

# RAAC guidance

## For information

10 January 2025

Reinforced autoclaved aerated concrete (RAAC) is a lightweight material that was used in the construction or renovation of ceilings, walls, and sometimes floors in buildings across the UK between the 1950s and 1990s.

It is generally seen in the form of wall or ceiling beams and slabs, normally 600mm wide, with a chamfer edge of 45 deg. The surface often has small visible bubbles, similar to an Aero chocolate bar.

RAAC is susceptible to structural failure when aged or exposed to moisture and most beams/slabs will be past the expected safe life time by now. As such, any RAAC identified in a building should be inspected periodically for structural integrity by a suitably qualified person.

If you think you may have RAAC construction in a Girlguiding property, contact the property support group for advice on next steps and how to find a structural inspector. You can contact us at [property@girlguiding-scot.org.uk](mailto:property@girlguiding-scot.org.uk)

If you are unsure, more details and some example photos can be found here: [Reinforced Autoclaved Aerated Concrete: Identification guidance](#).

If you would like to learn more about RAAC, you can find detailed information by the RAAC Study Group from the Institution of Structural Engineers here: [Reinforced Autoclaved Aerated Concrete \(RAAC\) Investigation and Assessment – Further Guidance - The Institution of Structural Engineers](#).