

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Urgent Business Committee
<b>DATE</b>	29 <sup>th</sup> February 2024
<b>EXEMPT</b>	<b>Exempt at the stage of consideration by the Committee but subsequently made public</b>
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Reinforced Autoclaved Aerated Concrete (RAAC) Update
<b>REPORT NUMBER</b>	RES/24/086
<b>DIRECTOR</b>	Andy MacDonald/Steve Whyte
<b>CHIEF OFFICER</b>	Stephen Booth/Jacqui McKenzie/John Wilson
<b>REPORT AUTHOR</b>	John Wilson
<b>TERMS OF REFERENCE</b>	1

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### 1. PURPOSE OF REPORT

- 1.1 At the meeting of Full Council on 11 October 2023 a presentation was given to members on Reinforced Autoclaved Aerated Concrete (RAAC). It was agreed that officers would bring subsequent update reports to the appropriate committees where updates would be useful or decisions required to be made.
- 1.2 The report provides an update on the works undertaken to identify the extent and impact of the presence of RAAC in the Balnagask area of the city. A significant number of intrusive surveys have now been completed and it is recommended that council tenants in affected properties should be rehomed. The report proposes that officers now begin engaging council tenants to understand their needs in order to identify suitable alternative accommodation, whilst further option appraisal consideration is developed to provide proposals on the viability of the long-term future of the affected properties.
- 1.3 This report highlights that support and information will be provided to private owners/tenants of the properties that are similarly affected.

### 2. RECOMMENDATION(S)

That the Committee:

- 2.1 Note the independent structural engineer reports (refer to Appendices C&D), appended to this report, that recommend a thorough re-evaluation of the occupancy condition for the properties identified with RAAC and instructs 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.

- 2.2 Approve budget virements within the Housing Capital budgets for 2024/25, as detailed within section 4, Financial implications of the report, to create an initial budget of £3m to address the matters raised in this 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 disconnections/connections and security costs for the wider site.
- 2.3 In relation to recommendation 2.1 above, 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 Disturbance Payments will be applicable to eligible tenants when they move permanently;
  - 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;
  - 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;
  - 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;
  - e) Allocation will be based on the tenants current housing need, where stock provision allows, rather than their existing property type and size;
  - f) All current applications for re-homing within the identified properties will be transferred onto the new 'RAAC Impact' housing list as noted within point (c) above;
  - g) That tenants will be provided with temporary accommodation if they no longer wish to remain in their property, as an interim arrangement, before re-homing;
- 2.4 Instruct the Interim Chief Education Officer to provide school transport for pupils, on an interim basis, should a need arise through approval of recommendation 2.3;
- 2.5 Instruct the Chief Officer – Capital to suspend any planned Housing Revenue Account (HRA) capital programme works at the affected Council properties in Balnagask.
- 2.6 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.

- 2.7 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).
- 2.8 Note the prioritisation of this work will impact on allocations of housing for those on all of our council housing lists.
- 2.9 Note that circa 28% of the properties identified with RAAC in the Balnagask area are privately owned. Refer to Appendix A.
- 2.10 Instructs the Chief Officer – Early Intervention and Community Empowerment to 1) ensure that private owners and tenants who reside within any privately owned properties in the Balnagask area of Aberdeen which have RAAC in their construction, are provided with support and information (at request) to assist them in assessing their housing options, and 2) add existing owner occupiers and private tenants to the proposed ‘RAAC Impact’ housing list should a need for access to council homes be identified through the process of exploring available support and housing options for them in the city.
- 2.11 Note that further detail regarding the full range of assistance that can be provided to owners and private tenants will be detailed in the further report noted in item 3.27.
- 2.12 Note that an options appraisal is being prepared to consider the future options for the properties affected by RAAC, and instructs the Chief Officer – Capital to present the preferred option to members in a further report within the next 6 months.
- 2.13 Note ongoing engagement between Council Officers and all relevant Regulatory and Professional Bodies, Working Groups, other Local Authorities and Government representatives with the purpose of identifying best practice and potential funding solutions.
- 2.14 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 our housing stock, the steps required to manage it and the direct and indirect impacts it will have on our wider housing performance standards, and 2) requesting that this is taken into account during regulation and consideration of the Council’s performance.

### **3. CURRENT SITUATION**

#### **Background**

- 3.1 Following concerns raised in relation to RAAC roof panels within buildings a desk study identified the potential presence at circa 504 addresses in the Balnagask area of Aberdeen.

- 3.2 The 504 addresses are made up of 372 individual buildings which are a mix of houses and ground/first floor flats. In the case of the flats, although it's only the top flat which has the RAAC panels in the roof, it is evident and accepted that the bottom flat will also be impacted in terms of any potential planned remedial works.
- 3.3 The RAAC impacted properties are a mix of council 364 and private ownership 140. Of the privately owned properties 27 have identified landlords registered to lease the property privately.
- 3.4 A breakdown of ownership and size of units is shown in Appendix A: Property Ownership and Housing Mix.
- 3.5 To determine the condition of the RAAC panels within the identified properties, independent external structural engineering consultants were appointed to carry out both visual and intrusive inspections.
- 3.6 The inspection scope and procedure is based on guidance by The Institution of Structural Engineers (IStructE) - Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment - Further Guidance - April 2023. Refer to Appendix B.
- 3.7 For ease of access and to minimise the impact on tenants, the initial inspection and investigation process was predominantly constrained to Aberdeen City Council owned void properties. This initial sample involved inspection/investigatory work at 30 properties.
- 3.8 This preliminary assessment revealed a range of RAAC conditions across the sampled properties, the risk assessment of these conditions, across the sampled properties, is referenced in the appended 'Independent Structural Engineer's Report 'Reference 157606 - RAAC Inspections - Balnagask Mono-Pitches November 2023'. Refer to Appendix C.
- 3.9 The November 2023 report highlights areas of concern and recommends that further intervention will be necessary across the affected properties. Following on from this, work commenced to extend inspections/surveys to all Council owned occupied properties. As this inspection/ survey work progresses it will provide assurance that there are no apparent emergency health and safety issues. Further deterioration of any RAAC panels will be influenced by other factors such as the possibility of any structural alterations to the properties or water ingress through the roof.
- 3.10 At the point of finalising this report a further 19 properties, following access arrangements agreed with tenants, have had visual and intrusive inspection surveys carried out.
- 3.11 A supplementary report updating the current position with regard to these further surveys and their outcome is included within Appendix D. The general outcome of these new property surveys accord with the earlier findings as noted in paragraphs 3.8 and 3.9.

- 3.12 Within the independent Structural Engineer's Report, refer to Appendix C, the recommendation is that targeted problem specific remediation works within the properties will not give suitable comfort and more comprehensive remedial works will be required involving either the partial or full replacement of the roof structure or the installation of a secondary support structure. Such works, are envisaged to be extensive both in scale and time to carry out. This will be incredibly disruptive to tenants given the scale and number of properties affected. It is considered that this work could not be undertaken, if viable, whilst tenants remain in-situ. Officers are therefore advising that a re-homing programme for tenants is initiated at the earliest opportunity.
- 3.13 In order to facilitate a re-homing programme of this scale, some early decisions are necessary which require the consideration and approval of elected members. This requires to reflect the range of pressures currently in place regarding housing demand. To facilitate the recommended process for re-homing, decisions are required around earmarking vacant properties, prioritising vacant properties for repair and the creation of a new 'RAAC Impact' housing list. This will facilitate the allocation of tenants to the identified vacant properties.
- 3.14 Officers consider the following provisions are reasonable and necessary measures to apply in the case of council tenants;
- a) Home Loss Payments and Disturbance Payments will be applicable to eligible tenants when they move permanently;
  - b) Void properties across the city will initially be reserved where appropriate and considered for offer to tenants who are residing at the identified properties;
  - 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;
  - d) All affected tenants will be placed on this list and further prioritised by the length of their current tenancy;
  - e) Allocation will be based on the tenants current housing need, where stock provision allows, rather than their existing property type and size;
  - f) All current applications for re-homing within the identified properties will be transferred onto the new housing list as noted within point (c) above;
  - g) Tenants will be provided with temporary accommodation if they no longer wish to remain in their property, as an interim arrangement, before permanent re-homing, noting that any costs are additional to 2.2 and will be reported back to a future Committee.

## Communication

- 3.15 Throughout the process officers have endeavored to keep both council tenants, owners and private tenants and other stakeholders including other representatives and the Housing Regulator informed. This has been a specific request from elected members.
- 3.16 In relation to communications to date when it was initially established that RAAC was present in the properties, this information was shared with all owners, council tenants and private tenants. Drop-in sessions were undertaken in October 2023 and subsequent letters were issued in November 2023 advising of a requirement to undertake further survey work in occupied properties and strongly recommending that owners seek independent advice.
- 3.17 Keeping those affected informed has been a primary objective such that a dedicated section has been developed on the Council website which contains relevant information to provide advice and support. The website can be viewed at the following address;
- [www.aberdeencity.gov.uk/raac-council-housing](http://www.aberdeencity.gov.uk/raac-council-housing)
- 3.18 To date officers can advise of the following numbers of individuals who attended the drop-in sessions;
- Number of council tenants 19
  - Number of owners attending the drop-in sessions 25
  - Number of owners not willing to provide details 1

A wide range of questions were raised at these meetings and officers have endeavored to answer them.

Should the recommendations within this report be approved, the following would enable residents impacted by this situation to be fully informed and supported. Officers recognise the wider impact of moving home, on individuals and families, the disruption to support networks, sense of community, and links to existing education and health services. Throughout the rehoming process officers will adopt a person/family centered approach, ensuring an understanding of need at the earliest point, and involving the necessary services to support the most appropriate outcome for the individual/family within the scope of available options.

- 3.19 Each council tenant currently living within an identified property will be written to, providing the opportunity to discuss the planned next steps on an individual basis, this will allow officers to better understand the circumstances of individuals and families, and make links with other council services such as education, where appropriate. Each tenant will be invited to an appointment with a Housing & Support Officer who will become a single point of contact for them throughout the process, providing a way for tenants to be appropriately supported through this period.

- 3.20 Each Owner will receive an updated written communication, advising of the most recent findings, providing reassurance of our commitment to update them should there be any changes identified through undertaking the inspection/intrusive survey process, and the contact details for a Housing & Support Officer who can support them should they wish to consider their housing options in the city.
- 3.21 Wider communication with the Torry community, including through our established community groups, such as the Torry Partnership, and Community Council will be necessary as the situation progresses.

### **Buy Back Policy**

- 3.22 Members will be aware that the Council operates a 'Buy Back Scheme' for properties formerly owned by the Council as a means of increasing its current housing stock to help meet the demand for affordable housing. Noted below.

[www.aberdeency.gov.uk/services/ousing/buy-back-scheme](http://www.aberdeency.gov.uk/services/ousing/buy-back-scheme)

- 3.23 It is important to highlight to members that the buy-backs team have had difficulty in recruiting to posts and have a backlog of applications. In addition to this current status, the issues raised within this report highlight a requirement to prioritise the type and nature of stock we require to meet current need. On this basis this report advises members that the buy-back resource will focus on purchasing properties that best meet current immediate demand, which may result in other applications not being considered.
- 3.24 The recommendations in this report also seek approval to not consider any new buy-back applications for properties affected by RAAC. If the Council was minded to accept a buy-back application for a private property containing RAAC panels, the property would be designated as Unable to be relet (UTBR). In effect, the council would be unable to relet any property it was to buy back. As such it would not be competent to use HRA funding to do this and it is unlikely that the buy-back grant from Scottish Government would be available. There is no capacity in the General Service account to facilitate this either nor is there any compensation scheme from UK or Scottish Governments. This issue will be considered in further detail in the next report on the issue. Refer to item 3.27.

### **Housing Demand**

- 3.25 Members should also note, that as a consequence of this report and the recommendations contained with it, this will inevitably lead to other housing pressures, such as, extended stays in temporary accommodation including hotels and increased waiting times on housing lists.
- 3.26 We are committed to working with our Registered Social Landlord (RSL) partners in the city to ensure all housing options are explored, and are reliant on the increased throughput of ready to let properties from contractors and building services to minimise this impact.

## Future Report

- 3.27 Whilst inspection/intrusive surveys are ongoing, given the evidence to date, officers have commenced the preparation of a further report which will scope and consider potential remedial work options for the properties. When this work is complete it will enable a recommendation to be made on the most appropriate option for the affected properties and wider area. It is intended that this will be complete and reported to members within the next 6 months.

## 4. FINANCIAL IMPLICATIONS

- 4.1 Note that at the Council meeting held on 14 December 2023, authority was delegated to the Chief Officer - Corporate Landlord in consultation with the Chief Officer - Finance, Chief Officer - Capital and Chief Officer - Early Intervention and Community Empowerment, to vire monies from the Housing Capital Plan to support any works that may be required for RAAC interventions across the estate, retrospectively reporting any actions to the next available meeting of the Communities Housing and Public Protection Committee.
- 4.2 Members to note that there has not been any delegation exercised with regard to item 4.1 prior to the submission of this report.
- 4.3 As noted above in paragraph 3.12 some form of remedial intervention will be required and this will have significant financial implications given the quantity of impacted properties.
- 4.4 The level of financial intervention to mitigate the RAAC panel failure risk will be quantified as part of the option appraisal within the OBC referred to in item 3.27.
- 4.5 However, given the survey findings to date, action has been recommended which if approved will have financial implications. This will include but not be limited to, additional staffing costs, specialist consultant fees, contractors costs for access and works, rehoming costs, utilities dis-connections/connections and security costs for the wider site.
- 4.6 A brief summary for each of the above costs is included in Appendix E.
- 4.7 It is considered that a £3m budget is necessary at this stage to be able to deliver the recommendations outlined in the report. For the avoidance of doubt this budget will not cover the cost of any recommendations resulting from the future report. Refer to item 3.27.
- 4.8 As noted above in paragraph 4.1, it is recommended that the vired monies from the approved Housing Capital Plan is as set out in the following table;

<b><u>Approved HRA Capital Plan 24/25</u></b>	<b><u>Approved Spend 24/25 £'000</u></b>	<b><u>New Proposed Spend 24/25 £'000</u></b>	<b><u>Vired Amount £'000</u></b>
Free from Serious Disrepair	25,560	23,655	1,905
Energy Efficient	<u>15,603</u>	<u>14,651</u>	<u>952</u>
Modern Facilities & Services	<u>16,212</u>	<u>15,260</u>	<u>952</u>



<b>Total</b>	<u>57,375</u>	<u>53,566</u>	<u>3,809</u>

**Vired Monies from the Approved Housing Capital Plan**

The figures in the above table includes allowance for slippage as per the approved Housing Capital Budget 2024/25 to 2028/29

**Home Loss Payments and Disturbance Payments**

- 4.9 Under the Land Compensation (Scotland) Act 1973 and the Housing (Scotland) Act 1987, social landlords are obliged to make Home Loss and Disturbance Payments to tenants if they are to be displaced due to demolition or other redevelopment proposals affecting their home.
- 4.10 Even at this early stage, officers are clear that whatever mitigation intervention is recommended, refer to item 3.27, the impact will be such that it is recommended that the outcome should be treated as if it were a redevelopment, given the recommendation is to rehome tenants.
- 4.11 To be eligible for a Home Loss Payment in Scotland, a tenant must have been living in their home (as their main or sole residence) for at least one year before the date they are required to move out and they must have a right to such occupation (e.g. by way of lease).
- 4.12 Home Loss Payments for tenants are a fixed amount, currently £1,500 per property.
- 4.13 It is recognised that some tenants may have existing rent arrears, former tenancy arrears or outstanding legal expenses with Aberdeen City Council. Officers also recognise the additional pressures that the cost of living is bringing to individuals / families. Our tenants will therefore be supported to reduce any outstanding balance when moving into their new tenancy and engagement with our Financial Inclusion Team will be encouraged, where appropriate. The home loss payment provides an opportunity to support with this financial pressure and will therefore be used to reduce any outstanding balances accrued. In addition tenants would still be eligible to receive the disturbance payment, ensuring that the financial impact of moving is minimised.
- 4.14 In addition to Home Loss Payments, tenants in Scotland may also be eligible for Disturbance Payments. These payments are intended to cover the reasonable expenses incurred by tenants when they are required to move out of their home due to demolition or redevelopment proposals affecting their home. The amount of the payment varies depending on the individual circumstances of the tenant and the expenses they have incurred.

For example, the following expenses would generally be covered by the disturbance payment

- Cost of a removal by a removal company
- Alternatively cost of a self-drive hire and petrol (within the limits of the above option)
- Disconnection & reconnection of white goods
- Cost of carpets and curtains

Officers will be available to provide support and assistance to tenants who are unable to manage all aspects of moving home themselves.

- 4.15 In terms of Disturbance Payments, it would be prudent to budget for an amount of £3,000 per property.
- 4.16 The total figure for both Home Loss and Disturbance Payments is approximate and may change when the further report, referred to in item 3.27 is complete.

### **Rent Loss**

- 4.17 As tenants move on from the affected properties it is recognised that whilst the safety and wellbeing of our tenants is paramount there will be a loss of income from the rent that these properties generate. The current weekly rental charges for the identified property types is set out in the Table below.

Property Size/Type	Number of let properties	Weekly Rental Charge
1 bedroom flat	172	£80.83
3 bedroom cottage	103	£106.93
4 bedroom cottage	23	£113.44
7 bedroom cottage	1	£133.01

- 4.18 As a result of reserving properties we could incur rent loss, as properties may be held whilst we complete the allocation, organise and support the move for tenants into their new property. Officers would ensure that the time properties are held are kept to a minimum, reviewing the type and volume of properties being held at any point regularly to meet the identified housing needs.

## **5. LEGAL IMPLICATIONS**

- 5.1 Consideration has been given to the range of legal implications arising from the content of the report and required next steps.
- 5.2 Ensuring lawful tenant rehoming is paramount. Rehoming should be in compliance with tenant leases, the Housing (Scotland) Act 2006 and the applicable human rights laws such as the European Convention on Human Rights (ECHR). Any rehoming process must reflect the rights and protections governed by the legislation.
- 5.3 Services will ensure that robust processes and measures are in place to reduce potential claims of discrimination during any relocation process in compliance with equality legislation and the Equality Act 2010, and that detailed Impact Assessments are prepared to provide an overall understanding of the risks.
- 5.4 Buy-Back applications are progressed at the sole discretion of the Council in compliance with grant conditions. Further work will be carried out between Housing and Legal services to ensure transparency and compliance with Scottish Government grant criteria in the context of the Council's Buy-Back Scheme policy.

- 5.5 Consideration should be given to structural engineering guidelines and independent structural engineer's report recommendations. Building, tenant and resident safety concerns are being prioritised and any rehoming process will be aligned with relevant legislation, mitigating potential liabilities.
- 5.6 Funding and compensatory considerations in respect of Home Loss Payments and Disturbance Payments must align with statutory obligations outlined in the Land Compensation (Scotland) Act 1973 and the Housing (Scotland) Act 1987.
- 5.7 As legal risks and implications develop, Legal Services will continue to monitor the guidance and legislation, and will continue to provide legal support and advice as necessary and appropriate.

## **6. ENVIRONMENTAL IMPLICATIONS**

- 6.1 There are no direct environmental implications arising from the recommendations of this report however environmental consideration will be part of the future report referred to in paragraph 3.27.

## **7. RISK**

- 7.1 The primary risk for RAAC panels at Balnagask is whether or not a RAAC panel within the roof of the property will fail.
- 7.2 When considering the condition of the RAAC panels there are a number of risk factors that need to be examined;
- End bearing;
  - Anchorage reinforcement;
  - Cut panels;
  - Cracking;
  - Builder's works / building modifications;
  - Water ingress;
  - Deflection measurements;
  - Adverse or changes in loading;

Further explanation of the above risk factors is contained within Appendices B and C.

- 7.3 Taking account of the above, the assessment of risk contained within the table below is considered to be consistent with the Council's Risk Appetite Statement.
- 7.4 During the rehoming process, tenants whose homes are subject to this exercise will receive the highest priority under our allocations policy. This may result in others on our housing list being bypassed for certain allocations

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H)  *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
<b>Strategic Risk</b>	Failure of a RAAC panel.	Continue to carry out further surveys to manage risk. Current findings have found that that the void properties surveyed will require remedial action. To mitigate the expected similar outcome in occupied properties, affected tenants should be rehomed.	M	Yes
<b>Compliance</b>	Failure of a RAAC panel.  Legal process and housing regulator	This is a health and safety issue. As above, affected tenants should be rehomed. A short-term management strategy should be applied to properties containing RAAC panels until such time as the property is decanted.  Legal advice is being taken at all parts of the process. Officers will write to the Housing Regulator advising them of the impact of the identification of RAAC within our housing stock and the subsequent steps required to manage it, will have on our wider housing performance standards. Officers will also seek to engage with the Housing Regulator on our proposed approach and will keep them informed around all decisions (as appropriate).		Yes
<b>Operational</b>	Failure of a RAAC panel.	This is a health and safety issue. As above, affected tenants should be rehomed. A short-term management strategy should be applied to properties containing RAAC panels until such	L	Yes

	Wider pressure on housing stock.	time as the property is decanted.  Housing team to manage and monitor and report to the Board where there is significant change.	M	Yes
<b>Financial</b>	The current financial burden to mitigate the RAAC impact is currently unknown and still to be quantified.	Work with housing, legal, finance and external advisor teams to understand and address the RAAC impacts and inform the Outline Business Case to inform potential future remedial options.	M	No
<b>Reputational</b>	Failure of a RAAC panel.	This is a health and safety issue. As above, affected tenants should be rehomed. A short-term management strategy should be applied to properties containing RAAC panels until such time as the property is decanted.	L	Yes
	Failure to engage effectively with tenants and owners	Implement communication and engagement plan.	L	Yes
<b>Environment / Climate</b>	Targeting Net Zero	Mitigating climate risks requirements by ensuring consideration is given to targeting net zero requirements within the forthcoming Outline Business Case.	L	Yes

## 8. OUTCOMES

<b><u>COUNCIL DELIVERY PLAN 2023-2024</u></b>	
	<b>Impact of Report</b>
<b>Aberdeen City Council Policy Statement</b>  <u><a href="#">Working in Partnership for Aberdeen</a></u>	The issues arising with the occurrence of RAAC in our housing stock requires us to work collaboratively across clusters to ensure the housing stock is safe and meets the varying needs of our citizens. The goal is to ensure that our current housing stock is fit for the future and brought up to the highest standards where possible.
<u><a href="#">Aberdeen City Local Outcome Improvement Plan 2016-26</a></u>	
Prosperous Economy Stretch Outcomes	The actions from this report will help mitigate the immediate impact on affected tenants ensuring that they are prioritised for rehoming and are supported financially throughout the process but within the capped limits set by current legislation.
Prosperous People Stretch Outcomes	Taking early intervention action as outlined within this report will help mitigate any negative impact on people's physical and mental wellbeing.
Prosperous Place Stretch Outcomes	A future report will make recommendations on the viability of the affected housing stock along with any wider implication this may have on the place.
<b>Regional and City Strategies</b>	This report is an initial report in a series of reports to mitigate the occurrence of RAAC in Council housing stock at Balnagask. Future reports and actions will take account of the Regional and City Strategies to formulate any recommendations.

## 9. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Integrated Impact Assessment</b>	New Integrated Impact Assessment has been completed. Refer to Appendix F.
<b>Data Protection Impact Assessment</b>	Not required
<b>Other</b>	None

## 10. BACKGROUND PAPERS

10.1 None

## 11. APPENDICES

- 11.1 Appendix A: Property Ownership and Housing Mix.  
Appendix B: The Institution of Structural Engineers (IStructE) - Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment - Further Guidance - April 2023  
Appendix C: Reference 157606 - RAAC Inspections - Balnagask Mono-Pitches November 2023  
Appendix D: Reference 157606 - Supplementary Report related to the RAAC Inspections - Balnagask Mono-Pitches Update 22 February 2024  
Appendix E: Cost Headings  
Appendix F: Integrated Impact Assessment IIA Reinforced Autoclaved Aerated Concrete (RAAC) Update at Balnagask.

## 12. REPORT AUTHOR CONTACT DETAILS

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