

*Councillor Miranda Radley*

Sent by Email Only.

6 March 2024

Dear Prime Minister,

## **RAAC in Residential Properties - Aberdeen**

I am writing to you on behalf of Aberdeen City Council to request technical and financial support in addressing the issues we are facing with Reinforced Autoclaved Aerated Concrete (RAAC) in residential properties in Aberdeen.

### **Background**

As you may be aware, we have identified RAAC in approximately 500 houses across the city. Of these properties, around 360 are owned by the City Council and 140 are in private ownership. Based on our technical engineering assessments, we have determined that there is a need for urgent action to rehome the residents of these properties and address the safety risks posed by RAAC.

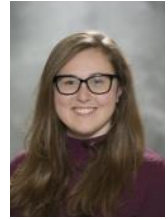
### **Council Tenanted Properties**

At this stage, we have developed a program to rehome the 300 or so families who are tenants of the council. This positive engagement has commenced and each family will be individually supported to determine their needs and the best options available to them.

To manage this we have identified an initial budget of £3 million to meet the range of initial cost that comes from this. This will be funded from our Housing Revenue Account and this will result in capital improvements to our housing stock being delayed to fund these initial costs.

### **Future of the Site**

We are currently exploring options for the long-term future of the site and the range of options available to the Council. This will include amongst other things, the possibility of remedial works and demolition. This detailed appraisal will be presented to the Council within six months and we would advise that we do not know the cost of any intervention until this exercise is complete. However, we do envisage this will run into tens of millions of pounds.



*Councillor Miranda Radley*

## **Private Owners/Properties**

We are also trying to support homeowners, landlords and private tenants as best we can. However, as private owners are individually responsible for their home we feel the Council are restricted in this area due to the extent of our powers and the levels of financial support that may be required. We are fully aware of our requirements around best value, the use of General Fund resources (as this may well fall outwith what is chargeable to the Housing Revenue Account) along with our requirement to work within our budget.

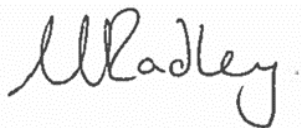
Following engagement with residents in the affected properties, issues have been raised with Council Officers around the buy-back of properties, shared repair scheme, impact on mortgage and council tax payments. Further to this, we are receiving extremely worrying reports from private owners on their ability to obtain/retain insurance cover for the properties once they discuss RAAC with their insurance providers.

We are of the opinion that this is a national issue and we believe that there is an urgent need for a wider government overview of policy and precedent for local authorities or other registered social landlords across the UK who are all likely to be facing similar issues. For example, we are concerned that RAAC could escalate into liabilities over other latent construction defects within former Council housing stock creating a wider exposure to risk and the precedent this may set for the whole of the UK. We are also acutely aware of the need for consistent messaging to all property owners and occupiers affected in meeting this serious health and safety risk.

I am requesting urgent technical and financial support as well as policy guidance from the UK Government to help us address this issue and ensure the safety and wellbeing of our residents.

I look forward to hearing from you.

Yours sincerely,



**Councillor Miranda Radley**  
Convener of Communities,  
Housing and Public Protection