

RAAC

Reinforced Autoclaved Aerated Concrete (RAAC) is a product used to create lightweight panels that were used extensively throughout the 1960s and 1970s most commonly, though not exclusively, for the construction of flat roofs.

There has been concerns surrounding the robustness of this product for some years with the focus of attention mostly upon the potential for deflection and the consequences of this, particularly when panels became wet and heavy due to water ingress and their ability to absorb water.

A report issued by Standing Committee on Structural Safety (SCOSS) in May 2019 drew attention to the failure of RAAC planks/panels within a school where there was thought to have been very little warning prior to the sudden collapse.

In April 2023, the Institution of Structural Engineers (IStructE) released a report identifying several factors that may contribute to the vulnerability of a RAAC installation. These include:

- Misplaced reinforcement / insufficient increase of longitudinal steel
- Cutting of components, post-manufacture
- Short, bearing lengths
- Building work causing structural damage
- Corrosion of reinforcement

As a result of recent events, and the subsequent research and reporting, authorities and building owners responsible for the maintenance of schools, hospitals and property estates, are becoming increasingly concerned about the presence of RAAC planks and the need to responsibly manage the risks they present.



How we support our clients:

Our experienced team can provide advice on the following:

- Assess the structure to identify if RAAC is present.
- Conduct a detailed survey and promptly deliver detailed findings.
- Determine the associated risks and provide guidance on immediate temporary remedial measures if necessary.
- Make recommendations for sustainable, long term solutions.
- Manage the RAAC panel replacement process and design effective replacement solutions.
- Supporting clients with their applications for funding.

We have a network of qualified structural engineers across all regions, ensuring a swift response to your inquiries. Please contact Richard Harries, Divisional Director, in the first instance.



Education

Engaged by local authorities, academy trusts and building owners to carry out RAAC surveys at primary and secondary school buildings across the country.



Healthcare

Providing detailed surveys and overseeing the replacement of RAAC panels at a number of hospitals and healthcare facilities in England and Scotland.



Retail

Undertaking surveys to confirm the presence of RAAC and providing remediation and management recommendations for a national supermarket chain's property estate.