

# Assurance Statement

## RAAC



### Issue

- RAAC (Reinforced Autoclaved Aerated Concrete) within Lafford properties and grounds.
- RAAC is a form of concrete commonly used in construction between the 1950s and mid 1990s. It was used as it is inexpensive and lightweight. It is also known for providing good thermal insulation.
- Concerns have been raised over its structural performance and the lifespan, which is expected to be 30 years.
- It is understood that RAAC is not widespread within the housing sector. It is more likely to be present in schools and public buildings. It is rare but not impossible to find RAAC in roofs and on occasions, in floors and walls of older structures.
- The regulator of Social Housing has provided Social landlords with advice on how to conform to the regulations. [Letter to registered providers about RAAC - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/742442/letter-to-registered-providers-about-raac.pdf)

### How this could affect Tenants

- Structures with RAAC present in them, are at risk of being structurally unstable.
- In the unlikely event of RAAC being found in a home, the property would need to be vacated.

### Assurance for Lafford Tenants

- Lafford Homes Ltd has begun investigating and assessing it's stock for any indication of RAAC within the property.
- Assessment has been made by the Property Services Manager on the Lafford Housing stock and due to the age and property types, there is no known RAAC within the stock.
- If any property is found to contain RAAC, tenants will be notified and fully supported throughout the investigation and works period. [RAAC - position statement | North Kesteven District Council \(n-kesteven.gov.uk\)](https://www.n-kesteven.gov.uk/raac-position-statement)
- If tenants are unsure, they are able to contact Lafford Homes to express their concerns.
- Lafford Homes Complaints policy is available on the website if tenants feel that procedures are not being followed.

### How to Contact Lafford Homes

- Email: [enquiries@laffordhomes.co.uk](mailto:enquiries@laffordhomes.co.uk)
- Telephone: 01529 308313

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