



Your Ref:  
Our Ref:  
Contact: Stephen Booth  
Location: Marischal College

Date: 2 June 2025

By email and recorded delivery

Address

Dear

### **RAAC – Alternative options agreed at Communities Housing and Public Protection Committee 27 May 2025**

Firstly, I understand that the identification of problems associated with Reinforced Autoclaved Aerated Concrete (RAAC) in your property is causing you a lot of worry. The health and safety risks, financial implications, and loss of community are of great concern to homeowners. I also recognise that many homeowners do not want to go through the Voluntary Acquisitions process and are looking for a different way forward.

To find different ways to support homeowners facing these challenges and avert the need for any enforcement action, the Council asked that officers work with groups, like the Torry RAAC Campaign Group Management Committee, to find other ways the Council could support homeowners to remove the risk of the RAAC panels. As a result of these discussions, on Tuesday 27 May the Communities, Housing and Public Protection Committee agreed two further options to help homeowners.

The Committee asked that I write and share all of the different ways that the Council can support you to address the issue of RAAC in your home. This letter sets out the current and new options available to homeowners and asks that you consider which option would best suit you/your family.

An [online survey](#) has been set up to gather feedback on each option. If you require support to provide your feedback, please contact Jade Leyden at Greyhope Community Hub (tel: 01224 053684). Jade will also link with departments across the Council on your behalf to help answer any questions you may have. Please provide your feedback by the end of June as this will help us progress the new options for those that are interested.

### **Current Options**

**Voluntary Acquisition:** An independent agency will value your property, and you won't need to provide a Home Report. The Council will buy your home at its current Market Value (the current Market Value will take into account the RAAC panels in the roof).

The Council will pay any professional fees you incur for valuation advice. The Council will also cover your legal fees for selling your home and any costs for buying a new one.

In addition, you will receive a home loss payment equal to 10% of your property's market value. The Council will also cover other costs like moving expenses and early mortgage surrender fees.

We fully understand that every owner is in a slightly different position and can discuss particular challenges you/your family face, such as mortgage fees etc. with you directly if you choose to progress this option.

You will already have been contacted regarding this option and it remains open to you even if you have previously advised us that you do not want to engage.

**Making your own home safe:** Owners who live in mostly privately owned blocks or terraces can work together to address the risks independently of the Council.

Owners will be responsible for the costs for any works to their own properties but can ask the Council to cover their share of costs for any Council properties in the block or terrace.

If you are keen to collaborate with neighbours to progress this option, the Council can be asked to contribute its share of the costs. Further information is available [here](#).

## **New Options – Approved in May 2025**

**Roof Replacement Proposals:** Homeowners who want to retain a home in Balnagask can collaborate with the Council to replace the roof. If enough people show interest, the Council will identify terraces for roof replacement.

Interested homeowners could be allocated a property with a new timber roof similar in size to their own, and some owners may be able to keep their current property. Owners will need to move out during the works, and the Council will help cover these costs and provide decant options if these are required.

Replacing the roof is likely to cause some damage to properties and this will vary from property to property. The full extent of damage will not be identified until detailed surveys are undertaken and works start.

As a result, owners are being asked to contribute a set fee for the roof replacement so that they have certainty around costs. The set fee may be reduced, depending on final specifications and the result of openly tendered costs. The maximum set cost to owners is:

- £20,000 for a one-bedroom property
- £37,000 for a three-bedroom property
- £44,000 for a four-bedroom property

The Council will meet all other costs including but not limited to project management, legal fees, removal and storage, consents, safety checks, mortgage and security costs, and making homes ready for occupancy in light of the damage that could be caused when the roof is removed.

Owners will also be offered a £5,000 cash payment to help them make their house a home. Owners who do not require this payment could instead reduce £5,000 from the roof replacement cost.

The Council recognises that some owners may find it incredibly challenging to meet upfront costs. The Council is currently working to establish a mechanism to support homeowners through either a low cost loan or shared equity arrangement.

**Property swap:** Owners could swap their current property with a Council property (most likely a 2 bedroom flat). This would be in blocks of properties where the council is a minority owner and a sale to you would end council ownership in the block.

The value which would form part of the exchange would be based on the valuation identified for your property under the Voluntary Acquisition process. Council properties available for swap would also be valued by the Valuation Office Agency prior to any works being undertaken to ready properties for sale. If the values are different, either the owners or the Council will pay the difference.

The Council will pay any professional fees you incur for valuation advice. The Council will also cover your legal fees. In addition, you will receive a home loss payment equal to 10% of your property's market value. The Council will also cover other costs like moving expenses and early mortgage surrender fees.

The Council would be open to offering a loan/equity share arrangement for owners who require it to progress this option.

## **What happens next?**

It would be helpful to understand which option(s) might work best for you and your family given the health, safety and financial risks associated with any further deterioration of the RAAC panels.

The Council has a legal duty to intervene where buildings are deemed dangerous or defective and cannot choose to not do so. If enforcement action were taken owners would be issued with notices requiring works, ordering evacuation, and undertaking emergency measures at the full cost to the owner. We are keen to ensure that no homeowner faces this situation and hope that offering additional options helps prevent enforcement action in recognition of the considerable strain this would place on owners. Further information on enforcement action can be accessed [here](#).

As previously mentioned, we would be grateful if you could indicate which option would best support your family through [on-line form](#) by the end of June. This timescale will enable us to determine levels of interest in the new roof replacement and house swap options and interest must be registered by the end of June to opt into one of these two new options. Those not able to return the digital form should contact Jade Leyden at Greyhope Community Hub. Jade can be contacted by phone on 01224 053684 and will be happy to help you.

I understand that this situation continues to be challenging and stressful for you. Please know that the Council is committed to supporting you through this process. We are here to help you find the best solution for your home and ensure your safety and wellbeing. Our Partner SAMH continues to be available to you through [hearforyou@samh.org.uk](mailto:hearforyou@samh.org.uk)

If you have any questions or need further assistance, please do not hesitate to reach out to Jade in the first instance, Jade will then make sure that your questions are directed to the most appropriate officer. Together, we can navigate this challenging time and find a way forward.

Further information is available on the council's updated FAQ's.

<https://www.aberdeencity.gov.uk/services/housing/raac-housing>

Online survey

[www.raac-homeowners-2025.commonplace.is/](http://www.raac-homeowners-2025.commonplace.is/)

Further information on enforcement action

[www.aberdeencity.gov.uk/services/planning-and-building-standards/building-standards/building-standards-policy-and-guidance/dangerous-and-defective-buildings](http://www.aberdeencity.gov.uk/services/planning-and-building-standards/building-standards/building-standards-policy-and-guidance/dangerous-and-defective-buildings)

Further information on communal repairs

[www.aberdeencity.gov.uk/services/housing/communal-housing-repairs](http://www.aberdeencity.gov.uk/services/housing/communal-housing-repairs)

Yours sincerely

A handwritten signature in black ink, appearing to be 'S Booth', written in a cursive style.

Stephen Booth  
Chief Officer Corporate Landlord