

Information on RAAC in buildings - for Building Owners and Managers

Where does responsibility sit if RAAC is identified in any public sector owned building?

- The building owner, and/or estate owner and/or those responsible for managing premises are responsible for building safety and for the safety of employees, tenants, pupils and members of the public who use the estate.
- The Defective Premises Act 1972 and subsequent Building Safety Act 2022 establish a duty of care that builders and their sub-contractors owe to the occupiers of property they construct and also establishes a duty of care that landlords and building owners hold towards their tenants and any third parties who might be injured by their failure to maintain or repair the property.
- Following the recent concerns about the safety of buildings containing RAAC, as part of estate management duties, building owners must be able to identify if RAAC exists and ensure that measures have been put in place to properly identify, assess and mitigate any risks associated with RAAC.
- Employers have a general legal responsibility to maintain the health and safety and welfare of workers, and others attending their premises.
- Employers also have a duty to consult with their employees, or their representatives, on health and safety matters. Further information is available at Consulting and involving your workers.

What guidance is available to building owners, and/or estate owners and/or those responsible for managing premises?

- The Health and Safety Executive (HSE) has a webpage about managing risk from RAAC (Managing risk from RAAC - HSE) which provides signposting to other guidance documents e.g. Institute of Structural Engineers (IStructE).
- The IStructE provides guidance on the investigation and assessment of RAAC which provides advice on the critical risk factors associated with RAAC panel construction. It

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

includes a proposed approach to the classification of these risk factors and how these may impact on the proposed remediation and management of RAAC.

Reinforced Autoclaved Aerated Concrete planks - The Institution of Structural Engineers (istructe.org)

March 2022: Reinforced Autoclaved Aerated Concrete (RAAC) panels: Investigation and assessment

April 2023: Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment – Further Guidance