

RICS Practice Alert – RAAC in Scottish residential property: statement from RICS

Issued February 2026

RICS is issuing this Practice Alert to all RICS members, RICS-regulated firms and candidates involved in surveys and inspections of Scottish residential property. The purpose is to raise awareness of important new guidance from the Institution of Structural Engineers (IStructE).

On 20 January 2026, IStructE published two new guidance documents relating to reinforced autoclaved aerated concrete (RAAC) roof panel construction in Scottish residential property.

It states that Part 1 'is intended to be adopted by structural engineers and Chartered Surveyors who will be responsible for the initial identification and appraisal of RAAC roof panel construction.'

<https://www.istructe.org/resources/guidance/raac-scottish-residential-property-guidance-part-1/>

All RICS members, not just chartered surveyors, who inspect residential property in Scotland should be aware of IStructE's guidance and should follow that guidance where appropriate. RICS notes that the guidance is limited to roof panel construction in Scottish residential property; however, members should be aware that RAAC can be present in other parts of a building and in other regions outside Scotland.

Part 2, IStructE states, 'is intended to be adopted by structural engineers who will be responsible for carrying out a detailed assessment of the RAAC roof panel construction.'

<https://www.istructe.org/resources/guidance/raac-scottish-residential-property-guidance-part-2/>

In July 2025 the Scottish Housing Regulator provided an update on social landlords that had identified the presence of RAAC in some of their social rented homes:

<https://www.housingregulator.gov.scot/about-us/news/regulator-publishes-update-from-reinforced-autoclaved-aerated-concrete-raac-data-collection/>

Members should be aware that RAAC can be located in properties that are not owned by social landlords and in regions not identified by the Scottish Housing Regulator. However, particular attention should be given to homes that were previously social housing but are now in private ownership.

RICS has published:

- [a RAAC advice and frequently asked questions webpage](#)
- [a RAAC consumer guide.](#)

Reminder of Rule 2 of the RICS Rules of Conduct

'Members and firms must maintain their professional competence and ensure that services are provided by competent individuals who have the necessary expertise.'

This requirement under Rule 2 of the [Rules of Conduct](#) is for all RICS members when undertaking surveying services for the public and/or their employer.

If you have concerns about the practice of an RICS member or RICS-regulated firm, please let us know by reporting your concerns to complaints@rics.org.

RICS members have a professional duty to promptly disclose the details of any regulated member that you reasonably believe may have breached RICS Rules or professional standards.

The duty to speak up is an important part of the profession's 'moral compass'. Think of it as protecting the reputation of the profession by helping RICS to uphold the public interest.