



Meeting	SPA Resources Committee
Date	9 May 2023
Location	MS Teams
Title of Paper	Identification of Reinforced Autoclaved Aerated Concrete (RAAC) in the police estate
Presented By	James Gray
Recommendation to Members	For Discussion
Appendix Attached	No

PURPOSE

The purpose of this paper is to brief Members on the discovery of Reinforced Autoclaved Aerated Concrete (RAAC) within the Police Scotland estate and the actions that have been taken to ensure that all of our workspaces are safe for officers and staff.

Members are invited to discuss the contents of this paper

1. BACKGROUND

- 1.1 The Police Scotland estates team became aware that RAAC was in the roof of the Fettes (Edinburgh) fleet workshop during repair works on 6 April 2023. As a result, structural engineers were brought in to assess the condition of the RAAC in the workshop as well as to inspect the rest of the Fettes complex for the presence of RAAC.
- 1.2 By way of background, RAAC planks are light-weight concrete, which differs from normal dense concrete (approx. 30-40% lighter in weight) and is more commonly found in buildings constructed from 1956 until the 1990's. These planks were generally used in roof work, walls and flooring and can be subject to degeneration over time, exacerbated by weathering i.e. water ingress whereby the concrete absorbs the water, creating a crumbling effect over time. RAAC was widely used in construction right across the UK and as it reaches the end of its useful life, it presents an issue to public and private sector bodies across the board.
- 1.3 The current guidance was recently updated, whereby the recommendation has been given to identify, monitor, risk manage and replace planks where appropriate. The risks are assessed in a red, amber, green traffic light system with red being the highest priority; either red high or red critical.
- 1.4 The workshop in Fettes was assessed as a red high risk requiring immediate attention with approximately 75% of the RAAC planks in this category. As a result the workshop was closed and the business continuity plan was put in place, which has been working effectively. The detailed inspection of the rest of Fettes confirmed further RAAC present in a number of other areas, and these too have been closed off with business continuity arrangements put in place.

2. ACTION TAKEN ACROSS THE POLICE ESTATE

- 2.1 The identification of RAAC in Fettes led to an immediate review of the buildings that were built, or had extensions/renovations undertaken during the period of time that RAAC was widely used in the construction of buildings. This resulted in 65 locations across the country being identified as potentially containing RAAC. A process was developed for visual inspection to identify whether RAAC was present (which was then validated by a structural engineer). Where the initial visual inspection confirmed suspected

RAAC or where it was inconclusive, structural engineers attended those locations and undertook a further detailed visual inspection.

- 2.2 This assessment work concluded during the week commencing 1 May, and the results were as follows:

Outcome of assessment	Number of locations
RAAC not present	62
RAAC present	3
Total assessments undertaken	65

- 2.3 RAAC has been identified in Fettes (as per above), Perth and Baluniefield in Dundee. In Perth, RAAC is limited to one small area of the site and has been graded as 'green -low risk' by the structural engineer. In Baluniefield there are two areas impacted – one of which has been graded as Red Critical, and as such we have moved people out of the affected area. The other area in which RAAC is present has been graded as Medium – and no immediate action is required. We are arranging for the structural engineers to attend Baluniefield over the next few days to undertake an intrusive survey in both areas to identify the required remedial works necessary.
- 2.4 In conclusion, this issue has been dealt with swiftly and there is no risk to officers, staff or visitors at any of the police estate across the country. The prevalence of RAAC across the estate has been fully quantified. In the limited places where RAAC has been identified the estates team is working with the structural engineers and business areas to identify longer term solutions.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications in this report. However, as a consequence of the RAAC issue, remedial works will be required or new buildings required in order to for business as usual to be restored.

4. PERSONNEL IMPLICATIONS

- 4.1 There are no personnel implications in this report.

5. LEGAL IMPLICATIONS

- 5.1 There are no legal implications in this report.

6. REPUTATIONAL IMPLICATIONS

6.1 This issue with RAAC again highlights the challenges that we are managing with an aging estate that has suffered from decades of under-investment. However, in the handling of this acute issue, as with all others, immediate action was taken to ensure the safety of our officers and staff.

7. SOCIAL IMPLICATIONS

7.1 There are no social implications in this report.

8. COMMUNITY IMPACT

8.1 There are no community implications in this report.

9. EQUALITIES IMPLICATIONS

9.1 There are no equality implications in this report.

10. ENVIRONMENT IMPLICATIONS

10.1 There are no environmental implications in this report.

RECOMMENDATIONS

Members are invited to discuss this paper.