BBC Caversham Park – Asbestos Review

Report 20301

Client
BBC, c/o Lambert Smith Hampton, UK House, 180 Oxford Street, London, W1D 1NN

Site
BBC Caversham Park, Reading, RG4 8TZ

Scope of Works
Desktop study of existing asbestos information.

Project No.
20301

Date
19/06/2019

Author
Alex Painter CoCA LFAAM
Contents

Section 1  Executive Summary
Section 2  Methodology
Section 3  Summary of Documentation
Section 4  Summary of Known Asbestos and Associated Risks
Section 5  Gap Analysis and Risk of Additional ACMs
Section 6  Conclusion

Appendix I  M20301 Inspection and Sampling Report
SECTION 1 – EXECUTIVE SUMMARY

Caversham Park is a Grade II listed manor house (List Entry 1000524) with the current house believed to have been constructed circa 1850. Originally constructed as a residence, the building later functioned as a school before being purchased by the BBC during the Second World War. Several out-buildings and extensions of various ages have been added since that time, most notably 2 large wings to the main house, which were constructed in the mid 1980’s. The building was home to BBC Monitoring until the end of 2018 when the building was mothballed.

Adams Environmental were instructed by Mr. Nigel Philp, Lambert Smith Hampton, working on behalf of the BBC, to undertake an audit of asbestos information at Caversham Park as part of a pre-sale information gathering exercise. The audit included site attendance to inspect site records held in both paper and digital formats and a representative inspection of areas across the site to compare and contrast the held information with the reality on site.

The audit found that asbestos information dating back to the 1980’s was held on site, but data was fragmented and incomplete. Various records of asbestos inspections and removals were found, however from the information available it was not possible to accurately assess these in relation to the building as it stands today. Recent re-inspection information produced by Interserve Environmental is of a good standard, however the base information upon which the re-inspections are conducted is un-clear from the reports available.

A small representative survey of locations across the site identified further asbestos materials within the Main House, which we believe to be indicative of wider asbestos issues within the building. Out-buildings were not found to contain additional asbestos materials, however not all buildings were found to have complete asbestos registers.

In summary this report finds that the existing asbestos information for the property is not complete and that there is a significant risk of further asbestos containing materials, principally asbestos lagging/insulation materials, being present within the Main House. Whilst these do not pose a risk to building occupants consideration should be taken by maintenance staff to ensure that they are not inadvertently putting themselves at risk. Any refurbishment works that take place within the house should only proceed after a project specific Refurbishment Asbestos Survey. It would be prudent to include time and capital considerations when budgeting for/planning refurbishment to the building.
SECTION 2 – METHODOLOGY

Our audit of asbestos information at Caversham Park included the following buildings:

- Main House (including both c.1980’s wings)
- Generator Block
- Garden Maintenance
- Sports Club
- Crèche
- Security Hut
- Bursars House/ No. 2 The Drive
- The Lodge
- Garage
- Squash Courts
- Pavilion

Our approach to auditing the asbestos information held for Caversham Park was as follows:

- Desktop study of archive records (provided by BBC), survey reports, removal certification and recent Interserve Environmental re-inspection reports.
- An assessment of the risk associated with known asbestos containing materials.
- A representative re-survey of 1 – 4 rooms per building, where no asbestos is recorded as being present (to Management level – as defined in HSG264).
- Additional sampling and subsequent analysis of any suspect materials identified within the re-surveyed areas that are not recorded in the current asbestos information (using a UKAS accredited laboratory).
- An assessment of the likeliness and form of additional asbestos materials being present within the buildings, based on archive information and site inspection/ sampling results.
SECTION 3 – SUMMARY OF DOCUMENTATION

Asbestos Surveys
The oldest asbestos survey information on record is the Casella Report (no reference available) issued in 1989. The copy on file has been annotated to indicate once a piece of asbestos has been removed and representative checks on site indicate that it is accurate. However, records before this time in the form of letter correspondence and quotations for asbestos removal go back to 1982.

The 2018 Interserve Re-inspect Reports derives from a 1990’s Type 2 (MDHS 100) report, however no physical or electronic copy of this was present on site. The Interserve reports are comprehensive but have only re-inspected known asbestos materials identified in previous reporting.

Evidence of material sampling/ laboratory reports are largely missing from the records. This means that whilst we have a record of identified asbestos materials there is no evidence of what has/ hasn’t been sampled and it is difficult to distinguish whether a particular material on site has indeed been identified, sampled and found to be non-asbestos or has not been identified and therefore could contain asbestos. Similarly we do not know the scope and limitations of the surveys carried out and whether particular items have not been inspected/ sampled due to height or access restrictions.

Asbestos Removal
The asbestos removal quotations are of particular interest as they list areas where asbestos pipe lagging has been removed. Assuming that the removal works were conducted to a similar standard as the cellar of the Main House, which was remediated again in 2016 (Hampshire Environmental Services/Environchem Certificate Ref: J097137FC6) it may be possible that further debris/ residue is present in other areas where asbestos removal works were conducted.

Areas where asbestos pipe insulation was removed circa 1982 (based on TS Thermal Services Quote RHB/LB/S477) are as follows:
- Passageway to Room G143
- Roofspace above G143 Laundry
- Ladies WC
- External above PABX Covered Walkway
- External below PABX Covered Walkway
- Kitchen Court yard
- Kitchen Corridor
- Main Kitchen
- Corridor from Kitchen
- Kitchen Corridor Junction
- High level adjacent Rooms 30-39
- Cellar
- First Floor – Adjacent Staircase C
- Room G132 Roofspace
- Rooms 27-28
- Ladies WC
- Room 117
- First Aid Room 131

There are no drawings to indicate where in the building some of these locations are but this list does give some indication of the widespread use of asbestos lagging within the Main House.

Recent asbestos remediation to the Cellar was conducted in 2016 and the relevant Waste Consignment Notes and Certificate for Reoccupation is kept on file. An inspection of the cellar by Adams Environmental concluded that these works have been conducted to a high standard. (Environchem Certificate for Reoccupation Ref: J097137FC6 (16/03/16), Hampshire Environmental Services Plan of Work Ref: 22992, ASB5 No: 60B3E3B996).

Various older removal certification/ air test reports are also kept within the paper records on site.

No asbestos registers were identified for the Security Hut or Crèche, however from a representative inspection of these buildings the likelihood of asbestos being present is considered low.
SECTION 4 – SUMMARY OF KNOWN ASBESTOS AND ASSOCIATED RISKS

A summary of known asbestos containing materials (as identified in existing survey information) is included below:

<table>
<thead>
<tr>
<th>Building</th>
<th>Known Asbestos Containing Materials (ACMs)</th>
<th>Risk Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main House (including Squash Courts)</td>
<td>Cellar - Asbestos lagging residue to walls (trace).</td>
<td>Low – Cellar walls/ ceiling have been scraped as far as practicable and well encapsulated. Drilling/fixing through walls should be avoided, however the location is safe to occupy.</td>
</tr>
<tr>
<td></td>
<td>Cellar – Asbestos Insulating Board (AIB) and Asbestos Cement (AC) panelling to underside of cast concrete shelves.</td>
<td>Low – The panels have been well encapsulated and labelled.</td>
</tr>
<tr>
<td></td>
<td>Cellar – Compressed Asbestos Fibre (CAF) gaskets to pipework.</td>
<td>Low – The gaskets are enclosed within bolted flange joints of pipework.</td>
</tr>
<tr>
<td></td>
<td>Throughout – Presumed ACMs in floor, wall and ceiling voids, boxings and within older style electrics.</td>
<td>Low – Any ACMs present are enclosed and only likely to be identified/ disturbed as part of a Refurbishment/ Demolition Asbestos Survey.</td>
</tr>
<tr>
<td>Generator Block</td>
<td>Generator Block – Presumed ACMs in older style electrics.</td>
<td>Low – Any ACMs present are enclosed and only likely to be identified/ disturbed as part of a Refurbishment/ Demolition Asbestos Survey.</td>
</tr>
<tr>
<td></td>
<td>Generator Block – Presumed gaskets to ductwork and pipework.</td>
<td>Low – Any ACMs present are enclosed and only likely to be identified/ disturbed as part of a Refurbishment/ Demolition Asbestos Survey.</td>
</tr>
<tr>
<td>Garden Maintenance</td>
<td>Garden Store – Presumed ACMs in older style electrics and within sealed wall boxings.</td>
<td>Low – Any ACMs present are enclosed and only likely to be identified/ disturbed as part of a Refurbishment/ Demolition Asbestos Survey.</td>
</tr>
<tr>
<td>Sports Club</td>
<td>Sports Club – No ACMs known to be present.</td>
<td>n/a</td>
</tr>
<tr>
<td>Crèche</td>
<td>Crèche - No records of survey identified.</td>
<td>Medium – It is recommended that if the building was built before the year 2000 a Management Asbestos Survey is conducted to ensure that no ACMs are disturbed by occupation/ foreseeable maintenance.</td>
</tr>
<tr>
<td>Security Hut</td>
<td>Security Hut – No records of survey identified.</td>
<td>Medium – It is recommended that if the building was built before the year 2000 a Management Asbestos Survey is conducted to ensure that no ACMs are disturbed by occupation/ foreseeable maintenance.</td>
</tr>
<tr>
<td>Bursars House/ 2 The Drive</td>
<td>2 The Drive – Presumed ACMs behind timber wall panelling.</td>
<td>Low – Any ACMs present are enclosed and only likely to be identified/ disturbed as part of a Refurbishment/ Demolition Asbestos Survey.</td>
</tr>
<tr>
<td>The Lodge</td>
<td>Bursars House – Presumed internal asbestos components within older style electrics.</td>
<td>Low – Any ACMs present are enclosed and only likely to be identified/ disturbed as part of a Refurbishment/ Demolition Asbestos Survey</td>
</tr>
<tr>
<td>Garage (FBIS Store)</td>
<td>Garage – Asbestos washers within wall construction.</td>
<td>Low – Material is external and paint encapsulated.</td>
</tr>
<tr>
<td>---------------------</td>
<td>--------------------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Pavilion</td>
<td>Pavilion – Presumed ACMs within electrical boxes.</td>
<td>Low – Any ACMs present are enclosed and only likely to be identified/ disturbed as part of a Refurbishment/ Demolition Asbestos Survey</td>
</tr>
</tbody>
</table>
SECTION 5 – GAP ANALYSIS AND RISK OF ADDITIONAL ACMS

Gap Analysis
Following a desktop review of existing held information the following information was not available to form part of this review:

1) 1990’s asbestos survey upon contemporary Interserve Environmental re-inspections are based.
2) Laboratory analysis records for known asbestos materials.
3) Survey information for Crèche and Security Hut.

If these records exist then it is recommended that a copy be provided to the site for use as part of maintenance planning. If no records exist then a re-survey of the areas should to be considered.

Testing the Information
To test the validity of the existing site asbestos information we devised a testing strategy based on a representative re-survey of locations where no asbestos is currently recorded. The spread of rooms was as follows:

- Main House (including both c.1980’s wings) – 4no rooms.
- Generator Block – 1no room
- Garden Maintenance – 1no room
- Sports Club – 1no room
- Crèche – 1no room
- Security Hut – 1no room
- Bursars House/ No. 2 The Drive – 1no room
- The Lodge – 1no room
- Garage – 1no room
- Squash Courts – 1no room
- Pavilion – 1no room.

Rooms were chosen based on their likeliness to contain asbestos materials based on identification during the site walk around and references within archive information.

Results
The re-survey exercise identified additional asbestos containing materials within the Main House. The following asbestos materials, not identified on existing survey information, are included below:

**Asbestos Thermal Insulation**
Asbestos thermal insulation debris was identified to pipework, boxings and wall surfaces in the Ground Floor Corridor. Debris is associated to pipework rising from the basement within boxing and then running at ceiling level, above the current lay in ceiling tiles. The debris is unsealed and in poor condition in places.

The presence of debris associated with heating pipework indicates that the heating system throughout the building may have been lagged with asbestos. It is therefore presumed that where the original heating pipework runs (including in ceiling, wall, floor voids and boxed voids), further asbestos debris or pipe insulation may be present.

Heating pipework was also identified to the Roofspace of the Main House. Due to the limited walkways present and loose lay in man made mineral fibre insulation it was not possible to inspect pipe runs to sample for further debris. Based on the findings at Ground Floor it would be prudent to presume asbestos to be present beneath the MMMF pending further investigation.

**Textured Coatings**
Asbestos decorative textured coating (Artex type) was identified to the ceilings of the corridor to the Eastern Wing.

On this basis it should be presumed that any further instances of textured coating within the building contain asbestos, pending further sampling.
Sampling and inspection from other buildings on site did not identify any further asbestos containing materials. When age, construction, use and survey findings are taken into consideration we believe that the risk of significant/high risk asbestos materials being present within these buildings is low.

However, it should be noted that it is only possible to accurately quantify this risk as part of a fully intrusive and destructive Refurbishment/Demolition Asbestos Survey. This should be planned and carried out prior to any refurbishment works in these buildings to mitigate the risk as far as is reasonably practicable.

The full results of the re-survey exercise are included as Appendix I of this report.
SECTION 6 – CONCLUSION

Conclusion
The records show that recent asbestos management by the BBC and Interserve Environmental has been appropriate. Known asbestos materials have been regularly re-inspected in line with duty-holder obligations under the Control of Asbestos Regulations (2012) and known asbestos materials were all found to be sealed, labelled and in good condition at the time of this audit.

However, the information, upon which recent asbestos management is based, is old (circa 1990’s) and partially absent from stored records. There is limited laboratory analysis information and details relating to the original inspections, which would be held in the original Management/old Type 2 asbestos surveys. These are not held on site.

Additionally, findings of the re-survey exercise indicate that existing survey information of the Main House is not complete. Given that additional asbestos was identified in two and presumed in a third of the four locations inspected it should be presumed that further asbestos materials may be present within the building.

Evidence of an asbestos lagged heating system at Basement and Ground Floor level indicates that further asbestos lagging materials may be present within sealed voids and to accessible heating pipework throughout the building. The full extent of asbestos materials would only become apparent following a fully intrusive Refurbishment Asbestos Survey.

For on-going Maintenance of the Main House it is recommended that either a new Management Asbestos Survey is conducted or procedures put in place to prevent accidental exposure by maintenance staff (such as specific inspection/testing in areas where works are to be carried out).

Asbestos survey information could not be found for the Crèche or Security Hut, however having partially inspected these buildings we believe that the risk of significant/high risk asbestos materials being present is low. For compliance these buildings should be subject to a Management Asbestos Survey if survey records cannot be found.

Other buildings on the site have only low risk/presumed asbestos containing materials and re-survey information has not identified any additional asbestos materials. The information should therefore be acceptable for on-going occupation/maintenance.

For all buildings, prior to any planned refurbishment/demolition works, a fully intrusive Refurbishment/Demolition Asbestos Survey should be conducted.
<table>
<thead>
<tr>
<th>Area/Room</th>
<th>Sample No</th>
<th>Building Component</th>
<th>Asbestos Content</th>
<th>Extent</th>
<th>Condition</th>
<th>Surface Treatment</th>
<th>Material Assessment</th>
<th>Accessibility</th>
<th>Recommendations/Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corridor adjacent Cellar Staircase and leading to Western Wing</td>
<td>05 A</td>
<td>Hardset Lagging Pipe Insulation</td>
<td>Chrysotile</td>
<td>@50m</td>
<td>Poor condition</td>
<td>Unsealed</td>
<td>10/12</td>
<td>Direct access</td>
<td>ASBESTOS PRESENT</td>
</tr>
<tr>
<td>Surveyors Comments</td>
<td>Asbestos thermal insulation debris was identified to old heating pipework and adjacent wall and ceiling surfaces. Pipework runs in sealed boxings vertically from Basement level and then horizontally within the ceiling voids. Pipework is also identified as rising to First floor in several locations. Debris is directly accessible if lay in ceiling tiles are lifted, however no debris was identified to the ceiling itself.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Notes</td>
<td>Ceiling: Lay in modern ceiling tiles in metal grid, true plaster ceiling above Walls: Plastered masonry Floor: Carpet to timber floor boards Doors/ Windows: Timber Fixtures/ Fittings: Sealed boxings - no internal inspection, old and modern heating pipework</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glazed Corridor to Eastern Wing</td>
<td>06 A</td>
<td>Applied Coating Textured Coating</td>
<td>Chrysotile</td>
<td>@20m²</td>
<td>Good condition</td>
<td>Sealed</td>
<td>3/12</td>
<td>Direct access</td>
<td>ASBESTOS PRESENT</td>
</tr>
<tr>
<td>Surveyors Comments</td>
<td>Decorative textured coating (artex type) to ceilings contains asbestos.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Notes</td>
<td>Ceiling: Artex to plasterboard Walls: Plastered masonry Floor: Vinyl to timber Doors/ Windows: Timber Fixtures/ Fittings: Metal floor access hatches - not lifted</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M+E Lobby</td>
<td>03 A</td>
<td>Vinyl Floor Tile</td>
<td>No Asbestos</td>
<td>@60m²</td>
<td>MATERIAL SAMPLED; NO ASBESTOS DETECTED</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surveyors Comments</td>
<td>Brown floor tiles were sampled and found to be negative for asbestos.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Notes</td>
<td>Ceiling: Lay in mineral fibre ceiling tiles, plasterboard above Walls: Plastered masonry, plasterboard Floor: Vinyl tiles to concrete Doors/ Windows: Timber Fixtures/ Fittings:Electrics - no internal inspection</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>04 A</td>
<td>Bitumen Adhesive</td>
<td>No Asbestos</td>
<td>@60m³</td>
<td>MATERIAL SAMPLED; NO ASBESTOS DETECTED</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surveyors Comments</td>
<td>Backing adhesive to brown floor tiles were sampled and found to be negative for asbestos.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area/Room</td>
<td>Sample No</td>
<td>Building Component</td>
<td>Asbestos Content</td>
<td>Extent</td>
<td>Condition</td>
<td>Surface Treatment</td>
<td>Material Assessment</td>
<td>Accessibility</td>
<td>Recommendations/Summary</td>
</tr>
<tr>
<td>-----------</td>
<td>-----------</td>
<td>--------------------</td>
<td>------------------</td>
<td>--------</td>
<td>-----------</td>
<td>------------------</td>
<td>---------------------</td>
<td>---------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Roofspace of Main House</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Surveyors Comments: Strongly presumed asbestos thermal insulation debris to base of Roofspace beneath the lay in mineral fibre insulation and to pipework/pipe penetrations running around the perimeter of the Roof-space. Insufficient crawlboard access was present to access the pipe routes and sample.

No debris is visible to walkway positions and it is deemed safe to access the Roof-space.

Construction Notes: New timber roof with bitumen sarking felt

Loose laying man made mineral fibre throughout

Foil faced man made mineral fibre to pipes

No inspection beneath man made mineral fibre - presumed asbestos debris beneath pipe runs at perimeter.

Programme further investigation.

ASBESTOS SUSPECTED

SUSPECT - High presumption.

Prepared by Adams Environmental Ltd

See survey report for scope/limitations of inspection.

ACMs = Asbestos Containing Materials. AIB = Asbestos Insulating Board. AC = Asbestos Cement.
## Area/Room Sample

<table>
<thead>
<tr>
<th>Area/Room</th>
<th>Sample No</th>
<th>Building Component</th>
<th>Asbestos Content</th>
<th>Extent Condition</th>
<th>Surface Treatment</th>
<th>Material Assessment</th>
<th>Accessibility</th>
<th>Recommendations/Summary</th>
</tr>
</thead>
</table>

### Generator Room

- **Construction Notes**
  - Ceiling: Block and beam
  - Walls: Block
  - Floor: Concrete
  - Doors/ Windows: Timber doors
  - Fixtures/ Fittings: Electrics/ plant - not internally inspected.

**Location Inspected:** NO ASBESTOS IDENTIFIED

Prepared by Adams Environmental Ltd

See survey report for scope/limitations of inspection.

ACMs = Asbestos Containing Materials. AIB = Asbestos Insulating Board. AC = Asbestos Cement.
<table>
<thead>
<tr>
<th>Area/Room</th>
<th>Sample No</th>
<th>Building Component</th>
<th>Asbestos Content</th>
<th>Extent</th>
<th>Condition</th>
<th>Surface Treatment</th>
<th>Material Assessment</th>
<th>Accessibility</th>
<th>Recommendations/Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workshop</td>
<td></td>
<td>Ceilings Timber</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>LOCATION INSPECTED; NO ASBESTOS IDENTIFIED</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Walls Timber</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Photo ID 08</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Floor Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Doors/Windows Timber</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ACMs = Asbestos Containing Materials. AIB = Asbestos Insulating Board. AC = Asbestos Cement.
<table>
<thead>
<tr>
<th>Area/Room</th>
<th>Sample No</th>
<th>Building Component</th>
<th>Asbestos Content</th>
<th>Extent</th>
<th>Condition</th>
<th>Surface Treatment</th>
<th>Material Assessment</th>
<th>Accessibility</th>
<th>Recommendations/Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gym</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Notes</td>
<td>Ceiling: Metal sheet</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Walls: Block</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor: Carpet to concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Doors/ Windows: Timber door, plastic roof-light</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fixtures/ Fittings: Modern radiators, electrics - no internal inspection</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

LOCATION INSPECTED; NO ASBESTOS IDENTIFIED
### Entrance Lobby

<table>
<thead>
<tr>
<th>Area/Room</th>
<th>Sample No</th>
<th>Building Component</th>
<th>Asbestos Content</th>
<th>Extent</th>
<th>Condition</th>
<th>Surface Treatment</th>
<th>Material Assessment</th>
<th>Accessibility</th>
<th>Recommendations/Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction Notes</strong></td>
<td>Ceiling: Plasterboard - access hatches to roofspace not lifted</td>
<td>Wall: Plasterboard/ block</td>
<td>Floor: Carpet to concrete</td>
<td>Doors/ Windows: Timber doors, UPVC windows</td>
<td>Fixtures/ Fittings: Modern fitted kitchenette.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LOCATION INSPECTED:**
**NO ASBESTOS IDENTIFIED**
<table>
<thead>
<tr>
<th>Area/Room</th>
<th>Sample No</th>
<th>Building Component</th>
<th>Asbestos Content</th>
<th>Extent</th>
<th>Condition</th>
<th>Surface Treatment</th>
<th>Material Assessment</th>
<th>Accessibility</th>
<th>Recommendations/Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>LOCATION INSPECTED; NO ASBESTOS IDENTIFIED</td>
</tr>
</tbody>
</table>

**Construction Notes**
- Ceiling: Timber
- Walls: Timber
- Floor: Clay tile
- Doors/Windows: Timber/metal door

Prepared by Adams Environmental Ltd

See survey report for scope/limitations of inspection.
ACMs = Asbestos Containing Materials. AIB = Asbestos Insulating Board. AC = Asbestos Cement.
## Asbestos Inspection Records

### Ground Floor

<table>
<thead>
<tr>
<th>Area/Room</th>
<th>Sample</th>
<th>Building</th>
<th>Asbestos</th>
<th>Extent</th>
<th>Condition</th>
<th>Surface</th>
<th>Material</th>
<th>Accessibility</th>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Construction Notes:
- Ceiling: Plasterboard
- Walls: Plastered masonry
- Floor: Modern vinyl
- Doors/Windows: Timber doors/windows
- Fixtures/Fittings: Modern fitted kitchenette, timber boxing - not opened.

LOCATION INSPECTED; NO ASBESTOS IDENTIFIED

Photo ID: 12
<table>
<thead>
<tr>
<th>Area/Room</th>
<th>Sample No</th>
<th>Building Component</th>
<th>Asbestos Content</th>
<th>Extent</th>
<th>Condition</th>
<th>Surface Treatment</th>
<th>Material Assessment</th>
<th>Accessibility</th>
<th>Recommendations/Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception Room</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Ceiling: Lath and plaster
Walls: Plastered masonry/ lath and plaster
Floor: Timber boards
Doors/ Windows: Timber doors/ windows/ sills.
Fixtures/ Fittings: Blocked up fireplace - masonry.

LOCATION INSPECTED; NO ASBESTOS IDENTIFIED

Photo ID 13

Prepared by Adams Environmental Ltd

See survey report for scope/limitations of inspection.
ACMs = Asbestos Containing Materials. AIB = Asbestos Insulating Board. AC = Asbestos Cement.
<table>
<thead>
<tr>
<th>Area/Room</th>
<th>Sample No</th>
<th>Building Component</th>
<th>Asbestos Content</th>
<th>Extent</th>
<th>Condition</th>
<th>Surface Treatment</th>
<th>Material Assessment</th>
<th>Accessibility</th>
<th>Recommendations/Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage</td>
<td>01 A</td>
<td>Vinyl Floor Tile</td>
<td>No Asbestos</td>
<td>@25m²</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MATERIAL SAMPLED; NO ASBESTOS DETECTED</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Surveyors</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construction Notes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Comments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>02 A</td>
<td>Cement (Non-asbestos) Roofing</td>
<td>No Asbestos</td>
<td>@50m²</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MATERIAL SAMPLED; NO ASBESTOS DETECTED</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Surveyors</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construction Notes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Comments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Surveyors Comments:**
- Vinyl floor tiles were sampled and found to be negative for asbestos.
- Corrugated cement roofing sheets were sampled and found to be negative for asbestos.
- Presumed internal asbestos components within live electrics.

**Construction Notes:**
- Ceiling: Corrugated cement
- Walls: Block
- Floor: Vinyl tiles to concrete
- Doors/ Windows: Timber
- Fixtures/ Fittings: Electrics - no internal inspection

**Suspect Electrics**

**SUSPECT - Low presumption.**

**ASBESTOS SUSPECTED**

Prepared by Adams Environmental Ltd

See survey report for scope/limitations of inspection.

ACMs = Asbestos Containing Materials. AIB = Asbestos Insulating Board. AC = Asbestos Cement.
Nigel Philp  
BBC c/o Lambert Smith Hampton  
UK House  
180 Oxford Street  
London  
W1D 1NN

Site  
BBC Caversham Park House  
Reading  
RG4 8TZ

Report Date  
12th June 2019

Authorised by  
Felipe Lara

Opinions and interpretations marked * are outside the scope of UKAS accreditation

All works involving removal, repair or disturbance of asbestos materials should be conducted in accordance with the Control of Asbestos Regulations 2012; further information is available from Adams Environmental Ltd.

Analysis of samples is in accordance with Adams Environmental documented in-house methods, based on stereo microscopy, polarised light, dispersion staining techniques and HSG 248 (App.2): Asbestos in bulk materials - Sampling and identification by polarised light microscopy (PLM).

Samples taken by Adams Environmental are collected according to documented in-house methods unless stated otherwise.

Where the sample has been received from the Client, the analytical and Report details are given in good faith on the basis of the information received.
<table>
<thead>
<tr>
<th>Laboratory Ref. and Details</th>
<th>Site Ref.</th>
<th>Location</th>
<th>Asbestos Fibre Type Identified</th>
<th>Material Type*</th>
</tr>
</thead>
<tbody>
<tr>
<td>119515</td>
<td>01</td>
<td>BBC Caversham Park - Garage Building - Grey floor tiles.</td>
<td>No Asbestos Detected</td>
<td>Vinyl</td>
</tr>
<tr>
<td>taken by Alex Painter on 03/06/2019; analysed by Felipe Lara on 11/06/2019</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>119516</td>
<td>02</td>
<td>BBC Caversham Park - Garage Block - External - Corrugated cement roofing.</td>
<td>No Asbestos Detected</td>
<td>Cement (Non-asbestos)</td>
</tr>
<tr>
<td>taken by Alex Painter on 04/06/2019; analysed by Felipe Lara on 11/06/2019</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>119517</td>
<td>03</td>
<td>BBC Caversham Park - Main Block - M&amp;E Office - Brown floor tiles.</td>
<td>No Asbestos Detected</td>
<td>Vinyl</td>
</tr>
<tr>
<td>taken by Alex Painter on 04/06/2019; analysed by Felipe Lara on 11/06/2019</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>119518</td>
<td>04</td>
<td>BBC Caversham Park - Main Block - M&amp;E Office - Adhesive to brown floor tiles.</td>
<td>No Asbestos Detected</td>
<td>Bitumen</td>
</tr>
<tr>
<td>taken by Alex Painter on 04/06/2019; analysed by Felipe Lara on 11/06/2019</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>119519</td>
<td>05</td>
<td>BBC Caversham Park - Ground floor - Corridor adjacent Basement staircase - Pipe insulation debris to top of wall mounted pipe in ceiling void.</td>
<td>Chrysotile</td>
<td>Hardset Lagging</td>
</tr>
<tr>
<td>taken by Alex Painter on 04/06/2019; analysed by Felipe Lara on 11/06/2019</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>119520</td>
<td>06</td>
<td>BBC Caversham Park - Ground floor - glazed corridor - Textured coating to ceiling.</td>
<td>Chrysotile</td>
<td>Applied Coating</td>
</tr>
<tr>
<td>taken by Alex Painter on 04/06/2019; analysed by Felipe Lara on 11/06/2019</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Asbestos fibre type | Commonly known as
--- | ---
Chrysotile | White asbestos
Amosite | Brown asbestos
Crocidolite | Blue asbestos
Sample 03/04 (non-asbestos)
Vinyl floor tiles and bitumen backing adhesive.
Photo 04

Sample 05 (Asbestos)
Asbestos thermal insulation debris to pipework in ceiling void/ boxings
Photo 01/02

Sample 06 (Asbestos)
Decorative textured coating to ceiling.
Photo 03
Suspected (Presumed Asbestos)
Presumed asbestos thermal insulation debris to Roofspace beneath MMMF. Plan 05/06

Client: BBC c/o Lambert Smith Hampton
Site: BBC Caversham Park House
Site: Reading
Site: RG4 8TZ

Drawing Ref: 20301.1/002
Date Drawn: June 2019
Scale: Not to scale
Building/Floor: Main House Roofspace Plan (Specified Areas)
Location inspected; no ACMs identified.
Photo 07
Location inspected; no ACMs identified.
Plate 68

Client: BBC c/o Lambert Smith Hampton
UK House
London
W1D 1NN

Site: BBC Caversham Park House
Reading
RG4 8TZ

Drawing Ref: 20301.1/004
Date Drawn: June 2019
Report Reference: S20301.1

Scale: Not to scale
Building/Floor: Garden Maintenance
Ground Floor
Location inspected; no ACMs identified.
Plate 09
Location inspected; no ACMs identified.

Photo 10
Location inspected; no ACMs identified.

Photo 11
Location inspected; no ACMs identified.

Photo 12
Location inspected; no ACMs identified.

Plate 11

Client: BBC c/o Lambert Smith Hampton
UK House
London
W1D 1NN

Site: BBC Caversham Park House
Reading
RG4 8TZ

Drawing Ref: 20301.1/009
Date Drawn: June 2019
Report Reference: S20301.1
Scale: Building/Floor
The Lodge Bursars House/2 The Drive
Ground Floor
Sample 01 (non-asbestos)
Vinyl floor was sampled and found to be negative for asbestos.
Photo 14

Sample 02 (non-asbestos)
Corrugated cement roofing was sampled and found to be negative for asbestos.
Photo 15

Suspected (Presumed Asbestos)
Presumed asbestos within live electrics.
Photo 16
Photographs

Photograph 1: Main House – Corridor adjacent Cellar Staircase – Asbestos thermal insulation debris to pipework entering boxing.

Photograph 2: Main House – Corridor adjacent Cellar Staircase – Asbestos thermal insulation debris to pipework and hangers within ceiling void.

Photograph 3: Main House – Glazed Corridor to Eastern Wing – Decorative textured coating to ceiling contains asbestos.

Photograph 4: Main House – M+E Lobby – Vinyl floor tiles and backing adhesive were sampled and found to be negative for asbestos.
Photograph 5: Main House – Roofspace – Presumed asbestos thermal insulation debris to base of roofspace adjacent perimeter pipe runs/pipe penetrations. Insufficient safe access to investigate.

Photograph 6: Main House – Roofspace – Presumed asbestos thermal insulation debris to base of roofspace adjacent perimeter pipe runs/pipe penetrations. Insufficient safe access to investigate.

Photograph 7: Generator Block – Generator Room – Location inspected; no ACMs identified.

Photograph 8: Garden Maintenance – Workshop – Location inspected; no ACMs identified.
Photograph 9: Sports Club – Gym – Location inspected; no ACMs identified.

Photograph 10: Crèche – Entrance Lobby – Location inspected; no ACMs identified.


Photograph 12: Bursars House/ 2 The Drive – Kitchen – Location inspected; no ACMs identified.
Asbestos Review

Photograph 13: The Lodge – Reception Room – Location inspected; no ACMs identified.

Photograph 14: Garage – Garage – Vinyl floor tiles and backing adhesive were sampled and found to be negative for asbestos.

Photograph 15: Garage – Garage – Corrugated cement roofing sheets were sampled and found to be negative for asbestos.

Photograph 16: Garage – Garage – Presumed internal asbestos components within electrics.