

Southview School, Conrad Road, Witham, Essex

RAAC & Mitigation Measures Reinspection Report

Job No. 5001145



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Checked by: Ross Nicklin MSc

Date: July 2026

Status: FINAL

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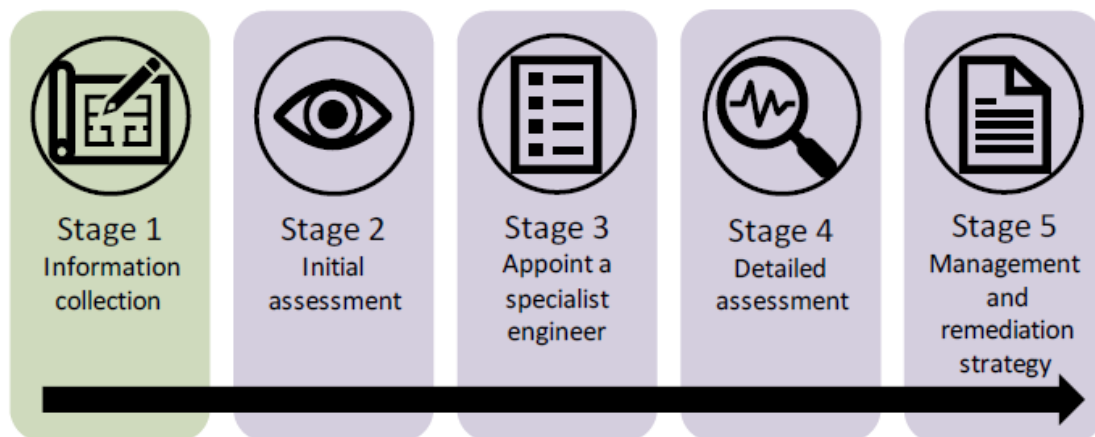
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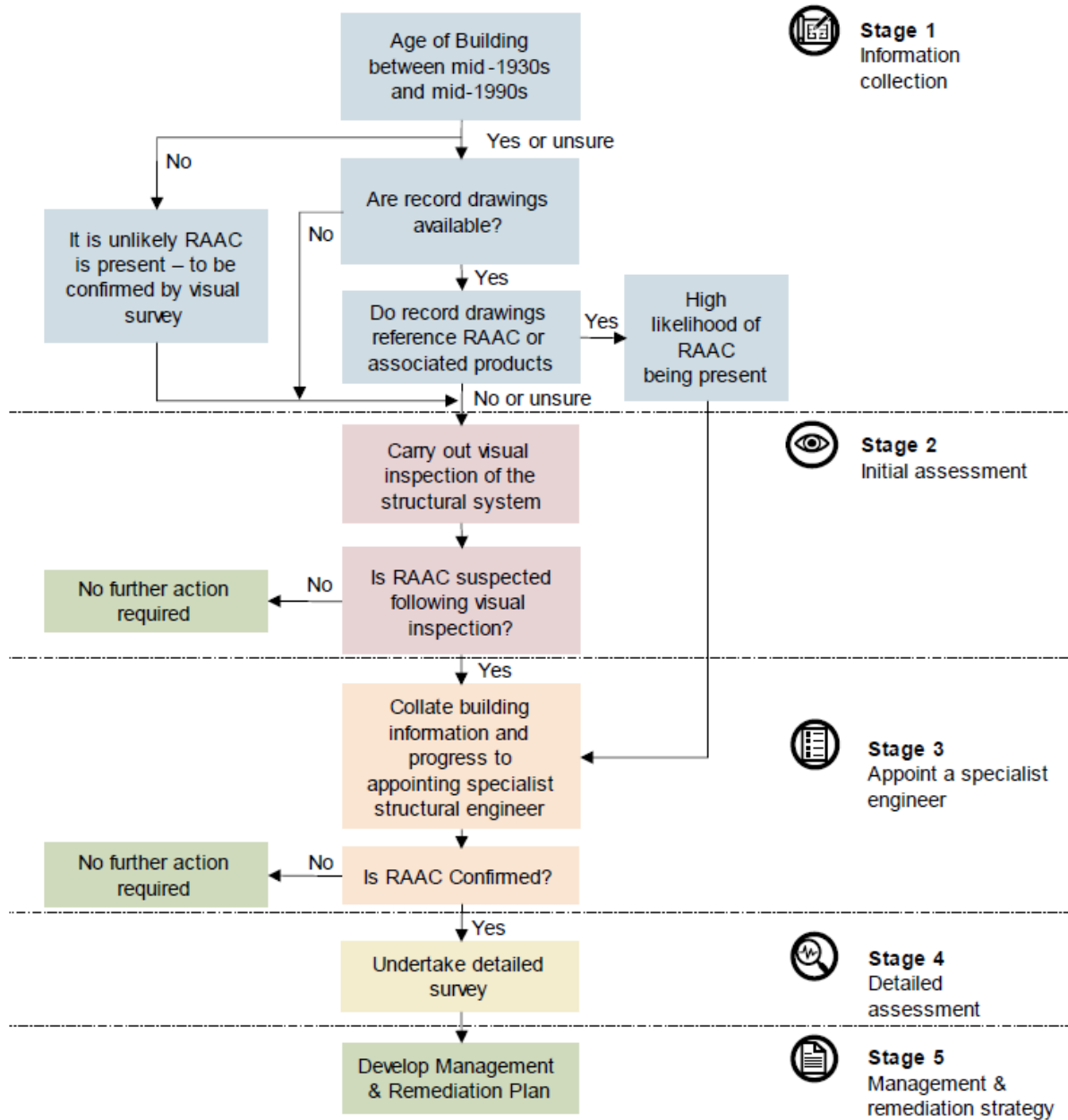
1.0 INTRODUCTION

1.1 Scope of Services

- 1.1.1 In accordance with the guidance issued by the Department of Education we have been instructed by Julie Cornell, the School Business Manager of Southview School, Witham, to undertake a visual reinspection of areas within the school where Reinforced Autoclaved Aerated Concrete (RAAC) was identified previously in our 2023 report.
- 1.1.2 The purpose of the inspection was to assess the condition of the RAAC and determine whether there is any evidence of deterioration since our previous inspection. We also inspected and reviewed the steel framework installed beneath the RAAC planks to provide support and mitigate the potential risks associated with the presence of RAAC in an education setting.
- 1.1.3 In accordance with the guidance set out within Reinforced Autoclaved Aerated Concrete (RAAC) – Estates Guidance published by the Department of Education (December 2022, updated August 2023) and also within Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment – Further Guidance, published by The Institution of Structural Engineers (April 2023), Ingleton Wood LLP have developed a five-stage inspection and review process.
- 1.1.4 The five-stage approach is as set out within the Guidance Stages and Flowchart below:



- 1.1.5 Our previous survey in 2023 confirmed the presence of RAAC concrete planks forming the flat roof deck to the original building adopted from Elm Hall. The RAAC planks were supported off the perimeter walls and larger section steel girders. The RAAC was identified based on the surface texture, and the aerated core exposed with the use of a screwdriver.
- 1.1.6 Tom Godfrey MRICS of Ingleton Wood LLP reinspected the building on 7th July 2026 to carry out a further visual assessment of the RAAC and the steel framework mitigation measures installed. An inspection was undertaken of all roof structures above the suspended ceiling tiles to ascertain their structural construction.



2.0 CONCLUSION

2.1 Summary of Findings

- 2.1.1 The RAAC planks originally spanned unsupported lengths of 2300mm. It was clear, however, from our inspection in 2023 that mitigation measures have already been installed throughout. These works comprised the installation of multiple primary and secondary supporting steel lattice beams between the original supporting walls and girders.
- 2.1.2 It was noted that inflation tubes had been installed above the beams traversing the planks. These tubes would have been installed as part of the mitigation measures to allow the planks to be levelled in the future if they ever started to sag. The installation of the mitigation works resulted in there being no unsupported lengths exceeding 760mm.
- 2.1.3 The mitigation measures installed within the building have, in our opinion, satisfactorily mitigated the risk presented by the use of RAAC planks to form the flat roof deck.
- 2.1.4 The only unmitigated risk that we observed previously was the fixing of supporting brackets into the RAAC for the hoist tracks in isolated locations. There is a risk of them loading the RAAC and also the fixing, given the nature of RAAC, is unlikely to remain in place if any moderate weight is applied. We made the school aware of this risk previously, and the fixings have subsequently been relocated so that they are now carried off the supporting steelwork.
- 2.1.5 Our visual reinspection has confirmed that both the RAAC planks and the steel lattice mitigation measures remain in similar condition to that observed during our previous inspection in 2023, and that no evidence of additional risk factors or deterioration to the RAAC or steelwork was observed during the reinspection.
- 2.1.6 The findings from our site inspection are contained within the table included within Appendix B of this report.

2.2 Further Action & Recommendations

- 2.2.1 It appears that the mitigation works were put in place when the site was extended back in 1995. We assume, given the measures observed, that the mitigation scheme was designed by a structural engineer. We assume that the project was then implemented by Essex County Council, who would have had control of Elm Hall School at this time.
- 2.2.2 As such, we recommend the school make enquiries of the Council to obtain details of the design and to ascertain whether they have implemented any monitoring since installation. This should form part of the school's formal RAAC Management and Remediation Strategy (Stage 5).
- 2.2.3 In the absence of any information being provided by Essex County Council on the detailed design and construction of the mitigation measures, or any details of an ongoing monitoring plan or future remediation scheme which may exist, a further reinspection of the RAAC and mitigation measures should be carried out by a suitably qualified person within the next 2-3 years.



APPENDIX A – TABLE OF FINDINGS

<u>Area</u>	<u>Assumed Age</u>	<u>Roof Type - Desktop Review</u>	<u>On Site Observation</u>	<u>RAAC Suspected - Yes/No</u>	<u>RAAC Mitigated - Yes/No</u>
Corridor	1980s	No constructional plans provided.	Pre-cast concrete planks supported off steel girders and perimeter walls forming deck to felt covered flat roof.	Yes	Yes
Sunshine Room	1980s	No constructional plans provided.	Pre-cast concrete planks supported off steel girders and perimeter walls forming deck to felt covered flat roof.	Yes	Yes
Stars Room	1980s	No constructional plans provided.	Pre-cast concrete planks supported off steel girders and perimeter walls forming deck to felt covered flat roof.	Yes	Yes

APPENDIX B – SURVEY NOTES & SUPPORTING PHOTOS



Sample Location No.:1	Title: Entrance Lobby

Photos:



1. 07/07/2026
 20260707_161751.jpg



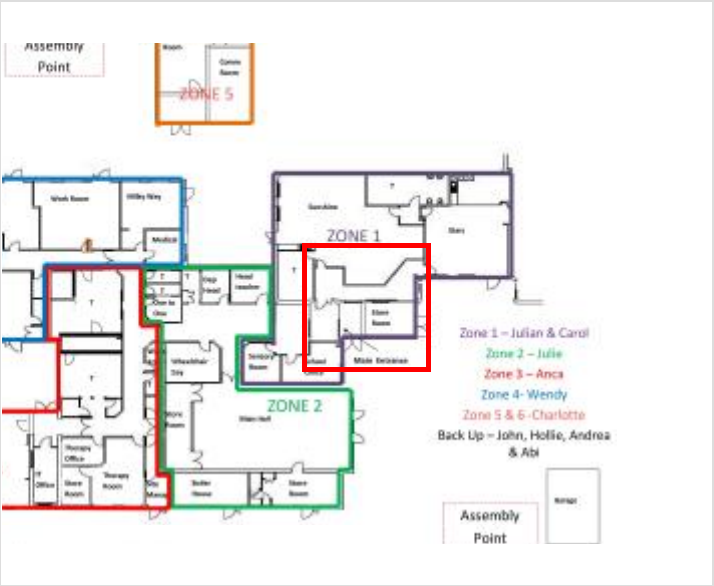
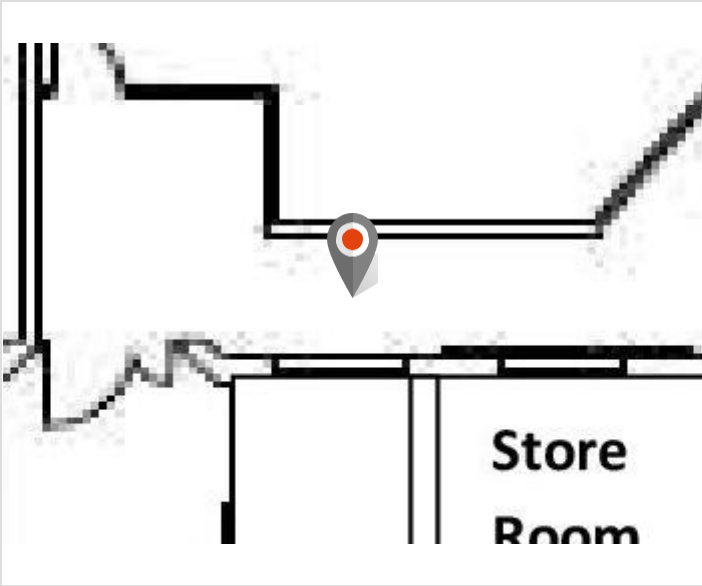
2. 07/07/2026
 20260707_161803.jpg



3. 07/07/2026
 20260707_161741.jpg

Sample Location No.:2

Title: Corridor



Photos:



1. 07/07/2026
20260707_161544.jpg



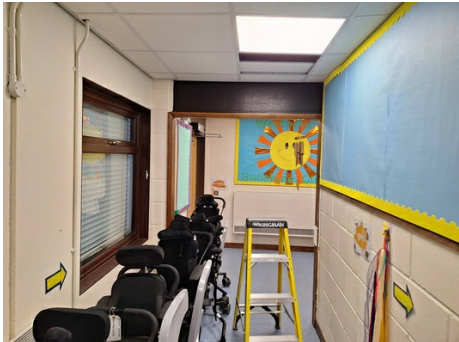
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20260707_161557.jpg



3. 07/07/2026
20260707_161606.jpg

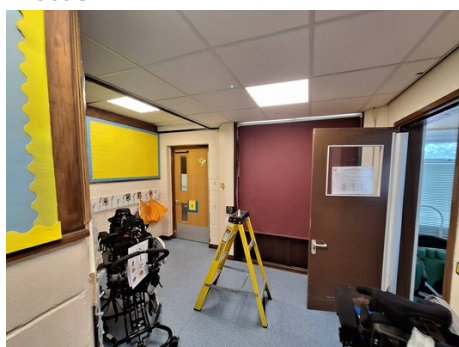


4. 07/07/2026
20260707_161726.jpg



5. 07/07/2026
20260707_161538.jpg

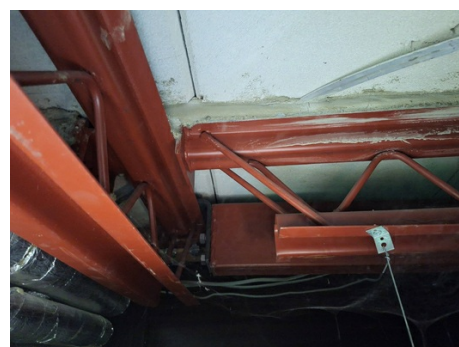
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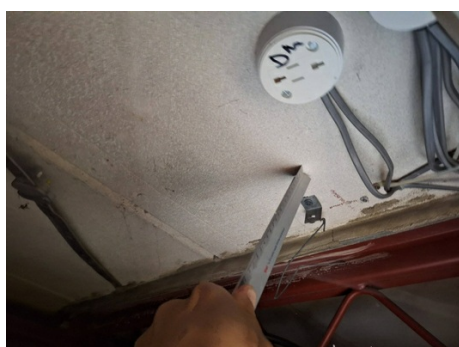
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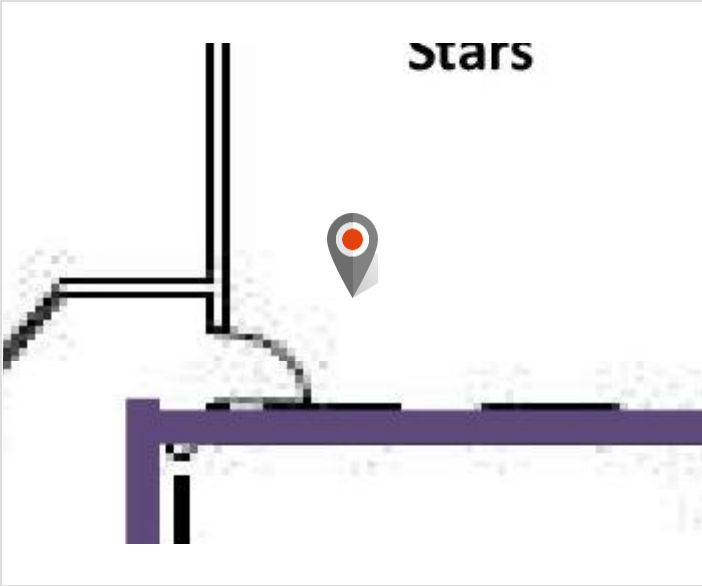
2. 07/07/2026
20260707_161434.jpg



3. 07/07/2026
20260707_161446.jpg



4. 07/07/2026
20260707_161456.jpg

Sample Location No.:4	Title: Stars Classroom
	

Photos:



1. 07/07/2026
20260707_161340.jpg



2. 07/07/2026
20260707_161253.jpg



3. 07/07/2026
20260707_161258.jpg



4. 07/07/2026
20260707_161304.jpg



5. 07/07/2026
20260707_161310.jpg



Sample Location No.:5	Title: Stars Classroom
	 Zone 1 – Julian & Carol Zone 2 – Julie Zone 3 – Anca Zone 4 – Wendy Zone 5 & 6 – Charlotte Back Up – John, Hollie, Andrea & Abi

Photos:



1. 07/07/2026
 20260707_161215.jpg



2. 07/07/2026
 20260707_161146.jpg



3. 07/07/2026
 20260707_161128.jpg



4. 07/07/2026
 20260707_161158.jpg

Sample Location No.:6

Title: Stars Classroom



Photos:



1. 07/07/2026
20260707_161046.jpg



2. 07/07/2026
20260707_161007.jpg



3. 07/07/2026
20260707_161025.jpg

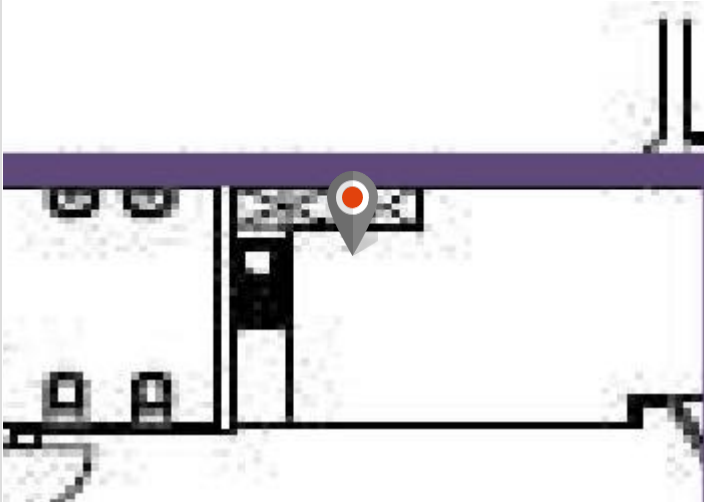


4. 07/07/2026
20260707_161032.jpg



5. 07/07/2026
20260707_161036.jpg



Sample Location No.:7	Title: Stars Classroom - Kitchenette
	

Photos:



1. 07/07/2026
 20260707_160743.jpg



2. 07/07/2026
 20260707_160748.jpg



3. 07/07/2026
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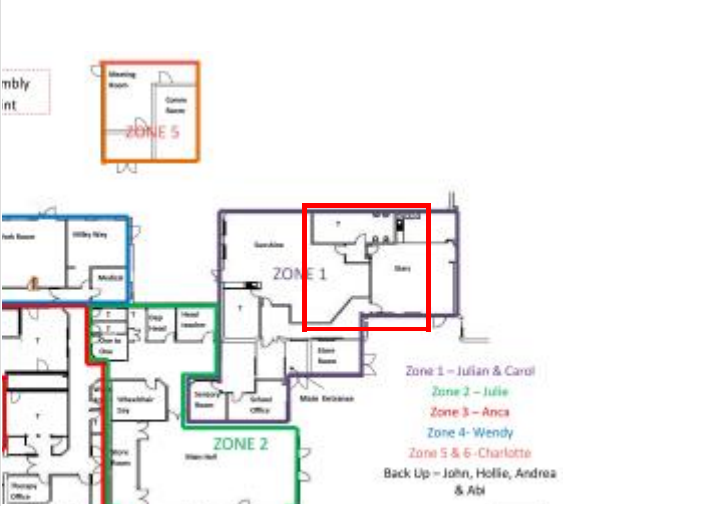
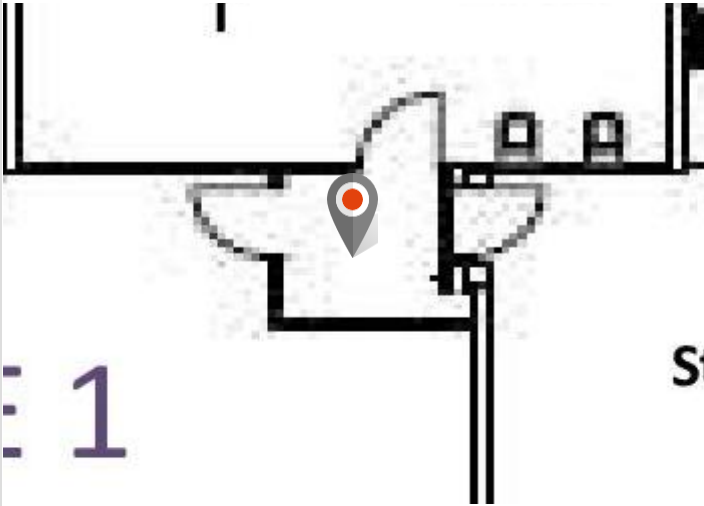


4. 07/07/2026

20260707_160820.jpg

Sample Location No.:8

Title: Lobby



Photos:



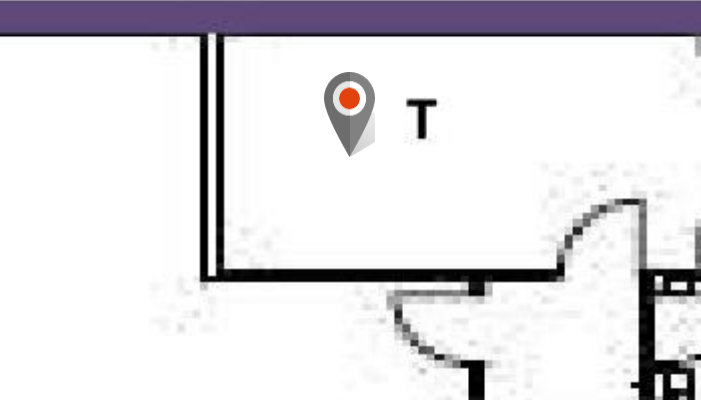
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2. 07/07/2026
 20260707_160458.jpg



3. 07/07/2026
 20260707_160506.jpg

Sample Location No.:9	Title: WC Area
	

Photos:



1. 07/07/2026
 20260707_160043.jpg



2. 07/07/2026
 20260707_160056.jpg



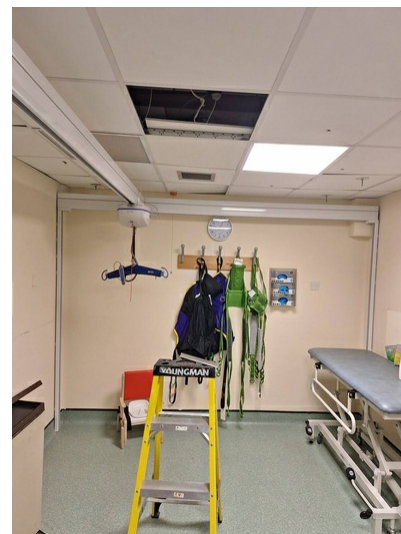
3. 07/07/2026
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4. 07/07/2026
20260707_160143.jpg



5. 07/07/2026
20260707_160152.jpg



6. 07/07/2026
20260707_160027.jpg

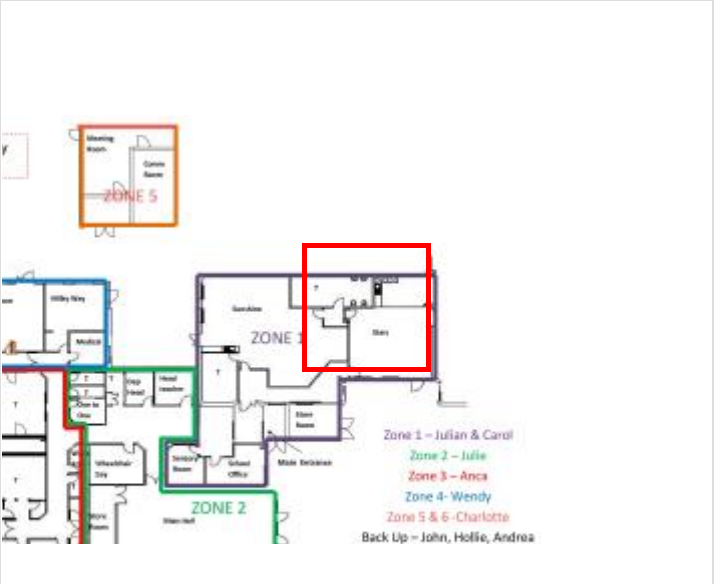
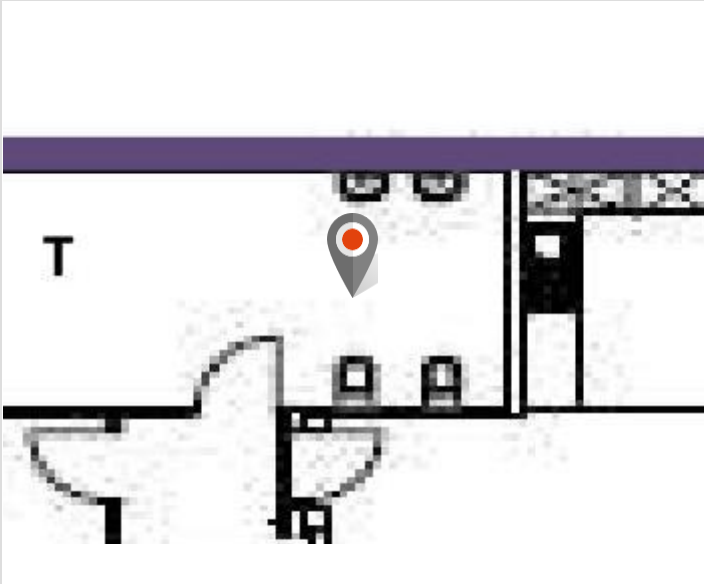


7. 07/07/2026
20260707_160035.jpg



Sample Location No.:10

Title: WC Area



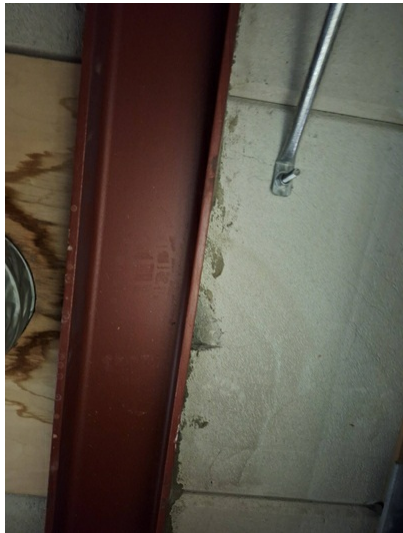
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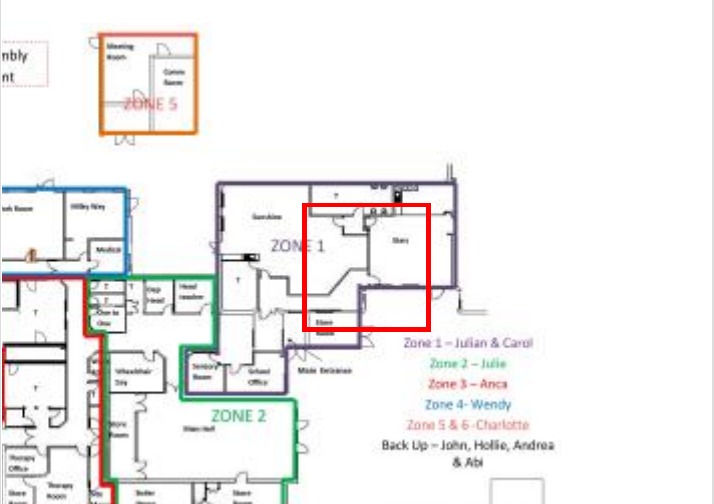


3. 07/07/2026
 20260707_160329.jpg



Sample Location No.:11

Title: Sunshine Room



Photos:



1. 07/07/2026
20260707_155914.jpg



2. 07/07/2026
20260707_155839.jpg



3. 07/07/2026
20260707_155848.jpg



4. 07/07/2026
20260707_155852.jpg



5. 07/07/2026
20260707_155855.jpg



6. 07/07/2026
20260707_155906.jpg

Sample Location No.:12

Title: Sunshine Room



Photos:



1. 07/07/2026
20260707_155637.jpg



2. 07/07/2026
20260707_155641.jpg



3. 07/07/2026
20260707_155654.jpg



4. 07/07/2026
20260707_155734.jpg

Sample Location No.:13

Title: Sunshine Room



Photos:



1. 07/07/2026
 20260707_155433.jpg



2. 07/07/2026
 20260707_155443.jpg



3. 07/07/2026
 20260707_155515.jpg



4. 07/07/2026
20260707_155524.jpg



5. 07/07/2026
20260707_155530.jpg



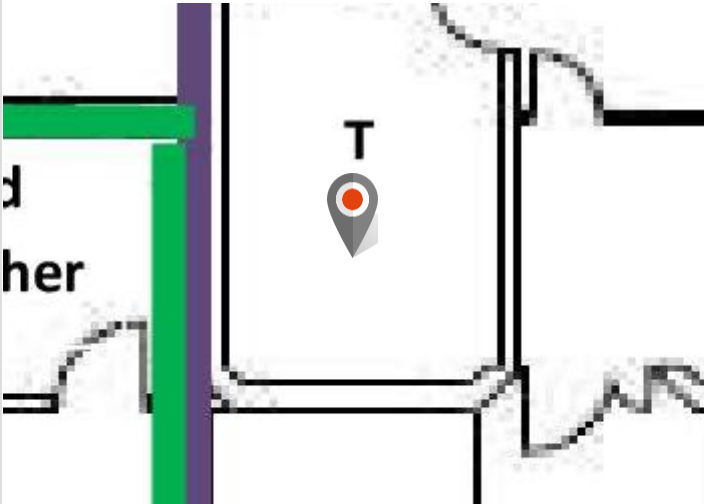
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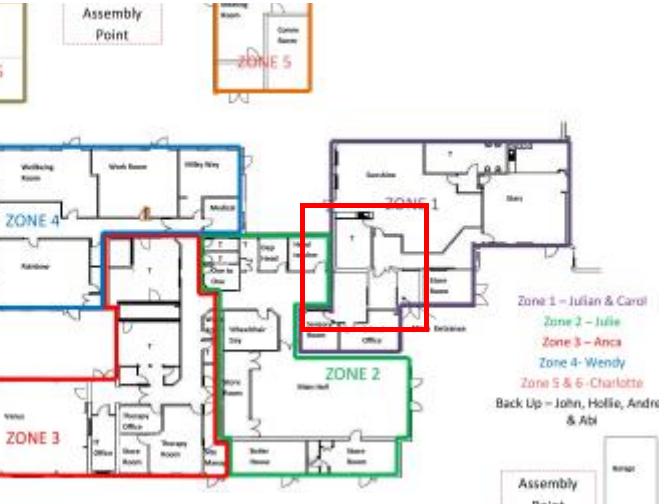
7. 07/07/2026
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Sample Location No.:14



Title: Accessible WC/ Store



Photos:



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2. 07/07/2026
 20260707_155254.jpg



3. 07/07/2026
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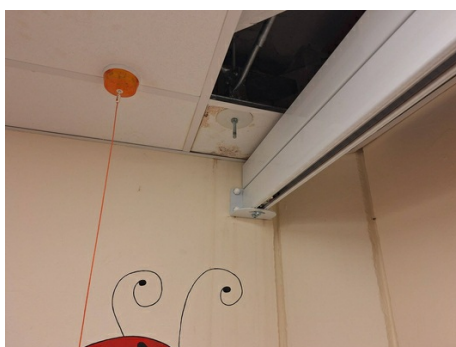
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20260707_154829.jpg



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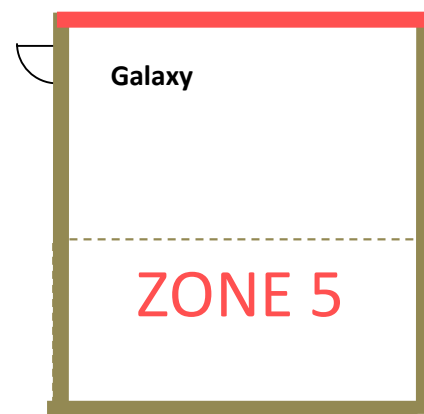
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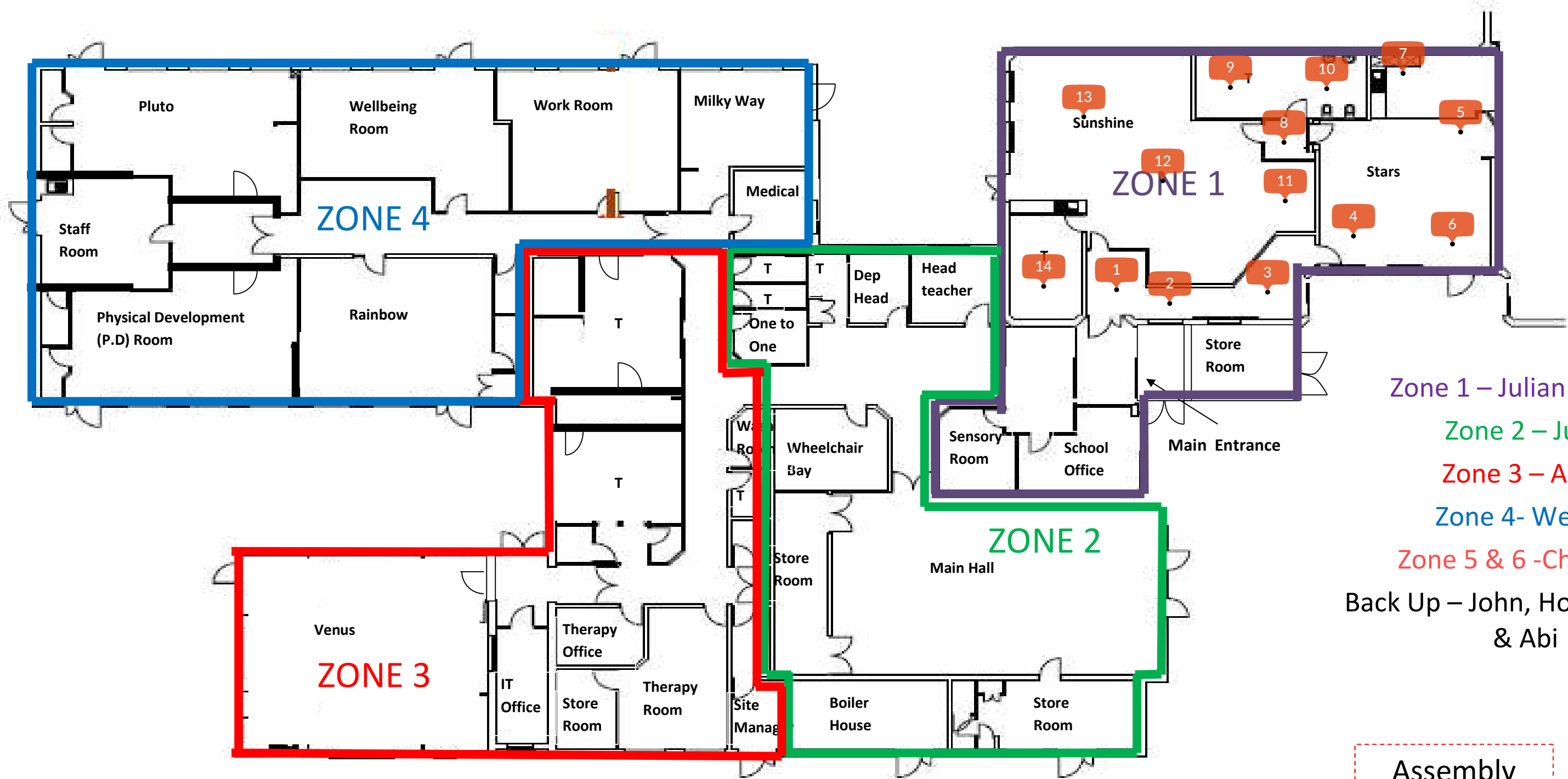
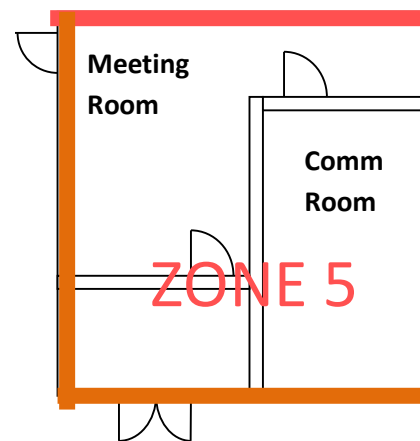
9. 07/07/2026
20260707_155128.jpg



10. 07/07/2026
20260707_155136.jpg



Assembly
Point



Zone 1 – Julian & Carol

Zone 2 – Julie

Zone 3 – Anca

Zone 4- Wendy

Zone 5 & 6 -Charlotte

Back Up – John, Hollie, Andrea
& Abi

Assembly
Point

