

ABERDEEN CITY COUNCIL

COMMITTEE	Communities Housing and Public Protection
DATE	11 March 2025
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Reinforced Autoclaved Aerated Concrete (RAAC) – Phasing of Demolition and Landscaping
REPORT NUMBER	CR&E/25/057
DIRECTOR	Andy MacDonald/Eleanor Shepperd/Gale Beattie
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REPORT AUTHOR	Stephen Booth/Jacqui McKenzie/John Wilson
TERMS OF REFERENCE	1

1. PURPOSE OF REPORT

- 1.1 At the meeting of 21 August 2024 (CORS/24/233), the Council considered the findings from an options appraisal of various RAAC mitigation actions and agreed that the optimum option is the demolition and rebuild of homes on site. Committee instructed the Chief Officer - Capital to proceed with the demolition aspect of this, and report back to the next appropriate meeting of the Communities, Housing and Public Protection Committee on the proposed initial phasing of demolition and landscape details. This report outlines the proposed initial phasing of demolition and landscaping.
- 1.2 In addition, Council instructed the Chief Officer - Capital, following consultation with the Convener of the Finance and Resources Committee, and the Chief Officer - Procurement, to procure appropriate works and services, and enter into any contracts necessary for the delivery of the demolition, masterplanning and landscaping works without the need for further approval from any other Committee of the Council subject to due diligence, consistency with the financial model and affordability and regular update on progress of project delivery to the Communities, Housing and Public Protection Committee. This report provides an update on that instruction.
- 1.3 At the meeting of 5th February 2025, Council noted the alternative options proposed by the Torry RAAC Campaign Group Management Committee and instructed officers to explore the feasibility, benefits and risks associated with each option, alongside any other identified opportunities to support owners, and report the findings to a future meeting of the Communities Housing and Public Protection Committee. The recommendations in this report reflect the flexibility required to both respond to the instruction from the 21st August 2024 around demolition and landscaping and fully explore the viability of options with the Torry RAAC Campaign Group Management Committee.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Note that officers continue to try and find the balance between applying our professionalism to the workstreams associated with the council's response to the discovery of RAAC in properties and our empathy for those tenants and homeowners, in particular affected by the discovery of RAAC in their homes. The proposed plans included within this report will continue to adapt in light of changing circumstances. Throughout the process officers will continue to endeavour to respond to the needs of residents and homeowners wherever possible.
- 2.2 Note that AtkinsRéalis have been procured to manage and deliver the demolition phase.
- 2.3 Approves the indicative demolition proposals and sequence of phases, noting that only vacant terraces/blocks will be demolished.
- 2.4 Agree that to deliver the demolition in the indicative sequence there are interdependencies on items such as utility disconnections, property ownership and asbestos surveys. As a result, the indicative sequence may be subject to change and will not commence until all interdependencies are resolved.
- 2.5 Note the budget in relation to RAAC at Balnagask forms part of the Council budget held on Wednesday 5 March 2025.
- 2.6 Agrees that any changes to the indicative phases of demolition be shared with Elected Members via a Service Update and of course, with the affected communities.
- 2.7 Approves the 'Demolition Engagement Plan' as shown in Appendix F.
- 2.8 Notes the landscaping options available in Appendix E and instructs the Chief Officer Capital to engage with the community on the landscaping options.
- 2.9 Instructs Chief Officers Housing, Capital and Corporate Landlord to consider the landscaping options more fully when they report back to Committee on the outcomes of the viability of the alternative options presented by the Torry RAAC Campaign Group Management Committee.
- 2.10 Agree that no more verbal reports are required to be presented by the Chief Officer – Housing at this committee, regarding rehoming numbers, given the current stage of delivery.

3. CURRENT SITUATION

- 3.1 At the Council meeting held on 24 August 2024 a report was presented (CORS/24/233) which considered the future options to mitigate the RAAC panel impact for all the residential properties, both Council and privately owned.
- 3.2 Council concluded that the demolition and rebuild of homes on site was the preferred option and instructed the Chief Officer - Capital to proceed with the demolition aspect of this (Option 4a from the options appraisal), and report back to the next appropriate meeting of the Communities, Housing and Public Protection Committee on the initial phasing of demolition and landscape details.
- 3.3 Since August 2024, Officers have been progressing a number of key workstreams, which to various extents have an impact on the demolition proposals. Given the unprecedented logistical challenges, it was determined that external professional support to deliver and project manage necessary and related workstreams would be advantageous. Through an existing framework, AtkinsRéalis were appointed. Their appointment includes, but is not limited to, the following:
- Project Management across all workstreams
 - Homeowner and stakeholder engagement
 - Demolition proposals and landscaping options
 - Masterplanning and Development
 - Collaboration across professional teams
 - Maintaining the data library

AtkinsRéalis are acting in a programme management capacity under the direction and instruction from the councils following Chief Officers – Capital, Corporate landlord, Housing and Planning. AtkinsRéalis further appoint subconsultants with specialism (such as structural engineering, planning, etc) through a competitive pricing process or other pre-tendered framework mechanisms.

- 3.4 Consideration of work across these various workstreams has helped formulate the demolition proposals and landscaping options presented within this report.
- 3.5 The following sections and supporting information summarise these workstreams along with their current status.

RAAC Impacted Area

- 3.6 The 372 buildings which form the estate contain a variety of property types, including two-storey one-bedroom flats and a mix of 3 or 4 bedroom terraced houses. Refer to Appendix A. For the purposes of developing a proposed demolition plan, the planning assumption is that all RAAC affected properties (both council and privately owned) will be demolished. This current planning assumption will continue to be reviewed by the councils Chief Officers, informed by the progress on the voluntary engagement with private homeowners and our on-going engagement with the Torry RAAC Campaign Group Management Committee to explore the roof replacement and House ex-cambion (swap) proposals outlined in the report to Council on 5th February 2025 (F&C/25/030).

- 3.7 A demolition location plan showing all the RAAC impacted properties is included as Appendices B1 and B2. This shows that the impacted area is elongated and extends to approximately 11.5ha. As the impacted area designated for demolition is greater than 0.5ha it was necessary to determine whether an Environmental Impact Assessment (EIA) was required or not. Refer to paragraphs 3.9 - 3.12 below.
- 3.8 It is also important to note that within the designated demolition area there are number of low-rise stub blocks which are not impacted by RAAC and these will be retained. For clarity, the low-rise stub blocks are not in scope for demolition. The low-rise stub blocks are coloured blue on the plan shown in Appendix B-2.

Environmental Impact Assessment (EIA)

- 3.9 In accordance with Schedule 2 of the Environmental Impact Assessment (EIA) (Scotland) Regulations 2017, the designated area for development is greater than 0.5ha and as such the requirement for an EIA must be considered based on the potential for such developments to have significant environmental effects.
- 3.10 A screening opinion was sought from the Planning Authority on 19 December 2024. Members are asked to note that there is no statutory public consultation carried out as part of this type of statutory application. For information, the planning process and other statutory application next steps have been set out in Appendix C.
- 3.11 On 8 January 2025, the Planning Authority determined that the proposed demolition is unlikely to have significant effects on the environment and therefore an EIA report is not required.
- 3.12 The opinion sought at this stage was only related to the demolition and landscaping options. Any future new development on the site will follow a separate statutory planning application process.

Other Ongoing Investigations to Inform the Demolition

- 3.13 As has been verbally reported to other committees, a number of preliminary works/investigations have or are being carried out to inform the demolition. These are as follows;
- Asbestos survey and removal
 - Topographical surveys
 - Existing utilities search surveys, desk top investigations
 - Statutory undertaker plant trial-dig investigations
 - Ground investigations

For awareness, as part of our RAAC mitigation strategy, we are also carrying out a re-inspection of a sample of RAAC affected properties to determine if their status has changed.

- 3.14 A demolition phasing plan has been prepared, refer to Appendix D. This plan takes cognisance of the extent of the dispersal of privately owned properties and the complexity of the mixed tenure arrangements across the affected area. The demolition strategy adopts a phased approach whereby the first phase encapsulates terraces or individual groups of properties which are fully owned by the Council. For clarity, only vacant terraces or individual groups of properties will be demolished.
- 3.15 The demolition phasing plan has been determined by the information collated from the above work, but the most important factor in planning the demolition sequencing is consideration of vacant properties, private ownership, and where the privately owned properties are located. The planned phased programme for demolition and its timing is primarily determined by the success or not of the Council acquiring private properties through voluntary agreement or alternative mechanisms such as through the roof replacement or House ex-cambion (swap) proposals outlined in the report to Council on 5th February 2025 (F&C/25/030).
- 3.16 For the avoidance of doubt, in order to be able to demolish all the RAAC affected properties, the Council needs to achieve ownership of the properties which are currently privately owned.

Phased Demolition

- 3.17 Bearing in mind all of the above, and in response to the instruction of 21st August 2024 to present demolition proposals, it is proposed that the demolition is taken forward in 4 distinct phases, refer to Appendix D;

Phase 1

Undertake demolition works of those terraces / groups of buildings which are fully council owned and have no dependency on the ownership of private properties.

Phase 2

Undertake demolition works of those terraces which as of 5th February 2025 have dependency on the Council acquiring 1, 2 or 3 private properties within a terrace. Building these into Phase 2 would give some time for the properties to be purchased by the Council.

Phase 3

Undertake demolition works of those terraces which have dependency on the Council acquiring 4 or more private properties within a terrace. Building these into Phase 3 would give further time for the properties to be purchased by the Council.

Phase 4

Undertake demolition works of those terraces which have dependency on the Council acquiring 4 or more private properties within a terrace, where the Council have no adjoining ownership within the terrace. Building these into Phase 4 would give most time for the properties to be purchased by the Council.

- 3.18 Members should also note, as reported previously, within Phases 2, 3 and 4 there are some groupings of buildings within the wider site where there is no council interest. The Council have previously agreed to engage owners to purchase their properties on a voluntary basis to give all affected owners parity. In addition, officers are currently working in collaboration with the Torry RAAC Campaign Group Management Committee to explore the feasibility, benefits and risks associated with alternative options presented by the Group. Members should note however, that private owners can pursue their own solutions to mitigate the RAAC impact on their properties. The master planning work which is currently underway assumes that these properties will be purchased by the Council and demolished, this assumption may have to be reviewed as masterplanning progresses.
- 3.19 We are, of course, sensitive to the voluntary acquisition process which is underway and will keep the later phases under review. Officers recognise that on-going work to explore alternative options presented by owners could significantly change circumstances and trigger a need for a review of homes within different phases. It is proposed that any change to the proposed sequence of demolition will be shared with Elected Members via a Service Update and of course, with the affected communities.

Demolition Methodology

- 3.20 What follows is a description of the methodology that will be adopted towards the demolition of properties. Whilst the description is professional, Officers would like to give members reassurance that they are sensitive to the fact that these were residents homes with many family life events and memories associated with these buildings.
- 3.21 A typical building configuration consists of a two-storey structure with load-bearing masonry walls. These walls support two sets of RAAC roof panels and a timber-suspended first floor. The structure is founded on traditional strip foundations.
- 3.22 Following the removal of any asbestos and the disconnection of any utilities it is envisaged that the demolition works can proceed. It is expected that this will follow a top/down approach.

The anticipated sequence is as follows;

- Remove roof but retain adjacent vertical supports
- Remove vertical supports above first floor level
- Remove first floor
- Remove vertical supports at ground floor level
- Remove ground floor slabs

- Allow for stable side slopes to excavations, as required
- Leave foundations in situ
- Backfill and compact voids with crushed granular material to a specified grading
- Trim and level ground adjacent to demolished areas to the required profiles
- Implement landscaping option.

Consideration of the potential options for demolition and landscaping is outlined within Appendix E. Although Option 2 is recommended within Appendix E, Officers would suggest that this decision is not approved at this time but rather that a recommendation on a preferred landscaping option be presented following further engagement with the local community. It will also be important to discuss landscaping as officers explore the viability of options presented by the Torry RAAC Campaign Group Management Committee as the options may influence landscaping plans.

- 3.23 For the avoidance of doubt, a more detailed Method Statement shall be prepared by the appointed Principal Contractor as part of the pre-works commencement preparatory work.
- 3.24 Building warrant approval will be required to demolish the buildings, the application will be submitted and approval will require to be granted prior to Phase 1 demolition works starting. Each phase will be subject to a separate warrant application
- 3.25 At this time, preparation of demolition tender documentation is underway, and it is envisaged that the appointed Principal Contractor will be selected through an open tender procurement process. The tender documentation will incorporate all the standard mitigation measures for this type of work to ensure the appointed Principal Contractor follows best practices.
- 3.26 For example, vibration monitoring will be implemented throughout the demolition phase to ensure that vibrations remain within acceptable limits, preventing damage to nearby structures and minimising disruptions to the surrounding area. Similarly, noise and dust impacts will also be mitigated by ensuring best practices are adopted.
- 3.27 It is also the intention to try and maximise sustainable material reuse such as reuse of the existing topsoil and clean spoil excavated during the project, along with the reuse of demolition materials. Refer to paragraph 3.29, where consideration is also being given to crushing granular material to achieve a 'grading curve' classification such that it could be used to adjust levels for new landscaping around the site

Building Foundations

- 3.28 The current proposal is to retain the buildings foundations in the ground, which will reduce initial demolition costs, shorten the demolition programme, and reduce material removal and excavation. It is noted that this will mean that the burden of removing the foundations and extra cost to carry out this work this will be part of the future development costs. However, given the phased nature of the demolition programme and the fact that large numbers of surrounding properties will continue

to be occupied during the demolition there is an overriding requirement to provide continuity of provision via common utilities, shared drainage etc. Retaining foundations in place will minimise the impact on adjacent and below ground conditions and infrastructure thereby mitigating the risk of breaking of services.

Landscaping Proposals

- 3.29 It is accepted that the demolition works will be carried out over an extended period of time. As the demolition phasing works progress the scenario will be that across the impacted area, refer to Appendix B2, there will be areas that are cleared and there will be areas which are still occupied by residents. It is therefore important to consider what landscaping should be carried out over this period and be included within the tender information. Refer to Appendix E.
- 3.30 As described in Appendix E, consideration was given to a number of landscaping options. Given the range of costs associated with the different options, officers recommend that engagement be carried out with the community regarding the landscaping options in tandem with exploration of the alternative proposals tabled by the Torry RAAC Campaign Group Management Committee. It is recognised that this exploration could change the shape of ownership across the site and influence the preferred landscaping solution. It is proposed that officers present a recommended landscaping option when exploration of the 2 alternative options from the Torry RAAC Campaign Group Management Committee has concluded.

Demolition Engagement Plan

- 3.31 In regard to the demolition and possible landscaping options, the project team have developed a demolition engagement plan to update residents and the local community on the proposed phasing and next steps. This will incorporate information stressing that health and safety is of paramount importance, that mitigations will be put in place before, during and after demolition takes place across each of the phases, along with a brief update on proposed interim site restoration post demolition. Please refer to Appendix F. As part of that engagement an Information Leaflet will be prepared providing key information for the community.
- 3.32 If Committee approve the indicative demolition and phasing plan, Officers will work with the Torry RAAC Campaign Management Committee to share indicative demolition proposals and landscaping options, afford residents a level of contribution and work with them on longer term master planning.
- 3.33 Members will be aware that there have been regular verbal updates presented to this Committee since August 2024. Since the rehoming process for council tenants is nearing completion, it is proposed that the regular verbal updates (rehoming numbers) now be replaced with Service Updates on demolition and landscaping key milestones.

Next Steps

- 3.34 An indicative timeline for all of the above is shown in Appendix G.

Ongoing Inspection of RAAC Panels

- 3.35 Members will be aware that the condition of the RAAC roof panels is categorised as high-risk in accordance with guidance by The Institution of Structural Engineers (IStructE) within their publication 'Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment - Further Guidance - April 2023'.
- 3.36 To date, Officers have shared their findings with private owners and have provided extensive advisory information to private owners, encouraging them that they should carry out similar investigations.
- 3.37 Given the passing of time, our independent structural engineers have revisited a sample of council owned properties that were previously inspected to review if there are any changes to the RAAC panels. The findings from these re-inspection surveys indicate that the risk remains 'high'. Refer to Appendix H.
- 3.38 Officers do not hold the same level of RAAC survey data with regard to properties which are in private ownership. However it is reasonable to conclude that as they were all built at the same time, to the same methodology, such that there is a strong expectation that the privately owned properties will exhibit similar faults and deterioration as the Council owned properties containing RAAC.
- 3.39 Members will be aware that a small number of private owners have agreed to have their property purchased by voluntary agreement. Once these properties are vacated, it is proposed that visual and intrusive survey inspections are carried out on a sample of them to substantiate our understanding.
- 3.40 The outcome of these surveys (regarding the condition of the RAAC panels within the roofs) may lead to other mitigation measures and actions having to be adopted. To date, Officers have restated on a number of occasions that building owners are responsible for maintaining and ensuring the safety of their buildings and preventing them from falling into a dangerous condition.

4. FINANCIAL IMPLICATIONS

- 4.1 An indicative estimate of the demolition and landscaping works across the whole of the affected area is approximately £10m (for example, in the landscaping scenario where topsoiling was applied, refer to Appendix E), and as noted above it is anticipated that this will be spent over a number of years. The spend rate is dependent on the demolition and landscaping phasing which is linked to the extent of empty properties. As the affected area comprises of both HRA and owner properties, with an approximate split of 73:27 as such the HRA would incur £7.3m with the General Fund £2.7m of the £10m demolition and landscaping costs.
- 4.2 The Council on 12 December 2024 approved as part of the HRA Budget 2025/26 to delegate authority to the Chief Officer - Corporate Landlord, following consultation with appropriate Chief Officers, to vire monies from the 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. In 2025/26 it is proposed a virement of £2m is undertaken in the Housing Capital Budget for the first phase of the demolition for the fully owned council properties. Further budgets will be allocated in 2026/27 as part of the HRA Budget.

- 4.3 Note the report to Council on 17 February 2025 states that voluntary acquisition is entirely a matter for the Council's General Fund, for which there is currently no budget approved. This will require to be considered as part of the budget setting process on 5 March 2025. The 5 March 2025 Budget Report recommends General Fund Revenue Expenditure through the capital fund of approximately £12.75m from financial year 2025/26 for the RAAC – Home Owners acquisition/compensation.
- 4.4 Note the current indicative budget encapsulating the Council instructions to date are in the order of £25m - £30m. For clarity, this would deliver a cleared but undeveloped site.

5. LEGAL IMPLICATIONS

- 5.1 The Council's agreed strategy is to pursue voluntary acquisition of privately owned RAAC-affected properties at market value based on independent valuation. This approach aligns with established property acquisition principals. There is no statutory requirement under the Compulsory Purchaser Order (CPO) procedure to offer pre-RAAC values, and this is not standard practice in property acquisitions generally. Any deviations from market valuation would have significant financial implications for the Council and could establish precedent.
- 5.2 Where private owners do not take action to address the safety of their properties, the Council has statutory powers under the Building (Scotland) Act 2003 and the Housing (Scotland) Act 2006 to intervene.
- 5.3 Building (Scotland) Act 2003: The Council may issue Dangerous Building Notices (Section 29 or 30) or Defective Building Notices (Section 28) requiring owners to undertake necessary works. In cases of critical risk and immediate danger, evacuation notices can be served, and the Council has powers to carry out emergency works and recover costs.
- 5.4 Housing (Scotland) Act 2006: The Council may issue Works Notices (Section 30) where a property is below the tolerable standard or in serious disrepair. Owners would be required to undertake remedial works, failing which the Council could step in and seek cost recovery.
- 5.5 While there may be a reasonable presumption that all RAAC-affected properties, whether Council or privately owned, exhibit similar RAAC-issues, the Council intends to substantiate this by undertaking additional inspections of voluntarily acquired properties. The Council must balance any use of enforcement powers with the demolition decision agreed by Council. Where private owners choose or become obligated to undertake remedial works to their properties rather than voluntarily sell to the Council, this is likely to create conflicts and additional complexity with the Council's wider demolition and redevelopment objectives.

6. ENVIRONMENTAL IMPLICATIONS

6.1 Refer to paragraphs 3.9 – 3.12 above.

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.

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.

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 council owned void and council owned occupied properties surveyed will require remedial action. To mitigate the risk of failure in occupied properties, affected tenants are being rehomed. Communication with all stakeholders and sharing of relevant reports. Updating of the FAQ.	M	Yes

Compliance	Failure of a RAAC panel.	<p>This is a health and safety issue. As above, affected tenants are being rehomed. A short-term management strategy has been 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 have written 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.</p> <p>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 are being rehomed. A short-term management strategy has been applied to properties containing RAAC panels until such</p>	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
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 Options. As new information comes forward Members will be advised for any decision-making if required.	M	No
Reputational	Failure of a RAAC panel.	This is a health and safety issue. As above, affected tenants are being rehomed. A short-term management strategy has been 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 any planned works.	L	Yes

8. OUTCOMES

8.1 The Option Appraisal considers how each option relates to social and economic outputs and this forms part of the appraisal.

Council Delivery Plan 2025	
	Impact of Report
Aberdeen City Council Policy Statement	The issues arising with the occurrence of RAAC in our housing stock requires us to work collaboratively

<u>Working in Partnership for Aberdeen</u>	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>Local Outcome Improvement Plan</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	This report makes 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 has collated information from various workstreams including stakeholder engagement sessions to inform recommendations 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 further recommendations.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	New Integrated Impact Assessment has been completed for the proposed phased demolition.
Data Protection Impact Assessment	Required and completed.
Other	Environmental Impact Assessment (EIA) screening opinion sought from Planning Authority submitted as part of statutory applications. No EIA required.

10. BACKGROUND PAPERS

- 10.1 Report to Communities, Housing and Public Protection on 30 May 2024 - RAAC Funding Update - May 2024, F&C 24/154

- 10.2 Council on 3 July 2024 (RES/24/204)
10.3 Council 21 August 2024 (CORS/24/233)

11. APPENDICES

- 11.1 Appendix A - Property Ownership and Housing Mix
11.2 Appendix B1 - Demolition Location Plan
11.3 Appendix B2 - Demolition Site Plan
11.4 Appendix C - Statutory Applications
11.5 Appendix D - Demolition Phasing Plan
11.6 Appendix E - Demolition and Landscaping Options
11.7 Appendix F - Proposed Demolition Engagement Plan
11.8 Appendix G - Next Steps Indicative Timeline
11.9 Appendix H - RAAC Re-inspection Reports

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