

# INSPECTION REPORT R215

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

## SUMMARY DETAILS

<b>NHS Board:</b>	Forth Valley	
<b>Site Code:</b>	V201H	
<b>Site Name:</b>	Stirling Community Hospital	
<b>Block No.:</b>	06	
<b>Block Name:</b>	Rehabilitation/Ward 9	
<b>Inspection Date:</b>	06/11/2023	
<b>Structural Engineers</b>	#012	#024
<b>NHS Estates</b>	Jamie Hill	
<b>Summary Status</b>	RAAC not observed	No Action
<b>Comments</b>	No RAAC was observed within this building and therefore no related action is currently required.	



Figure 1 - Image of the Rehabilitation Ward, Stirling Community Hospital



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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 to view above suspended ceilings. It should be noted that ceiling tiles were taken down in a limited number of locations, because the building remained live and because the available asbestos information indicated that some locations were unsuitable for inspection. 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.

### Ground Floor

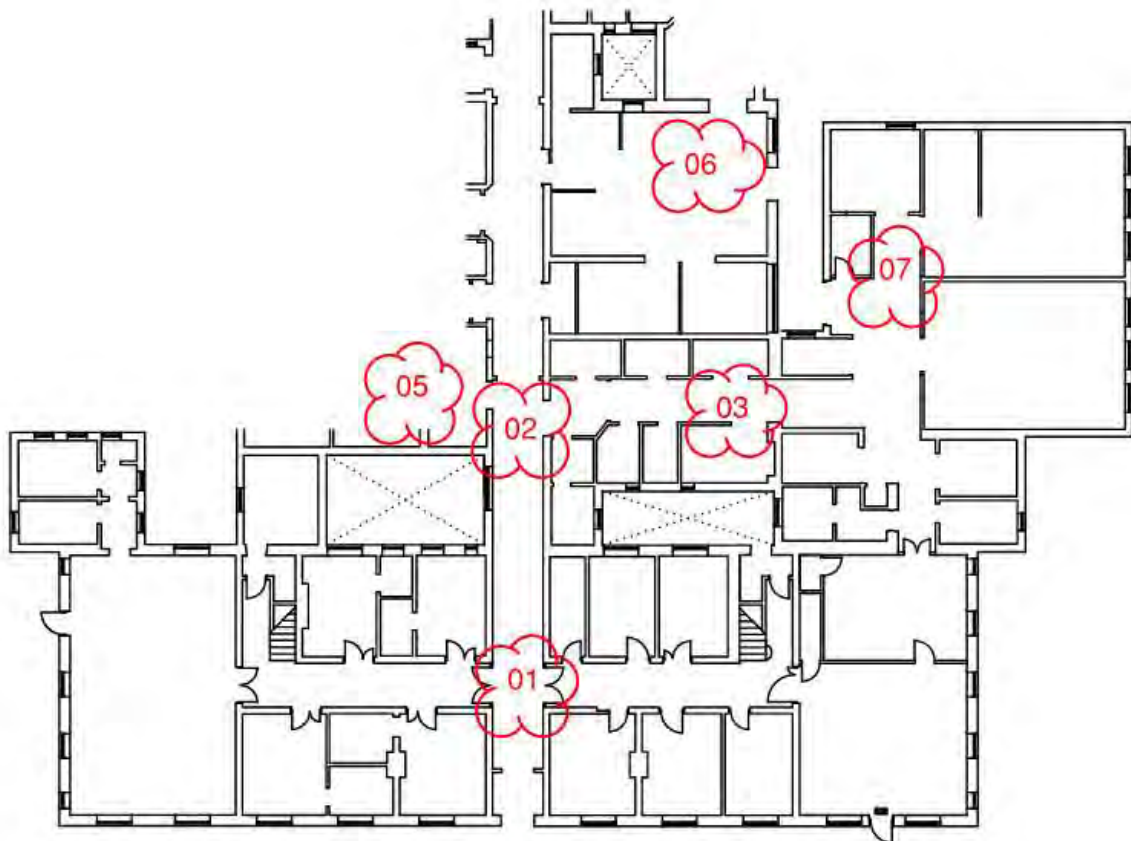


Figure 2 - Ground Floor Inspection Plan

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## First Floor



Figure 3 - First Floor Inspection Plan



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## OBSERVATIONS



The Rehabilitation Hub (Ward 9) at Stirling Community Hospital is a two storey, traditional brick construction with painted render finish. It comprises a mix of timber pitched roofs, and concrete flat roofs. The building was constructed circa 1930's and so is at minimal risk of containing RAAC.

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>Photo taken above the suspended ceiling on the ground floor. Original ceiling is of lath and plaster, which is fixed to the concrete supporting the floor above.</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>Solid concrete flat roof deck could be seen via damage to the lath and plaster finish of the ground floor ceiling.</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>Photo taken within the ground floor ceiling void showing original lath and plaster finish, which is fixed to the underside of the (assumed) concrete flat roof deck. Note: The (assumed) concrete support beams could also be seen.</p> <p>Internal brickwork walls were also visible.</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>Photo taken on the first floor showing the exposed underside of the timber pitched roof.</p>	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>Rooflight opening in concrete flat roof has been boarded over with timber.</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>Photo taken above the suspended ceiling in the female changing room, showing damage to the original plaster which has exposed the underside of the concrete flat roof deck.</p> <p>Concrete was solid and dense when tapping with a screwdriver.</p>	RAAC not observed	No action	
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 pitched roof components. Photo taken via loft access hatch.</p>	RAAC not observed	No action	
RAAC not observed	No action			
External facade	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>This image is representative of the external façade, showing rendered brick walls and tile-covered pitched roofs. To the rear of the property, adjoining the rest of the hospital, is a single storey structure with concrete flat roof.</p>	RAAC not observed	No action	
RAAC not observed	No action			





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## CONCLUSION

No RAAC was observed within the Rehabilitation Unit (Ward 9) of Stirling Community Hospital and therefore no RAAC related action is required to be undertaken on the building. We are satisfied that the locations we viewed are representative of the construction