

## ***Appendix A – RAAC Management Strategies***

### **Reinforced Autoclaved Aerated Concrete (RAAC)**

#### **Management Strategy and Guidance for St Machar Academy**

#### **1. Introduction**

##### **1.1 What is RAAC?**

Reinforced autoclaved aerated concrete (RAAC) is a lightweight concrete construction material that was used in the construction of some public buildings like schools and hospitals between the 1950s and 1990s. It was used mostly in flat roofing, but also in some pitched roofs, floors and walls. It was quicker to produce, easier to install, and cheaper than standard concrete. Despite its name, it is very different to traditional concrete although it looks similar. It is aerated, or 'bubbly', and is therefore less durable than traditional concrete. RAAC can be susceptible to failure when exposed to moisture. The 'bubbles' can allow water to enter the material. This moisture can also cause decay in any reinforcement steel (also known as rebar) present in the material. Unexpected collapses due to construction defects can occur in exceptional and very rare circumstances.

##### **1.2 Purpose of this Document**

This document sets out the plans which have been put in place to manage the RAAC which has been identified within St Machar Academy, and how the associated risks will be mitigated. It also provides guidance to the Premises Responsible Person, janitors and other relevant building users, on their responsibilities for reporting any concerns relating to the areas of the building known to contain RAAC.

#### **2. Presence of RAAC in St Machar Academy**

RAAC is known to be present within the roof panels of the following area of the school:

- Roof access stairwell within Rear Extension

See Appendix 1 for a floorplan which shows the location of the affected area.

#### **3. Risk Assessment**

Aberdeen City Council has created a risk assessment to record and manage the risks associated with RAAC in all of the Council's affected buildings. An extract from the risk assessment, which covers the risks for St Machar Academy, is included at Appendix 2 below.

#### **4. Management Plan**

##### **4.1 Annual Surveys**

The RAAC panels within the buildings will be visually inspected annually, to check their condition and whether there is any increased risk associated with them. These annual surveys will be instructed and managed by Corporate Landlord. It is anticipated that surveys would be carried out during school summer holidays, to minimise the impact on school operations.

##### **4.2 Extreme weather events**

Additional inspections of RAAC panels will be instructed following extreme weather events (i.e. following significant periods of rain or snowfall, indicated by an amber or red weather warning). These inspections will

be instructed and managed by Corporate Landlord, and may need to be carried out during term time / normal school hours.

#### **4.3 Roof / gutter cleaning schedules**

Orders will be issued to Building Services every three months for the necessary cleaning to be carried out, to maintain drainage from affected roof areas. This work will be instructed and managed by Corporate Landlord.

#### **4.4 Reporting Concerns**

Any concerns relating to the condition of the roofs or ceilings within the affected areas of the building, including any visible damage, leaks or changes to the appearance of ceiling or roof panels, should be reported to the Non-Housing Repairs Service Desk (see contact details below). Information provided to the service desk should include the fact that the building is known to contain RAAC.

#### **4.5 Signage requirements**

Signage is being developed that will indicate the presence of RAAC roof panels within the building, ensuring the building owner / occupants / users are aware of the concerns relating to RAAC and providing reassurances that appropriate measures are being undertaken.

## **5 Contacts and Further Information**

### **5.1 Key Contacts**

For reporting all concerns, defects, damage etc:

- Non-Housing Repairs Service Desk: **01224 070100** (Monday to Friday 9.00am to 5.00pm)
- Regional Communications Centre - **0845 608 0919 / 01224 219281** (Mon-Fri 5pm-8.30am & at Weekends)

General enquiries relating to RAAC and the RAAC Management Strategy:

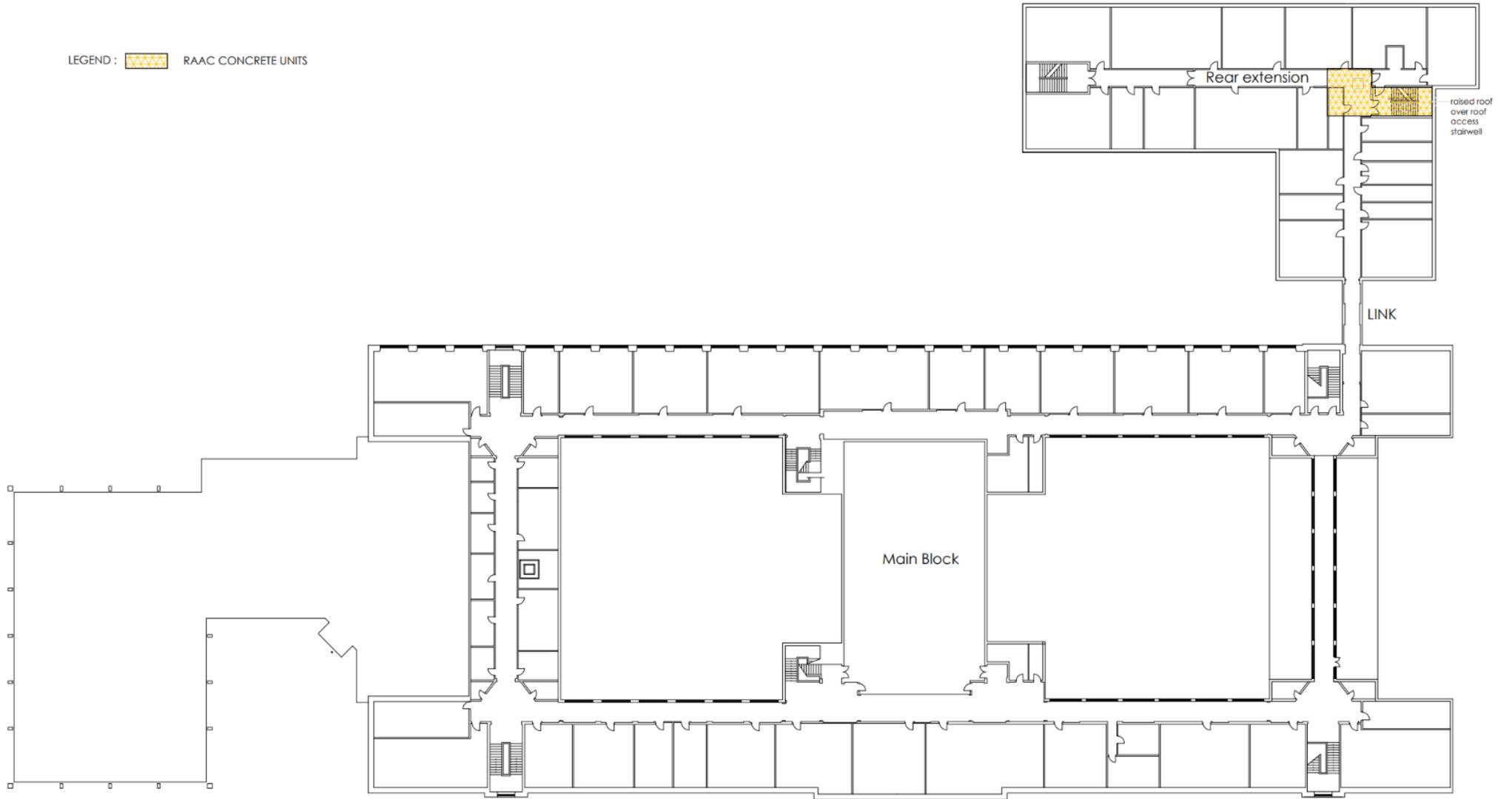
- School Estate Team: [ecsassets@aberdeencity.gov.uk](mailto:ecsassets@aberdeencity.gov.uk)

### **5.2 Further Information**

- [Standing Committee on Structural Safety \(SCOSS\) Alert 2019](#)
- [Institution of Structural Engineers Investigation & Assessment 2022](#)
- [Institution of Structural Engineers RAAC Guidance 2023](#)

# Appendix 1: Locations of RAAC within St Machar Academy

LEGEND :  RAAC CONCRETE UNITS



1st FLOOR PLAN

Appendix 2: Extract from ACC RAAC Risk Assessment

**Risk Assessment (general)**

**Section A**

<b>Risk Assessment Title: RAAC in non-housing buildings</b>		<b>Date of Risk Assessment: 12 January 2024</b>
<b>Department/area controlling the activity:</b> Corporate Landlord	<b>Location of activity</b> Non-housing buildings	
<b>Responsible Manager Job Title:</b> Chief Officer Corporate Landlord	<b>Print name and sign: STEPHEN BOOTH</b> <b>(Assessment actions outstanding)</b>	
<b>Risk Assessor Job Title:</b> Team Leader Asset Management	<b>Print Name and Sign: ALASTAIR RED</b>	
<b>Responsible Manager Job Title:</b> Chief Officer Corporate Landlord	<b>Print Name and Sign: Stephen Booth</b> <b>(Assessment and All Actions Completed)</b>	
<b>Task / Activity(ies) Being Risk Assessed:</b> Management of Reinforced Aerated Autoclaved Concrete (RAAC) in non-housing buildings.		

## Section B

Hazard	Who might be harmed? and how might they be harmed?	Existing Control Measures	Initial risk			Additional Control Measures  (if action required add within the control measure)	Residual risk			Any actions required		
			Severity	Likelihood	Risk rating		Severity	Likelihood	Risk rating	Owner	Target date	Completion date and initials
RAAC is not identified in the operational portfolio.	<p>Building users. Including staff, contractors and members of the public.</p> <p>Harm:- Injury or death via sudden collapse of unidentified RAAC.</p> <p>Interruption to service delivery.</p>	<p>Desktop exercise completed. Including reviewing plans and photos.</p> <p>Structural inspection of shortlisted buildings.</p> <p>Invasive testing in buildings identified as having RAAC.</p>	5	3	15	Second review of non-housing buildings.	5	2	10	Corp Landlord	31 Jan 2024	
RAAC is not identified in the commercial portfolio.	<p>Building users. Including tenants, staff, contractors and members of the public.</p> <p>Harm:- Injury or death via sudden collapse of unidentified RAAC.</p> <p>Interruption to business activities.</p>	<p>Desktop exercise completed. Including reviewing plans and photos.</p> <p>Structural inspection of shortlisted buildings.</p> <p>Invasive testing in buildings identified as having RAAC</p>	5	3	15	Second review of commercial buildings.	5	2	10	Corp Landlord	31 Jan 2024	

<p>Confirmed presence of RAAC in a building.</p>	<p>Building users. Including tenants, staff, contractors, tenants and members of the public.</p> <p>Harm:- Injury or death via sudden collapse of identified RAAC.</p> <p>Interruption to service delivery and business activities.</p>	<p>Inspection reports and recommendations from structural engineers.</p> <p>Buildings can be closed or partially closed (if significant issues identified).</p> <p>Avoid increasing loading.</p> <p>Programme of quarterly gutter, downpipe and roof cleaning.</p> <p>All waterproof coverings are maintained in good condition.</p> <p>Annual programme of reinspection in place.</p> <p>Updated Premises Responsible Persons guidance.</p> <p>Implement process for identification of</p>	<p>5</p>	<p>3</p>	<p>15</p>	<p>Implement management strategy.</p> <p>Provide key information and guidance e.g. location of RAAC plans to:-</p> <ul style="list-style-type: none"> <li>- Building Services</li> <li>- Janitorial</li> <li>- PRP</li> <li>- Hard FM Team</li> </ul> <p>Warning signage to be installed.</p> <p>Implement process for reinspection by structural engineers following Amber or Red weather events.</p>	<p>5</p>	<p>2</p>	<p>10</p>	<p>Corp Landlord / Capital</p>	<p>28 Feb 2024</p>	
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			Severity	Likelihood	Risk rating		Severity	Likelihood	Risk rating	Owner	Target date	Completion date and initials
		ponding (officer inspections).										
Presence of RAAC in St Machar Academy Extension	<p>Building users. Including staff, pupils, contractors and members of the public.</p> <p>Harm:- Injury or death via sudden collapse of identified RAAC.</p> <p>Interruption to service delivery.</p>	<p>Inspection report and recommendations from structural engineers.</p> <p>Temporary protection measures constructed in stairwell.</p> <p>Plans in place for business continuity if roof is identified as being unsafe.</p>	5	3	15	Removal of RAAC as part of planned roof replacement works.	5	2	10	Corp Landlord / Capital	Summer 2024	

# Reinforced Autoclaved Aerated Concrete (RAAC)

## Management Strategy and Guidance for Northfield Academy

### 1. Introduction

#### 1.1 What is RAAC?

Reinforced autoclaved aerated concrete (RAAC) is a lightweight concrete construction material that was used in the construction of some public buildings like schools and hospitals between the 1950s and 1990s. It was used mostly in flat roofing, but also in some pitched roofs, floors and walls. It was quicker to produce, easier to install, and cheaper than standard concrete. Despite its name, it is very different to traditional concrete although it looks similar. It is aerated, or 'bubbly', and is therefore less durable than traditional concrete. RAAC can be susceptible to failure when exposed to moisture. The 'bubbles' can allow water to enter the material. This moisture can also cause decay in any reinforcement steel (also known as rebar) present in the material. Unexpected collapses due to construction defects can occur in exceptional and very rare circumstances.

#### 1.2 Purpose of this Document

This document sets out the plans which have been put in place to manage the RAAC which has been identified within Northfield Academy, and how the associated risks will be mitigated. It also provides guidance to the Premises Responsible Person, janitors and other relevant building users, on their responsibilities for reporting any concerns relating to the areas of the building known to contain RAAC.

### 2. Presence of RAAC in Northfield Academy

RAAC is known to be present within the roof panels of the following areas of the school:

- Management Offices
- Staffroom / Hairdressing
- Assembly Hall / Stage
- Games Hall
- Reprographics
- Pupil Support
- Pupil Toilets
- Technical Department
- RME
- PSE

See Appendix 1 for a floorplan which shows the location of these areas.

### 3. Risk Assessment

Aberdeen City Council has created a risk assessment to record and manage the risks associated with RAAC in all of the Council's affected buildings. An extract from the risk assessment, which covers the risks for Northfield Academy, is included at Appendix 2 below.

### 4. Management Plan

#### 4.1 Annual Surveys

The RAAC panels within the buildings will be visually inspected annually, to check their condition and whether there is any increased risk associated with them. These annual surveys will be instructed and managed by Corporate Landlord. It is anticipated that surveys would be carried out during school summer holidays, to minimise the impact on school operations.

#### **4.2 Extreme weather events**

Additional inspections of RAAC panels will be instructed following extreme weather events (i.e. following significant periods of rain or snowfall, indicated by an amber or red weather warning). These inspections will be instructed and managed by Corporate Landlord, and may need to be carried out during term time / normal school hours.

#### **4.3 Roof / gutter cleaning schedules**

Orders will be issued to Building Services every three months for the necessary cleaning to be carried out, to maintain drainage from affected roof areas. This work will be instructed and managed by Corporate Landlord.

#### **4.4 Reporting Concerns**

Any concerns relating to the condition of the roofs or ceilings within the affected areas of the building, including any visible damage, leaks or changes to the appearance of ceiling or roof panels, should be reported to the Non-Housing Repairs Service Desk (see contact details below). Information provided to the service desk should include the fact that the building is known to contain RAAC.

#### **4.5 Signage requirements**

Signage is being developed that will indicate the presence of RAAC roof panels within the building, ensuring the building owner / occupants / users are aware of the concerns relating to RAAC and providing reassurances that appropriate measures are being undertaken.

### **5. Contacts and Further Information**

#### **5.1 Key Contacts**

For reporting all concerns, defects, damage etc:

- Non-Housing Repairs Service Desk: **01224 070100** (Monday to Friday 9.00am to 5.00pm)
- Regional Communications Centre - **0845 608 0919 / 01224 219281** (Mon-Fri 5pm-8.30am & at Weekends)

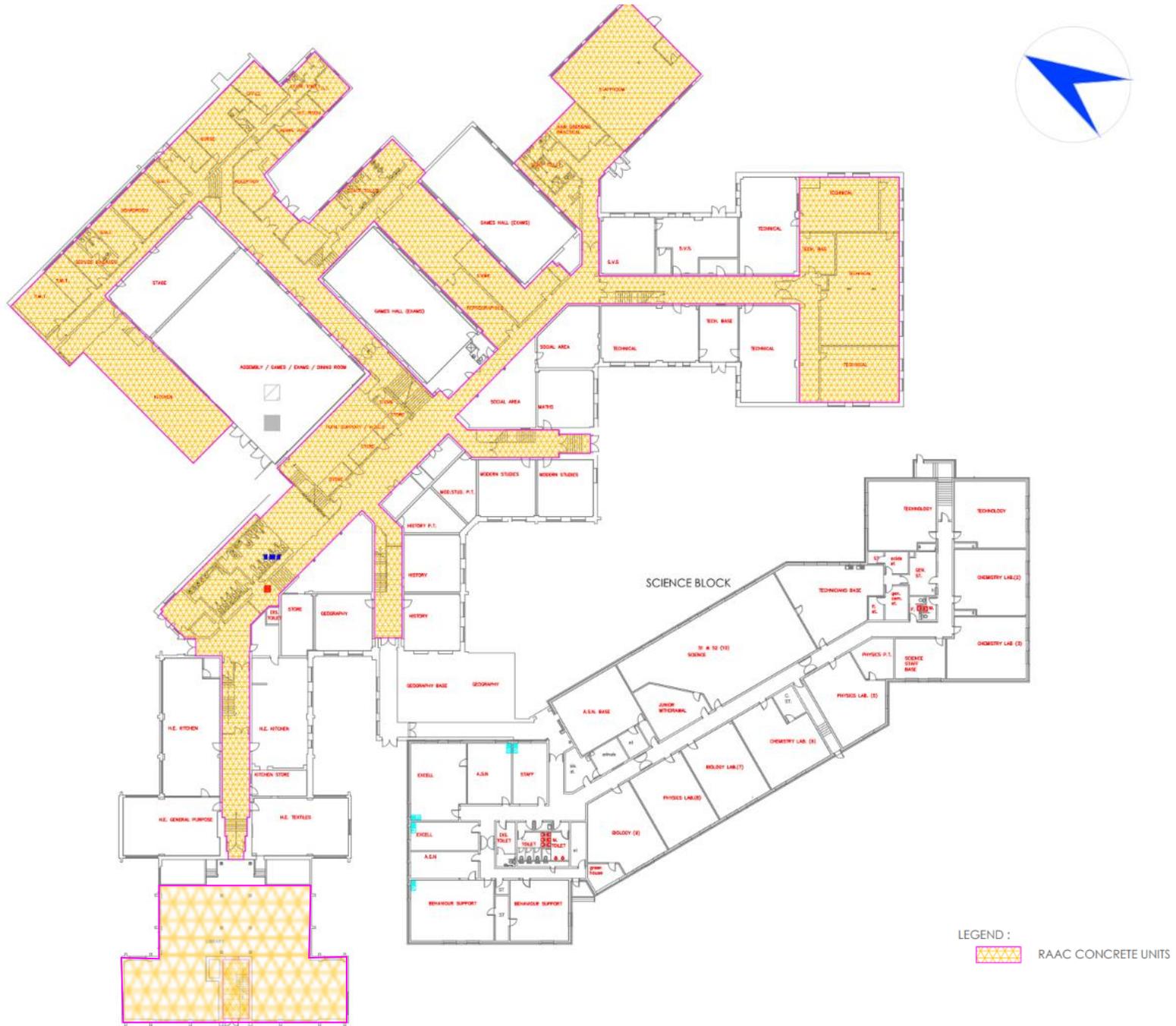
General enquiries relating to RAAC and the RAAC Management Strategy:

- School Estate Team: [ecsassets@aberdeencity.gov.uk](mailto:ecsassets@aberdeencity.gov.uk)

#### **5.2 Further Information**

- [Standing Committee on Structural Safety \(SCOSS\) Alert 2019](#)
- [Institution of Structural Engineers Investigation & Assessment 2022](#)
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# Appendix 1: Locations of RAAC within Northfield Academy



Appendix 2: Extract from ACC RAAC Risk Assessment

**Risk Assessment (general)**

**Section A**

<b>Risk Assessment Title: RAAC in non-housing buildings</b>		<b>Date of Risk Assessment: 12 January 2024</b>
<b>Department/area controlling the activity:</b> Corporate Landlord	<b>Location of activity</b> Non-housing buildings	
<b>Responsible Manager Job Title:</b> Chief Officer Corporate Landlord	<b>Print name and sign: STEPHEN BOOTH</b> <b>(Assessment actions outstanding)</b>	
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<b>Task / Activity(ies) Being Risk Assessed:</b> Management of Reinforced Aerated Autoclaved Concrete (RAAC) in non-housing buildings.		

## Section B

Hazard	Who might be harmed? and how might they be harmed?	Existing Control Measures	Initial risk			Additional Control Measures  (if action required add within the control measure)	Residual risk			Any actions required		
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RAAC is not identified in the operational portfolio.	<p>Building users. Including staff, contractors and members of the public.</p> <p>Harm:- Injury or death via sudden collapse of unidentified RAAC.</p> <p>Interruption to service delivery.</p>	<p>Desktop exercise completed. Including reviewing plans and photos.</p> <p>Structural inspection of shortlisted buildings.</p> <p>Invasive testing in buildings identified as having RAAC.</p>	5	3	15	Second review of non-housing buildings.	5	2	10	Corp Landlord	31 Jan 2024	
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<p>Confirmed presence of RAAC in a building.</p>	<p>Building users. Including tenants, staff, contractors, tenants and members of the public.</p> <p>Harm:- Injury or death via sudden collapse of identified RAAC.</p> <p>Interruption to service delivery and business activities.</p>	<p>Inspection reports and recommendations from structural engineers.</p> <p>Buildings can be closed or partially closed (if significant issues identified).</p> <p>Avoid increasing loading.</p> <p>Programme of quarterly gutter, downpipe and roof cleaning.</p> <p>All waterproof coverings are maintained in good condition.</p> <p>Annual programme of reinspection in place.</p> <p>Updated Premises Responsible Persons guidance.</p> <p>Implement process for identification of</p>	<p>5</p>	<p>3</p>	<p>15</p>	<p>Implement management strategy.</p> <p>Provide key information and guidance e.g. location of RAAC plans to:-</p> <ul style="list-style-type: none"> <li>- Building Services</li> <li>- Janitorial</li> <li>- PRP</li> <li>- Hard FM Team</li> </ul> <p>Warning signage to be installed.</p> <p>Implement process for reinspection by structural engineers following Amber or Red weather events.</p>	<p>5</p>	<p>2</p>	<p>10</p>	<p>Corp Landlord / Capital</p>	<p>28 Feb 2024</p>	
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Presence of RAAC in Northfield Academy	<p>Building users. Including staff, pupils, contractors and members of the public.</p> <p>Harm:- Injury or death via sudden collapse of identified RAAC.</p> <p>Interruption to service delivery.</p>	<p>Inspection report and recommendations from structural engineers.</p> <p>Plans in place for business continuity if roof is identified as being unsafe.</p>	5	3	15	To be considered as part of a future update of the School Estate Plan.	5	2	10	Corp Landlord / Capital	TBC	

# Reinforced Autoclaved Aerated Concrete (RAAC)

## Management Strategy and Guidance for Hazlehead Academy

### 1. Introduction

#### 1.1 What is RAAC?

Reinforced autoclaved aerated concrete (RAAC) is a lightweight concrete construction material that was used in the construction of some public buildings like schools and hospitals between the 1950s and 1990s. It was used mostly in flat roofing, but also in some pitched roofs, floors and walls. It was quicker to produce, easier to install, and cheaper than standard concrete. Despite its name, it is very different to traditional concrete although it looks similar. It is aerated, or 'bubbly', and is therefore less durable than traditional concrete. RAAC can be susceptible to failure when exposed to moisture. The 'bubbles' can allow water to enter the material. This moisture can also cause decay in any reinforcement steel (also known as rebar) present in the material. Unexpected collapses due to construction defects can occur in exceptional and very rare circumstances.

#### 1.2 Purpose of this Document

This document sets out the plans which have been put in place to manage the RAAC which has been identified within Hazlehead Academy, and how the associated risks will be mitigated. It also provides guidance to the Premises Responsible Person, janitors and other relevant building users, on their responsibilities for reporting any concerns relating to the areas of the building known to contain RAAC.

### 2. Presence of RAAC in Hazlehead Academy

RAAC is known to be present within the roof panels of the following areas of the school:

- Art Block
- Home Economics Block
- Music Block
- Technical Department
- Gym / Games Hall & Changing Rooms

See Appendix 1 for a floorplan which shows the location of these buildings.

### 3. Risk Assessment

Aberdeen City Council has created a risk assessment to record and manage the risks associated with RAAC in all of the Council's affected buildings. An extract from the risk assessment, which covers the risks for Hazlehead Academy, is included at Appendix 2 below.

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Signage is being developed that will indicate the presence of RAAC roof panels within the building, ensuring the building owner / occupants / users are aware of the concerns relating to RAAC and providing reassurances that appropriate measures are being undertaken.

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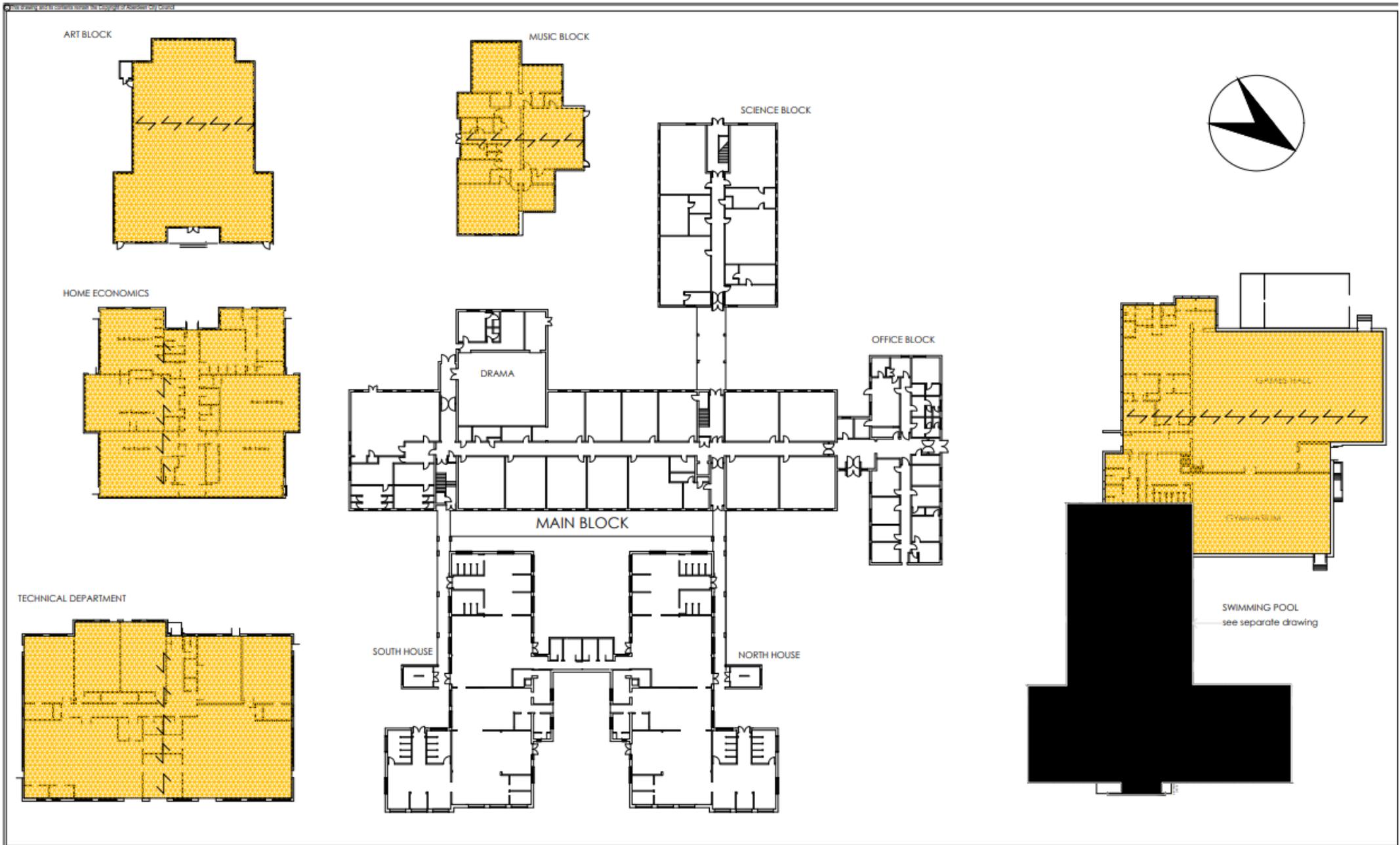
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**Risk Assessment (general)**

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