

RAAC update

Scrutiny Panel

16 April 2024

Background

- Schools and Housing assets taken out of scope as separate assessments were undertaken for these areas (School work was underway 18 months earlier)
- Written confirmation of there being no RAAC in either School or Housing
- No formal guidance on RAAC for assessment of Local Authority assets has been issued, therefore CWC adopted the DFE guidance as this was the most comprehensive
- A Working Group was established in October 2023 including colleagues across City Assets plus Tim Munro from a Health and Safety perspective with workshops through October to December to provide an initial position on in-scope sites
- Audit Services attended the workshop sessions and reviewed methodology. Resulted in receiving a positive report on the processes applied

Methodology

Step 1 – Desk based review all assets that were not schools or Wolverhampton Homes assets (433 in total)

This work broke down to the following numbers:

- In scope: 238
- Out of scope: 190
- Not applicable: 5

Step 2 – Surveys to be undertaken

- 22 buildings to be prioritised and surveyed by internal team
- 19 buildings to be surveyed by external surveyors due to resourcing levels
- 201 shops to be assessed by CWC and Wolverhampton Homes

Step 3 – Once surveys are completed, if RAAC is identified, mitigation measures will be implemented

- Immediate issues with RAAC will be dealt with on an emergency basis, where RAAC is identified but no issues are found removal will take place in a 12 month window.
- We will continue to monitor the RAAC during that period to ensure that it doesn't deteriorate and therefore require more immediate attention.

Update on position

Overview

- 22 sites surveyed by the internal team – five sites with RAAC confirmed, ten sites have been surveyed but now require more survey work (including a building not owned by the Council), and seven with no issues identified from survey work

Additionally

- 19 buildings out for procurement for external surveying – Pick Everard have been awarded the work and currently prepping to undertake
- 201 shops – Workshop held in March to review the Wolverhampton Homes data to review shops and residential assets as blocks rather than separate assets. Wolverhampton Homes have provided data which is now being reviewed to understand whether further work is required
- Leased out assets have been included within the sites currently out for procurement
- There will also be costs of rectification works on RAAC yet to be identified
- To date five sites confirmed with RAAC:
 - Civic Centre
 - Fowlers Park Changing Rooms
 - King George V Changing Rooms
 - Newbridge Changing Rooms
 - East Park Changing Rooms
- It is important to note that the RAAC identified in the above buildings have been surveyed and are all structurally sound. In accordance with the regulations, non immediate works need to be completed within a 12 month period from identification and will continue to be monitored
- Civic Centre works are taking place during the Summer period and option appraisals are being undertaken on the changing rooms

Next Steps

- Progress the option appraisals on sites identified to date of containing RAAC to determine works required
- Progress the 10 sites internally reviewed to confirm final RAAC position and mitigation strategies
- Pick Everard will be making appointments to visit sites for the 19 buildings starting 15 April 2024
- Following on from shop portfolio data work, undertake sample surveys and offer position
- Should any further buildings be identified as containing RAAC, regular updates will be provided

Communication timeline – Civic Centre

- Suspected RAAC Civic Offices identified September 2023
- RAAC information given to SEB September 2023
- Union briefing on general RAAC approach September 2023
- Leader and Leader of Opposition informed on confirmed RAAC Civic Offices' position October 2023
- Strategic Risk register RAAC entry October 2023
- Reported at Audit and Risk Committee – November 2023
- Audit report - November 2023
- Union briefing – Mid December 2023
- Risk Register review by Scrutiny Board – December 2023
- Leader and Leader of Opposition briefed re proposed work January & February 2024
- Risk register review by Scrutiny Board – February 2024