



Survey Results

Survey questions and key stakeholder groups

There are three stages of engagement stipulated by the Council. The first stage of engagement includes key stakeholder groups filling in surveys in order for the Council to understand impact and feedback on the viable options.

Key stakeholders

- Residents living in, or who have lived in RAAC-affected homes
- Local community, residents living within a 30m radius of RAAC-affected homes
- Wider community, residents living in the Torry area
- Aberdeen City Council tenants

Theory behind the survey questions

Based on *Wellbeing Guidance for Appraisal: Supplementary Green Book Guidance*, the survey questions focus on specific dimensions of wellbeing for key stakeholder groups including:

- Physical and mental health:** an individual's health, both physical and mental, is consistently recognised in research as an important component of their wellbeing.
- Relationships:** positive relationships have one of the biggest impacts on quality of life and wellbeing. This includes close relationships, having someone to rely on, as well as wider interactions in a neighbourhood or community. Conversely, feelings of loneliness have a negative impact.
- Where people live:** an individual's dwelling (including aspects such as heating and dampness), their local environment and the type of community in which they live are important, including having a safe, clean, and pleasant environment, access to facilities and being part of a cohesive community.
- Environment:** wellbeing evidence has shown that experiencing nature can improve wellbeing, for example by reducing stress. Similarly, studies have shown a positive link between wellbeing and environmental factors such as air and noise pollution, temperature, and precipitation. Environmental actions can also play a role in the wellbeing of future generations, through impacts on natural capital.

There were three different sections of the survey. This included the options survey, whereby residents would inform the Council on the impact the options would have on them and the community; the equalities survey, whereby the survey posed questions within select categories; and demographic survey identifying participants' backgrounds.

Each survey addresses the following:

- **Tenure type**
Understanding if the key stakeholder is a tenant affected by RAAC and if so, if they are a council tenant, homeowner, or private tenant.
- **Impact of viable options**
Understand their opinions on the impact options will have on households, local community, and how safe they may feel if they were to live in a home once work is complete.
- **Stakeholder priorities**
Recognise the priorities of key stakeholders, whether it is for homes to improve in terms of longevity or ensure options result in improved environmental ratings.
- **Equalities**
Appreciate the protected characteristics of residents, and how this may impact them.

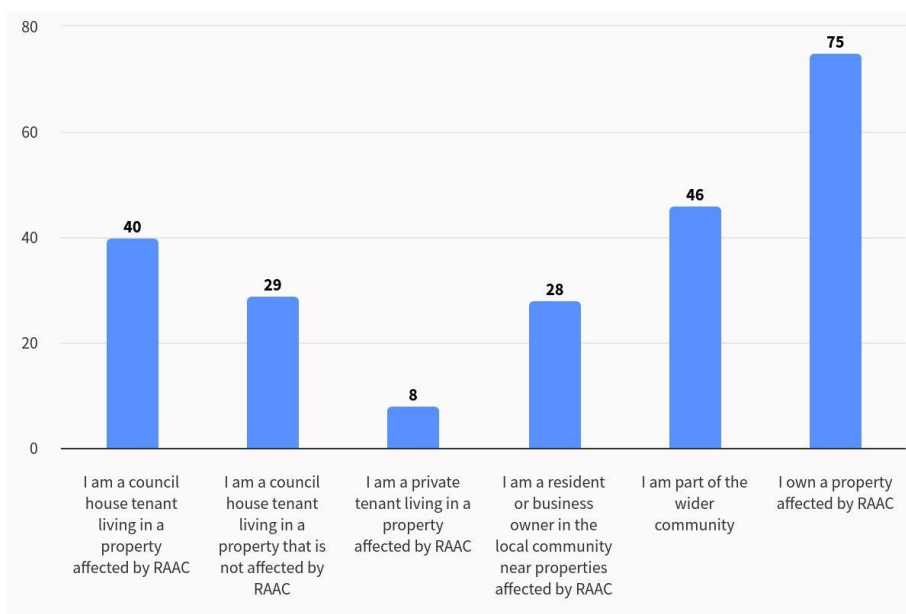
Options Survey

Executive summary of survey results

Chart 1.1 description: Of the 244 key stakeholders who provided feedback, 75 owned their own home, 46 were part of the wider community, 40 were council tenants living a property affected by RAAC, 8 private tenant living in a property affected by RAAC, 28 were residents or business owners in the local community near properties affected by RAAC, 29 were Council tenants (living out with a property affected by RAAC). There was a total of 18 key stakeholders who did not answer this question.

Of the residents who live in homes affected by RAAC, 80% have lived in their property for more than 10 years.

Chart 1.1: What is your connection to the engagement?



Insufficient representation in the data

It is worth noting that the overall response rate was relatively low when compared to the number of potential respondents. It may be considered that the data therefore provides an insufficient representation across the key stakeholder groups, the highest represented in the responses was from those who own a property that is affected by RAAC.

Chart 1.2 If you are or were to be a future resident of a RAAC-affected property, how safe would you feel to return to one of the properties after the works have been completed, given the options?

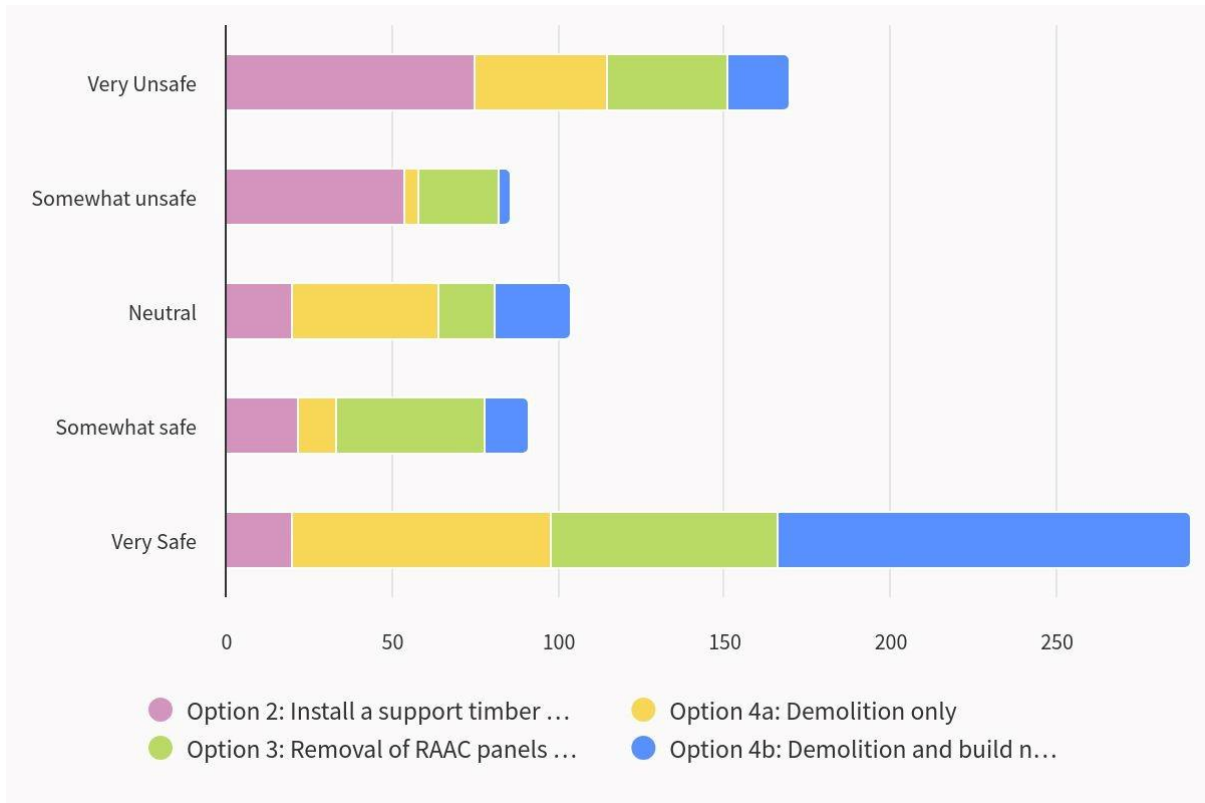


Chart 1.2 description: When it comes to safety and security, 44% of key stakeholders state that Option 2, install a support timber frame under existing RAAC roof panels would make them feel very unsafe if they were to return to the properties once works had been completed. When reviewing the qualitative responses, this is due to RAAC still being present, affecting both the value of homes and this option only being a temporary solution. Respondents felt this would mean further disturbance, and potential issues related to water ingress being a possibility.

43% of key stakeholders state that Option 4b would make them feel very safe if they were to move back to the area once works had been completed, followed by Option 4a. When reviewing the qualitative responses, this is partially due to the quality of homes in the first instance with residents highlighting issues around extensive repairs. The expense to retrofit properties under Option 3 was identified as not being affordable to homeowners.

Chart 1.3 Once the works have been completed, do you believe the local environment will change for the worse, for the better, or not change at all?

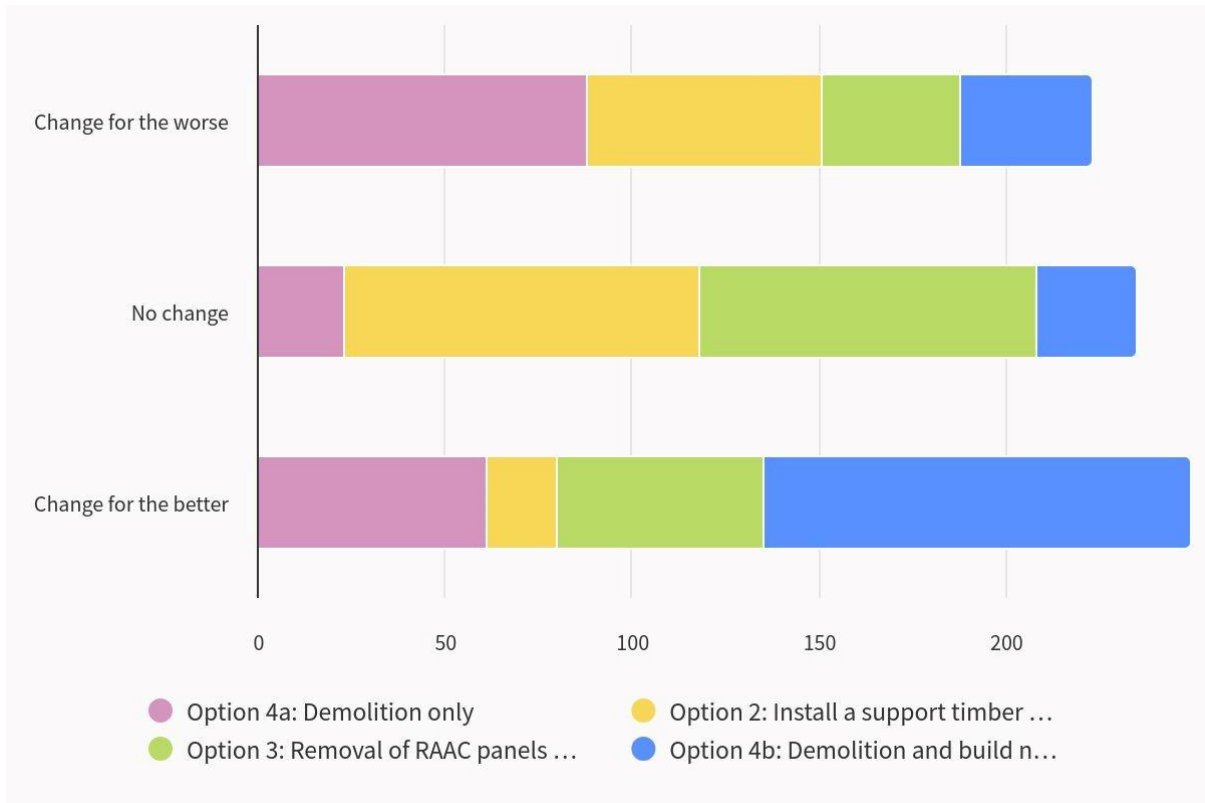


Chart 1.3 Description: In regard to the local environment, 39% of respondents stated that Option 4a, demolition only will change the local environment for the worse, followed by Option 2, install a support timber frame under existing RAAC roof panels at 28%. Option 4b, demolition and building of new homes at 36% of respondents stated the local environment would change for the better, followed by Option 4a, demolition only at 24%. When reviewing the qualitative responses, there is conflicting statements around the option to demolish. Whilst some respondents state the brevity of losing homes, neighbours and communities through demolition, others believe that due to the homes being of low quality, this will allow for opportunities around improved green spaces for the community.

Chart 1.4: For each option how will the health and wellbeing of residents and their households be impacted when returning to the area?

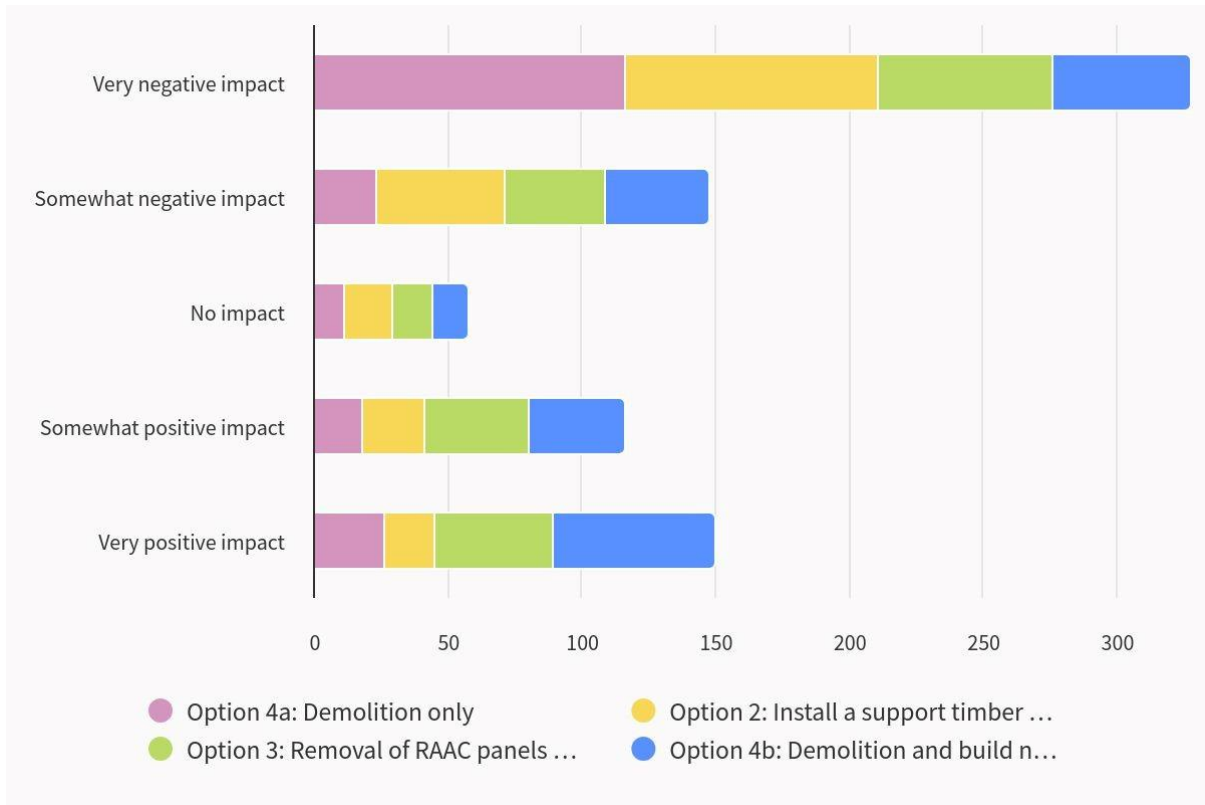


Chart 1.4 description: When it comes to the health and wellbeing of residents and households, 35% state that Option 4a would have a very negative impact on residents when returning to their home once works have been completed, followed by Option 2 at 19%. When reviewing the qualitative responses, this is due to the impact of returning to a home within their existing community, or returning to a home that still has RAAC within the fabric of the home. Option 4b at 41% is seen to have a very positive impact, followed by Option 3 at 30%. When reviewing the qualitative responses, this is due to Option 3 removing RAAC, and Option 4b providing new homes at modern standards.

Chart 1.5 How much do you anticipate the proposed options will impact the existing relationships amongst the community?

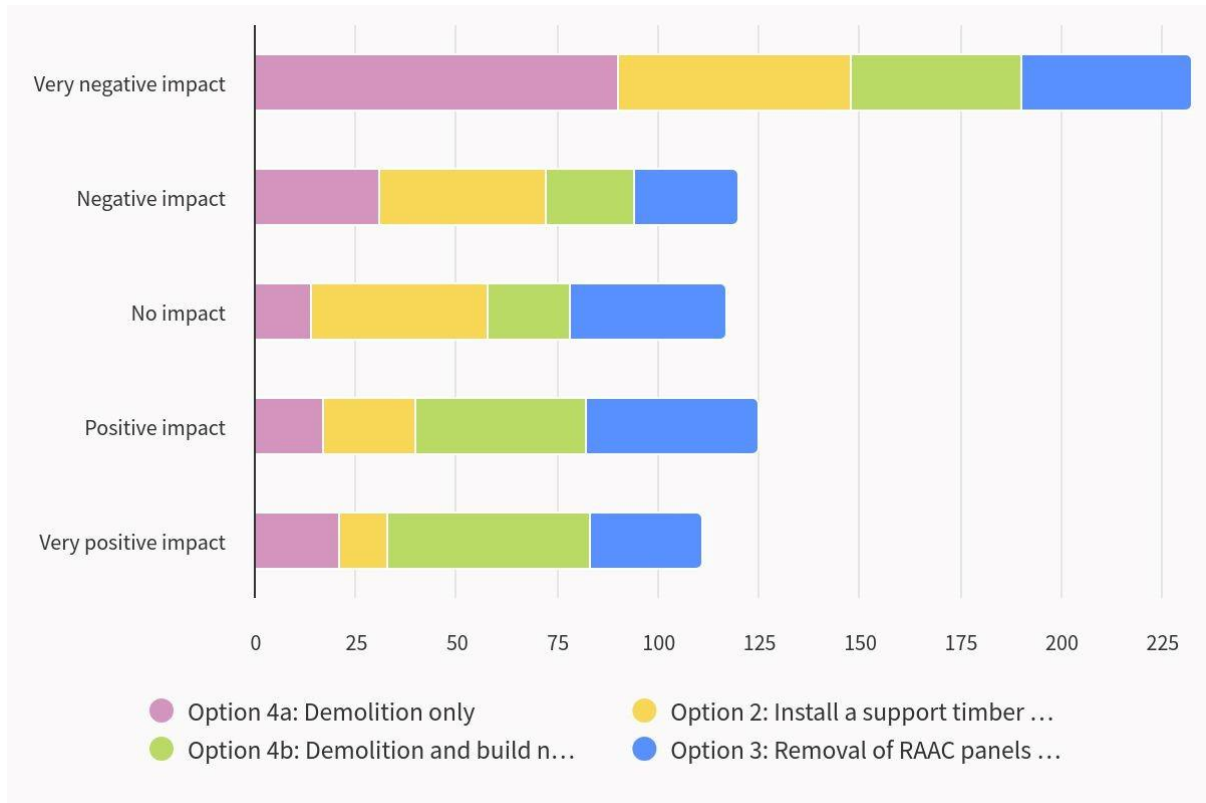


Chart 1.5 description: A high number of respondents believe demolition only will have a very negative impact on existing relationships amongst the community at 39%, followed by installing a timber support frame at 30%. An even higher number of respondents believe demolition and building new homes will have a very positive impact at 45%, followed by the removal of RAAC panels and replacing the roof at 25%. When reviewing the qualitative responses, demolition is seen to have a grave impact on relationships amongst the community. However, demolition and building new homes is seen to have a positive impact, as the community will feel invested in, and a positive outcome to come out of this current situation is welcomed by respondents.

Chart 1.6: How do you anticipate the proposed options will impact the local area?

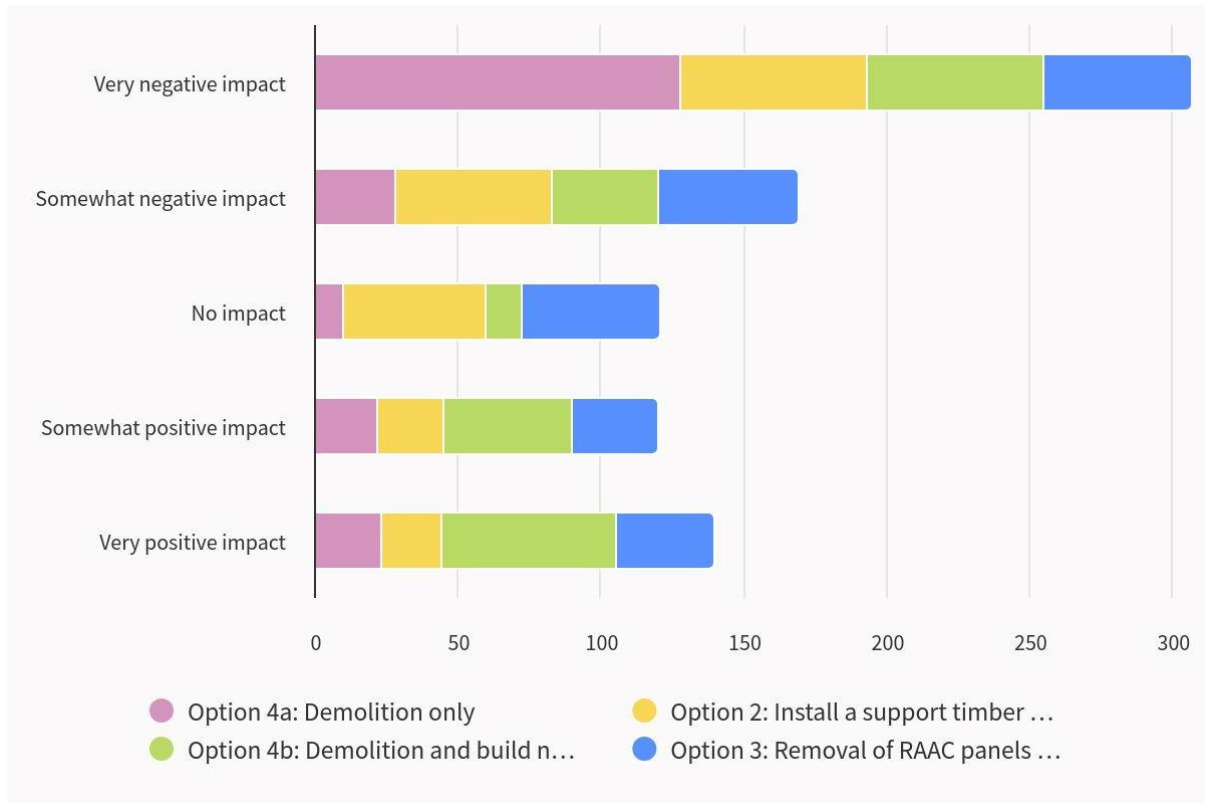


Chart 1.6 description: When it comes to the impact each option would have on the local area, 41% of respondents stated that demolition only would have a very negative impact on the local area, followed by the option to install a support timber frame under existing RAAC roof panels, and demolition and build new homes at 20%. The option to demolish and build new homes is seen to have the most positive impact on the local area at 44%. When reviewing the qualitative responses, key stakeholders see demolition to have a significant adverse impact on the local area due to concern around increase crime and anti-social behaviour, along with the negative impact the option could have on healthcare services, schools, and local services. The option to demolish and build new homes seems to have a very positive impact on the local community due to investment around new homes and sense of community being rebuilt.

Chart 1.7: How important is it that each option is taken?

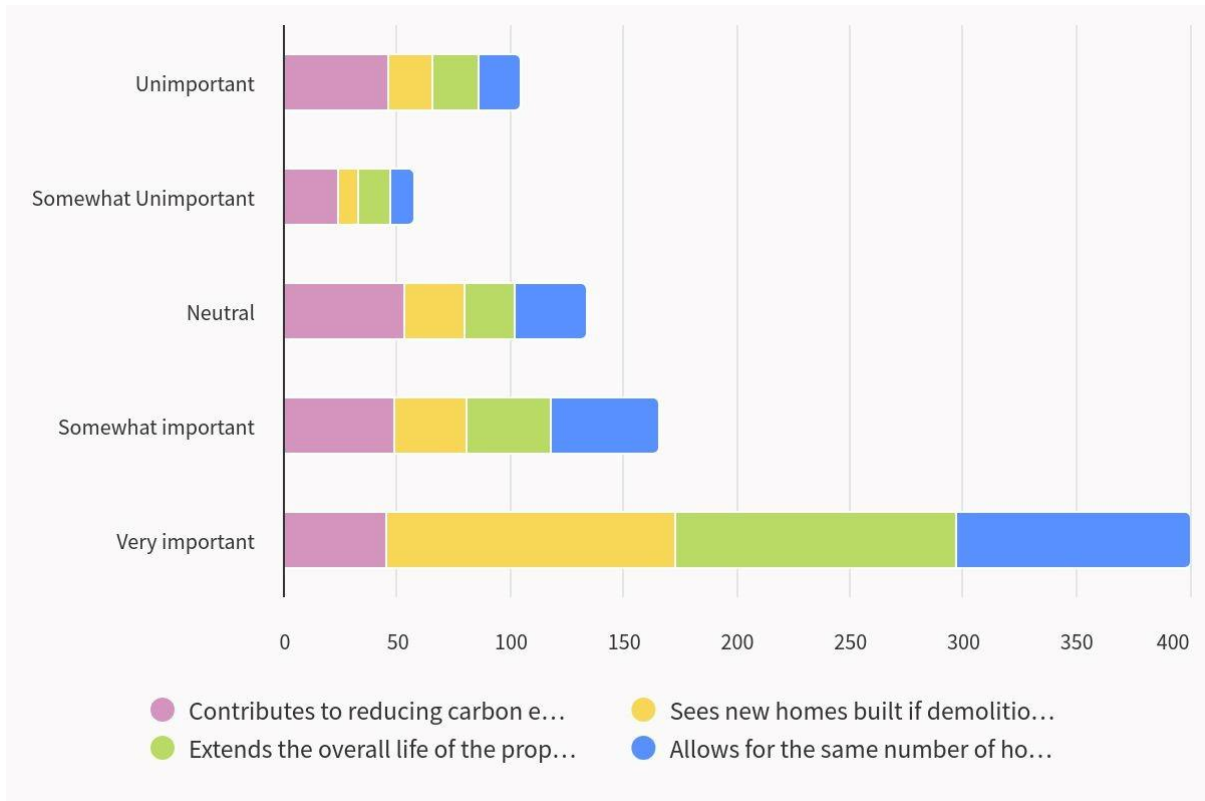


Chart 1.7 description: When it comes to prioritising provisions around carbon reduction, extending life of properties, building new homes, ensuring same number of homes remain, respondents place less of an importance on carbon reduction, as 43% believe this is unimportant, and more importance is placed on building new homes (32%), extending life of properties (31%) and allowing for the same number of homes (26%).

Equalities survey

Chart 1.8: What is your connection to the engagement?

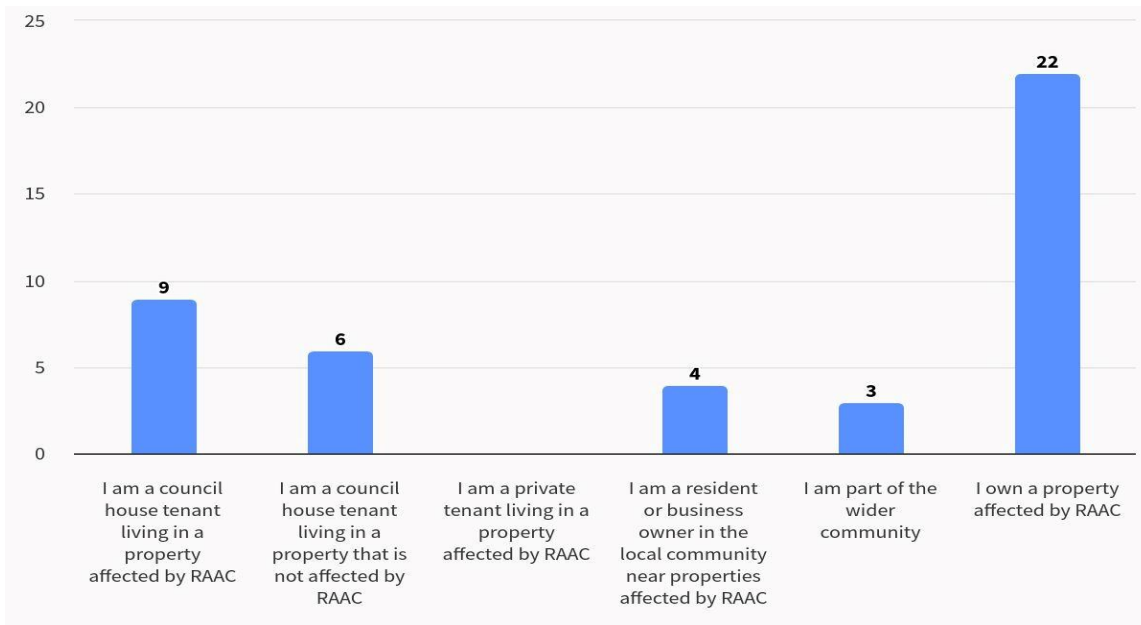


Chart 1.8 Description: There were a smaller number of participants who filled out the equalities survey, totalling 44. Of the 44 respondents, the majority owned their own RAAC-affected property or were a council tenant living in a RAAC-affected property.

Chart 1.9: description of protective characteristic grouping

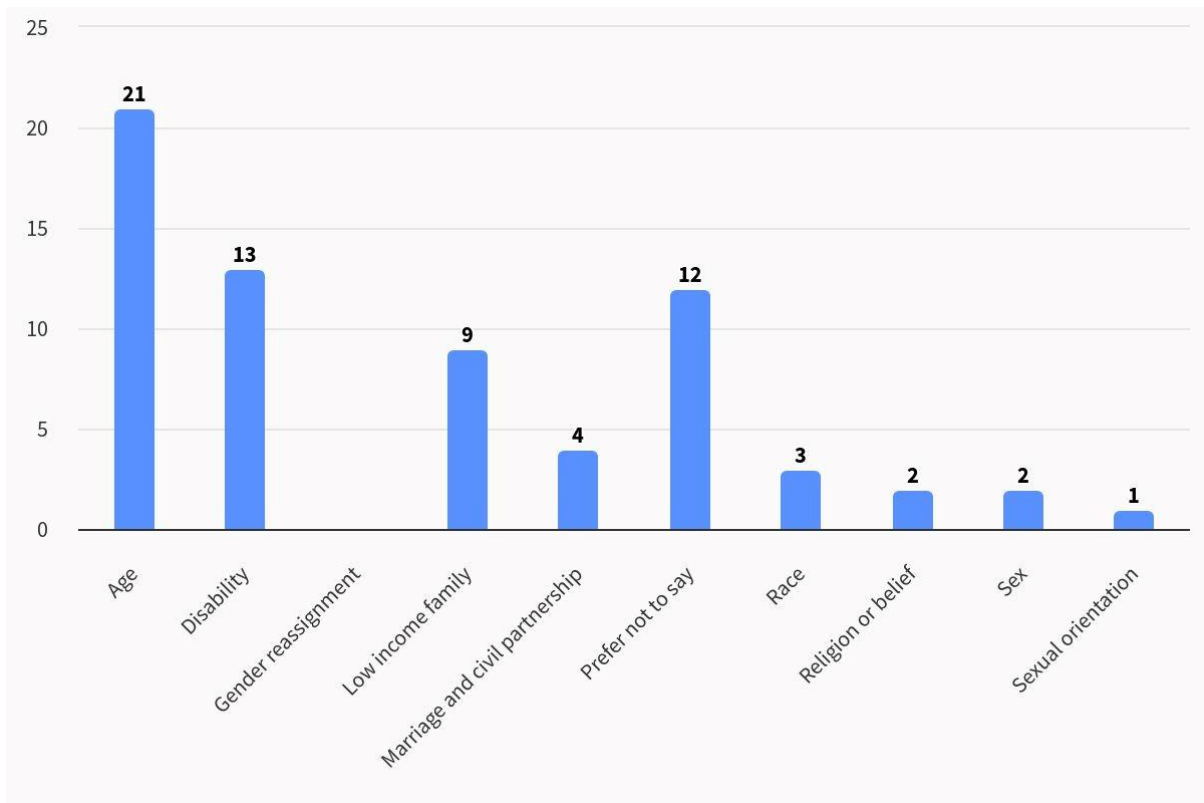


Chart 1.9 Description: Of the respondents, the majority stated they were impacted by age, following those who stated they were impacted by having a disability. Qualitative responses showed a number of respondents were affected by both age and disability. When it came to age, a number of respondents commented on the impact of demolition increasing the amount of loneliness for the elderly and a loss of a home that one would have lived in for the majority of their life. In addition, respondents commented on the impact of having to pay for RAAC remedial works for those who were pensioners. Please see the Integrated Impact Assessment for more information on responses.

Demographic Survey Results

Demographic survey results show that majority of respondent are working full time, followed by long term sick because of disability, working part time, and retired (Chart 2.0) and that majority of respondents were aged 55-64 and 45-54.

Chart 2.0: Employment status

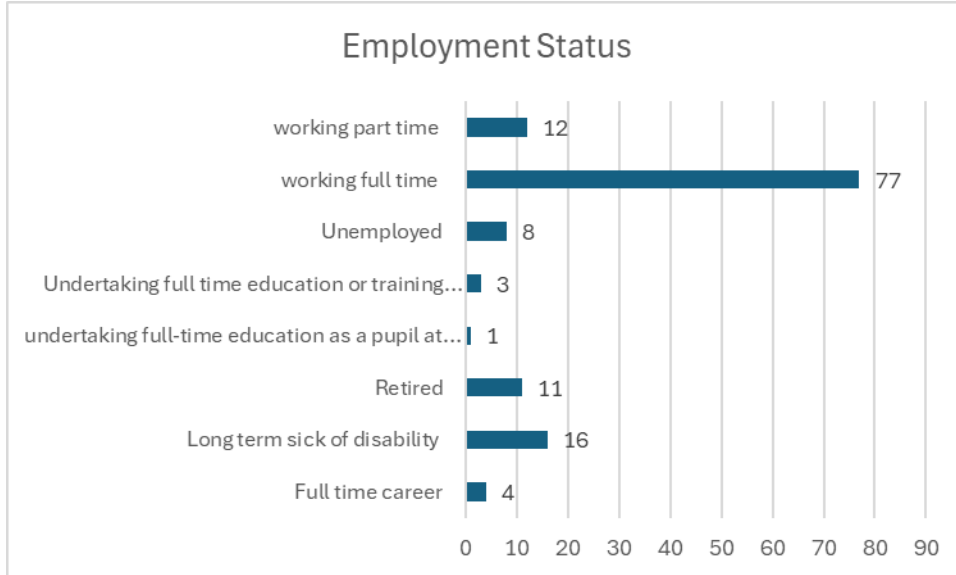
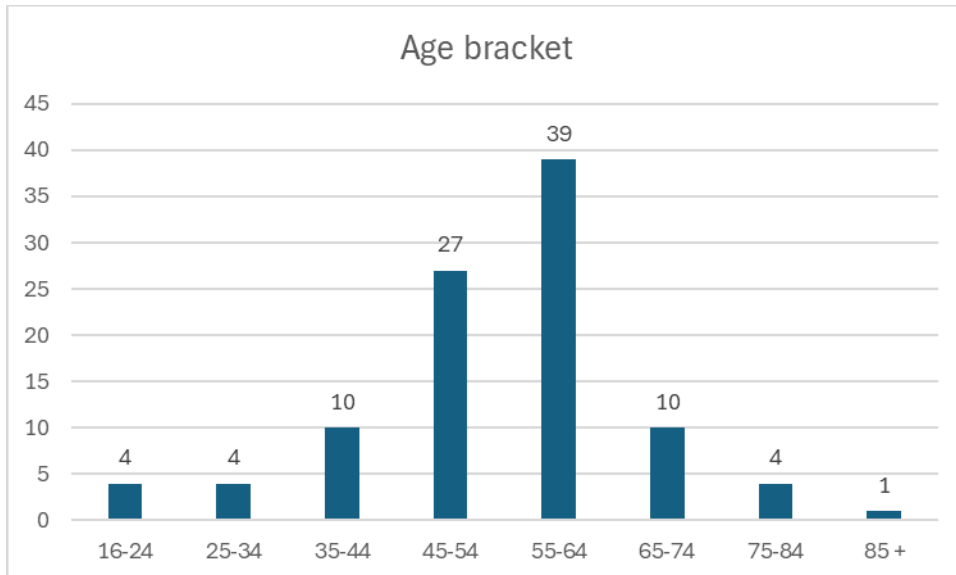


Chart 2.1: Age Group



Conclusion

When it comes to impact on health and wellbeing of residents, and the impact of community and local area, the option for demolition only seems to be most prominent on having a very negative impact. This is followed closely by the option to install a support timber frame under existing RAAC roof panels. When reviewing the qualitative responses, this is due to the impact demolition can have on the mental and physical health of those living in RAAC-affected homes and the local area. Other concerns include the concerns around the potential increase in crime and anti-social behaviour associated with demolishing homes.

When asked how safe residents would feel to move into their home once works were complete, the demolition and rebuild option scored highly along with demolition only option which scored similar to the option to remove RAAC panels and replace the roof. In addition, when asked once works are complete, which option would change the local environment for the better, demolition and build new homes scored highest, followed again by the demolition only option and the option to remove RAAC panels and replace the roof.

When reviewing qualitative responses, this reflects the perceived concerns on RAAC remaining in the homes for the health and safety of residents living in homes and the continued negative impact of value of homes. Quantitative responses show that the optimum response overall seems to be demolition and new build. This is supported by qualitative responses, stating that the option will result in homes being built to a better standard and the community feeling invested in.