

Wednesday 6th December 2023

## Precast Panel Inspection

### Unit F, Meridian Business Park, Leicester, LE19 1WZ

Doc Ref: 665

#### Summary

We have assessed the precast panels present within the first floor of the above unit and can state that they are not formed of Reinforced Autoclaved Aerated Concrete (RAAC).

#### Introduction

Firntec has been appointed by Precision for a structural assessment of the precast panels which form the first floor area of their industrial unit within the Meridian Business Park, LE19 1WZ. See image 1 for an overview of the building:



Image 1

The presence of precast concrete panels was highlighted by the Jones Land LaSalle Industrial Survey Report dated March 2014. Following recent industry guidance the client requested an inspection of these panels to ensure they were not formed of RAAC, a form of construction prone to potential structural deficiencies towards the end of their design life. The governing body has produced guidance into identifying RAAC panels which can be downloaded from the Department for Education website.

This report will review the information supplied by the client and make an assessment of the panels following our site visit on the 05/12/23.

### Discussion

The precast concrete panels formed part of the ground floor ceiling supporting the first floor office area above. The areas inspected were the main reception lobby area, the kitchen and the main ground floor office area.

There were no coverings or finishes noted to the concrete ceiling in the lobby and kitchen area however the concrete ceiling in the office area was noted to have painted finish.

We noted similar observations in all three areas, which are:

1. The concrete panels were approximately 1.2m wide and had rounded edges
2. The concrete was of a mild grey colour and texture appeared to be fairly smooth.
3. Areas of exposed sections of the concrete were visible where penetrations have been cut out for services or where there has been some light spalling to the concrete cover.  
In all these areas solid aggregates were evident within the concrete section.
4. The concrete appeared to be solid and it was not possible for it to be indented with a screw driver.
5. There were no signs of bowing noted to the concrete panels which were inspected.

Refer to photographs at the end of the report.

Based on the observations we have the following comments:

- a) RAAC panels are typically 600mm wide which is less than found
- b) RAAC panels do not have solid aggregate as they are cast with gas bubbles which create a "bubbly" appearance.
- c) It is possible to indent RAAC with a hand driven screwdriver.
- d) RAAC panels have a distinctive V-shaped grooves

From the above we can deduct that the precast panels inspected are not RAAC panels.

We trust the above is clear, do not hesitate to get in touch if clarifications are required.

Report Prepared by:

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Image 2: Precast Planks with rounded edges



Image 3: Lobby area where one inspection took place



Image 4: Still from video of screwdriver test



Image 5: Width of panels



Image 7: Solid aggregates within panels

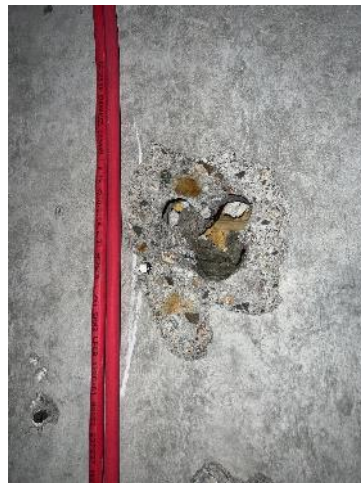


Image 8: Solid aggregates within panels