

DECISION SHEET

URGENT BUSINESS COMMITTEE - THURSDAY, 29 FEBRUARY 2024

	Item Title	Committee Decision	Cluster Required to take action	Officer to Action
1	<u>Determination of Urgent Business</u>	<u>The Committee resolved:-</u> to agree that the item was of an urgent nature and required to be considered this day as a result of the information contained within the independent structural engineer reports, appended to the report, particularly with regard to risk assessment.		
2	<u>Determination of Exempt Business</u>	<u>The Committee resolved:-</u> in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude the press and public from the meeting during consideration of item 5 so as to avoid disclosure of exempt information of the classes described in paragraphs 3, 7 and 10 of Schedule 7A of the Act.		
3	<u>Declarations of Interest and Transparency Statements</u>	None		
4	<u>Deputations</u>	None		

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5	<u>Reinforced Autoclaved Aerated Concrete (RAAC) Update - RES/24/086</u>	<p>The Committee resolved:-</p> <p>(i) to note the independent structural engineer reports appended to the report, that recommended a thorough re-evaluation of the occupancy condition for the properties identified with RAAC and instruct the Chief Officer - Early Intervention and Community Empowerment to begin engaging with Council tenants impacted to understand their individual needs to enable them to be rehomed through the implementation of a short-term management strategy to facilitate this;</p> <p>(ii) to approve budget virements within the Housing Capital budgets for 2024/25, as detailed within section 4 - Financial Implications - of the report, to cover all associated costs including but not limited to, additional staffing costs, specialist consultant fees, contractors costs for access and works, rehoming costs, temporary accommodation, school transport, utilities dis-connections/connections and security costs for the wider site;</p> <p>(iii) in relation to (i) above, to delegate authority to the Chief Officer - Early Intervention and Community Empowerment to rehome Council tenants residing at the RAAC identified properties to alternative housing with the following provisions:- a) Home Loss Payments and</p>	<p>Early Intervention and Community Empowerment</p> <p>Corporate Landlord</p> <p>Capital</p> <p>Early Intervention and Community Empowerment</p>	<p>Jacqui McKenzie</p> <p>Stephen Booth</p> <p>John Wilson</p> <p>Jacqui McKenzie</p>

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		<p>Disturbance Payments will be applicable to eligible tenants when they move permanently;</p> <p>b) Void properties across the city will initially be reserved where appropriate and considered for offer to tenants who currently reside at the identified properties;</p> <p>c) The creation of an additional specific 'RAAC Impact' housing list to ensure priority is provided to tenants residing at identified properties, allowing for urgent rehoming;</p> <p>d) All affected tenants will be placed on this list and assessed by need, individual building risk and failing this further prioritised by the length of their current tenancy;</p> <p>e) Allocation will be based on the tenant's current housing need, where stock provision allows, rather than their existing property type and size;</p> <p>f) All current applications for rehoming within the identified properties will be transferred onto the new 'RAAC Impact' housing list as noted within c) above;</p> <p>g) That tenants will be provided with temporary accommodation if they no longer wish to remain in</p>		

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		<p>their property, as an interim arrangement, before re-homing;</p> <p>(iv) to instruct the Interim Chief Education Officer to provide school transport for pupils, on an interim basis, should a need arise through approval of (iii) above;</p> <p>(v) to instruct the Chief Officer - Capital to suspend any planned Housing Revenue Account (HRA) capital programme works at the affected Council properties in Balnagask;</p> <p>(vi) to instruct the Chief Officer - Corporate Landlord not to progress any new buy-back scheme applications within any RAAC affected properties, at this time using Corporate Landlord - Delegated Powers 6;</p> <p>(vii) to instruct the Chief Officer - Early Intervention and Community Empowerment to ensure that any current Council owned void properties within the Balnagask area that are identified as having RAAC in their construction, and any that become void in the future, will remain void and designated as Unable to be Relet (UTBR);</p> <p>(viii) to note the prioritisation of this work will impact on allocations of housing for those on all of the Council housing lists;</p> <p>(ix) to note that circa 28% of the properties identified with RAAC in the</p>	<p>Education</p> <p>Capital</p> <p>Corporate Landlord</p> <p>Early Intervention and Community Empowerment</p>	<p>Shona Milne</p> <p>John Wilson</p> <p>Stephen Booth</p> <p>Jacqui McKenzie</p>

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		<p>Working Groups, other Local Authorities and Government representatives with the purpose of identifying best practice and potential funding solutions;</p> <p>(xiv) to instruct the Chief Officer - Early Intervention and Community Empowerment to engage with the Scottish Housing Regulator (1) advising of the impact of the identification of RAAC within the housing stock, the steps required to manage it and the direct and indirect impacts it will have on our wider housing and performance standards; and (2) requesting that this is taken into account during regulation and consideration of the Council's performance;</p> <p>(xv) to note the intention to make the report public, subject to any redaction that may be required, towards the end of the week commencing 4 March 2024; and</p> <p>(xvi) to request officers to share the letter to be delivered to the affected tenants with all elected members for information.</p>	<p>Early Intervention and Community Empowerment</p>	<p>Jacqui McKenzie</p>

If you require any further information about this decision sheet, please contact Martyn Orchard - morchard@aberdeencity.gov.uk