

By email / Recorded delivery.

Dear

Further to our letter dated 30 May 2025, I am writing to update you on the outcome of the recent engagement on the additional options available to owners of properties impacted by RAAC. I understand that this situation continues to be challenging and stressful for you. The Council remains committed to supporting you through the process of ensuring the safety of your property.

You will recall that the Council considered various additional options to voluntarily purchasing properties including a house swap option and an option to support you replacing the roof of your property. Over the course of the engagement during June, 10 owners have highlighted an interest in the house swap option, in addition to those now progressing with voluntary acquisition. No owner occupier registered interest in the 'roof off roof on' option during this period.

House Swap Option:

Given the level of interest in the house swap option, and the need to plan how owners can view the properties available, we are writing to offer a final opportunity to register your interest in receiving information on the properties identified for potential house swaps. Please note that this is the final stage expressions of interest can be taken into account before sharing the information with owners.

This option could be summarised as follows;

- Owners would sell their existing property to the council and purchase a Council property
- This would be in blocks of properties where the Council is a minority owner, and a sale to you would bring Council ownership in that block to an end.
- The money you would receive for your property would be based on the valuation of your property under the Voluntary Acquisition process.
- The value of the Council property you would swap for would be based upon a Home Report Valuation undertaken by a Chartered Surveyor.
- If the Council property is valued higher than your current property, you would be required to pay the difference. If your property is valued higher than the Council property, the Council would pay the difference to you.
- The Council will pay any professional fees you incur for valuation advice.
- The Council would also cover your reasonably incurred legal fees.
- In addition, you would receive a home loss payment equal to 10% of your current property's market value.
- The Council will also meet other reasonable costs, such as moving expenses and early mortgage surrender fees.
- The Council may also be able to offer a loan or equity share arrangement where this would help an owner proceed with a swap.

We are currently compiling a list of available properties to share with interested owners. This information will include photos, valuations, and general information about the condition of the property. The list will include homes ready for immediate entry and others that would benefit from redecoration for example, to give a range of options and values.

If you would like to receive the information on the properties available, and haven't already expressed an interest in this option via the June 2025 survey, please e-mail us at RAAC@aberdeencity.gov.uk or contact Jade Leyden by phone on 01224 053684. We intend to share details of the properties with those who have registered an interest in late August 2025.

Other Options

If you are not interested in the house swap option, other options remain available.

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 its share of costs for any Council properties in the block or terrace.

If you are keen to collaborate with neighbours to explore this option, please contact us. Further information is available [here](#).

Voluntary Acquisition: The Council have engaged with the Valuation Office Agency to value your property. You will not be required to provide a Home Report. The Council will buy your home at its current Market Value, which will reflect the presence of RAAC panels in the roof.

We can cover your professional fees for valuation and legal costs for selling your current home and buying a new one.

You will receive a home loss payment equal to 10% of your property's market value. In addition, the Council will meet other reasonable costs, including 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.

This option remains open to you even if you have previously advised us that you do not want to engage. Please contact RAAC@aberdeencity.gov.uk or contact Jade Leyden by phone on 01224 053684.

As previously indicated the presence of RAAC in the roof of your property, based on surveys we have undertaken on other properties, does carry a significant health and safety risk. We are keen to engage with you to understand what your intentions are to make your property

safe. We remain committed to helping and supporting homeowners so that enforcement action can be avoided wherever possible.

We are here to help you find a suitable solution that ensures your safety and wellbeing. Our Partner SAMH continues to be available to you. SAMH has set up 'Hear for You' to specifically support individuals affected by RAAC and can be accessed online or face to face at their weekly Torry drop-ins. Hear for You is free to access and offers both psychological wellbeing and practical programs of support through this challenging time. We have enclosed a leaflet for your information which provides further details on their service and how you can contact them should you feel that this is something that would be beneficial to you.

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

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

Further information on communal repairs

www.aberdeencity.gov.uk/services/housing/communal-housing-repairs

Yours sincerely

Stephen Booth

Chief Officer Corporate Landlord