

Foreward

ASBESTOS SURVEY REPORT FOR MARKET PLACE DEPOT, HOUGHTON LE SPRING,

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 ad; 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 by the Client 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 Market Place Depot, Houghton le Spring



UPRN: - 344426

Location of register:-

Premises Manager / Samo: - Tenant Date: 01 October 2024

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557 938966

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Plan of Building and Samples Location

No digging may be permitted in the grounds of Market Place Depot due to asbestos detected in the soil (Survey ref: J206677). Please speak to the Asbestos Manager for further information.

Presumed - Skylight panels (Rm 0/08) (Item 1) - Low Risk

- 01 - Floor tiles (Rm 0/09) (Item 2) – No Risk
- 02 - Floor tiles (Rm 0/10) (Item 3) – No Risk
- 03 - Floor tiles (Rm 0/11) (Item 4) – No Risk
- As 03 - Floor tiles (Rm 0/12) (Item 5) - No Risk
- As 02 – Floor tiles (Rm 0/13) (Item 6) - No Risk
- As 02 – Floor tiles (Rm 0/14) (Item 7) - No Risk
- As 02 – Floor tiles (Rm 0/15) (Item 8) - No Risk
- As 03 – Floor tiles (Rm 0/16) (Item 9) - No Risk
- 04 – Floor tiles (Rm 0/19) (Item 10) – No Risk

Presumed – Gaskets (Rm 0/20) (Item 11) - Low Risk

- 05 – Sink pad (Rm 0/23) (Item 12) – No Risk
- 06 – Floor tiles (Rm 0/26) (Item 13) – Very Low Risk
- Presumed – Pipework gaskets (Rm 0/33) (Item 14) – Low Risk
- Presumed – Pipework gaskets (Rm 0/34) (Item 15) – Low Risk
- 07 - Floor tiles (Rm 0/35) (Item 16) – Very Low Risk

Presumed – Pipework gaskets (Rm 0/35) (Item 17) – Low Risk

- 08 – Floor tiles (Rm 0/36) (Item 18) – No Risk
- As 07 - Floor tiles (Rm 0/36) (Item 19) – Low Risk
- Presumed – Gaskets to pipework (Rm 0/39) (Item 20) – Low Risk

16 – Ceiling (Rm 0/40) (Item 21) - *Removed October 2016*

17 – Repair board to ceiling (Rm 0/40) (Item 22) – No Risk

18 – Debris to floor (Rm 0/40) (Item 23) – *Removed October 2016*

10 – Debris to wall rear of valve (Rm 0/40) (Item 24) – *Removed October 2016*

12 – Debris to rear of tank (Rm 0/40) (Item 25) - No Risk

11 – Debris to wall right hand side of boiler (Rm 0/40) (Item 26) – No Risk

13 – Debris to wall left hand side of electrical equipment (Rm 0/40) (Item 27) – No Risk

14 – Debris to wall rear of boiler (Rm 0/40) (Item 28) – No Risk

19 – Debris to cable housing (Rm 0/40) (Item 29) – *Removed October 2016*

As 19 – Debris to cobwebs (Rm 0/40) (Item 30) – *Removed October 2016*

15 – Pipework insulation in Boiler Room (Rm 0/40) (Item 31) – No Risk

09 – Gaskets (Rm 0/40) (Item 32) - No Risk

20 – Debris from damaged wall cladding (Rm 0/43) (Item 33) – Low Risk

As 20 – Sheet cladding to wall (Rm 0/43) (Item 34) – *Removed 2023*

21 – Sheet cladding to roof (Rm 0/43) (Item 35) – Low Risk

As 20 – Debris from wall cladding (Rm 0/44) (Item 36) - Low Risk

As 21 – Roof sheeting (Rm 0/44) (Item 37) – Low Risk

As 20 – Wall cladding (Rm 0/44) (Item 38) - Low Risk

22 – Floor tiles (Rm 0/46) (Item 39) – No Risk

Presumed – Pipework gaskets (Rm 0/46) (Item 40) – Low Risk

23 – Floor tiles (Rm 0/49) (Item 41) – Low Risk
 24 – Wall (Rm 0/49) (Item 42) – Medium Risk
 25 – Ceiling (Rm 0/49) (Item 43) – Medium Risk
 As 25 – Ceiling (Rm 0/50) (Item 44) - Medium Risk
 As 24 – Walls (Rm 0/50) (Item 45) – Medium Risk
 As 25 – Ceiling (Rm 0/51) (Item 46) – Medium Risk
 As 24 – Wall (Rm 0/51) (Item 47) – Medium Risk
 As 25 – Ceiling (Rm 0/52) (Item 48) – Medium Risk
 As 24 – Wall (Rm 0/52) (Item 49) – Medium Risk
 As 25 - Ceiling (Rm 0/53) (Item 50) – Medium Risk
 As 24 – Wall (Rm 0/53) (Item 51) - Medium Risk
 26 – Ceiling (Rm 0/54) (Item 52) – Low Risk
 As 26 – Ceiling (Rm 0/56) (Item 53) - Low Risk
 As 25 Ceiling (Rm L0/5) (Item 54) – Low Risk
 As 20 Wall (External) (Item 55) – *Removed 2023*
 27 - Window putty (External) (Item 56) – No Risk
 28 – Window putty (External) (Item 57) – *Removed 2023*
 Presumed – Damp proof course (External) (Item 58) – *Removed 2023*
 As 26 – Roof sheeting (External) (Item 59) – Low Risk
 29 – Jointing Compound to wall (External) (Item 60) – No Risk
 30 – Felt to shed roof (External) (Item 61) – No Risk
 31 – Pipework gaskets (External) (Item 62) – No Risk
 21-30435-1 – Ceiling board (Corridor adjacent Debra’s Office) (Item 63) – No Risk
 21-30435-2 – Floor tiles and adhesive (Corridor adjacent Debra’s Office) (Item 64) – No Risk
 21-30764-1 – Putty to joints in floor (Area 1/Store Room) (Item 65) - No Risk
 21-30764-1 – Putty on floor (Area 2/Locker Room) (Item 66) - No Risk
 21-30764-2 – Sink Pad (Area 3/Refuge Office) (Item 67) – No Risk
 21-30764-3 - Putty on floor (Area 4/Garage and Store Area) (Item 68) - No Risk
 21-30764-4 – Sink Pad (Area 6/Ground Office) (Item 69) – No Risk
 Presumed – Corrugated Sheet ceiling (Area 6/Ground Office) (Item 70) – Very Low Risk
 21-30764-10 – Floor tiles and adhesive (Area 12/Hall) (Item 71) – No Risk
 21-30764-11 – Floor tiles and adhesive (Area 13/Mess Room) (Item 72) – No Risk
 21-30764-11 – Floor tiles and adhesive (Area 14/Mess Room) (Item 73) – No Risk
 21-30764-9 – Debris (Area 198/Loft space above areas 8,9,10 and 11) (Item 74) – Very Low Risk
 21-30764-13 – Roof felt (Area 24/External roofs above garages and mess hall) (Item 75) – No Risk
 21-32018-1 – Bitumen underside of wood flooring (Container 3) (Item 76) – *Removed 2023*
 21-32018-1 – Bitumen underside of wood flooring (Container 5) (Item 77) – *Removed 2023*
 21-32018-1 – Bitumen underside of wood flooring (Container 6) (Item 78) – *Removed 2023*

21-32018-1 – Bitumen underside of wood flooring (Container 8) (Item 79) –
Removed 2023

21-32018-1 – Bitumen underside of wood flooring (Container 9) (Item 80) –
Removed 2023

21-32018-2 – Floor tiles (Container 17) (Item 81) – No Risk

Presumed – Flash guards within live electrics (Bin Store wall around DB) (Item
82) – *Removed 2023*

Presumed – Flash guards within live electrics (Tractor Store wall around DBPL1
and fuse board) (Item 83) – *Removed 2023*

22-46862-11 – Expansion joints to concrete slab floor (Area 1 Warehouse 2)
(Item 84) - *Removed 2023*

22-46862-3 – Flashing to cement walls above doorway (Area 1 Warehouse 2)
(Item 85) – No Risk

22-46862-11 – Expansion joints to concrete slab floor (Area 2 Warehouse 3)
(Item 86) - *Removed 2023*

22-46862-10 – Cement Ceiling (Area 3 Warehouse 1) (Item 87) - *Removed 2023*

22-46862-11 – Expansion joints to concrete slab floor (Area 3 Warehouse 1)
(Item 88) - *Removed 2023*

22-46862-12 – Ceramic tiles adhesive to walls (Area 4 Men's Toilets) (Item 89) –
No Risk

22-46862-14 – Cement Roof (Area 6 External) (Item 90) – *Removed 2023*

22-46862-15 – Window Putty (Area 6 External) (Item 91) – No Risk

22-46862-16 – Cement Debris to floor (Area 6 External) (Item 92) - *Removed
2023*

22-46862-17 – Wall Flashing (Area 6 External) (Item 93) - No Risk

22-46862-18 – Roof felt debris between warehouses (Area 6 External) (Item 94)
– *Removed 2023*

22-46862-19 – Damp Proof Course (Area 6 External) (Item 95) - No Risk

22-46862-20 – Cement Roof Edging (Area 6 External) (Item 96) – *Removed
2023*

22-46862-21 – Door frame sealant (Area 6 External) (Item 97) - No Risk

22-46862-26 – Wrap to external pipes (Area 6 External) (Item 98) – *Removed
2023*

22-46862-27 – Bitumen roof felt (Area 6 External) (Item 99) - No Risk

22-46862-28 – Window frame sealant (Area 6 External) (Item 100) – *Removed
2023*

22-46862-23 – Floor tiles & adhesive (Area 7 Store Room) (Item 101) - No Risk

22-46862-24 – Ceramic wall tiles adhesive (Area 8 Shower Room) (Item 102) -
No Risk

22-46862-25 – Textured coating to walls (Area 8 Shower Room) (Item 103) - No
Risk

Please note the survey carried out was non-intrusive. Should major refurbishment be planned for the property, further investigation will be required.

**Sunderland
City Council**

Photographs of Areas Sampled



Item 1 Ref: Presumed

The skylight panels in the office (Rm 0/08) are presumed to contain asbestos.

Any changes in the appearance should be recorded and passed to Property Services.



Item 2 Ref: 01

The floor tiles in the Store Room (Rm 0/09) do not contain asbestos.



Item 3 Ref: 02

The floor tiles in the Store Room (Rm 0/10) do not contain asbestos.

Photographs of Areas Sampled (Cont)



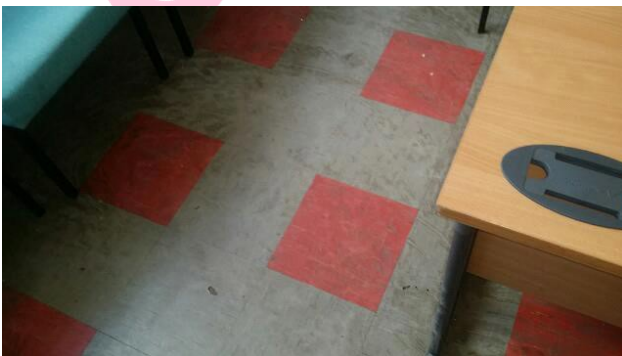
Item 4 Ref: 03

The floor tiles in the Entrance Hall (Rm 0/11) do not contain asbestos.



Item 5 Ref: As 03

The floor tiles in the Store room (Rm 0/12) do not contain asbestos.



Item 6 Ref: As 02

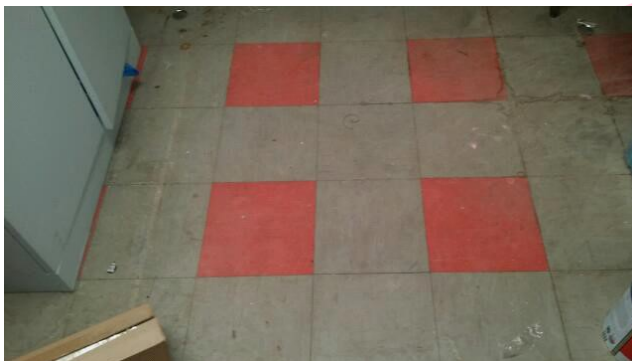
The floor tiles in the Office (Rm 0/13) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 7 Ref: As 02

The floor tiles in the Store Room (Rm 0/14) do not contain asbestos.



Item 8 Ref: As 02

The floor tiles in the Store Room (Rm 0/14) do not contain asbestos.



Item 9 Ref: As 03

The floor tiles in the Corridor (Rm 0/16) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 10 Ref: 04

The floor tiles in the Store Room (Rm 0/19) do not contain asbestos.



Item 11 Ref: Presumed

The gaskets in the Warehouse (Rm 0/20) are presumed to contain asbestos.

Any changes in the appearance should be recorded and passed to Property Services.



Item 12 Ref: 05

The sink pad in Kitchen (Rm 0/23) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 13 Ref: 06

The floor tiles in the Store Room (Rm 0/26) contain asbestos.

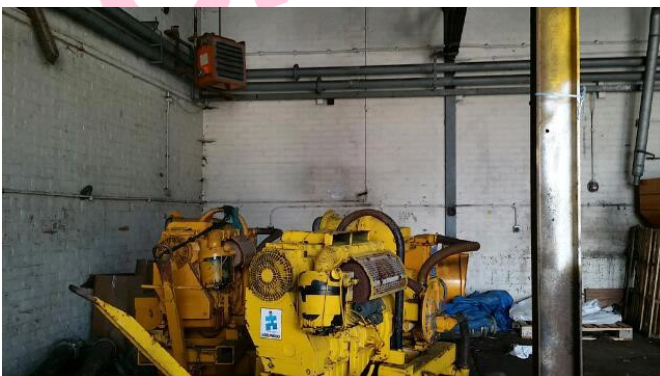
Any changes in the appearance should be recorded and passed to Property Services.



Item 14 Ref: Presumed

The pipework gaskets in the Garage (Rm 0/33) are presumed to contain asbestos.

Any changes in the appearance should be recorded and passed to Property Services.



Item 15 Ref: Presumed

The pipework gaskets in the Garage (Rm 0/34) are presumed to contain asbestos.

Any changes in the appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 16 Ref: 07

The floor tiles in the Store Room (Rm 0/35) contain asbestos.

Any change in the appearance should be recorded and passed to Property Services.



Item 17 Ref: Presumed

The pipework gaskets in the Garage (Rm 0/34) are presumed to contain asbestos.

Any changes in the appearance should be recorded and passed to Property Services.



Item 18 Ref: 08

The floor tiles in the Rest Room (Rm 0/36) do not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 19 Ref: As 07

The floor tiles in the Rest Room (Rm 0/36) contain asbestos.

Any change in the appearance should be recorded and passed to Property Services.

Item 20 Ref: Presumed



The pipework gaskets in the Shed (Rm 0/39) are presumed to contain asbestos.

Removed 2023



Item 21 Ref: 16

The ceiling in the Boiler Room (Rm 0/40) contained asbestos.

An Environmental clean was carried out in the Boiler Room in October 2016. This has now been removed.

Photographs of Areas Sampled (Cont)



Item 22 Ref: 17

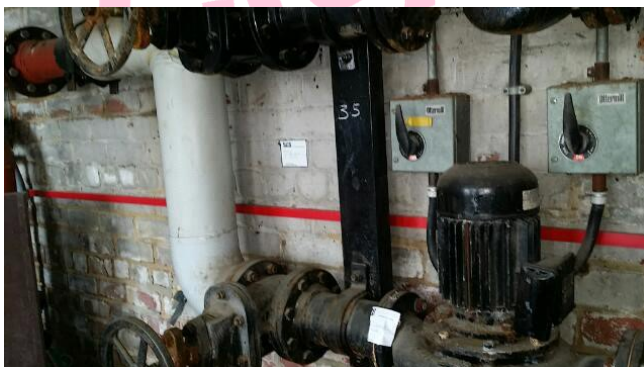
The repair board to ceiling in the Boiler Room (Rm 0/40) do not contain asbestos.



Item 23 Ref: 18

The debris to floor in the Boiler Room (Rm 0/40) contained asbestos.

An Environmental clean was carried out in the Boiler Room in October 2016. This has now been removed.



Item 24 Ref: 10

The debris to wall in the Boiler Room (Rm 0/40) contained asbestos.

An Environmental clean was carried out in the Boiler Room in October 2016. This has now been removed.

Photographs of Areas Sampled (Cont)



Item 25 Ref: 12

The debris to rear of tank in the Boiler Room (Rm 0/40) does not contain asbestos.



Item 26 Ref: 11

The debris to wall right hand side of boiler in the Boiler Room (Rm 0/40) does not contain asbestos.



Item 27 Ref: 13

The debris to wall left hand side of electrical equipment in the Boiler Room (Rm 0/40) does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 28 Ref: 14

The debris to wall rear of boiler in the Boiler Room (Rm 0/40) does not contain asbestos.



Item 29 Ref: 19

The debris to cable housing in the Boiler Room (Rm 0/40) contained asbestos.

An Environmental clean was carried out in the Boiler Room in October 2016. This has now been removed.



Item 30 Ref: As 19

The debris to cobwebs in the Boiler Room (Rm 0/40) contained asbestos.

An Environmental clean was carried out in the Boiler Room in October 2016. This has now been removed.

Photographs of Areas Sampled (Cont)



Item 31 Ref: 15

The pipework insulation in the Boiler Room (Rm 0/40) does not contain asbestos.



Item 32 Ref: 09

The gaskets in the Boiler Room (Rm 0/40) do not contain asbestos.



Item 33 Ref: 20

The debris from damaged wall cladding in the Shed (Rm 0/43) contain asbestos.

Any change in the appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 34 Ref: As 20

The sheet cladding to wall in the Shed (Rm 0/43) contains asbestos.

Marked as removed – awaiting paperwork.



Item 35 Ref: As 21

The sheet cladding to roof in the Shed (Rm 0/43) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.



Item 36 Ref: As 20

The debris from wall cladding in Salt Shed (Rm 0/44) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 37 Ref: As 21

The roof sheeting in the Salt Shed (Rm 0/44) contains asbestos.

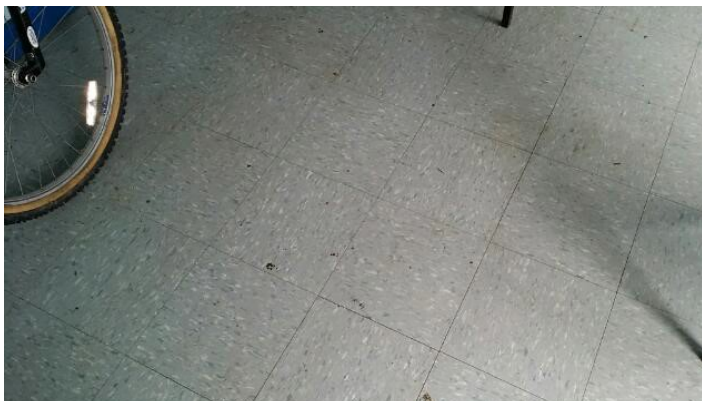
Any change in its appearance should be recorded and passed to Property Services.



Item 38 Ref: As 20

The wall cladding in the Salt Shed (Rm 0/44) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.



Item 39 Ref: 22

The floor tiles in the Shower Room (Rm 0/46) do not contain asbestos.

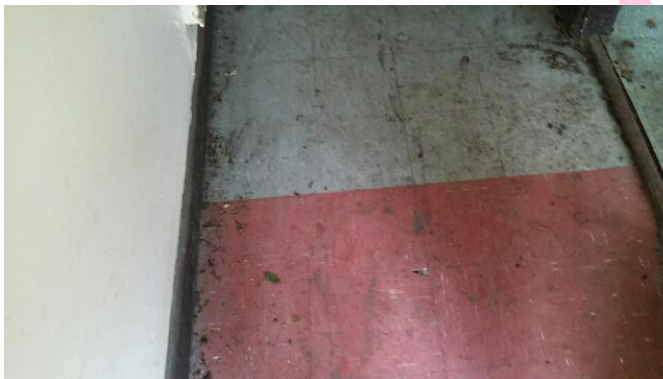
Photographs of Areas Sampled (Cont)



Item 40 Ref: Presumed

The pipework gaskets in the Shower Room (Rm 0/46) contains asbestos.

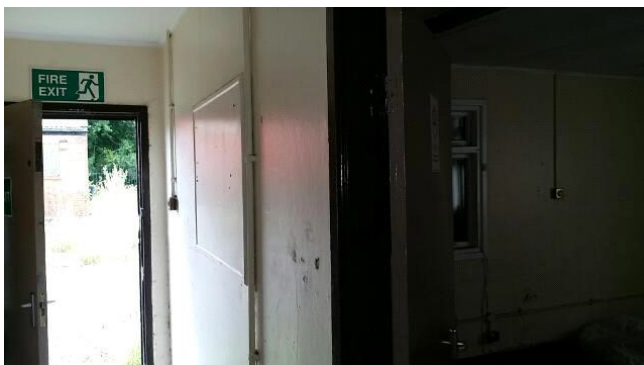
Any change in its appearance should be recorded and passed to Property Services.



Item 41 Ref: 23

The floor tiles in the Hallway (Rm 0/49) contain asbestos.

Any change in its appearance should be recorded and passed to Property Services.



Item 42 Ref: 24

The wall in the Hallway (Rm 0/49) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 43 Ref: 25

The ceiling in the Hallway (Rm 0/49) contains asbestos.

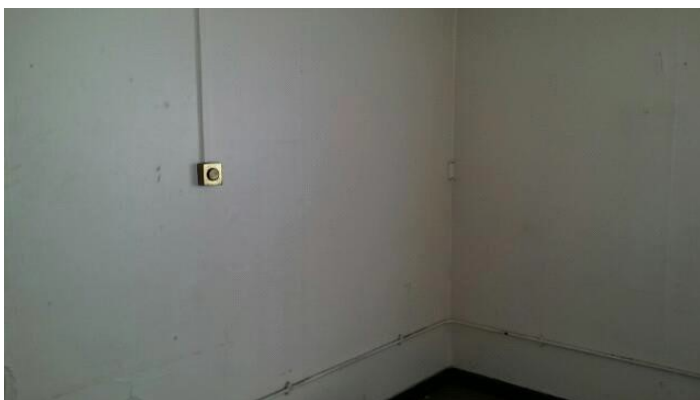
Any change in its appearance should be recorded and passed to Property Services.



Item 44 Ref: As 25

The ceiling in the Office (Rm 0/50) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.



Item 45 Ref: As 24

The wall in the Office (Rm 0/50) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 46 Ref: As 25

The ceiling in the Toilets (Rm 0/51) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.



Item 47 Ref: As 24

The wall in the Toilets (Rm 0/51) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.



Item 48 Ref: As 25

The ceiling in the Office (Rm 0/52) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)

Item 49 Ref: As 24



The wall in the Office (Rm 0/52) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 50 Ref: As 25



The ceiling in the Office (Rm 0/53) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 51 Ref: As 24



The wall in the Office (Rm 0/53) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 52 Ref: 26

The ceiling in the Shed (Rm 0/54) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.



Item 53 Ref: As 26

The ceiling in the Garage (Rm 0/56) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.



Item 54 Ref: As 25

The ceiling in the Loft Space (Rm L0/5) contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Photographs of Areas Sampled (Cont)



Item 55 Ref: As 20

The wall (External) contains asbestos.

Removed 2023



Item 56 Ref: 27

The window putty to the glass (External) does not contain asbestos.



Item 57 Ref: 28

The window putty to the frame (External) contains asbestos.

Removed 2023

Photographs of Areas Sampled (Cont)

Item 58 Ref: Presumed



The damp proof course
(External) contains asbestos.

Removed 2023

Item 59 Ref: As 26



The roof sheeting (External)
contains asbestos.

Any change in its appearance
should be recorded and
passed to Property Services.

Item 60 Ref: 29



The jointing compound to the
wall (External) does not
contain asbestos.

Photographs of Areas Sampled (Cont)



Item 61 Ref: 30

The felt to the shed roof (External) does not contain asbestos.



Item 62 Ref: 31

The pipework gaskets (External) do not contain asbestos.



Item 63 Ref: 21-30435-1

The ceiling board in the corridor adjacent to Debra's office does not contain asbestos.

Photographs of Areas Sampled (Cont)



Item 64 Ref: 21-30435-2

The floor tiles and adhesive in the corridor adjacent to Debra's office does not contain asbestos.



Item 65 Ref: 21-30764-1

The putty to joints in floor in Area 1/Store Room does not contain asbestos.



Item 66 Ref: 21-30764-1

The putty on floor in Area 2/Locker Room does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 67 Ref: 21-30764-2



The sink pad in Area 3/Refuge Office does not contain asbestos.

Item 68 Ref: 21-30764-3



The putty on floor in Area 4/Garage and Store Area does not contain asbestos.

Item 69 Ref: 21-30764-4



The sink pad in Area 6/Ground Office does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 70 Ref: Presumed



The corrugated Sheet ceiling in Area 6/Ground Office is presumed to contains asbestos.

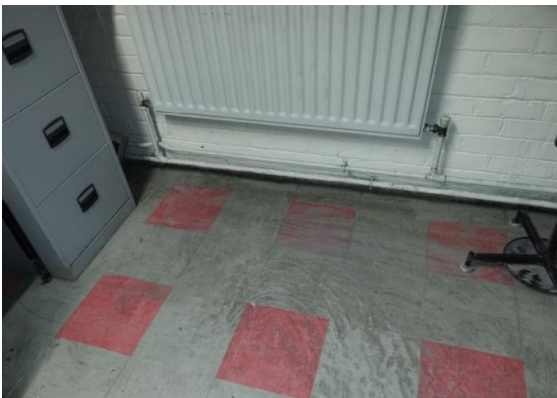
Any change in its appearance should be recorded and passed to Property Services.

Item 71 Ref: 21-30764-10



The floor tiles and adhesive in Area 12/Hall does not contain asbestos.

Item 72 Ref: 21-30764-11



The floor tiles and adhesive in Area 13/Mess Room does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 73 Ref: 21-30764-11



The floor tiles and adhesive in Area 14/Mess Room does not contain asbestos.

Item 74 Ref: 21-30764-9



The debris in Area 198/Loft space above areas 8,9,10 and 11 contains asbestos.

Any change in its appearance should be recorded and passed to Property Services.

Item 75 Ref: 21-30764-13



The roof felt in Area 24/External roofs above garages and mess hall does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 76 Ref: 21-32018-1



The bitumen to the underside of the wood flooring in Container 3 does contain asbestos.

Removed 2023

Item 77 Ref: 21-32018-1



The bitumen to the underside of the wood flooring in Container does contain asbestos.

Removed 2023

Item 78 Ref: 21-32018-1



The bitumen to the underside of the wood flooring in Container 6 does contain asbestos.

Removed 2023

Photographs of Areas Sampled (Cont)

Item 79 Ref: 21-32018-1



The bitumen to the underside of the wood flooring in Container 8 does contain asbestos.

Removed 2023

Item 80 Ref: 21-32018-1



The bitumen to the underside of the wood flooring in Container 9 does contain asbestos.

Removed 2023

Item 81 Ref: 21-32018-2



The floor tiles in Container 17 do not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 82 Ref: Presumed



The flash guards within live equipment (Bin Store Wall around DB) are presumed to contain asbestos.

Removed 2023

Item 83 Ref: Presumed



The flash guards within live equipment (Tractor Store Wall around DBPL1 and fuse board) is presumed to contain asbestos.

Removed 2023

Item 84 Ref: 22-46862-11



The expansion joints to concrete floor slabs in Warehouse 2 contains asbestos.

Removed 2023

Photographs of Areas Sampled (Cont)

Item 85 Ref: 22-46862-3



The flashing to cement walls above doorway in Warehouse 2 does not contain asbestos.

Item 86 Ref: 22-46862-11



The expansion joints to concrete floor slabs in Warehouse 3 contains asbestos.

Removed 2023

Item 87 Ref: 22-46862-10



The cement ceiling in Warehouse 1 contains asbestos.

Removed 2023

Photographs of Areas Sampled (Cont)

Item 88 Ref: 22-46862-11



The expansion joints to concrete floor slabs in Warehouse 1 contains asbestos.

Removed 2023

Item 89 Ref: 22-46862-12



The ceramic tile adhesive to walls in Area 4 – Men's Toilets does not contain asbestos.

Item 90 Ref: 22-46862-14



The roof cement (External) contains asbestos.

Removed 2023

Photographs of Areas Sampled (Cont)

Item 91 Ref: 22-46862-15



The window putty (External) does not contain asbestos.

Item 92 Ref: 22-46862-16



The cement debris to floor (External) contains asbestos.

Removed 2023

Item 93 Ref: 22-46862-17



The wall flashing (External) does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 94 Ref: 22-46862-18



The roof felt debris between warehouses (External) contains asbestos.

Removed 2023

Item 95 Ref: 22-46862-19



The damp proof course (External) does not contain asbestos.

Item 96 Ref: 22-46862-20



The cement roof edging (External) contains asbestos.

Removed 2023

Photographs of Areas Sampled (Cont)

Item 97 Ref: 22-46862-21



The frame sealant to brickwork (External) does not contain asbestos.

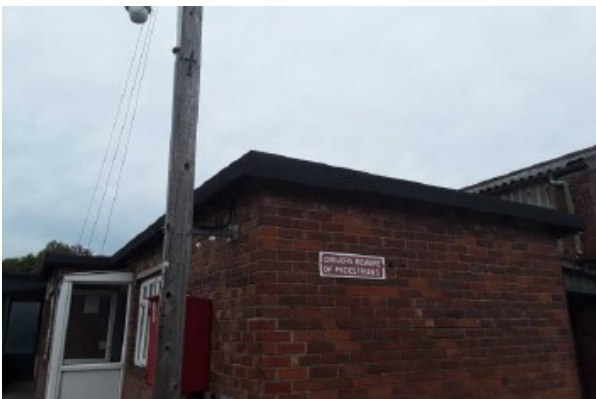
Item 98 Ref: 22-46862-26



The wrap to external pipes (External) contains asbestos.

Removed 2023

Item 99 Ref: 22-46862-27



The bitumen roof felt (External) does not contain asbestos.

Photographs of Areas Sampled (Cont)

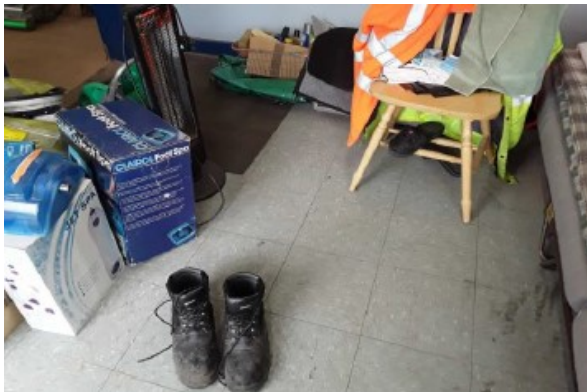
Item 100 Ref: 22-46862-28



The window frame sealant (External) contains asbestos.

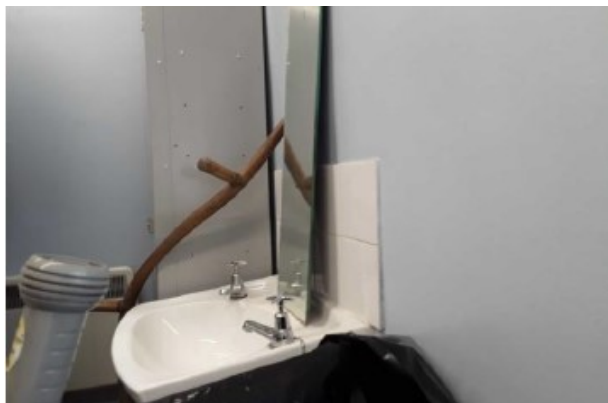
Removed 2023

Item 101 Ref: 22-46862-23



The floor tiles & adhesive in Area 7 – Store Room does not contain asbestos.

Item 102 Ref: 22-46862-24



The ceramic tile adhesive to walls in Area 8 – Shower Room does not contain asbestos.

Photographs of Areas Sampled (Cont)

Item 103 Ref: 22-46862-25



The textured coating to walls in Area 8 – Shower Room does not contain asbestos.

Sunderland
City Council

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 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>Skylight panels in office room (0/08)</i>	<i>Presumed</i>	<i>6 monthly</i>	<i>18/02/2025</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>Gasket in warehouse room (0/20)</i>	<i>Presumed</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 12</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 13</i>	<i>Floor tiles in store room (0/26)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>18/08/2025</i>
<i>Item 14</i>	<i>Pipework Gasket garage room (0/33)</i>	<i>Presumed</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 15</i>	<i>Pipework Gasket in Garage room (0/34)</i>	<i>Presumed</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 16</i>	<i>Floor tiles in store room (0/35)</i>	<i>Very Low Risk</i>	<i>12 monthly</i>	<i>18/08/2025</i>
<i>Item 17</i>	<i>Pipework Gasket in store room (0/35)</i>	<i>Presumed</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 18</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 19</i>	<i>Floor tiles in rest room (0/36)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 20</i>	<i>Gaskets to pipework in Shed room (0/39)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>18/02/2025</i>

Item 21	Ceiling in Boiler room (0/40)	Low Risk		Removed October 2016
<i>Item 22</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 23	Debris to floor in Boiler Room (0/40)	Low Risk		Removed October 2016
Item 24	Debris to wall rear of valve in Boiler Room (0/40)	Low Risk		Removed October 2016
<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>		
Item 29	Debris to cable housing in Boiler Room (0/40)	Low Risk		Removed October 2016
Item 30	Debris to cobwebs in Boiler Room (0/40)	Low Risk		Removed October 2016
<i>Item 31</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 32</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 33	Debris from damaged wall cladding in Shed Room (0/43)	Low Risk	6 monthly	18/02/2025
Item 34	Sheet cladding to wall in Shed Room (0/43)	Low Risk	6 monthly	Removed 2023
Item 35	Sheet cladding to roof in Shed Room (0/43)	Low Risk	6 monthly	18/02/2025
Item 36	Debris from damaged wall cladding in Salt Shed Room (0/44)	Low Risk	6 monthly	18/02/2025
Item 37	Roof Sheeting in Salt Shed Room (0/44)	Low Risk	6 monthly	18/02/2025

<i>Item 38</i>	<i>Wall cladding in Salt Shed Room (0/44)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 39</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 40</i>	<i>Pipework Gasket in Shower room (0/46)</i>	<i>Presumed</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 41</i>	<i>Floor tiles in Hallway Room (0/49)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 42</i>	<i>Wall in Hallway Room (0/49)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 43</i>	<i>Ceiling in Hallway Room (0/49)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 44</i>	<i>Ceiling in Office Room (0/50)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 45</i>	<i>Walls in Office Room (0/50)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 46</i>	<i>Ceiling in Toilets Room (0/51)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 47</i>	<i>Wall in Toilets Room (0/51)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 48</i>	<i>Ceiling in Office Room (0/52)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 49</i>	<i>Wall in Office Room (0/52)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 50</i>	<i>Ceiling in Office Room (0/53)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 51</i>	<i>Wall in Office Room (0/53)</i>	<i>Medium Risk</i>	<i>3 monthly</i>	<i>18/11/2024</i>
<i>Item 52</i>	<i>Ceiling in Shed Room (0/54)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 53</i>	<i>Ceiling in Garage Room (0/56)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>18/02/2025</i>
<i>Item 54</i>	<i>Ceiling in Loft Space Room (L0/5)</i>	<i>Low Risk</i>	<i>6 monthly</i>	<i>18/02/2025</i>
Item 55	Wall to Main	Low Risk	6 monthly	Removed

	Site (External)			2023
Item 56	No asbestos	Is present		
Item 57	Window putty to frame (External)	Very Low Risk	12 monthly	Removed 2023
Item 58	Damp proof course (External)	Presumed	12 monthly	Removed 2023
Item 59	Roof sheeting (external)	Low Risk	6 monthly	18/02/2025
Item 60	No asbestos	Is present		
Item 61	No asbestos	Is present		
Item 62	No asbestos	Is present		
Item 63	No asbestos	Is present		
Item 64	No asbestos	Is present		
Item 65	No asbestos	Is present		
Item 66	No asbestos	Is present		
Item 67	No asbestos	Is present		
Item 68	No asbestos	Is present		
Item 69	No asbestos	Is present		
Item 70	Corrugated Sheet ceiling (Area 6/Ground Office)	Very Low Risk	12 monthly	18/08/2025
Item 71	No asbestos	Is present		
Item 72	No asbestos	Is present		
Item 73	No asbestos	Is present		
Item 74	Debris (Area 198/Loft space above areas 8,9,10 and 11)	Very Low Risk	Do not	Inspect
Item 75	No asbestos	Is present		
Item 76	Bitumen underside of wood flooring (Container 3)	Very Low Risk	12 monthly	Removed 2023
Item 77	Bitumen underside of wood flooring (Container 5)	Very Low Risk	12 monthly	Removed 2023
Item 78	Bitumen underside of wood flooring (Container 6)	Very Low Risk	12 monthly	Removed 2023
Item 79	Bitumen underside of wood flooring (Container 8)	Very Low Risk	12 monthly	Removed 2023

Item 80	Bitumen underside of wood flooring (Container 9)	Very Low Risk	12 monthly	Removed 2023
<i>Item 81</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 82	Flash guards within live electrics (Bin Store wall around DB)	Low Risk	6 monthly	Removed 2023
Item 83	Flash guards within live electrics (Tractor Store wall around DBPL1 and fuse board)	Low Risk	6 monthly	Removed 2023
Item 84	Expansion joints to concrete floor slabs (Area 1 – Warehouse 2)	Low Risk	6 monthly	Removed 2023
<i>Item 85</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 86	Expansion joints to concrete floor slabs (Area 2 – Warehouse 3)	Low Risk	6 monthly	Removed 2023
Item 87	Cement Ceiling (Area 3 – Warehouse 1)	Low Risk	6 monthly	Removed 2023
Item 88	Expansion joints to concrete floor slabs (Area 3 – Warehouse 1)	Low Risk	6 monthly	Removed 2023
<i>Item 89</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 90	Cement Roof (Area 6 – External)	Very Low Risk	12 monthly	Removed 2023
<i>Item 91</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 92	Cement Debris to floor (Area 6 – External)	Low Risk	6 monthly	Removed 2023
<i>Item 93</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 94	Roof felt debris between warehouses (Area 6 – External)	Very Low Risk	12 monthly	Removed 2023
<i>Item 95</i>	<i>No asbestos</i>	<i>Is present</i>		

Item 96	Cement Roof Edging (Area 6 – External)	Very Low Risk	12 monthly	Removed 2023
<i>Item 97</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 98	Wrap to external pipes (Area 6 – External)	Very Low Risk	12 monthly	Removed 2023
<i>Item 99</i>	<i>No asbestos</i>	<i>Is present</i>		
Item 100	Window frame sealant (Area 6 – External)	Very Low Risk	12 monthly	Removed 2023
<i>Item 101</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 102</i>	<i>No asbestos</i>	<i>Is present</i>		
<i>Item 103</i>	<i>No asbestos</i>	<i>Is present</i>		

Sunderland
City Council

Form 2

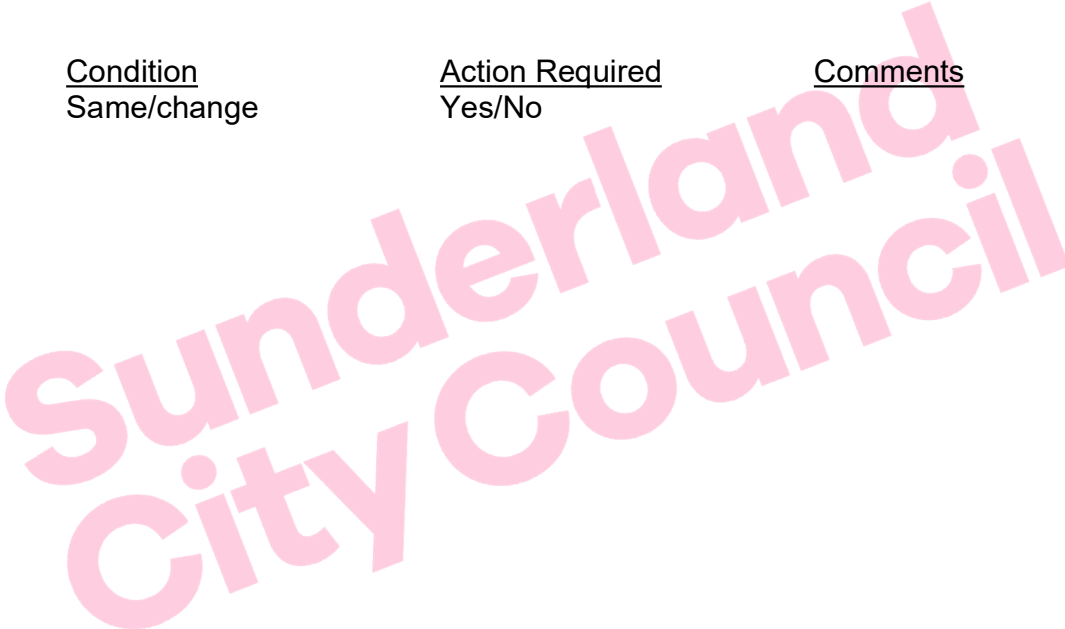
Periodic Return

Premises	
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> Same/change	<u>Action Required</u> Yes/No	<u>Comments</u>
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For Office Use Only

Actions Required	
Actions Completed	
Alterations to Register	