

NHS Scotland Assure

Update on Reinforced Autoclaved Aerated Concrete (RAAC) Survey Programme 2023 – July 2023

Welcome to the second update on the Reinforced Autoclaved Aerated Concrete (RAAC) Survey Programme.

What is RAAC?

RAAC is a lightweight form of concrete used primarily in roof construction in the UK from the mid-1950s to the mid-1980s, although recent examples date back to the 1990s. We believe it was used by some municipal architects primarily in office and schools, but RAAC has been found in a wide range of buildings, which can be found in both the private and public sector.

The limited durability of RAAC has long been recognised and recent experience elsewhere within the public sector suggests the problem may be more serious than previously appreciated, and as such there is a potential risk to people and the environment where RAAC is located.

Due to the scale and age range of the NHSScotland property portfolio, it is presumed that RAAC is present in properties across the estate and as a result, action is required to identify and assess the condition of each instance of RAAC.

Pictures of RAAC:



Scope of Works Completed to Date

NHS Scotland Assure has been in contact with all Health Boards to request a list of properties which could potentially contain RAAC. The property list was compiled and has been used to inform the appointment of a survey partner, Currie & Brown (with WSP as specialist sub-consultant).

The appointment included a desktop study, prioritisation exercise and pilot surveys. This exercise is complete and a total of 395 properties across 11 boards have currently been identified and allocated a high, medium or low likelihood of containing RAAC.



Please note that the likelihood ratings are based on the desktop exercise and factors including age of property, construction type etc. and do not definitively indicate or confirm the presence of RAAC.

Pilot surveys have concluded at 3 properties therefore the programme of works will be based on the remaining 392 properties. We will shortly be issuing the list of properties to boards which includes the outcome of the desktop review.

Next Steps

The next stage will be for discovery surveys to be undertaken which will confirm the presence of RAAC or no RAAC, and where required, provide further information on any recommended remedial actions including indicative costs.

Any RAAC panels found will be risk assessed based on the condition of the panels and additional information provided where required i.e.

- detailed reasoning for risk categorisation of the panel,
- recommendations of timescales for future monitoring,
- summary life-long remedial strategy for panels for the boards to ascertain likely extent of future work and, where required,
- remedial actions necessary to secure the panel for a period of up to 1 year.

In the event that any temporary works are required to make safe any RAAC panels causing an immediate safety concern, this will be raised immediately with board contacts and documented via an urgent issues pro-forma. The board will be clearly advised of the urgency of the works and the remedial actions required to make safe.

Board Requirements

To assist the process and to ensure that maximum value is achieved from the surveys, boards are requested to continue to provide as much information as possible in regard to the list below. The information urgently required is as follows:

- Asbestos registers / information

Additional information that would be beneficial is as follows:

- Site layouts with unique building numbers / identifiers noted
- General building layout plans
- Building structural drawings
- Building elevation drawings

Currie & Brown will contact boards direct from w/c 17th July 2023 to discuss the proposed programme dates and arrange access to your properties.

Please note: It is expected that the survey programme will commence w/b 31st July 2023, subject to access arrangements.

Contact:

For more information please contact:

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