

GOVERNANCE

COMMITTEE DECISION SHEET

COMMUNITIES, HOUSING AND PUBLIC PROTECTION COMMITTEE - TUESDAY, 27 MAY 2025

	Item Title	Committee Decision	Services Required to take action	Officer to Action
1	<u>There are four deputation requests in relation to item 11.3 on the agenda - Viability Assessment of Proposals from Owners of Properties with RAAC</u>	Deputations heard from Lindsay Bruce, Paula Fraser, Wilson Chowdhry and Raymonda Davidson and will be recorded in the minute.	Governance	L McBain
2	<u>Viability Assessment of Proposals from Owners of Properties with RAAC - F&C/25/124</u>	<p><u>The Committee resolved:-</u></p> <p>(i) to note that the Chief Officer – Corporate Landlord, would issue a Service Update to members with details on offers accepted from homeowners;</p> <p>(ii) to thank the Torry RAAC Campaign Group Management Committee (TRCG) and UK RAAC Campaign Group for their positive engagement in the process of identifying alternative options for owners and for granting permission to share the note of engagement via Appendix A with the Committee;</p> <p>(iii) to note the contents of the Viability Assessment contained in Appendix B and that the purpose of the review was to determine if there are additional options which would meet the Council's overall objectives;</p> <p>(iv) to note that Options 2, 3 and 4 in the Report are all identified by officers as being viable</p>	Corporate Landlord	S Booth

	Item Title	Committee Decision	Services Required to take action	Officer to Action
		<p>and worth investigating further with all owners;</p> <p>(v) to note that TRCG have expressed a view that any option which involves owners contributing to costs or sharing equity in their property will not be acceptable to them;</p> <p>(vi) to note that if Option 3 is pursued there will require to be a commitment from all owners within any identified terraces of properties and that there will be a requirement to vacate properties timeously as part of the overall agreement in order to mitigate the health and safety risks;</p> <p>(vii) to note the previous decisions that Voluntary Acquisition will be at Market Value (with additional supporting payments as previously agreed) and agree that all options should be equitable in so far as no single option will be more financially beneficial than any other to owners;</p> <p>(viii) to instruct the Chief Officer - Corporate Landlord to write to all homeowners to advise them of the alternative options presented, in keeping with the officer modelling within Appendix B, and ask homeowners, having considered the information, to formally identify by the end of June 2025 which option they would be willing to consider; and:</p> <p>In relation to the roof on roof off proposal (Option 3):</p> <p>a) to instruct the Chief Officer - Corporate</p>	Corporate Landlord	S Booth

	Item Title	Committee Decision	Services Required to take action	Officer to Action
		<p>Landlord, in consultation with the Chief Officers of Finance, Housing and Capital, to thereafter review terraces on the site which would best lend themselves to meeting demand for the roof on roof off option as indicated by owners;</p> <p>b) to instruct the Chief Officer – Corporate Landlord to progress negotiations with owners to deliver the option as identified in the Viability Assessment and enter into legal agreements as required if there is sufficient interest to undertake this option in relation to at least one full terrace where all owners are in agreement;</p> <p>c) to approve the necessary spend, using the funding solution identified for voluntary acquisition, to undertake works as identified in the Viability Assessment including procuring works, supplies and services as required in accordance with the Council's Procurement Regulations;</p> <p>d) to instruct the Chief Officer – Finance to explore the options in relation to loan, standard securities and shared equity mechanisms to support owners to meet a share of costs as outlined in the Viability Assessment in connection with their properties;</p> <p>e) to instruct the Chief Officer – Corporate Landlord to instruct the disposal of properties to owners as identified in the Viability Assessment, where this is considered appropriate;</p> <p>In relation to the excambion (house swap) option (Option 4):</p>	<p>Corporate Landlord/ Finance/ Housing</p> <p>Corporate Landlord</p> <p>Finance</p> <p>Corporate Landlord</p>	<p>S Booth/ J Belford/ J McKenzie</p> <p>S Booth</p> <p>J Belford</p> <p>S Booth</p>

	Item Title	Committee Decision	Services Required to take action	Officer to Action
		<p>f) to instruct the Chief Officer - Corporate Landlord and Chief Officer - Housing to identify Council houses that may be appropriate for excambion, prepare property information on these and circulate details to interested owners;</p> <p>g) to instruct the Chief Officer - Corporate Landlord and Chief Officer - Governance to arrange any necessary works to properties under existing delegated powers and conclude transactions in relation to this Option in accordance with the terms contained within the Viability Assessment;</p> <p>h) to approve the use of the existing funding solution for voluntary acquisition to fund these works, including making payment to the Housing Revenue Account (HRA) for the loss of housing stock (all at Market Value);</p> <p>i) to instruct the Chief Officer – Housing to keep the Scottish Housing Regulator advised of progress with this work;</p> <p>(ix) to instruct the Chief Officer - Corporate Landlord to progress negotiations with owners, in consultation with the Chief Officer – Finance, and report back on progress to the Communities, Housing and Public Protection Committee in August 2025 within the already scheduled report;</p> <p>(x) to note that the first proposal within the UK RAAC Campaign Group Option is assessed as unviable, but that the remaining proposals</p>	<p>Corporate Landlord</p> <p>Corporate Landlord</p> <p>Corporate Landlord</p> <p>Housing</p> <p>Corporate Landlord</p> <p>Corporate Landlord</p>	<p>S Booth</p> <p>S Booth</p> <p>S Booth</p> <p>J McKenzie</p> <p>S Booth</p> <p>S Booth</p>

	Item Title	Committee Decision	Services Required to take action	Officer to Action
		<p>have been built into the roof off/roof on proposal from the TRCG;</p> <p>(xi) to note that works to masterplan the site have been 'stepped down' until July 2025 to ensure clarity over the options being taken forward in this report, as have works to progress site landscaping and demolition to avoid abortive costs;</p> <p>(xii) to instruct the Chief Officers of Finance, Housing and Corporate Landlord to continue to pursue all available funding options to meet the needs of the Council and owners; and</p> <p>(xiii) to instruct the Chief Officers of Finance, Housing and Corporate Landlord to discuss the content of this report formally with External Audit to confirm that they have no objections to the Value for Money of the recommendations within this report.</p>	<p>Corporate Landlord</p> <p>Corporate Landlord/ J Belford/ J McKenzie</p> <p>Corporate Landlord/ J Belford/ J McKenzie</p>	<p>S Booth</p> <p>S Booth/ J Belford/ J McKenzie</p> <p>S Booth/ J Belford/ J McKenzie</p>
3	<u>Housing Bi Annual Report - F&C/25/119</u>	<p><u>The Committee resolved:-</u></p> <p>(i) to request that the Chief Officer – Housing, provide information to members by way of email, in regards to the various tenants groups and providing details on frequency of their meetings, as well as how members are recruited;</p> <p>(ii) to note the progress made by the Housing Board from December 2024 to May 2025;</p> <p>(iii) to endorse the amended Plan available in Appendix A;</p> <p>(iv) to instruct the Housing Board to present an amended and measurable Improvement Plan</p>	<p>Housing</p> <p>Families & Communities</p>	<p>J McKenzie</p> <p>E Sheppard</p>

	Item Title	Committee Decision	Services Required to take action	Officer to Action
		<p>for approval as part of the Housing Board Bi-Annual Report in November 2025;</p> <p>(v) to note the key data summary available in Appendix B;</p> <p>(vi) to note the Terms of Reference for the Cross Party Working Group available in Appendix C;</p> <p>(vii) to welcome the findings of the Aberdeen Tenant Service Review Group available in Appendix D;</p> <p>(viii) to instruct the Chief Officer - Housing to work with the Aberdeen Tenant Service Review Group to positively respond to the findings of their review and report progress against tenant recommendations through a subsequent Housing Board Bi-Annual Report;</p> <p>(ix) to approve the arranged access procedure available in Appendix E in relation to Electrical Installation Condition Report inspections to ensure that all Council owned properties comply with necessary health and safety checks;</p> <p>(x) to instruct the Chief Officer - Housing to implement the Quality Improvement Framework available in Appendix F;</p> <p>(xi) to instruct the Chief Officer Housing to evaluate the impact of the Quality Improvement Framework on an annual basis and present an updated Framework to Committee for approval within one calendar year as part of the May Housing Board Bi-Annual Report;</p> <p>(xii) to note the homeless benchmarking summary report available in Appendix G; and</p> <p>(xiii) to note the resource planning assumptions issued by Scottish Government on 18 March 2025 for the affordable housing supply</p>	<p>Housing</p> <p>Corporate Landlord</p> <p>Housing</p> <p>Housing</p>	<p>J McKenzie</p> <p>S Booth</p> <p>J McKenzie</p> <p>J McKenzie</p>

	Item Title	Committee Decision	Services Required to take action	Officer to Action
		programme in 2025/26;		
4	<u>Minute of the Previous Meeting of 11 March 2025</u>	<u>The Committee resolved:-</u> to approve the minute as a correct record.	Governance	L McBain
5	<u>Committee Business Planner</u>	<u>The Committee resolved:-</u> (i) to agree to remove item 40 (Aberdeen City's Strategic Housing Investment Plan 2025/26 - 2029/30), as this was incorporated into the Housing Bi-Annual report; and (ii) to otherwise approve the committee business planner.	Governance	L McBain
6	<u>Building Standards Activity Report - CR&E/25/114</u>	<u>The Committee resolved:-</u> (i) to note the contents of the report and appendix; and (ii) to agree to receive a further Building Standards Activity Report at the meeting of the Communities, Housing and Public Protection Committee on 11th November 2025.	Strategic Place Planning	G Tierney
7	<u>Protective Services Food Regulatory Service Plan 2025-26 - CORS/25/026</u>	<u>The Committee resolved:-</u> (i) to approve the Protective Services Food Regulatory Service Plan 2025/2026 as detailed in Appendix A; and (ii) to note the review of performance against the Protective Services Food Regulatory Service Plan 2024/2025 contained within Appendix 2 of the Service Plan 2025/2026.	Governance	A Carson
8	<u>Protective Services Occupational Health and Safety Regulatory Service Plan 2025/26 - CORS/25/058</u>	<u>The Committee resolved:-</u> to approve the Occupational Health and Safety Regulatory Service Plan for 2025/26 at Appendix 1.	Governance	A Robertson

	Item Title	Committee Decision	Services Required to take action	Officer to Action
9.1	<u>Performance Report - CORS/25/095</u>	<u>The Committee resolved:-</u> (i) to request that the Chief Officer – Corporate Landlord, provide details to members via email in relation to the average time to complete repairs; (ii) to request that the Chief Officer – Corporate Landlord include information in the next performance report in relation to the increase of complaints being upheld; (iii) to request that the Chief Officer – Digital and Technology provide information to members via email, in regards to the percentage of priority one and two incidents closed in the time scale on page 147 of the report; and (iv) to note the performance report.	Corporate Landlord Corporate Landlord Digital and Technology Data Insight	S Booth S Booth S Roud L Fox
10	<u>Scottish Fire and Rescue Service Performance Report- SFR/25/115</u>	<u>The Committee resolved:-</u> to note the performance data provided within the Scottish Fire & Rescue Service end of year performance report 1 April 2024 to 31 March 2025, at appendix A.	A Wright	SFRS
11	<u>Police Scotland Thematic Report - Wilful Fireraising - POL/25/117</u>	<u>The Committee resolved:-</u> to note the information contained in the report.	Police Scotland	K Stephen
12	<u>Police Scotland Crime Prevention Thematic Report - POL/25/116</u>	<u>The Committee resolved:-</u> (i) to note that Police Scotland would provide any feedback to members via the clerk, in regards to the meet your police officer events which had been held recently in the city; and (ii) to otherwise note the information contained in the report.	Police Scotland	K Stephen/ G Alder

	Item Title	Committee Decision	Services Required to take action	Officer to Action
13	<u>Police Scotland Thematic Report - Community Safety Dog Related Incidents - POL/25/118</u>	<u>The Committee resolved:-</u> (i) to request that the Executive Director Families & Communities, liaise with the dog wardens in regards to any trends with dangerous dogs and for this information be circulated to members by way of email; and (ii) to note the information contained in the report.	Families and Communities	E Sheppard
14	<u>Affordable Housing - F&C/25/120</u>	<u>The Committee resolved:-</u> to note the progress on delivery of Aberdeen City's Affordable Housing Delivery Programme.		

Should you require any further information about this agenda, please contact Lynsey McBain, lymcbain@aberdeencity.gov.uk or 01224 067344