



# RAAC MANAGEMENT

## DUTY HOLDER GUIDANCE AND CHECKLIST

**A practical reference guide aligned with the Building Safety Act 2022**

RAAC presents structural, compliance and risk management considerations for building owners and duty holders. This Starfish Construction guide outlines the key responsibilities, inspection expectations and documentation requirements when RAAC is identified or suspected.



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# UNDERSTANDING RAAC AND DUTY HOLDER OBLIGATIONS

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Reinforced Autoclaved Aerated Concrete (RAAC) is a structural material with a finite design life. While it offered speed and efficiency in mid-to-late twentieth-century construction, its long-term performance must now be carefully understood and managed — particularly where buildings remain in active use.

For building owners, duty holders, architects and property professionals, identifying RAAC is not simply a technical finding. It carries defined legal and compliance responsibilities. Understanding those obligations — and how to manage them proportionately — is essential to protecting occupants, safeguarding assets and maintaining regulatory compliance.

If RAAC is identified, responsibility does not end with confirmation. It begins with structured, competent management aligned with current legislation.

RAAC identification may trigger obligations under:

- **Building Safety Act 2022**
- **Building Regulations**
- **CDM Regulations**
- **Duty Holder competence and verification requirements**

Turn to the next page for a structured overview of the five key compliance priorities and areas, along with a practical checklist for RAAC duty holders.

# 5 RAAC COMPLIANCE PRIORITIES

## 1 Confirm Material & Structural Condition

### What must be done:

- Commission a professional RAAC survey
- Undertake targeted intrusive investigations
- Engage in structural engineering assessment where required
- Assess loading, moisture exposure, and deterioration

## 2 Establish Risk & Immediate Controls

### What must be done:

- Evaluate structural risk
- Determine if temporary measures are required
- Implement exclusion zones if necessary
- Review operational impact

## 3 Define Remediation or Removal Strategy

### Options may include:

- Load reduction
- Over-cladding
- Strengthening
- Partial replacement
- Full strip-and-replace

## 4 Ensure Building Safety Act Compliance

### Duty Holders must:

- Appoint a competent Principal Designer and Principal Contractor
- Verify competence
- Plan, manage and monitor compliance
- Ensure prescribed documents are prepared where required

## 5 Maintain the Golden Thread of Information

### Post-remediation responsibilities

- Update building safety file
- Record structural changes
- Maintain inspection schedule
- Retain survey & engineering records

### Inspection Expectations

- Visual inspection is insufficient alone
- Intrusive verification required

#### *Structural review must consider:*

- Deflection
- Bearing conditions
- Roof loading
- Fixings

### Documentation

- Survey report
- Structural assessment
- Risk clarification
- Recommended actions

### Inspection Expectations

- Condition grading
- Ongoing monitoring regime where RAAC remains in situ

### Documentation

- Risk assessment
- Temporary works design (if required)
- Monitoring plan

### Duty Holder Responsibility

- Ensure design competence
- Verify contractor competence
- Ensure works meet Building Regulations

### Documentation

- Remediation strategy
- Design calculations
- Method statements
- Compliance declarations

### If Higher-Risk Building

- Gateway requirements apply
- Prescribed documents required at Gateway 2 & 3

### Documentation

- Survey report
- Structural assessment
- Risk clarification
- Recommended actions

### Why this Matters

The design and construction phases must serve the occupied phase of the building.

### Documentation

- Updated O&M manuals
- As-built records
- Inspection regime
- Compliance certificates

# YOUR QUICK REFERENCE CHECKLIST

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- **RAAC presence confirmed through intrusive inspection**
- **Structural condition assessed by a competent engineer**
- **Risk classification completed**
- **Remediation strategy defined**
- **Competent Principal Designer and Principal Contractor appointed**
- **Compliance documentation prepared**
- **Building records updated**
- **Duty Holder competence and verification requirements**

If you are responsible for building condition and safety and are uncertain about RAAC risk, a structured professional assessment is the first step toward clarity and compliance. We can support you in identifying, planning, remediating, and managing RAAC.

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