

# INSPECTION REPORT R216

<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>	#012
<b>CHECKED:</b>	#002	<b>APPROVED:</b>	#002

## SUMMARY DETAILS

<b>NHS Board:</b>	Forth Valley	
<b>Site Code:</b>	V214B	
<b>Site Name:</b>	Bannockburn Health Centre	
<b>Block No.:</b>	01	
<b>Block Name:</b>	Bannockburn Health Centre	
<b>Inspection Date:</b>	06/11/2023	
<b>Structural Engineers</b>	WSP Engineer #012	
<b>NHS Estates</b>	Jamie Hill	
<b>Summary Status</b>	RAAC not observed	No Action



Figure 1 – Bannockburn Health Centre



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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 access was available in a limited number of locations, because the building remained live. 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 structure was observed. Only areas positively identified as being free from asbestos by the on-site asbestos surveyor were considered for inspection.

The locations viewed covered the various forms of construction used. For this reason, it is reasonable to assume that they are representative of the structure. We do not foresee a need to view additional locations in the building for the purpose of RAAC Discovery.

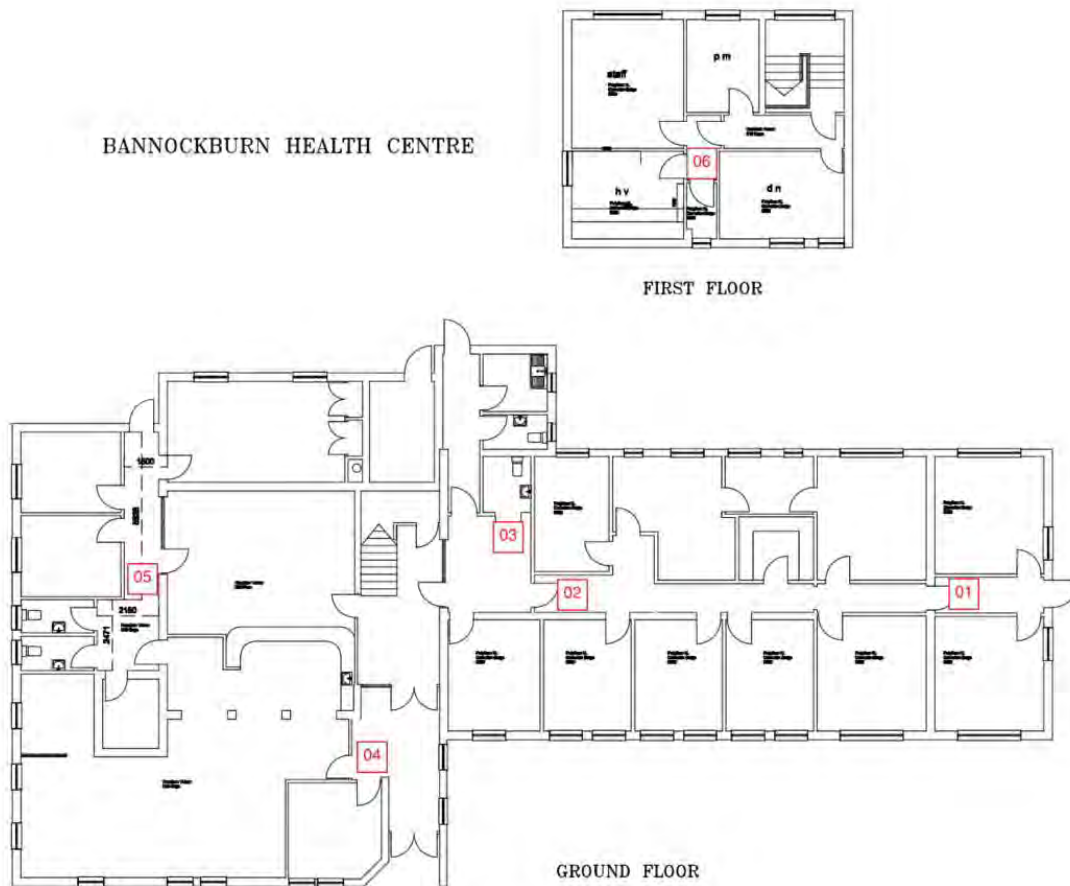


Figure 2 – Ground Floor Inspection plan


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## OBSERVATIONS

The Bannockburn Health Centre is a two-storey building part of NHS Forth Valley. The construction varies across the structure as later extensions were added. The single storey, flat roof portion of the structure is a concrete beam roof with block infill. The single storey pitched roof sections of the building appear to be a later addition which are timber pitched roofs. The upper level features a timber pitched roof. The walled are load bearing brick or block masonry. The anticipated construction date stated on site by the asbestos surveyor is the early 1970s. External walls are roughcast rendered brick masonry cavity walls with a brick or block inner leaf..

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

Location	Comments	Images		
01	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>The structure at location 01 was hidden by fixed plasterboard ceiling for the monopitched roof section roof above. It is anticipated that the monopitched roof it timber rafters based on evidence at location 05.</p> <p>The flat roof portion is concrete beam and block infill. This can be seen more clearly at location 02 &amp; 03 along the corridor.</p> <p>The rooms either side of the corridor at location 01 had fixed plasterboard ceiling so the structure could not be viewed.</p>	RAAC not observed	No action	
RAAC not observed	No action			

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02	RAAC not observed	No action	
<p>The structure at location 02 is the flat roof section of the single storey portion of the health centre. The structure here is beam and block supported on internal masonry walls. The blockwork infill appeared to be hollow dense concrete blocks. A small gap between blocks lead to this identification.</p>			

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03	RAAC not observed	No action
	<p>The structure at location 03 is like location 02. This photo is where the blocks appeared to be hollow dense concrete blocks.</p>	



04	RAAC not observed	No action
	<p>The structure at location 04 above the suspended ceiling had a painted finish. Joints were not visible at this location and the underside was solid when tapping. The underside of the stairway towards the back appeared to be reinforced concrete. As this forms the structure for the floor above it is likely that this is reinforced concrete slab or beam and block similar to location 02 &amp; 03.</p>	



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05

RAAC not observed

No action

The roof structure for the monopitched roof section of the health centre is a monopitched timber truss with plywood timber sarking. This appears to be an extension as it abuts the pebbledash rendered exterior of the health centre. Furthermore, a penetration in the wall showed the cavity wall with a brick masonry outer leaf and a concrete block inner leaf.



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06 (First Floor)	RAAC not observed	No action
	<p>The structure in the first-floor roof level is a duo-pitched timber truss with plywood sarking. The gable walls are loadbearing brick masonry. Timber joists support the ceiling below.</p>	



External Facade	RAAC not observed	No action
	<p>The external façade is a masonry cavity wall with roughcast render.</p>	







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## CONCLUSIONS

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.