

INSPECTION REPORT R214

ISSUE DATE:	15 December 2023	CONFIDENTIALITY:	Confidential
SUBJECT:	RAAC Discovery Inspection		
PROJECT:	NHSScotland Assure RAAC Investigations	AUTHOR:	#024
CHECKED:	#012	APPROVED:	#002

SUMMARY DETAILS

NHS Board:	Forth Valley	
Site Code:	V201H	
Site Name:	Stirling Community Hospital	
Block No.:	21	
Block Name:	Estates	
Inspection Date:	06/11/2023	
Structural Engineers	#012	#024
NHS Estates	Jamie Hill	
Summary Status	RAAC not observed	No Action
Comments	No RAAC was observed within this building and therefore no related action is currently required.	



Figure 1: Image of the Estates Block



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INTRODUCTION

This report has been prepared to summarise the findings of a visual structural inspection carried out at the property described above. The purpose of the inspection was to establish whether Reinforced Autoclaved Aerated Concrete (RAAC) is present in representative locations and to make observations about the condition of RAAC in those locations. This report is not intended to be an appraisal of the whole structure, nor is it intended to report on structural matters unrelated to RAAC. Should those services be required by NHSScotland Assure then a separate report should be commissioned.

The inspection was conducted from ground level externally and from floor level internally, except where ladders were used for closer inspection of the structural soffit. In most cases the structure was exposed and could be viewed from floor level. Where there were fixed plasterboard ceilings, access hatches were used where deemed safe by the onsite asbestos surveyor. Nevertheless, in our opinion sufficient locations were inspected to decide whether RAAC was present or not.

Our report reflects the building and its condition at the time of inspection, however if RAAC becomes wet or is overloaded it will become distressed, and its capacity will reduce. For this reason, the building fabric, including the rainwater goods, must be regularly maintained and access to floors and roof structures should be managed.

The reader may not assume that locations not expressly described in this report are free from defects, damage, and distress. Nor can it be guaranteed that RAAC is not present in locations that were not viewed.

This report is for the exclusive use of NHSScotland Assure and shall not be relied upon by third parties without the permission of WSP expressed in writing.

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INSPECTION LOCATIONS

The floor plan below shows locations where the roof structure was observed from either the underside of the roof where it was exposed, or within the ceiling void. Only areas positively identified as being free from asbestos were considered for inspection. In addition, several rooms were in use at the time of our visit and were therefore unavailable for inspection. That said, sufficient locations were viewed so that it is reasonable to assume that they are representative of the structure, and an accurate determination can be presented. We therefore do not foresee a need to view additional locations in the building for the purpose of RAAC Discovery.



Figure 2: Inspection location plan



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OBSERVATIONS



The Estates department at Stirling Community Hospital is a single-storey, brick cavity construction. It comprises a mix of both timber and steel roof structures, with bituminous felt and tile coverings.

The table below provides details of the observations that were made:

Location	Comments	Image		
01	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Exposed timber flat roof joists, battens, and sarking above garage/stores.</p>	RAAC not observed	No action	
RAAC not observed	No action			
02	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Underside of steel deck roof fixed to castellated steel beams above electrical stores. Walls are concrete blockwork walls.</p>	RAAC not observed	No action	
RAAC not observed	No action			



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Location	Comment	Image		
03	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Underside of steel deck roof with castellated support beams above joiner's workshop.</p> <p>Structure is like location 02.</p>	RAAC not observed	No action	
RAAC not observed	No action			
04	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Assumed timber roof deck above estates office area (surrounding/adjointing areas determined to be of timber construction).</p>	RAAC not observed	No action	
RAAC not observed	No action			



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Location	Comment	Image		
05	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Timber roof trusses supporting tiled, pitched roof above estates offices.</p>	RAAC not observed	No action	
RAAC not observed	No action			
06	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Timber flat roof (joists and sarking) above estates office block.</p>	RAAC not observed	No action	
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Location	Comment	Image		
07	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Timber roof structure, visible through small opening in ceiling at main entrance of estates offices.</p>	RAAC not observed	No action	
RAAC not observed	No action			
08	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Assumed timber roof structure above wet store. Ceiling was deemed to be at risk of containing asbestos, but timber components could be seen through small gaps in the fabric. The adjacent roofs were determined to be a mix of timber and steel construction.</p> <p>Therefore, it is likely that this building will be of similar construction type as it appears to be built at a similar time based on similarities of the façade/</p>	RAAC not observed	No action	
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Location	Comment	Image		
External facade	<table border="1" data-bbox="304 694 852 757"> <tr> <td data-bbox="304 694 579 757">RAAC not observed</td> <td data-bbox="582 694 852 757">No action</td> </tr> </table> <p data-bbox="304 761 852 1357">This image is representative of the external façade, showing brick cavity walls supporting timber flat roofs with bituminous felt coverings.</p>	RAAC not observed	No action	
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CONCLUSION

The objective of our inspection was to determine whether RAAC is present within the building, however none was observed in the locations inspected. We are satisfied that the locations we viewed are representative of the construction.