

Briefing Note – RAAC in Health Estate

Public Health and Health Integration Scrutiny Commission

Date of meeting: 7th November 2023

Lead director/officer: Director for Public Health

Useful information

■ Ward(s) affected: All

■ Report author: Lorna Simpson, Head of Strategic Estates, LLR ICB

1. Summary

A briefing note about the presence of RAAC (Reinforced Autoclaved Aerated Concrete) in the health estate has been requested and the LLR (Leicester, Leicestershire and Rutland) ICB is happy to share its understanding.

The ICB has looked at the acute service, secondary care services and general practice estate across LLR.

The results received are reassuring to the ICB that essential health care provision will not be disrupted by the presence of RAAC in the LLR health estate.

2. Briefing Note

University Hospitals Leicester NHS Trust.

In regard to the statement issued on 8th Sept 2023 by UHL below, reassurance has been provided that the 3 acute hospitals in Leicester have no RAAC in their estate. *“No RAAC was identified when UHL surveyed the estate following the Alert issued by The Standing Committee on Structural Safety (SCOSS). The report stated that no further action required.”*

NHS Property Services

In regard to NHS PS, who own a national portfolio of health centres and general practice premises, their statement issued 13th Sept 2023 below provides reassurance that they have no RAAC in their estate.

“NHSPS has completed investigations on 693 freehold properties. We can confirm remedial works to make them safe on five of seven buildings found to have RAAC are now completed. Of the remaining two, one site is vacant and is due to be redeveloped and one has temporary supports and is planned to be vacated. (Author note – neither of these two sites is in LLR)

237 leasehold properties have been checked, with no RAAC identified. We are working closely with NHS England, our customers, building landlords and specialist external consultants, including surveyors, to plan any required remedial work as well as necessary additional safety measures.”

Leicestershire Partnership Trust

In regard to the LPT, who operate some community hospitals in Leicestershire and Rutland and community health centres in Leicester and Leicestershire, the analysis of their large estate is ongoing, but as of 16th Oct 2023 they determined that no LPT inpatient sites have RAAC, and across the remaining estate no RAAC had yet been identified. They have identified areas of 6 buildings where they have commissioned further analysis, with results expected by end Oct 2023.

EMS Community Ventures Limited

Community Ventures (CV) operate the seven LIFT buildings in Leicester City that accommodate a number of GP practices and pharmacies. They have confirmed that no RAAC was used in the construction of their estate.

PHP Group

PHP operates 5 medical centres (4 in Leicestershire, 1 in Leicester City) and provided the following statement on 18th Oct 2023.

“RAAC was used in buildings between the mid-1950s and mid-1990s per latest Government guidance, so we can confirm that no RAAC would be present in all the above sites.”

Breakdown of Results for General Practice

Category	No of Practices	Percentage
Landlord confirmed no RAAC	27	20.5%
Practice confirmed no RAAC	17	12.9%
Practice looking into presence of RAAC	36	27.3%
No reply	52	39.4%

General Practice Premises

To highlight the national issue, the ICB contacted all GP premises in LLR, sending them guidance from NHSE about what RAAC was, where and when it might have been used and what to do if you suspect you have any. The ICB cannot fund building surveys, nor can it force the owners to undertake them.

3. Conclusion

There are some gaps in knowledge (LPT has some surveys to complete and 40% of GP practices have not responded to the request for assurance).

However, the survey results from LPT are due to be received and mitigation is in place until the results are known.

Regarding general practice premises, RAAC was most used in larger commercial properties, and independent general practice premises are usually smaller and of traditional build, so it is unlikely that any RAAC will be found in the GP estate.

Additionally all practices are required by the CQC to hold and keep updated business continuity plans, so in the event of RAAC detection, they would be able to enact a service recovery plan.