

5.0 CONCLUSIONS AND RECOMMENDATIONS

Having carefully considered the findings of our visual inspection of the building and the contents of the previous sections of this report, we draw the following conclusions and recommendations:

- Based on our visual inspection alone, the roof planks appear to be manufactured using RAAC, but this would need to be confirmed by testing, particularly as such planks have not been widely available in the UK since 1982, which is more than 10 years before this building is understood to have been constructed. If instructed, we could arrange testing, but this would likely take several weeks due to current high demand for testing services.
- If the use of RAAC roof planks is confirmed, then given the age of the building, we believe these may be approaching the end of their theoretical useful life and replacement should therefore be considered.

Notwithstanding this advice, our visual inspection has so far revealed no evidence to suggest that the existing roof planks are suffering from any defects indicative of impending collapse and therefore retention could be considered, but this would need to be justified based on a risk assessment to be conducted by the building owner. When conducting such a Risk Assessment factors to consider should include:-

- The age of the roof.
- Its condition – further inspections and measurements would be required to inform this.
- Investigations into the presence and extent of reinforcement and the anchorage of longitudinal bars.
- The position and orientation of the roof planks which are, in part, protected by a secondary roof over reducing the risk of water ingress.
- An assessment of the risks associated with a potential failure.