

Foreward

ASBESTOS SURVEY REPORT FOR CALL STAND, BARRACKS BANK, SUNDERLAND PORT

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 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: 07557938966.

Yours sincerely,

Paul Davies
Assistant Director of Assurance and Property Services



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*Control of Asbestos
Regulations 2012*

**Asbestos Register for
Call Stand, Barracks Street, Port of Sunderland**



UPRN: - J504876

T.F. Ref: PRT005.11

Location of register:-

Premises Manager / Samo: - Tenant

Date: 25 October 2023

Contact Numbers List: -

Caroline Bage Asbestos Manager – 07557938966

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Plan of Building and Samples Location

VP002142 – Pipe lagging (Sub Store room) (Item 1) - No Risk
VP002143 – Pipe lagging (Sub Main Room) (Item 2) – No Risk
As VP002143 – Pipe lagging (Sub Rear Room) (Item 3) - No Risk
VP002144 – Pipe lagging (Sub Tank Room) (Item 4) – No Risk
VP002145 – Gasket (Sub Tank Room) (Item 5) - Removed
VP002146 – Pipe lagging (Sub tank room) (Item 6) - No Risk
VP002147 – Gasket under tank (Sub Tank Room) (Item 7) - No Risk
Sub level plant room – in accessible - investigate prior to any works/access
VP002130 – Ceiling tiles (Office) (Item 8) - No Risk
VP002131 – Paper lined notice board - Removed
VP002132 – Paper debris adjacent to notice board - Removed
VP002133 – Window putty (Office) (Item 9) - No Risk
VP002137 – Sink pads (Office) (Item 10) – Very Low Risk
As VP002130 – Ceiling tiles (Toilets) (Item 11) – No Risk
Cupboard (Room 3) in accessible - investigate prior to any works/access
As VP002130 – Ceiling tiles (Office) (Item 12) - No Risk
VP002134 – Floor tiles (Office) (Item 13) – Removed Sept 21
As VP002130 – Ceiling tiles (Wash up area) (Item 14) - No Risk
VP002135 – Sink pads (Wash up area) (Item 15) – Very Low Risk
Cupboard (Room 6) in accessible - investigate prior to any works/access
Cupboard (Room 7) in accessible - investigate prior to any works/access
As VP002130 – Ceiling tiles (Sink area) (Item 16) - No Risk
As VP002130 – Ceiling tiles (Female WC) (Item 17) - No Risk
Cupboard (Room 10) in accessible - investigate prior to any works/access
As VP002130 – Ceiling tiles (Male WC) (Item 18) - No Risk
As VP002130 – Ceiling tiles (Entrance Lobby) (Item 19) - No Risk
As VP002134 – Floor tiles (Entrance Lobby) (Item 20) – Removed Sept 21
VP002136 – Putty to door glass (Entrance Lobby) (Item 21) – Removed Feb 2020
VP002130 – Ceiling tiles (Store) (Item 22) - No Risk
As VP002134 – Floor tiles (Store) (Item 23) – Removed Sept 21
As VP002130 – Ceiling tiles (Store) (Item 24) – No Risk
As VP002134 – Floor tiles (Store cupboard) (Item 25) – Removed Sept 21
VP002148 – Putty to door glass (External) (Item 26) – Removed Feb 2020
VP002149 – Window putty (External) (Item 27) – No Risk
VP002150 – Bitumen to flat roof (Item 28) - No Risk
393067-1 – Flashguards to electrics (Former Boiler Room/Rm 001) (Item 29) - Removed Feb 2020
393067-2 – Gasket to pump (Former Boiler Room/Rm 001) (Item 30) – Removed Feb 2020
393067-3 – Gasket to boiler door (Former Boiler Room/Rm 001) (Item 31) – Removed Feb 2020
393067-4 – Gasket to front of boiler (Former Boiler Room/Rm 001) (Item 32) – Removed Feb 2020
393067-5 – Insulation to boiler door (Former Boiler Room/Rm 001) (Item 33) – Removed Feb 2020

393067-6 – Gasket to boiler joints (Former Boiler Room/Rm 001) (Item 34) – Removed Feb 2020

393067-7 – Flashguard to floor (Former Boiler Room/Rm 001) (Item 35) – Removed Feb 2020

As 393067-3 – Gasket to boiler loose boiler part (Former Boiler Room/Rm 001) (Item 36) – Removed Feb 2020

As 393067-2 – Residue gasket from pump to boiler part (Former Boiler Room/Rm 001) (Item 37) – Removed Feb 2020

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


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Photographs of Areas Sampled



Item 1 – VP002142

The pipe lagging to the sub floor store room does not contain asbestos.



Item 2 – VP002143

The pipe lagging to the sub floor main room does not contain asbestos.



Item 3 – As VP002143

The pipe lagging to the Sub floor rear room does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 4 – VP002144

The pipe lagging to the sub floor tank room does not contain asbestos.



Item 5 – VP002145

The gasket on top of the tank in the sub floor tank room contains asbestos.

This item has been removed



Item 6 – VP002143

The pipe lagging to the Sub floor rear room does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 7 – VP002147

The gasket to the pipework under the tank in the sub floor tank room does not contain asbestos.



Item 8 – VP002130

The ceiling tiles to the office do not contain asbestos.



Item 9 – VP002133

The window putty to the office does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 10 – VP002137

The sink pads to the office contain asbestos.

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



Item 11 – As VP002130

The ceiling tiles to the toilets do not contain asbestos.



Item 12 – As VP002130

The ceiling tiles to the office do not contain asbestos.

Photographs of Areas Sampled - Cont



Item 13 – VP002134

The floor tiles to the office contain asbestos.

Removed Sept 21



Item 14 – As VP002130

The ceiling tiles to the wash up area do not contain asbestos.



Item 15 – VP002135

The sink pads to the wash up area contain asbestos.

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

Photographs of Areas Sampled - Cont



Item 16 AsVP002130

The ceiling tiles to the sink area do not contain asbestos.



Item 17 – As VP002130

The ceiling tiles to the female wc do not contain asbestos.



Item 18 As VP002130

The ceiling tiles to the Male WC do not contain asbestos.

Photographs of Areas Sampled - Cont



Item 19 As VP002130

The ceiling tiles to the entrance lobby do not contain asbestos.



Item 20 Ref – As VP002134

The floor tiles to the entrance lobby contain asbestos.

Removed Sept 21



Item 21 ref: VP002136

The putty to the glass in the door in the entrance lobby contains asbestos.

Removed February 2020.

Photographs of Areas Sampled - Cont



Item 22 Ref: VP002130

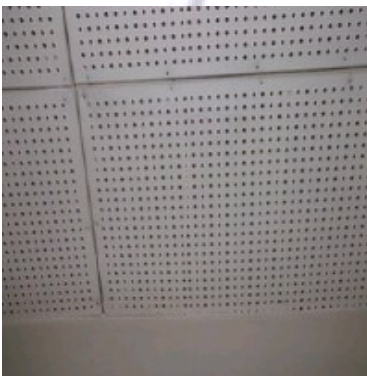
The ceiling tiles to the store do not contain asbestos.



Item 23 As VP002134

The floor tiles to the store contain asbestos.

Removed Sept 21



Item 24 ref: VP002136

The ceiling tiles to the store do not contain asbestos.

Photographs of Areas Sampled - Cont



Item 25 As VP002134

The floor tiles to the store room contain asbestos.

Removed Sept 21



Item 26 Ref: VP002148

The putty to the glass door frame (External) contains asbestos.

Removed February 2020.



Item 27 Ref: VP002149

The window putty to the external does not contain asbestos.

Photographs of Areas Sampled - Cont



Item 28 Ref: VP002150

The bitumen to the flat roof does not contain asbestos.



Item 29 Ref: 393067-1

The flashguards to electrics in the former boiler room (Rm 0/001) does contain asbestos.

Removed February 2020.



Item 30 Ref: 393067-2

The gasket to pump in the former boiler room (Rm 0/001) does contain asbestos.

Removed February 2020.

Photographs of Areas Sampled - Cont



Item 31 Ref: 393067-3

The gasket to boiler door in the former boiler room (Rm 0/001) does contain asbestos.

Removed February 2020.



Item 32 Ref: 393067-4

The gasket to front of boiler in the former boiler room (Rm 0/001) does contain asbestos.

Removed February 2020.



Item 33 Ref: 393067-5

The insulation to boiler door in the former boiler room (Rm 0/001) does contain asbestos.

Removed February 2020.

Photographs of Areas Sampled - Cont



Item 34 Ref: 393067-6

The gasket to boiler joints in the former boiler room (Rm 0/001) does contain asbestos.

Removed February 2020.



Item 35 Ref: 393067-7

The flashguard to floor in the former boiler room (Rm 0/001) does contain asbestos.

Removed February 2020.



Item 36 Ref: As 393067-3

The gasket to boiler loose boiler part in the former boiler room (Rm 0/001) does contain asbestos.

Removed February 2020.

Photographs of Areas Sampled - Cont



Item 37 Ref: As 393067-2

The residue gasket from pump to boiler part in the former boiler room (Rm 0/001) does contain asbestos.

Removed February 2020.

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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 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>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>		
Item 5	Gasket – Sub floor tank room	Very Low		Removed
<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>		
Item 10	Sink pads to Office	Very Low	12 Monthly	03.10.24
<i>Item 11</i>	<i>No Asbestos</i>	<i>Is Present</i>		
<i>Item 12</i>	<i>No Asbestos</i>	<i>Is Present</i>		
Item 13	Floor tiles to Office	Very Low		Removed Sept 21
<i>Item 14</i>	<i>No Asbestos</i>	<i>Is Present</i>		
Item 15	Sink pads to wash up area	Very Low	12 Monthly	03.10.24
<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>		
Item 20	Floor tiles to Entrance Lobby	Very Low		Removed Sept 21
Item 21	Putty to Door glass	Very Low		Removed Feb 2020
<i>Item 22</i>	<i>No Asbestos</i>	<i>Is Present</i>		
Item 23	Floor tiles to store	Very Low		Removed Sept 21
<i>Item 24</i>	<i>No Asbestos</i>	<i>Is Present</i>		
Item 25	Floor tiles to store	Very Low		Removed Sept 21
Item 26	Putty to Glass in Door	Very Low		Removed Feb 2020
<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	Flashguards to electrics (former boiler	Low		Removed Feb 2020

	Room/Rm 001)			
Item 30	Gasket to pump (former boiler Room/Rm 001)	Low		Removed Feb 2020
Item 31	Gasket to boiler door (former boiler Room/Rm 001)	Low		Removed Feb 2020
Item 32	Gasket to front of boiler (former boiler Room/Rm 001)	Low		Removed Feb 2020
Item 33	Insulation to boiler door (former boiler Room/Rm 001)	Low		Removed Feb 2020
Item 34	Gasket to boiler joints (former boiler Room/Rm 001)	Low		Removed Feb 2020
Item 35	Flashguard to floor (former boiler Room/Rm 001)	Low		Removed Feb 2020
Item 36	Gasket to boiler loose boiler part (former boiler Room/Rm 001)	Low		Removed Feb 2020
Item 37	Residue gasket from pump to boiler part (former boiler Room/Rm 001)	Low		Removed Feb 2020

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>	<u>Action Required</u>	<u>Comments</u>
	Same/change	Yes/No	

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Actions Required	
Actions Completed	
Alterations to Register	