

Advice note: reinforced autoclaved aerated concrete (RAAC)

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FAO NHS primary care contractors and GP contractors

This advice note is intended to provide primary care commissioners and GP contractors with practical information and guidance on RAAC and the implications it may have on the delivery of primary care services in general practice premises.

What is reinforced autoclaved aerated concrete?

This is a lightweight cementitious material. It is aerated and has no coarse aggregate, meaning the material properties and structural behaviour differ significantly from 'traditional' reinforced concrete.

RAAC has been used in building structures in the UK and Europe since the late 1950's, most commonly as pre-cast roof panels in flat roof construction, but occasionally in pitched roofs, floors and wall panels in both loadbearing and non-loadbearing arrangements.

RAAC may be found in a variety of types of buildings including, but not confined to, schools, offices, hospitals and health centres. Therefore, in the interest of patient safety it is important to establish if RAAC is present in any building where NHS services are delivered so the risk can be assessed, and appropriate mitigations undertaken.

RAAC and safety

In 2019 The Standing Committee on Structural Safety (SCOSS) published the safety alert [Failure of Reinforced Autoclaved Aerated Concrete \(RAAC\) Planks](#) following the sudden collapse of a school flat roof in 2018. The collapse occurred at the weekend and fortunately there were no casualties.

Following the collapse, the Institution of Structural Engineers (IStructE) have published guidance on identification, management and remediation – [IStructE guidance March 2022](#).

What actions need to be taken?

Identifying RAAC

NHS England requests that all organisations assess their estates portfolio and assure themselves that none of the buildings they occupy on either a freehold or leasehold basis contains RAAC.

GP contractors occupying their owned estate are advised to engage the services of an experienced estate/maintenance manager or a professionally registered structural engineer or surveyor to identify if RAAC is present.

GP contractors occupying leasehold buildings are advised to seek assurances from their landlord subject to lease terms, that they have undertaken a desktop exercise to identify if the building may contain RAAC.

If any buildings are identified that may contain RAAC, GP contractors may wish to undertake an independent review of the processes being used by the landlord to gain assurance that RAAC and the associated risks are being managed in accordance with current guidance.

What happens if RAAC is identified?

Remedial actions

If RAAC is identified in a building, further monitoring, strengthening, replacement of RAAC panels or replacement of the entire roof may be recommended.

It is advised that the assessment of RAAC panels is undertaken by a chartered structural engineer with experience in the investigation and assessment of reinforced concrete structures.

Notifying commissioners

Primary care commissioners must be notified if RAAC is identified in any general practice premises and information must be provided with remedial actions undertaken and how the risk is being managed.

What support is there?

The Department for Education has published [guidance for identifying RAAC](#).

Suggestions of professionally qualified chartered engineers and surveyors with experience in the identification of RAAC can be accessed on the [IStructE website](#).