



**Reinforced
autoclaved aerated
concrete (RAAC):**
Information for
building owners

Identifying RAAC in your buildings

Facts and background information to help asset owners protect their buildings and their reputations

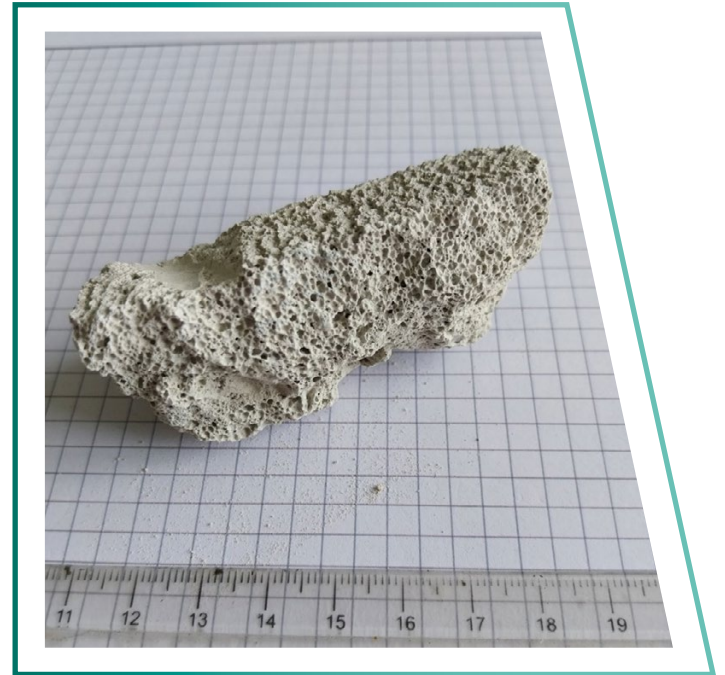
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1 What is RAAC?

2 Reinforced Autoclaved Aerated Concrete (RAAC) was used widely from the 1930s to the 1990s as a precast concrete alternative.

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4 RAAC performed as a two-in-one structural slab and insulation solution. Because it was lightweight and easy to install, it was commonly used in public buildings like educational institutions, hospitals, and theatres.
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1 Why is RAAC a problem?

2 RAAC had an intended service life of 30
3 years. Any of it that's currently installed in
4 buildings is past its recommended safe
5 lifespan. **A number of failures in roofs
have been recorded since 2018.** Some
happened with no visible prior warning.

RAAC is known to deflect more than regular reinforced concrete. Its steel reinforcement is less bonded to the concrete. This poses a significant safety risk in places like schools, colleges, and nurseries where large numbers of people gather.



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What does RAAC mean for the private and public sectors?

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Government focus on RAAC could result in regulatory changes. Both public and private sector buildings with RAAC elements could be required to undergo compulsory surveys and remedial work.



1 2 3 4 5

Government requirements for educational institutions

The government have issued new guidance for schools, colleges and nurseries who may have RAAC in their buildings.

[You can read their full guidance document here.](#)

If you think your building might be at risk, there are steps you can take:

1. Conduct an initial RAAC identification yourself, or with advice from a building professional. Audit any areas where it might be installed, and rule out areas like timber roofs where it definitely isn't
2. Anyone responsible for a state-funded education estate suspected of containing RAAC must inform the Department for Education
3. Appoint a building surveyor, structural engineer or other industry specialist to formally inspect areas you suspect may contain RAAC



Once a formal audit is carried out, a long-term management plan can be put in place. This might include remedial work and replacement.

You may be eligible for government funding to help with these surveys and works. Regardless, you should still budget accordingly as costs could be significant.

1 RAAC and asbestos

2 Many buildings containing
3 RAAC may also contain
4 asbestos, especially if they
5 were built before 1985. Both
were commonly used for
their insulating/fire retardant
properties. However, asbestos
is now known to pose a
serious risk to health.

Regulatory overlap

RAAC and asbestos are subject to regulatory guidelines to protect public safety. A RAAC survey is highly likely to also identify possible asbestos materials. You may be required to resolve any asbestos issues before or alongside any RAAC remedial works

Financial implications

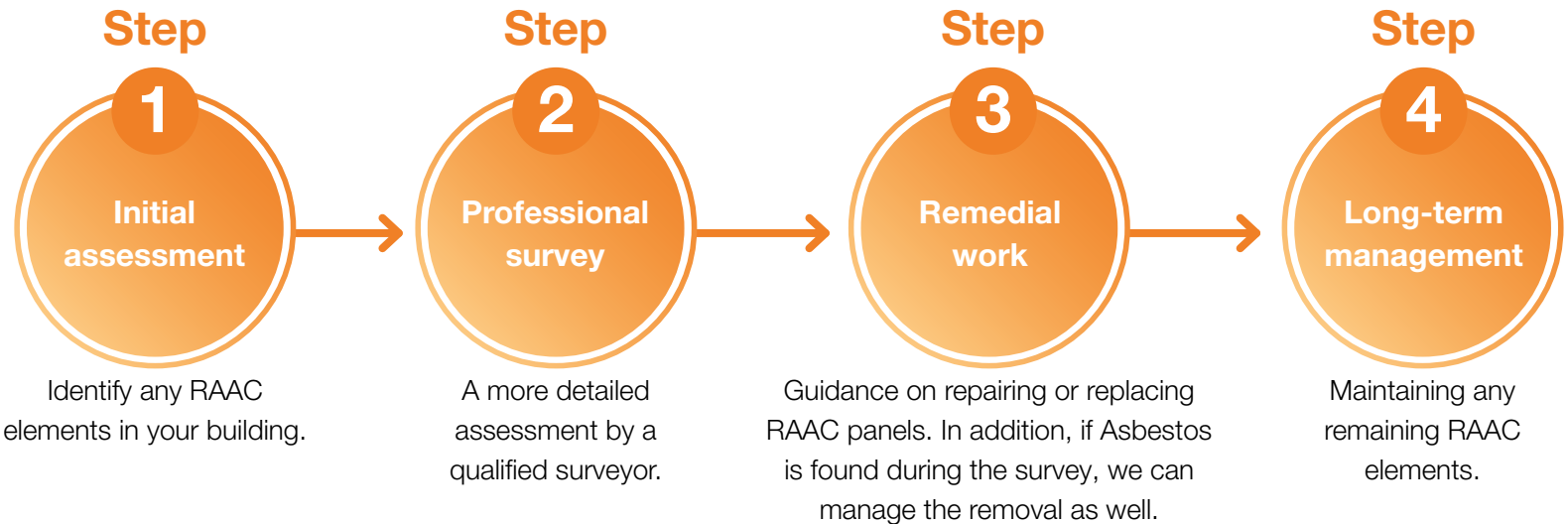
Addressing asbestos can be a costly affair, requiring specialised removal and disposal methods. Combined with the costs of RAAC surveys and remedial work, the financial impact could potentially be significant.

Health and safety

Asbestos fibres can become airborne during remedial work, threatening both workers and building occupants. It's vital that you address any asbestos issues while dealing with RAAC. Failure to do so could lead to severe health and safety risks, fines, lawsuits, and other legal repercussions.

Conducting surveys and remedial work

We'll guide you through your RAAC strategy, with years of experience in successful auditing and removal.



Contact Bellrock

**As experts in RAAC and asbestos surveys and remedial work, we give our clients peace of mind.
We can manage the problem and find the right solution for your building.**

So, if you're concerned about RAAC or asbestos then please get in touch – just [click here](#) or drop us an email: [**info@bellrockgroup.co.uk**](mailto:info@bellrockgroup.co.uk)

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