



Helping clients address their risk from defective RAAC roofing systems



Gordon Lane

Associate Director Civil & Structural Engineering at Frankham Consultancy Group

The Structural Engineering team at Frankham has been assisting and advising building owners on the risk of failure from defective **Reinforced Autoclaved Aerated Concrete (RAAC)** roof planks, clients include Hospital Trusts, Local Councils, and at several government premises via their FM contractors.

Issues with RAAC construction were originally highlighted following a sudden failure, causing collapse, of RAAC roof planks at a school in Kent. In May 2019, the Standing Committee on Structural Safety (SCOSS) raised a safety alert to the industry noting this as an area of concern. In 2021, SCOSS integrated with Collaborative Reporting for Safer Structures (CROSS) and is now operating under that name, continuing to raise awareness on the structural safety of RAAC construction.

Building Research Establishment (BRE) Information Paper IP10/96 highlights the concerns with RAAC roof planks and advises that such properties should be inspected and assessed by a Structural Engineer, with appropriate measures taken to remediate any defects and advise on long term regimes for inspections.

Many public bodies have reviewed their estates with some enforcing restrictions and constraints on their operations due to RAAC roofs and the risk of collapse. At Frankham, we appreciate the sensitive nature of these surveys, and the need to plan our investigations with minimal disruption to normal activities.

Our Structural Engineers will liaise with you directly and arrange to visit your sites, undertaking carefully planned investigations to determine structural safety risk and advise on any remedial actions required at every step. Our expertise will ensure your estates management teams have confidence in allowing safe use of their assets.

If you or your clients need a review of your buildings and safety risk in relation to RAAC, please feel free to contact structuralsurveys@frankham.com where one of our engineers will be happy to assist you.



We had over 110 nationwide government buildings of various age and size that needed to be urgently assessed with respect to risk from failure of RAAC roofs. The Frankham Consultancy Group Structural Engineering team were reactive to our needs, and we were able to complete the surveys safely, issuing reports in short time all to the satisfaction of our client.

*Gareth Blore
Programme Director
Mitie*