

# INSPECTION REPORT R218

<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>	#025
<b>CHECKED:</b>	#011	<b>APPROVED:</b>	#002

## SUMMARY DETAILS

<b>NHS Board:</b>	Forth Valley	
<b>Site Code:</b>	V101B	
<b>Site Name:</b>	Grangemouth Health Centre	
<b>Block No.:</b>	01	
<b>Block Name:</b>	Grangemouth Health Centre	
<b>Inspection Date:</b>	07/11/2023	
<b>Structural Engineers</b>	WSP Engineer #011	
<b>NHS Estates</b>	Jamie Hill	
<b>Summary Status</b>	RAAC not observed	No RAAC Action
<b>Comments</b>	No RAAC was observed within this building, however some additional opening is recommended where noted.	



Figure 1 – Grangemouth 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 and because some finishes were fixed. Some additional opening has been recommended.

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 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 by the on-site asbestos surveyor were considered for inspection.

The locations viewed revealed the different forms of construction used within the building, it is reasonable to assume that the ground floor locations are representative of the structure, however we recommend some additional opening at the upper storeys.



Figure 2 – Inspection plan

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## OBSERVATIONS

The Grangemouth Health Centre is a partial two-storey building part of NHS Forth Valley. The building appears to comprise different building sections and extensions based on the several different cladding types and arrangements. The northern structure is brickwork walls with a roughcast render to the lower wall portion and a tiled roof. The centre portion of the building is an exposed stone masonry lower level with a timber clad upper floor. The southern portion of the building is a roughcast render lower level with lightweight metal cladding to the upper level. The anticipated construction date stated on site by the asbestos surveyor is circa 1965, however this has not been confirmed.




Internally the finishes were generally fixed plasterboard throughout which limited the observations that could be made. Some service penetrations on the upper level allowed for limited inspections of the roof space, however we suggest further hatches are formed to allow confirmation of construction, particularly in the southern section of the building. We believe sufficient observations were made in the single storey portion to confirm no RAAC was present.

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

Location	Comments	Images		
1.1	<table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Fixed ceiling within the central portion of the structure but flue penetration reveals OSB board above plasterboard ceiling finishes. Timber sarking was noted beyond, assumed to pass over timber roof rafters. However, these were not observed.</p>	RAAC not observed	No action	
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<p>1.2</p>	<p>A fixed ceiling throughout the northern building did not allow any inspections of the roof structure to be made. However, observations from the central corridor revealed a pitched tiled roof supported over brickwork walls. It is anticipated timber rafters or trusses would form the roof structure.</p>	
<p>1.3</p>	<p>As per 1.2.</p>	
<p>1.4 and 1.5</p>	<p>Fixed ceilings throughout the southern portion of the building. The observation made at location 1.5 revealed a timber framed northlight/ clerestory structure. The external walls are lightweight metal and the internal wall structures sounded as stud walls. It is anticipated the roof structure is timber rafters supported off the stud walls.</p>	

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<p>2.1</p>	<p>RAAC not observed</p>	<p>No action</p>	<p>The single storey portion of the building was generally lined with fixed plasterboard ceilings throughout. However, a suspended ceiling portion at the waiting area allowed inspection of the roof space. This revealed steel down-stand beams supporting a timber roof structure. Load bearing walls were generally lined but limited observation points revealed these to be brickwork masonry walls.</p> 
<p>2.2</p>	<p>RAAC not observed</p>	<p>No action</p>	<p>The distribution/plantroom revealed brickwork masonry walls throughout. A small section of ceiling had been removed and exposed a timber roof structure over.</p> 
<p>External Facade</p>	<p>RAAC not observed</p>	<p>No action</p>	<p>As per the property description, the building comprises several forms of construction and cladding types, however none of the observations confirmed this to be RAAC.</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 on the single storey portion however we suggest hatches are provided in the northern and southern upper floor to confirm the roof construction in these locations.