

Communities, Housing and Public Protection Committee – Deputation

Agenda Item:

11.4 Reinforced Autoclaved Aerated Concrete (RAAC) Update

The action I wish the Council/Committee to take:

1. Acknowledge ACC's Oversight Regarding the Replacement of Roofs Post-BRE Ruling;
2. Concede the Inherent Flaw in Selling ACC Properties with Undisclosed Latent Defect;
3. Request Clarification on ACC's Post-BRE Report Roof Inspection Practices or acknowledge failure to comply;
4. Acknowledge ACC's Failure to Disclose RAAC Roof Condition and Expiry of Lifespan to Homebuyers;
5. Urgent Action Needed: Addressing Homeowner Limbo position Amid Delayed Decision-Making That Could Lead to Wasted Investment in Repairs and Replacement;
6. Appeal to ACC for Support: Replacement of RAAC Roofs Rather Than Demolition to Safeguard Homeowners' Investments in Now Zero Equity Homes and Prevent Homelessness and Loss of Housing Stock;
7. Proposal for Risk Mitigation After ABI Disclosure that Insurance Cancellations Will be Minimal: Underwriting Homeowner Insurances for Balnagask Properties.

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