



# Briefing Note

To: Budget and Corporate Services Overview and Scrutiny Committee

From: Interim Head of Property Services

**Subject: RAAC Surveys on Council Owned Buildings – Update**

Date: 5 December 2024

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## 1. Introduction

The Committee has requested a regular update on the outcome of the RAAC surveys conducted at Council owned buildings. This briefing provides an update on the plans for completing surveys on all buildings identified as being at risk of RAAC being present.

## 2. Details

The Committee was advised at its last meeting on 17 October that the RAAC surveys on those operational properties that have not yet been surveyed will be incorporated into the condition surveys. Officers from Property Services are working with Strategic Commissioning and Procurement to procure a provider for these surveys. The specification is currently being prepared and it is anticipated that the tender process will commence in February. The proposal is that condition surveys will be undertaken on a 5-year rolling cycle, which means that 20 percent of properties will be surveyed each year. The programme will include all operational properties plus commercial properties where the Council retains responsibility for maintenance of the structure.

As part of the specification, officers are currently working on prioritisation of the surveys. The following criteria will be used in the prioritisation exercise:

1. Service requirements that require information pertaining to the condition of properties.
2. Properties identified as being at risk of RAAC being present, but which have not yet been surveyed.
3. Maintenance history with properties showing high spend of reactive maintenance being prioritised
4. Utility costs with properties showing high usage being prioritised to establish whether there is scope for decarbonisation initiatives.
5. Asset challenge potential with buildings known to be underutilised or not fit for purpose being prioritised.

The prioritisation process and indicative condition survey programme will be finalised in early-January, and this will be available for sharing with the committee at its next meeting. It is anticipated that those buildings where RAAC surveys are required will be included in the first two years of the programme.

### **3. Recommendations**

The Committee is requested to note the content of this briefing note.

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