

# Reinforced Autoclaved Aerated Concrete (RAAC)

Has RAAC been used in your building – how can NHS Property Services (NHSPS) assist?



## What is RAAC and how was it used?

Reinforced Autoclaved Aerated Concrete (RAAC) is a type of concrete panel that can be found in walls, roofs, and floors, in buildings built in the UK between the late 1950s and mid-1990s.

It was used widely in roofs because the panels are a lot lighter than traditional concrete.

RAAC has no aggregate (stone) which is what gives normal concrete its strength.



Figure 1

Inside of a RAAC panel



Figure 2

Traditional concrete panel showing the aggregate (stone) inside



Firstly consult with your NHSPS Senior Estates Manager (SEM) who will be able to give you the current RAAC status of your building.



## What's the guidance around RAAC?

The Standing Committee on Structural Safety (SCOSS) issued an alert in May 2019 around the failure of RAAC. NHS organisations were asked to review their estate to determine if it contained any RAAC. Since this alert, NHSPS has been carrying out surveying programme based on NHS England guidance around RAAC.

In March 2022, NHS England published updated national guidance on the identification, management and remediation of RAAC. This required NHS organisations to check all their buildings for RAAC and write to landlords of leasehold properties requesting them to do the same and report on findings.



## What has NHSPS done to manage RAAC in NHS buildings?

We have now carried out appropriate levels of investigation on all our freehold properties and written to landlords of our leasehold properties. We commissioned a structural engineering consultancy to support in this work.

Where we have found RAAC, we have informed the customers within the buildings and the local ICB. We have worked in partnership with them to carry out appropriate remedial work and to replace the RAAC at the earliest opportunity.



## What do you need to do?

Whilst we have taken all reasonable steps to identify RAAC in our buildings, if you have any concerns about the building you work in, firstly consult with your NHSPS Senior Estates Manager (SEM) who will be able to give you the current RAAC status of your building.

If you wish to carry out any work in or on the building, you'll need to seek formal permission from the NHSPS SEM. When doing so, please provide detailed information of any structural alterations you may want to make, particularly if this relates to working on concrete panels.