

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	3 July 2024
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Reinforced Autoclaved Aerated Concrete (RAAC) Update at Balnagask
REPORT NUMBER	CORS/24/204
DIRECTOR	Andy MacDonald/Eleanor Shepperd/Gale Beattie
CHIEF OFFICER	Stephen Booth/Jacqui McKenzie/John Wilson
REPORT AUTHOR	John Wilson
TERMS OF REFERENCE	1

1. PURPOSE OF REPORT

- 1.1 At the meeting of the Urgent Business Committee (UBC) on 29 February 2024 a report (RES/24/086) with supporting appendices was presented to members on the extent and impact of the presence of Reinforced Autoclaved Aerated Concrete (RAAC) roof panels in the Balnagask area of the city.
- 1.2 One of the decisions from that meeting was to note that an options appraisal was being prepared to consider the future options for the properties affected by RAAC and instruct the Chief Officer - Capital to present the preferred option to members in a further report within the next six months.
- 1.3 This report provides an update on the work underway to meet the above timeline and highlights some of the key findings at this stage of the options appraisal.

2. RECOMMENDATION(S)

That the Council:

- 2.1 Note the information contained within the report about the various options under consideration.
- 2.2 Agrees and approves that Option 1: Bearing Shelf Extension is ruled out as a viable remedial option. Refer to paragraphs 3.37 – 3.39.
- 2.3 Approve that engagement on the remaining three options, is planned to be held during July 2024, which will be open to all Council tenants as required by the Housing Act 2001. Refer to Appendix B: Proposed Stakeholder Engagement.

- 2.4 Note that it is proposed that private owners/tenants shall be invited to participate in that engagement as noted in recommendation 2.2 above.
- 2.5 Note that the information collated from the tenant engagement as intimated in recommendations 2.3 – 2.4 above will be considered alongside the technical evaluation of options.
- 2.6 Note that from a construction perspective, officers continue to reinforce the need for tenants to be rehomed irrespective of the outcome of the option consideration.
- 2.7 Note that the intention is to come back with a recommended option to the next Council meeting which is scheduled to take place on 21 August 2024.
- 2.8 Note the reference to the expected levels of consequential costs because of carrying out remedial measures for the options which retain the existing properties, as intimated in Section 4.
- 2.9 Note that intrusive surveys of RAAC impacted properties are still progressing as part of an on-going mitigation strategy to allay any assurance concerns to existing council tenants. Refer to paragraphs 3.6.
- 2.10 Note that 138 of the properties identified with RAAC in the Balnagask area are privately owned. Refer to Appendix A: Property Ownership and Housing Mix.
- 2.11 Note with regard to Private or Registered Landlord properties 40 buildings are not adjoining any Council owned property, 61 Buildings are adjoined and there are 33 addresses which share a building with the Council. Refer to Appendix A: Property Ownership and Housing Mix.

3. CURRENT SITUATION

Background

- 3.1 As previously reported the presence of RAAC panels with roofs has been confirmed 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 is 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 As part of the options appraisal work, officers have been verifying and checking the data held on record. Since the last report, there has been a small variance with the overall numbers. Our records show that the RAAC impacted properties are a mix of council ownership (366) and private ownership (138). Of the privately owned properties we have identified 22 properties which have a landlord on the Landlord Register.

- 3.4 A breakdown of ownership and size of units is shown in Appendix A: Property Ownership and Housing Mix.
- 3.5 In alignment with the options appraisal work, officers have been progressing other related tasks in accordance with the committee decisions, such as but not limited to;
- Rehoming council tenants to alternative housing,
 - Creation of an additional specific 'RAAC Impact' housing list to ensure priority is provided to tenants residing at identified properties, allowing for urgent rehoming,
 - Maintaining close liaison with the Interim Chief Officer - Education to provide school transport for pupils, on an interim basis,
 - Suspending any planned Housing Revenue Account (HRA) capital programme works at the affected Council properties in Balnagask,
 - Not progressing any new buy-back scheme applications for RAAC affected properties, and
 - Continuing 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.

Members should also note that the Communities, Housing and Public Protection Committee meeting on 30 May 2024 instructed officers to do the following;

- to explore availability of Council stock within Torry and Balnagask area and ask the Chief Officer – Corporate Landlord to consider whether Council buy back policy may be a vehicle that can be considered to support the rehoming programme where there is a need.
- 3.6 Notwithstanding all of the above a mitigation strategy to allay any safety concerns has continued throughout the period for Council owned properties. This strategy entails the continuance of inspections and intrusive surveys. To date, officers can advise that circa 122 properties have now been intrusively surveyed.
- 3.7 We have now reached the point whereby intrusive surveys have been carried out on 33% of Council owned affected properties at Balnagask. In general, the collated intrusive survey information, in engineering terms, is broadly similar across all the properties that have been surveyed. Within occupied properties, nothing has been found which would be considered a critical risk.
- 3.8 Following intrusive inspection within Council tenants properties, when requested tenants have been informed of survey findings in follow up correspondence.
- 3.9 Similarly for private owners and registered landlords they have been advised of the steps the Council is taking and they have been strongly recommended that they should be doing the same as responsible owners/landlords.

- 3.10 The collated information from the surveys is key to informing the options appraisal.

Person Centred Approach

- 3.11 As outlined in the report considered by the Urgent Business Committee in February, officers advised that a re-homing programme for tenants be initiated at the earliest opportunity.
- 3.12 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 have and will continue to adopt a person/family centred 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.
- 3.13 Each council tenant currently living within an identified property is being supported by a dedicated Housing & Support Officer, who has sought to better understand the circumstances of the individual / family.
- 3.14 Following feedback from tenants and offer refusals, the approach to allocations was reviewed and a re-engagement exercise was undertaken with tenants with the aim of increasing the pace of rehoming, whilst at the same time progressing allocations based on the tenants current housing need.

As of 19 June 2024, officers can advise:

- 102 leases have been signed (96 Aberdeen City Council, 6 Registered Social Landlord)
 - 49 council tenants have been rehomed
- 3.15 As previously intimated to members the goal is to rehome all council tenants by the end of 2024 but preferably sooner, due to the categorised 'high risk' rating identified by our independent engineering advisors.

Other Local Authorities

- 3.16 Since the last Urgent Business Committee meeting held on 29 February 2024, Officers have been in dialogue with other local authorities, and we can advise that the mitigation options they have considered or are under consideration are similar to those being considered by officers.
- 3.17 Members may also be aware that some Local Authorities will have already determined what actions they intend to implement to mitigate any RAAC roof panel issue within their locality. Members should note that each Local Authority will take forward a preferred option which they believe resolves their own particular circumstances.

- 3.18 The decision will be dependent on the property type/the RAAC condition, each locality's particular housing needs and housing demand. Officers can advise that there is not a solution that suits all circumstances for all local authorities. The preferred option must resolve the RAAC condition that exists in each locality.
- 3.19 Officers would reiterate again that they are following the guidance issued by The Institution of Structural Engineers (IStructE) - Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment - Further Guidance - April 2023. The external independent professional advice is that affected Aberdeen City Council (ACC) properties are 'high-risk' and that they should be vacated as soon as possible until such time that the risk is addressed.

Existing Construction

- 3.20 Typically, the properties are two storey buildings of traditional cavity blockwork wall construction with mono-pitched 125mm thick RAAC roof panels spanning front to back, bearing onto external walls and a 100mm thick central concrete brickwork partition.
- 3.21 Panels span approximately 3.5m at the rear of the property (typically above the living room and bedroom) and approximately 2.5m at the front of the property (typically above the kitchen and bathroom). It is noted that these are relatively short spans, as RAAC panels can typically span up to 6m.
- 3.22 The mono-pitched roof construction is typically concealed behind a timber frame and plasterboard ceiling some of which was retro-fitted.
- 3.23 This property type is either split into ground floor and first floor flats or is a single two storey house.
- 3.24 It is noted that there are a number of variations of roof finishes; original, refurbished and Mansard. However, irrespective of the type of roof finish, the original RAAC panels are still in-situ, so there is still an inherent risk as categorised in compliance with advice published by The Institution of Structural Engineers (IStructE).
- 3.25 Officers are unable to confirm whether any private owners have carried out any remedial works to their RAAC roofs. At this point in time officers are assuming, for the purpose of the options appraisal, that the roofs of the RAAC affected private properties are in a similar condition to those which have been already surveyed and are in council ownership.
- 3.26 Officers can also advise that the on-going survey work to inform the options appraisal has shown that the RAAC roof panels are bridging between buildings at the party walls. The party walls are built tight to the underside of the RAAC panel such that they have not deflected but are overhanging between properties by 100mm – 300mm.

While we have not inspected all properties it would be reasonable to assume this condition is common across most properties. This will be verified as we progress with our structural surveys.

Options Appraisal Brief

- 3.27 As part of the options appraisal brief, the appointed external professional structural engineering advisors were asked to investigate and advise on the viability of a number of remedial options, including demolition. The project brief outlined the scope of work to be carried out.
- 3.28 For each option, the external advisors were asked to consider;
- a. The method of installation
 - b. The cost to install
 - c. The timeline to install each option
 - d. The Net Present Value (NPV), and
 - e. List the benefits and dis-benefits
- 3.29 It is proposed that for each option, the following factors are taken into consideration for evaluation purposes;
- a. Safety
 - b. Cost
 - c. Energy Performance Criteria (EPC) rating
 - d. NPV
 - e. Time to construct
 - f. Ease of construction
 - g. Impact on the environment
 - h. Carbon footprint
 - i. Service life remaining
 - j. Maintenance going forward (revenue spend)
 - k. Inspection going forward

Members will appreciate that the affected properties are now circa 60 years old, having been built during the mid to late 1960's. Where applicable, any proposed future remedial works shall be designed and constructed to comply with current building regulations and standards.

- 3.30 Noting paragraph 3.30 point (c), consideration will also be given to establish the general extent of energy efficiency measures that are required to be installed for the existing house types to achieve an EPC rating of B. The limited condition surveys which have been carried out in regard to EPC rating suggests that the current properties are categorised as C or D.
- 3.31 The current guidance from the Scottish Government states that for December 2032;

"All social housing meets, or can be treated as meeting, EPC Band B (Energy Efficiency rating), or is as energy efficient as practically possible,

by the end of December 2032 and within the limits of cost, technology and necessary consent.

In addition, no social housing below EPC Band D should be re-let from December 2025, subject to temporary specified exemptions."

- 3.32 However, this is currently under further review to align delivery with the Scottish Government's net zero targets. A report with the findings and updated guidance will follow, when the Scottish Government's review is complete. Irrespective of this the direction of travel is clear and it is important to have an awareness for the options appraisal.
- 3.33 As noted in Appendix B, in addition to the above it is proposed that a stakeholder engagement is carried out to help inform the final decision.
- 3.34 Whilst recognising the options appraisal work is for Aberdeen City Council's owned properties, it is appropriate that private owners/tenants would also be engaged. Officers have been open and transparent with their findings to date, such as sharing survey reports.
- 3.35 With regard to information sharing, reference is made to the Council's dedicated website [RAAC Housing | Aberdeen City Council](#) where a range of relevant information can be sourced, providing advice and support.
- 3.36 It is important to acknowledge that whatever option is finally recommended to be taken forward, the proportion of private owned properties and their location within the affected area adds a further level of complexity for social, engineering and economic consideration. This will be considered and outlined within the report presented in August 2024.

Options Appraisal

Option 1 : Extend Bearing Shelf

- 3.37 This option involves fixing a timber runner to the face of the internal 100mm brick wall thereby increasing the bearing dimension to satisfy the minimum bearing distance requirement of 75mm.
- 3.38 This option, will not resolve/remove the other remedial option risks, which have been identified from the surveys undertaken, such as but not limited to;
- Anchorage reinforcement
 - Cut Panels
 - Cracking
 - Builder Works / Modifications
 - Water Ingress
 - Deflection
 - Adverse or change in loading

- 3.39 Members should also note that within the 'RAAC Inspections Balnagask Mono-Pitches Update - 22 February 2024' report, which was submitted to the 29 February Urgent Business Committee, it states the following;

"It is further emphasised that remedial works to address the central support bearings will not improve nor mitigate against the cracking / deflection observed in all RAAC roof slabs."

- 3.40 Taking the above into account, it is recommended that this option can be ruled out.
- 3.41 Whilst it was evident that this option would not be recommended, it is important to set out and explain the reasoning behind this recommendation to exclude it from the option appraisal. It also provides a useful comparator to understand the other options which still remain under consideration.

Option 2 : Install Passive Fail-Safe Support Frame

- 3.42 This option involves installing a timber support grillage frame, placed tight to the underside of the existing roof panels. The main timber joists will be placed such they are aligned and centred under the RAAC panel above.
- 3.43 This option would significantly reduce the structural requirement of the existing RAAC roof panels such as limiting the extent of deflection in any panel.
- 3.44 The timber frame would also require the support off the internal wall, similar to Option 1.
- 3.45 This option reduces the RAAC risk however as the original RAAC roof panels remain in-situ, the RAAC risk would still be still present and would inevitably need further remedial measures at a future date.

Option 3 : Removal of RAAC Panels and replace with a new cassette system

- 3.46 This option involves the removal of the RAAC roof panels and replacing them with a new timber roof cassette system.
- 3.47 Roof cassettes are simply, factory manufactured panels which are delivered to site, lifted into position by a crane and then assembled together to cover the new open roof space. Typically they are customised and manufactured to suit the project particulars and will deliver better insulation properties, thereby achieving an improved thermal performance.
- 3.48 With this option it is envisaged that there is likely to be some necessary level of works interference with adjacent/adjoining private properties. At this point in time, officers are exploring the implications of how this would work in practice. In particular how to carry out the works, mitigate the impact on the owner whilst the works are being carried out and how to recover the cost of the works.
- 3.49 This option removes the RAAC issue from all the affected council properties.

Option 4 : Demolition

- 3.50 A desk study of the dispersal of private owners/private landlords across the affected area shows private owner / private landlord properties adjoining council properties and some that are not. This dispersal of property location requires consideration of the following;
1. How would the demolition option affect adjacent/ adjoining private owner/private landlord properties?
 2. How would the demolition option affect private owner/private landlord properties who are not adjacent/adjoined?
 3. What local authority powers are available, if any, to deliver a cleared site?
 4. If deliverable, what compensation could/would be provided?
 5. If deliverable, what would be an indicative timeline to complete any demolition?
 6. Consideration to be given to potential costs of a future housing development should demolition be the preferred option.
- 3.51 At this point in time, we can advise members that this scenario is still under consideration and officers are working with Legal Services to understand the implications for various parties should this option be recommended to Council on the 21 August 2024.
- 3.52 For members awareness, it may not be possible to redevelop the site to provide the same volume and configuration of properties in compliance with current planning requirements and legislation.
- 3.53 At this stage, and at a high level, consideration will be given to what a future housing development could look like. The intention being this consideration would be informed by the Population Needs Assessment and the Housing Need and Demand Assessment. However, it is important to note the current financial challenges facing the Council and there is no guarantee at this stage that a future housing development is affordable.

Option Indicative RAAC Mitigation Costs and Programme

3.54 An indicative Capital cost and delivery timeline for each of the options is set out in the following table;

Option	Description	Cost Range £'000	Timeline (Years)
1	Extend End Bearing	14-22	1.5 - 2
2	Install Passive Fail-Safe Support frame	16-27	2.5 - 3
3	Removal of RAAC Panels and replace with a new cassette system	47 - 71	3.5 - 4
4	Demolition (Only) Excludes compensation payments to Private Owners.	5 - 10	1

3.55 It is important to appreciate and acknowledge that as a consequence of the necessary works to mitigate the impact of the RAAC panels, for the options which retain the existing properties, there will be necessary and unavoidable consequential costs, such as but not limited to, satisfying modern day planning and building standards requirements, alternative heating options, replacing kitchens and replacing bathrooms. What this means in practice is the consequential cost of all these works, (and the information is still being collated), will be substantial and may well overshadow the direct RAAC mitigation cost.

3.56 The indicative costs within the table as shown in paragraph 3.54 are only for mitigating the RAAC roof panels and do not include the consequential costs as noted above in paragraph 3.55.

3.57 The indicative costs are construction costs only (based on current market rates with no allowance for inflation) and are exclusive of Fees, VAT, Surveys, etc. In addition, any impact on the works or programme etc. from planning and building warrant requirements are excluded.

Planning for the preferred Option Works

3.58 From a construction perspective, it is worth reinforcing the need for tenants to be rehomed irrespective of the outcome of the option consideration. The overarching assessment from the independent engineering advice is the in-situ RAAC roof panels are high risk. Whatever option is preferred the independent engineering advice is that occupiers need to be rehomed.

3.59 What is clear from the information collated to date is, whatever option (refer to paragraphs 3.37 to 3.53) is taken forward it will mean the following;

In the scenarios for remedial works;

- Major disruption within each individual property
- Potential further improvement works to the fabric of the property
- A likely phased approach to carrying out work on groupings of properties rather than in isolation, and
- A programme of works lasting a large number of years
- Consideration of any grant/funding assistance.

In the scenario for demolition;

- Major disruption within sections of the affected area of properties
- A phased approach to carrying out work on groupings of properties rather than in isolation, and
- A programme lasting a large number of years if new build was then the next step,
- Additional public realm works (such as landscaping)
- Consideration of the impact of compensation for private owners/landlords

3.60 An indicative timeline for commencement of any significant works is likely to be a year following the Council's decision of which option to take forward. During the year following the decision, there will be on-going design development works to inform tender preparation; such as but not limited to; building condition/fabric surveys, both inspection and intrusive surveys of properties and statutory undertaker collaboration and engagement. The collation of design development information to inform the tender documentation work will be intrusive and disruptive to any remaining tenants.

Communications

3.61 Throughout the development of options officers have endeavoured to keep both council tenants, owners and private tenants and other stakeholders including other representatives and the Housing Regulator informed. This was a specific request from elected members.

3.62 The Scottish Housing Regulator were notified that RAAC had been identified in a number of Aberdeen City Council properties on 3 October 2023, this was when impacted residents were first contacted. The regulator confirmed that they required no further information at that time. The regulator contacted all

landlords on 13 October 2023 and requested information on our RAAC properties. The Council submitted this return as requested. On 28 February 2024, the regulator was briefed on the approach and the proposed rehoming programme, which was to be considered by Urgent Business Committee on 29 February 2024. Weekly progress updates have been shared with the regulator. Narrative has been included within our statutory return and will be included within our annual assurance statement, to be considered by Communities, Housing and Public Protection Committee in September.

- 3.63 In addition to the on-going individual council tenant meetings to inform the rehoming process officers have met with other stakeholders such as private owners (on request), Torry Community Council, the Torry Partnership and the Tenants and Residents Forum.
- 3.64 Reference is also made to the dedicated website as listed in paragraph 3.35.

Stakeholder Engagement

- 3.65 Whilst the work to complete the technical assessment of the options is underway, officers are proposing that an engagement is carried out to inform all stakeholders who are directly affected by the options. It is proposed that this is through a number of dedicated public exhibitions within the locality (at which all the public can attend), with officers in attendance to advise the benefits and dis-benefits of the various options but focusing on the criteria/factors as listed in paragraphs 3.28 – 3.29.
- 3.66 In addition a wider statutory engagement will be conducted with all Council tenants seeking the consideration of the various options but from the perspective of how each option impacts on the Housing Revenue Account. The normal process for doing this is by issue of a questionnaire with return by a specified date. Both sets of feedback will help inform the August 2024 report.
- 3.67 Refer to Appendix B: Proposed Stakeholder Engagement.
- 3.68 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.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from the recommendations of this report. The funding for all of the investigatory/options appraisal work was approved at the Urgent Business Committee held on 29 February 2024.
- 4.2 However there will be significant financial implications, the scale of which (given the quantity of impacted properties) will be determined by the decision taken at the Council meeting to be held on 21 August 2024 where it is intended that a recommended option will be presented for the Council's consideration and approval.

- 4.3 It is noted in Section 3 above, that there will be financial implications depending on which option is recommended. It is also inevitable that there will be a need to carry out further building fabric and service upgrades. This is an important consideration bearing in mind the £ multi-million level of investment that will be required to mitigate the RAAC roof panel issue. This will have a bearing on the Housing Revenue Account (HRA) expenditure.
- 4.4 Taking all of the above into account it is important to appreciate and acknowledge that as a consequence of the necessary works to mitigate the impact of the RAAC panels, for the options which retain the existing properties, there will be necessary and unavoidable consequential costs. These costs will primarily be additional legal and professional fees, combined with construction works, such as but not limited to, satisfying modern day planning and building standards requirements, alternative heating options, replacing kitchens and replacing bathrooms. Consideration will also be given to future energy and de-carbonising opportunities. What this means in practice is the consequential cost of all these works, (and the information is still being collated), will be substantial and may well overshadow the direct RAAC mitigation cost.
- 4.5 Members will also note that officers continue to appraise both the Scottish Government and UK Government seeking funding support to mitigate the RAAC impact.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.
- 5.2 However, the developing work output from the options appraisal options leads to a number of developing scenarios which have significant legal implications, including the potential for liabilities, bringing with them various levels of complexity and risk.
- 5.3 Officers are working with the support of Legal Services, to consider these risks to inform the wider consideration. As noted, all options to some extent will have a level of impact with residents and each scenario has unknown consequences that, despite best efforts to appropriately mitigate against, may have unintended outcomes.
- 5.4 Legal advice and support should continue to be integrated at all appropriate stages of the process to mitigate risk and ensure compliance with all relevant legislation.

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 decision-making process to determine the recommended option

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 was contained in Appendices B and C, which were submitted as support documents to the Urgent Business Committee held on 29 February 2024.

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?
Strategic Risk	Failure of a RAAC panel.	Continue to carry out further surveys to manage risk. Current findings have found that the void properties surveyed will require remedial action. To mitigate the expected similar outcome in occupied properties, affected tenants should be rehomed. Communication with all stakeholders and sharing of relevant reports.	M	Yes

		Updating of the FAQ.		
Compliance	Failure of a RAAC panel.	<p>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.</p> <p>Communication with all stakeholders and sharing of relevant reports. Updating of the FAQ.</p> <p>ACC has powers under the Building (Scotland) Act 2003 where there is the potential enforcement in regard to a dangerous and defective building - ACC are acting responsibly following advice of the independent structural engineering advice and are rehoming tenants</p>	L	Yes
	Legal process and housing regulator	<p>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).</p> <p>ACC have written to private owners reminding them of their responsibility and shared structural reports.</p>	L	Yes
Operational	Failure of a RAAC panel.	<p>This is a health and safety issue. As above, affected tenants should be rehomed. A short-term management strategy should be applied to</p>	L	Yes

	Wider pressure on housing stock.	properties containing RAAC panels until such time as the property is decanted. Housing team to manage and monitor and report to the Board where there is significant change.	M	Yes
Financial	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
Reputational	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
Environment / Climate	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

<u>COUNCIL DELIVERY PLAN 2023-2024</u>	
	Impact of Report
Aberdeen City Council Policy Statement <u>Working in Partnership for Aberdeen</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>Aberdeen City Local Outcome Improvement Plan 2016-26</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.
Regional and City Strategies	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

Assessment	Outcome
Integrated Impact Assessment	New Integrated Impact Assessment has been completed for the proposed Stakeholder Engagement. Refer to Appendix C.
Data Protection Impact Assessment	Not required
Other	None

10. BACKGROUND PAPERS

- 10.1 Report to Urgent Business Committee on 29 February 2024 - Reinforced Autoclaved Aerated Concrete (RAAC) Update, RES/24/086
- 10.2 Report to Communities, Housing and Public Protection on 30 May 2024 - RAAC Funding Update - May 2024, F&C 24/154

11. APPENDICES

- 11.1 Appendix A: Property Ownership and Housing Mix.
- Appendix B: Proposed Stakeholder Engagement
- Appendix C: Integrated Impact Assessment (RAAC Options Appraisal – Proposed Stakeholder Engagement)

12. REPORT AUTHOR CONTACT DETAILS

Name	John Wilson
Title	Chief Officer - Capital
Email Address	JohnW@aberdeencity.gov.uk

Name	Stephen Booth
Title	Chief Officer – Corporate Landlord
Email Address	StBooth@aberdeencity.gov.uk

Name	Jacqui McKenzie
Title	Chief Officer - Housing
Email Address	jacmckenzie@aberdeencity.gov.uk