

## **Foreward**

ASBESTOS SURVEY REPORT FOR CENTRAL LIBRARY, FAWCETT STREET, SUNDERLAND. SR1 1RE

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**

**Central Library, Fawcett Street, Sunderland. SR1 1RE**



**UPRN: - 22-42500**

**TF Ref:**

**Location of register:-**

**Premises Manager / Samo: - Tenant**

**Date: 14 February 2025**

**Contact Numbers List: -**

**Caroline Bage Asbestos Manager – 07557 938966**

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## Plan of Building and Samples Location

- (Item 1) Ref: 22-42500-22 – Pipe flange gaskets (Area: 04 boiler room) – Very Low Risk
- (Item 2) Ref: 22-42500-10 – Sink pad (Area: 3/25 staff room) – No Risk
- (Item 3) Ref: 22-42500-8 – Floor (tiles & adhesive) (Area: 3/32 cupboard) – No Risk
- (Item 4) Ref: 22-42500-9 – Floor (tiles & adhesive) (Area: 3/34 store cupboard) – No Risk
- (Item 5) Ref: 22-42500-4 – Floor (stair nosing treads) (Area: 3/36 foyer) – No Risk
- (Item 6) Ref: 22-42500-5 – Floor (stair nosing treads) (Area: 3/40 stairwell) – No Risk
- (Item 7) Ref: 22-42500-1 – Sink pad (Area: 3/42 kitchen) – No Risk
- (Item 8) Ref: 22-42500-2 – Walls (ceramic wall tiles adhesive) (Area: 3/42 kitchen) – No Risk
- (Item 9) Ref: 22-42500-3 – Floor (tiles & adhesive) (Area: 3/46 electrical cupboard) – No Risk
- (Item 10) Ref: 22-42500-6 – Sink pad (Area: 3/48 meeting room & stores) – No Risk
- (Item 11) Ref: 22-42500-7 – Pipe flange gaskets (Area: 3/51 service riser) – Very Low Risk
- (Item 12) Ref: 22-42500-22 – Pipe flange gaskets (Area: 02 roof top externals) – Very Low Risk (**repair then monitor**)
- (Item 13) Ref: 22-42500-23 – Floor (bitumen) (Area: 02 roof top externals) – No Risk
- (Item 14) Ref: 22-42500-24 – Damp proof course (Area: 02 roof top externals) – No Risk
- (Item 15) Ref: 22-42500-22 – Pipe flange gaskets (Area: 03 air handling room) – Very Low Risk
- (Item 16) Ref: 22-42500-23 – Floor (asphalt floor) (Area: 03 air handling room) – No Risk
- (Item 17) Ref: 22-42500-27 – Floor (tiles & adhesive) (Area: 1-004 switch room) – No Risk
- (Item 18) Ref: 22-42500-13 – Walls (residue to walls - insulation) (Area: 05 boiler room) – Low Risk
- (Item 19) Ref: 22-42500-14 – Sealant to floor standing boilers (mastic) (Area: 05 boiler room) – No Risk
- (Item 20) Ref: 22-42500-15 – Pipe flange gaskets (Area: 05 boiler room) – Very Low Risk
- (Item 21) Ref: 22-42500-16 – Gasket debris to floor beneath modern fuse board & by cast iron down pipe (Area: 05 boiler room) – Low Risk (**Rhodar to remove**)
- (Item 22) Ref: Presumed – Redundant flue penetrating ceiling (cement) (Area: 05 boiler room) – Low Risk
- (Item 23) Ref: 22-42500-37 – Duct work joint mastic (Area: 05 boiler room) – No Risk
- (Item 24) Ref: 22-42500-27 – Floor (tiles & adhesive) (Area: 2/009 store cupboard) – No Risk

- (Item 25) Ref: 22-42500-28 – Sink pad (Area: 2/01 staff room) – No Risk
- (Item 26) Ref: 22-42500-26 – Walls (adhesive) (Area: 2/012 baby care rom) – No Risk
- (Item 27) Ref: 22-42500-29 – Walls (textured coating) (Area: 2/015 office) – Low Risk
- (Item 28) Ref: 22-42500-26 – Walls (ceramic tile adhesive) (Area: 2/018 accessible wc) – No Risk
- (Item 29) Ref: 22-42500-26 – Walls (ceramic tile adhesive) (Area: 2/02 staff wc) – No Risk
- (Item 30) Ref: 22-42500-26 – Walls (ceramic tile adhesive) (Area: 2/021 cleaners cupboard) – No Risk
- (Item 31) Ref: 22-42500-30 – Loose lying cement arc chute (cement) (Area: 2/022 electrical cupboard) – Very Low Risk (**Rhodar to remove**)
- (Item 32) Ref: 22-42500-25 – Sink pad (Area: 2/027 kitchen) – No Risk
- (Item 33) Ref: 22-42500-26 – Walls (ceramic tile adhesive) (Area: 2/027 kitchen) – No Risk
- (Item 34) Ref: 22-42500-11 – Flash guards within redundant GEC electric box (woven) (Area: 3/01D electrical cupboard) – Removed according to reinspection survey J248418.
- (Item 35) Ref: 22-42500-12 – Cement arc chute within redundant GEC electric box (Area: 3/01D electrical cupboard) – Very Low Risk
- (Item 36) Ref: Presumed – Brake shoes to lift machinery (cement) (Area: 04A lift motor room) – Very Low Risk
- (Item 37) Ref: 22-42500-11 – Flash guards within electrical equipment (woven) (Area: 05A corridor) – Low Risk
- (Item 38) Ref: Presumed – Pipe flange gasket (Area: 05A corridor) – Low Risk
- (Item 39) Ref: Presumed – Pipe flange gaskets (Area: 05E ventilation rooms) – Low Risk
- (Item 40) Ref: 22-42500-19 – Ductwork joint sealants (mastic) (Area: 05E ventilation rooms) – No Risk
- (Item 41) Ref: 22-42500-27 – Floor (tiles & adhesive) (Area: 2/02 store room) – No Risk
- (Item 42) Ref: 22-42500-26 – Walls (ceramic tile adhesive) (Area: 2/04 electrical cupboard) – No Risk
- (Item 43) Ref: 22-42500-27 – Floor (tiles & adhesive) (Area: 2/04 electrical cupboard) – No Risk
- (Item 44) Ref: 22-42500-26 – Walls (ceramic tile adhesive to walls & MDF boxing) (Area: 2/11 WC) – No Risk
- (Item 45) Ref: 22-42500-5 – Floor stair nosing (Area: 1/35 stairwell) – No Risk
- (Item 46) Ref: 22-42500-27 – Floor (tiles & adhesive) (Area: 1/01 switch room) – No Risk
- (Item 47) Ref: Presumed – Felt to canopy (bitumen) (Area: 06 building externals) – Very Low Risk
- (Item 48) Ref: Presumed – Window putty to front & side elevation (putty) (Area: 06 building externals) – Very Low Risk
- (Item 49) Ref: Presumed – Window putty to rear elevation windows (putty) (Area: 06 building externals) – Very Low Risk

- (Item 50) Ref: 22-42500-35 – Damp proof course (bitumen) (Area: 06 building externals) – No Risk
- (Item 51) Ref: Presumed – Windows to side elevation on John Street (putty) (Area: 06 building externals) – Very Low Risk
- (Item 52) Ref: 22-42500-27 – Floor (tiles & adhesive) (Area: B/03 basement cupboard) – No Risk
- (Item 53) Ref: Presumed – Flash guard residue within GEC isolation box to wall 4 no. fuses (woven) (Area: B/02 switch room) – Low Risk (*Rhodar to remove*)
- (Item 54) Ref: NZ000576 – Window putty seal to glass (Top floor/External) – No Risk

**Survey 23-63612 was carried out to the stud/partition walling on the top floor of the building. No samples were taken as no asbestos was detected. For further information refer to the 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.**



## Photographs of Areas Sampled

### **Item 1 Ref: 22-42500-22**



The pipe flange gaskets (Area: 04 boiler room) contain asbestos.

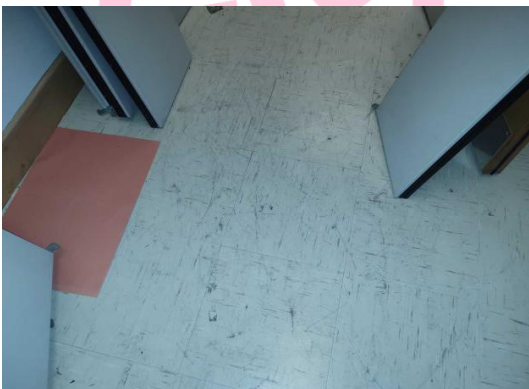
Any change in its appearance should be recorded and passed to Property Services.

### **Item 2 Ref: 22-42500-10**



The sink pad (Area: 3/25 staff room) does not contain asbestos.

### **Item 3 Ref: 22-42500-8**



The floor (tiles & adhesive) (Area: 3/32 cupboard) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 4 Ref: 22-42500-9**



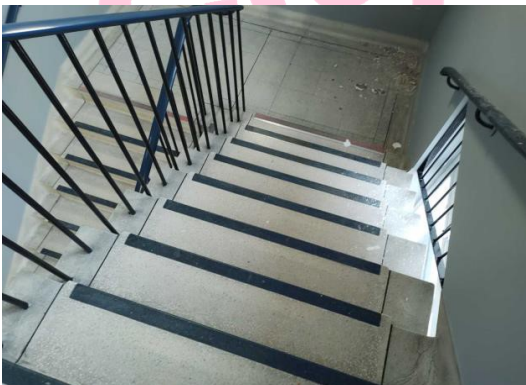
The floor (tiles & adhesive)  
(Area: 3/34 store cupboard)  
does not contain asbestos.

### **Item 5 Ref: 22-42500-4**



The floor (stair nosing treads)  
(Area: 3/36 foyer) does not  
contain asbestos.

### **Item 6 Ref: 22-42500-5**



The floor (stair nosing treads)  
(Area: 3/40 stairwell) does not  
contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 7 Ref: 22-42500-1**



The sink pad (Area: 3/42 kitchen) does not contain asbestos.

### **Item 8 Ref: 22-42500-2**



The walls (ceramic wall tiles adhesive) (Area: 3/42 kitchen) do not contain asbestos.

### **Item 9 Ref: 22-42500-3**



The floor (tiles & adhesive) (Area: 3/46 electrical cupboard) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 10 Ref: 22-42500-6**



The sink pad (Area: 3/48 meeting room & stores) does not contain asbestos.

### **Item 11 Ref: 22-42500-7**



The pipe flange gaskets (Area: 3/51 service riser) contain asbestos.

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

### **Item 12 Ref: 22-42500-22**



The pipe flange gaskets (Area: 02 roof top externals) contain asbestos.

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

## Photographs of Areas Sampled (Cont)

### **Item 13 Ref: 22-42500-23**



The floor (bitumen) (Area: 02 roof top externals) does not contain asbestos.

### **Item 14 Ref: 22-42500-24**



The damp proof course (Area: 02 roof top externals) does not contain asbestos.

### **Item 15 Ref: 22-42500-22**



The pipe flange gaskets (Area: 03 air handling room) contain asbestos.

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

## Photographs of Areas Sampled (Cont)

### **Item 16 Ref: 22-42500-23**



The floor (asphalt floor) (Area: 03 air handling room) does not contain asbestos.

### **Item 17 Ref: 22-42500-27**



The floor (tiles & adhesive) (Area: 1-004 switch room) does not contain asbestos.

### **Item 18 Ref: 22-42500-13**



The walls (residue to walls - insulation) (Area: 05 boiler room) contain asbestos.

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

## Photographs of Areas Sampled (Cont)

### **Item 19 Ref: 22-42500-14**



The sealant to floor standing boilers (mastic) (Area: 05 boiler room) does not contain asbestos.

### **Item 20 Ref: 22-42500-15**



The pipe flange gaskets (Area: 05 boiler room) contain asbestos.

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

### **Item 21 Ref: 22-42500-16**



The gasket debris to floor beneath modern fuse board & by cast iron down pipe (Area: 05 boiler room) contains asbestos.

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

## Photographs of Areas Sampled (Cont)



### **Item 22 Ref: Presumed**

The redundant flue penetrating ceiling (cement) (Area: 05 boiler room) is presumed to contain asbestos.

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



### **Item 23 Ref: 22-42500-37**

The ductwork joint mastic (Area: 05 boiler room) does not contain asbestos.



### **Item 24 Ref: 22-42500-27**

The floor (tiles & adhesive) (Area: 2/009 store cupboard) does not contain asbestos.



## Photographs of Areas Sampled (Cont)

### **Item 25 Ref: 22-42500-28**



The sink pad (Area: 2/01 staff room) does not contain asbestos.

### **Item 26 Ref: 22-42500-26**



The walls (adhesive) (Area: 2/012 baby care rom) do not contain asbestos.

### **Item 27 Ref: 22-42500-29**



The walls (textured coating) (Area: 2/015 office) contain asbestos.

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

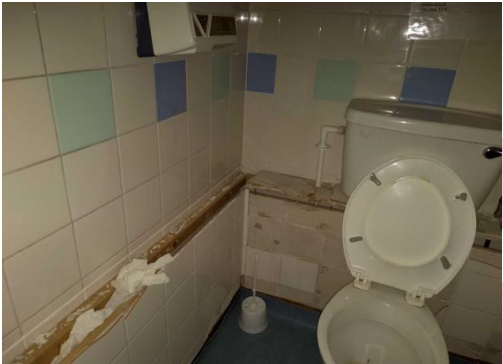
## Photographs of Areas Sampled (Cont)

### **Item 28 Ref: 22-42500-26**



The walls (ceramic tile adhesive) (Area: 2/018 accessible wc) do not contain asbestos.

### **Item 29 Ref: 22-42500-26**



The walls (ceramic tile adhesive) (Area: 2/02 staff wc) do not contain asbestos.

### **Item 30 Ref: 22-42500-26**



The walls (ceramic tile adhesive) (Area: 2/021 cleaners cupboard) do not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 31 Ref: 22-42500-30**



The loose lying cement arch chute (cement) (Area: 2/022 electrical cupboard) contains asbestos.

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

### **Item 32 Ref: 22-42500-25**



The sink pad (Area: 2/027 kitchen) does not contain asbestos.

### **Item 33 Ref: 22-42500-26**



The walls (ceramic tile adhesive) (Area: 2/027 kitchen) do not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 34 Ref: 22-42500-11**



The flash guards within redundant GEC electric box (woven) (Area: 3/01D electrical cupboard) contain asbestos.

Removed according to reinspection survey J248418.

### **Item 35 Ref: 22-42500-12**



The cement arc chute within redundant GEC electric box (Area: 3/01D electrical cupboard) contain asbestos.

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

### **Item 36 Ref: Presumed**



The brake shoes to lift machinery (cement) (Area: 04A lift motor room) are presumed to contain asbestos.

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

## Photographs of Areas Sampled (Cont)

### **Item 37 Ref: 22-42500-11**



The flash guards within electrical equipment (woven) (Area: 05A corridor) contain asbestos.

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

### **Item 38 Ref: Presumed**



The pipe flange gasket (Area: 05A corridor) is presumed to contain asbestos.

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

### **Item 39 Ref: Presumed**



The pipe flange gaskets (Area: 05E ventilation rooms) are presumed to contain asbestos.

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

## Photographs of Areas Sampled (Cont)

### **Item 40 Ref: 22-42500-19**



The ductwork joint sealants (mastic) (Area: 05E ventilation rooms) do not contain asbestos.

### **Item 41 Ref: 22-42500-27**



The floor (tiles & adhesive) (Area: 2/02 store room) does not contain asbestos.

### **Item 42 Ref: 22-42500-26**



The walls (ceramic tile adhesive) (Area: 2/04 electrical cupboard) do not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 43 Ref: 22-42500-27**



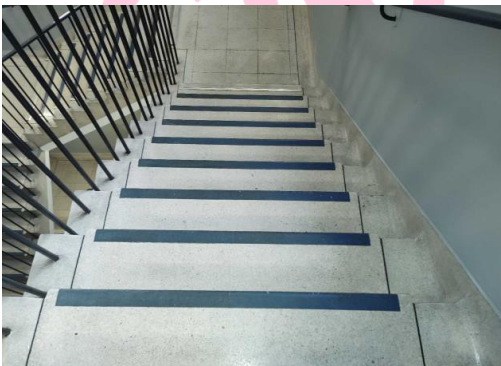
The floor (tiles & adhesive) (Area: 2/04 electrical cupboard) does not contain asbestos.

### **Item 44 Ref: 22-42500-26**



The walls (ceramic tile adhesive to walls & MDF boxing) (Area: 2/11 WC) do not contain asbestos.

### **Item 45 Ref: 22-42500-5**



The floor stair nosing (Area: 1/35 stairwell) does not contain asbestos.

## Photographs of Areas Sampled (Cont)

### **Item 46 Ref: 22-42500-27**



The floor (tiles & adhesive)  
(Area: 1/01 switch room) does  
not contain asbestos.

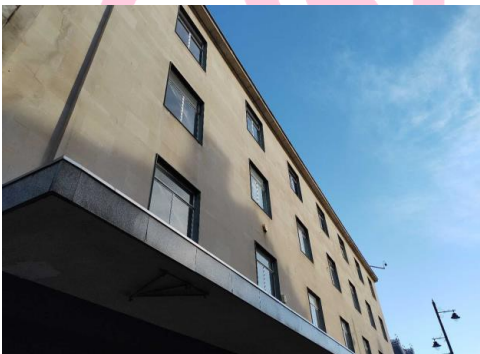
### **Item 47 Ref: Presumed**



The felt to canopy (bitumen)  
(Area: 06 building externals) is  
presumed to contain  
asbestos.

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

### **Item 48 Ref: Presumed**



The window putty to front &  
side elevation (putty) (Area:  
06 building externals) is  
presumed to contain  
asbestos.

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



## Photographs of Areas Sampled (Cont)



### **Item 49 Ref: Presumed**

The window putty to rear elevation windows (putty) (Area: 06 building externals) is presumed to contain asbestos.

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



### **Item 50 Ref: 22-42500-35**

The damp proof course (bitumen) (Area: 06 building externals) does not contain asbestos.



### **Item 51 Ref: Presumed**

The windows to side elevation on John Street (putty) (Area: 06 building externals) are presumed to contain asbestos.

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

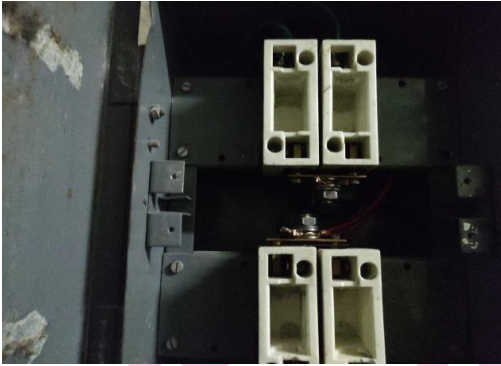
## Photographs of Areas Sampled (Cont)

### **Item 52 Ref: 22-42500-35**



The floor (tiles & adhesive) (Area: B/03 basement cupboard) does not contain asbestos.

### **Item 53 Ref: Presumed**



The flash guard residue within GEC isolation box to wall 4 no. fuses (woven) (Area: B/02 switch room) is presumed to contain asbestos.

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

### **Item 54 Ref: NZ000576**



The window putty/seal to glass on the third floor (External) does not contain asbestos.

## 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.

**Form 2**Inspection Schedule

Picture	Location	Risk	Inspection Frequency	Date of return
<b>Item 1</b>	<b>Pipe flange gaskets (Area: 04 boiler room)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>
Item 2	No asbestos	Is present		
Item 3	No asbestos	Is present		
Item 4	No asbestos	Is present		
Item 5	No asbestos	Is present		
Item 6	No asbestos	Is present		
Item 7	No asbestos	Is present		
Item 8	No asbestos	Is present		
Item 9	No asbestos	Is present		
Item 10	No asbestos	Is present		
<b>Item 11</b>	<b>Pipe flange gaskets (Area: 3/51 service riser)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>
<b>Item 12</b>	<b>Pipe flange gaskets (Area: 02 roof top externals)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>
Item 13	No asbestos	Is present		
Item 14	No asbestos	Is present		
<b>Item 15</b>	<b>Pipe flange gaskets (Area: 03 air handling room)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2025</b>
Item 16	No asbestos	Is present		
Item 17	No asbestos	Is present		
<b>Item 18</b>	<b>Walls (residue to walls - insulation) (Area: 05 boiler room)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>02/08/2025</b>
Item 19	No asbestos	Is present		
<b>Item 20</b>	<b>Pipe flange gaskets (Area: 05 boiler room)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>
<b>Item 21</b>	<b>Gasket debris to floor beneath modern fuse</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>Do not inspect Rhodar to remove</b>

	<i>board &amp; by cast iron down pipe (Area: 05 boiler room)</i>			
<b>Item 22</b>	<b>Presumed – Redundant flue penetrating ceiling (cement) (Area: 05 boiler room)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>02/08/2025</b>
<b>Item 23</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 24</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 25</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 26</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 27</b>	<b>Walls (textured coating) (Area: 2/015 office)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>02/08/2025</b>
<b>Item 28</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 29</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 30</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 31</b>	<b>Loose lying cement arc chute (cement) (Area: 2/022 electrical cupboard)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>Rhodar to remove</b>
<b>Item 32</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 33</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 34</b>	<b>Flash guards within redundant GEC electric box (woven) (Area: 3/01D electrical cupboard)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>Removed according to reinspection survey J248418.</b>
<b>Item 35</b>	<b>Cement arc chute within redundant GEC electric box (Area: 3/01D electrical cupboard)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>
<b>Item 36</b>	<b>Presumed – Brake shoes to</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>

	<b>lift machinery (cement) (Area: 04A lift motor room)</b>			
<b>Item 37</b>	<b>Flash guards within electrical equipment (woven) (Area: 05A corridor)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>02/08/2025</b>
<b>Item 38</b>	<b>Presumed – Pipe flange gasket (Area: 05A corridor)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>02/08/2025</b>
<b>Item 39</b>	<b>Presumed – Pipe flange gaskets (Area: 05E ventilation rooms)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>02/08/2025</b>
<b>Item 40</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 41</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 42</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 43</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 44</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 45</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 46</b>	<b>No asbestos</b>	<b>Is present</b>		
<b>Item 47</b>	<b>Presumed – Felt to canopy (bitumen) (Area: 06 building externals)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>
<b>Item 48</b>	<b>Presumed – Window putty to front &amp; side elevation (putty) (Area: 06 building externals)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>
<b>Item 49</b>	<b>Presumed – Window putty to rear elevation windows (Area: 06 building externals)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>



<i>Item 50</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 51</b>	<b>Presumed – Windows to side elevation on John Street (putty) (Area: 06 building externals)</b>	<b>Very Low Risk</b>	<b>12 monthly</b>	<b>02/02/2026</b>
<i>Item 52</i>	<i>No asbestos</i>	<i>Is present</i>		
<b>Item 53</b>	<b>Presumed – Flash guard residue within GEC isolation box to wall 4 no. fuses (woven) (Area: B/02 switch room)</b>	<b>Low Risk</b>	<b>6 monthly</b>	<b>Do not inspect. Rhodar to remove</b>
<i>Item 54</i>	<i>No asbestos</i>	<i>Is present</i>		

**Form 2**

Periodic Return

<b>School/Site</b>	
<b>Date of Inspection</b>	
<b>Inspection By (signature)</b>	
<b>Print Name</b>	

**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

Ref:                      Condition                      Action Required                      Comments  
Same/change                      Yes/No

Sunderland  
City Council

**For Office Use Only**

<b>Actions Required</b>	
<b>Actions Completed</b>	
<b>Alterations to Register</b>	