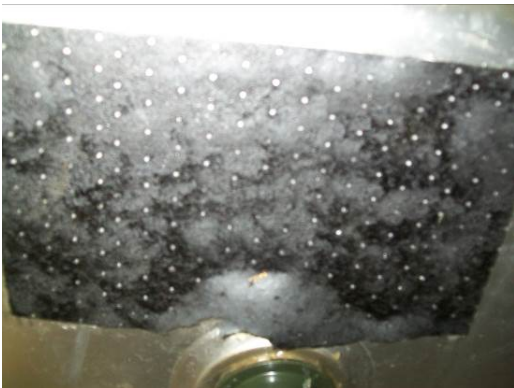
Photographs of Areas Sampled (Cont)

Item 19 - Ref: YA0326/10



The sink pad in the classroom (Area 0/60) does not contain asbestos.

Item 20 - Ref: YA0316/10



The sink pad in the classroom (Area 0/78) does not contain asbestos.

Item 21 - Ref: YA0317/10



The sink pad in the classroom (Area 0/88) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 22 - Ref: Presumed

The gasket in the gas meter cupboard (Area 0/101) was presumed to contain asbestos.

Removed September 2016



Item 23 - Ref: YA0325/10

The ceiling in the Tank Room (Area 1/1) does not contain asbestos.



Item 24 - Ref: BB000012

The mastic to ducts in Room 13 does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 25 - Ref: As BB000012



The mastic to ducts in Room 22 does not contain asbestos.

Item 26 - Ref: As BB000012



The mastic to ducts in Room 23 does not contain asbestos.

Item 27 - Ref: As BB000012



The mastic to ducts in Room 24 does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 28 - Ref: As BB000012



The mastic to ducts in Room 26 does not contain asbestos.

Item 29 - Ref: As BB000012



The mastic to ducts in Room 27 does not contain asbestos.

Item 30 - Ref: AA002392



The debris to floor in Room 99/Boiler Room does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 31 - Ref: AA002393



The debris to pipework from ceiling in Room 99/Boiler Room does not contain asbestos.

Item 32 - Ref: AA002394



The debris/dust to machinery in Room 99/Boiler Room does not contain asbestos.

Item 33 - Ref: AA002395



The textile string to pipe joints in Room 99/Boiler Room does not contain asbestos.

Photographs of Areas Sampled (Cont)

No image provided

Item 34 - Ref: 34435-1

The floor covering in Room 001/Photocopy & Prep Room does not contain asbestos.

No image provided

Item 35 - Ref: 34435-2

The sink pad in Room 001/Photocopy & Prep Room does not contain asbestos.



Item 36 - Ref: 50099-1

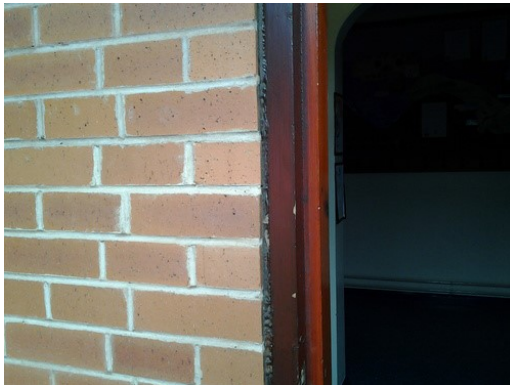
The putty to window panes in Room 001/corridor does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 37 - Ref: As 50099-1

The putty to window panes in Room 002/corridor does not contain asbestos.



Item 38 - Ref: 50099-2

The sealant to door frames (External) does not contain asbestos.

No image provided

Item 39 - Ref: EZ001298

The floor covering in Staff Kitchen does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 40 - Ref: 80198-1

The debris to room 005/Library (void above) does not contain asbestos.

Item 41 - Ref: 395468-1



The boxing in the Server Room (Room 018) does not contain asbestos.

Item 42 - Ref: As 395468-1



The supalus boxing in the Server Room (Room 018) (void above) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 43 - Ref: NA001336

The gaskets (Boiler House)
contain asbestos.

Removed October 2022



Item 44 - Ref: NA001336

The gaskets (Boiler House)
contain asbestos.

Removed October 2022

**NO PHOTO
AVAILABLE**

Item 45 - Ref: EO001957

The vinyl tiles over modern
adhesive over modern screed
over concrete in the Kitchen
Toilets do not contain
asbestos.

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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 the site specific emergency procedures in the schools asbestos management plan. 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 07557938966 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.

Form 2Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
<i>Item 1</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 2</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 3</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 4</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 5</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 6</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 7</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 8</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 9</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 10</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 11</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 12</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 13</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 14</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 15	Gasket (0/39a Boiler Room)			Removed October 2022
<i>Item 16</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 17</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 20</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 21</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 22	Gasket (0/39a Gas Meter Cupboard)			Removed Sept 2016
<i>Item 23</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 24</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 25</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 26</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 27</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 28</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 29</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 30</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 31</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 32</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 33</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 34</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 35</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 36</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 37</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 38</i>	<i>No asbestos</i>	<i>Is present</i>		

<i>Item 39</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 40</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 41</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 42</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 43	Gaskets (Boiler House)			Removed October 2022
Item 44	Gaskets (Boiler House)			Removed October 2022
<i>Item 45</i>	<i>No asbestos</i>	<i>Is present</i>		

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Form 2

Periodic Return

School	
Date of Inspection	
Inspection By (signature)	
Print Name	

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

<u>Ref:</u>	<u>Condition</u>	<u>Action Required</u>	<u>Comments</u>
	Same/change	Yes/No	



For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	