

INSPECTION REPORT R219

ISSUE DATE:	15 December 2023	CONFIDENTIALITY:	Confidential
SUBJECT:	RAAC Discovery Inspection		
PROJECT:	NHSScotland Assure RAAC Investigations	AUTHOR:	#025
CHECKED:	#011	APPROVED:	#002

SUMMARY DETAILS

NHS Board:	Forth Valley	
Site Code:	V109C	
Site Name:	Laurieston Health Centre	
Block No.:	01	
Block Name:	Laurieston Health Centre	
Inspection Date:	07/11/2023	
Structural Engineers	WSP Engineer #011	
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 – Laurieston 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 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 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.

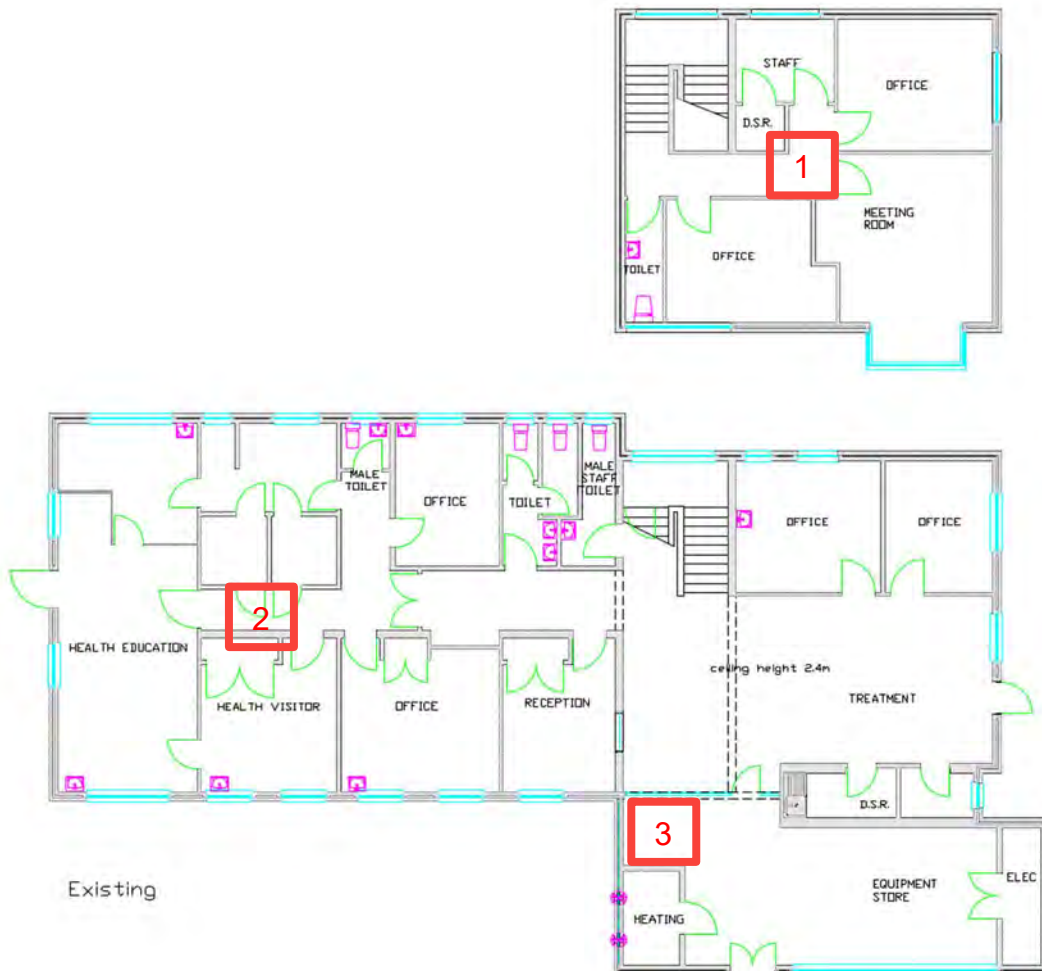


Figure 2 –Inspection plan

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OBSERVATIONS

The Laurieston Health Centre is a partial two-storey building part of NHS Forth Valley. The single storey, flat roof portion of the structure is formed with concrete beams and block infill. The partial second storey roof sections of the building are timber pitched roof trusses. The anticipated construction date stated on site by the asbestos surveyor is the early 1970s. External walls are brickwork walls and have a roughcast render.




It is understood that renovations had recently been completed at the time of the inspection which was apparent through discrepancies between the onsite arrangement and the plans provided.

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>Location 1 was a loft hatch in the fixed ceiling. The roof structure is a timber truss spanning to the external brick walls. Timber sarking is fixed to the purlins which span between the trusses.</p>	RAAC not observed	No action	
RAAC not observed	No action			

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02	RAAC not observed	No action	
03	RAAC not observed	No action	
External Facade	RAAC not observed	No action	



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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.