

Reinforced Autoclaved Aerated Concrete (RAAC) - Frequently Asked Questions – Updated 2 October 2023

- **What is Reinforced Autoclaved Aerated Concrete (RAAC)?**

RAAC is a lightweight form of concrete used mainly in roof, floor and wall construction in the UK from the mid-1950s to the mid-1990s. It has been found in a range of buildings, both public and private sector.

- **Why are we worried about RAAC now?**

RAAC has proven to be not as durable as other concrete building materials. There is a risk it can fail, particularly if it has been damaged by water or not formed correctly when originally fabricated.

- **Is there RAAC present in NHS Grampian buildings? Updated 2 October 2023**

A nationally appointed team of surveyors visited Grampian in August/September 2023.

A total of 54 buildings, or parts of buildings, were inspected to determine if RAAC was present. You can see the full list here: [NHS Scotland Reinforced Autoclaved Aerated Concrete \(RAAC\) Survey Programme \(nhsgrampian.org\)](https://nhsgrampian.org) These areas were identified for inspection based on their age and building type, these factors making it more likely RAAC had been used in their construction.

At the time of writing, RAAC has been confirmed in the following buildings:

Link Building, Labs, Foresterhill Health Campus – this was known prior to the national inspection programme and a plan is in place to mitigate the risk.

Denburn Health Centre – this building has now been vacated, as per long standing plans to move the practice operating there to Carden House.

We await formal survey reports, and some further checks may be required. Survey reports will be published on the webpage linked to above, and the building list will be updated as reports are received.

- **Is this a Grampian only issue?**

No; there is a national survey programme looking at all NHS Scotland buildings.

- **Are there plans to close any of the buildings on the list? Updated 2 October 2023**

We had longstanding plans to vacate Denburn Health Centre, which has now taken place. The Link Building remains open with mitigations.

Where we have confirmation RAAC is **not** present in an area, it will operate as normal. If further investigation or formal reports confirm RAAC **is** present, we will take guidance from the surveyors as to the appropriate next steps.

- **What should I do if I am based in one of the buildings on the list?**

Please continue to go about your work duties as usual, reporting any maintenance issues as you normally would, especially if they involve water ingress e.g., leaks or flooding.

- **Does RAAC pose a health risk?**

No, the concerns about RAAC are solely linked to its durability. There is no evidence to suggest it poses a health risk.

- **Some primary care premises were surveyed; what about buildings not directly owned or leased by NHS Grampian? Updated 2 October 2023**

The primary care premises inspected were those owned or leased by NHS Grampian. Guidance has been passed to primary care contractors who own or lease their own premises on the steps they may wish to take.

- **What are the likely financial implications? Updated 2 October 2023**

At the time of writing, it appears the use of RAAC in NHS Grampian buildings was limited. However, we need the formal survey reports to confirm this. As noted above, there were already plans in place to vacate Denburn Health Centre, and mitigations are well established in the Link Building. This is a national survey programme; we await further guidance nationally.

- **When did this problem first come to light?**

The first issues reported with RAAC were in a school in England in 2018.

- **The building/area I work in was not on the list for RAAC surveys; do I need to do anything further?**

As regards RAAC, no you do not. However, we would encourage everyone to monitor the buildings they are working in and [report any issues via the Estates Helpdesk](#), without delay. Early resolution of any building problems will keep you and your working environment as safe as possible.