

Communities, Housing and Public Protection Committee

ABERDEEN, 26 August 2025. Minute of Meeting of the COMMUNITIES, HOUSING AND PUBLIC PROTECTION COMMITTEE. Present:- Councillor Radley, Convener; Councillor Henrickson, Vice Convener (for all items except the first part of article 3 and also article 9); and Councillors Allard (as substitute for Councillor Mennie for article 9 only), Copland (as substitute for the Vice Convener for the first part of article 3 and article 9 and as substitute for Councillor Mennie for articles 10 to 13), Cross, Graham, Greig, McLellan (for all items except the first part of article 3 and article 9), McRae (as substitute for Councillor McLellan for the first part of article 3 and article 9), Mennie (for articles 1 to 8), Nicoll and Watson.

The agenda and reports associated with this minute can be located [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

DECLARATIONS OF INTEREST OR CONNECTIONS

1. The Vice Convener and Councillor McLellan advised that in relation to item 11.1 on the agenda, Local Housing Strategy, that they were both registered landlords and as a result they declared an interest and advised that they would both leave the meeting during consideration of the item.

Councillor Nicoll also noted a transparency statement in relation to the same item as he was the Power of Attorney for a close family member and noted that as part of that, he rented out a property on their behalf. Councillor Nicoll did not consider that this connection amounted to an interest which would prevent him from participating in the consideration of that item.

POLICE SCOTLAND PERFORMANCE REPORT - POL/25/192

2. The Committee had before it a report by Police Scotland, which presented the Police Scotland performance report which covered April 2024 to March 2025, for scrutiny.

The report advised that it provided a detailed account of Police Performance in Aberdeen City in support of agreed priorities, both local and national for April 2024 to March 2025 and much of the content of the report reflected on the collaborative methods in which Police Scotland operated across the city. The report demonstrates how communities benefitted when Community Planning Partners worked within both the Local Outcome Improvement Plan and Locality Plans.

The report recommended:-

that the Committee discuss, comment on, and endorse the report.

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The Committee heard from Divisional Commander Kate Stephen and Chief Inspector Darren Bruce who provided an overview of the report and answered various questions from Members.

The Committee resolved:

- (i) to note the report;
- (ii) to agree that Police Scotland police by consensus and it is pleasing to see that the vast majority of citizens in the recent feedback underpins that consensus;
- (iii) to note the 3-year average increase in crimes against society regarding knife crime, noting the increase in possession of offensive weapons in schools used in criminal activities;
- (iv) to instruct the Chief Officer – Education and Lifelong Learning to bring a report to Education and Children’s Services Committee as soon as possible outlining an analysis of both Council and Police Scotland data with regard to use of offensive weapons in schools and what actions our schools are taking to reduce incidents involving weapons;
- (v) to note that the Divisional Commander would ensure that all Community Councils had a point of contact within Police Scotland;
- (vi) to note that Police Scotland would investigate the possibility of providing more raw data statistics in future performance reports rather than a percentage which would make the information more digestible;
- (vii) to note that Police Scotland would ascertain whether there was the potential for there to be an increase in the amount of road policing officers and to report back in due course; and
- (viii) to request that Police Scotland produce a short thematic report on the police station hubs in Aberdeen, which would provide details on the new model for police stations in the city.

In accordance with article 1, the Vice Convener and Councillor McLellan left the meeting when the first deputation was heard and were replaced by Councillors Copland and McRae.

DEPUTATION REQUESTS

3. The Committee received one deputation request in relation to item 11.1 on the agenda (Local Housing Strategy) and two requests for deputation in relation to item 11.5 (RAAC update).

The first deputation request was from Lee Matthews on behalf of Myla Corvidae. Lee explained that the first part of the deputation was from Myla’s perspective, noting that Myla had been living in Aberdeen as a private tenant for 16 years and how the impact of rent increases had directly impacted Myla’s ability to live in good quality, safe, affordable housing.

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Myla noted that within the Local Housing Strategy, there was a lot of focus on social housing, whilst private housing had been almost completely ignored and Myla proposed that rent control in Aberdeen would significantly shift the focus from buildings to people.

Lee noted that Myla's rent had increased from between 25 to 50% and he had struggled to remain in housing as a result of the sudden and unjustified rental increases. Lee stated that having a well managed private renting sector in Aberdeen would not only be a benefit to people like Myla but it would encourage others to move to and remain in the city.

Lee advised that for Myla, he had been trying to get basic things like water and wind tight windows installed in his current property, to address mould issues and broken bathrooms repaired. However these conversations with his landlord had been ongoing from when he first moved in to the property in 2017. He was regularly informing his landlords of the issues and had been met with vague promises of solutions. Sometimes he would receive no response at all and eventually took matters into his own hands with regards to having the work completed. However Myla was then faced with the threat of illegal eviction because he was complaining about the state of disrepair. Lee advised that fortunately, Living Rent was able to step in and resolve the issue within a matter of weeks.

Lee indicated that Myla believed that if a rental control agreement was in place, it would ensure that the rates within Aberdeen remained at a level that was consistent with the quality of living that this strategy set out to implement. Lee noted that as someone who was unable to work consistently, Myla had been unable to meet increasing demands on the cost of living and had often gone without food or heating, due to high costs of rental agreements.

Lee advised that Myla had considered moving from Aberdeen as there were other places with more affordable housing options.

Lee then spoke about some testimonies from other members of the tenant union to ensure that the voices of private renters in the city were heard. The first testimony was from Lauren whose bathroom ceiling started pouring with water as the roof was in need of urgent repairs. She had spent 8 months begging the landlord and the letting agency to fix the leak, however it was not until she contacted the Council to complain that they finally sent out a contractor to repair the roof but the damp and mould remained. Lauren had stated that the effort, time and energy spent chasing them felt like an unpaid part time job, but one with no accountability, consequences or care. Lauren also relied on the lift to access her flat however the lift broke and she felt trapped in her top floor flat. Every time she asked for an update she was given a different excuse.

Another testimony was from Iona who had asked her landlord to repair the windows and to ensure they were wind and water tight following a storm however her pleas were ignored until she threatened to take them to tribunal. When someone eventually came to evaluate, it was revealed that the damage was so severe that it would take a structural

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engineer to fix the problem. She was then served with an eviction notice as they could not carry out the work with anyone living in the property.

Lee indicated that these experiences were backed up by data. 66% of private rentals suffered from disrepair and despite this, the average rent in Aberdeen and Aberdeenshire was increased by 22.6% since January 2021. Lee noted that in private rented accommodation, many flats on the market were not fit for purpose and queried what the Council's strategy was for ensuring that all private lets in the city met the tolerable standard as required in the Housing Scotland Act 1987. Lee also asked how the Council would ensure that the perspectives and concerns of private tenants were represented in the Local Housing Strategy.

Members then asked questions of Lee Matthews.

The Committee then heard from Ian Lippe and Raymond Davidson who presented a joint deputation in relation to item 11.5 on the agenda, RAAC update.

Mr Lippe explained that he wanted to speak about the reality of the situation for the residents affected by RAAC and the options that they were actually able to take up. Mr Lippe explained that the report suggested that most residents were refusing to engage with offers that were being made by the Council but he stated they were not refusing, they simply could not afford to take them. Mr Lippe advised that only four letters had been issued to owners during the whole process. He indicated that the current offers which included the cluster option, were just financially out of reach for so many households.

Mr Lippe advised that the Torry Community RAAC campaign conducted their own survey with the residents and the results were pretty clear, noting that at least 44 residents would choose the cluster option if they were constructed fairly and at least 46 would consider the house swap option if it was based on a fair valuation for their houses. He indicated that this was a significant number of families that were ready to move forward if only the Council would offer the options that could be realistically accepted.

Mr Lippe highlighted that their proposals were different, they were affordable and they were practical and would genuinely meet the needs of the residents and more importantly, they cost significantly less than the current plan of the voluntary acquisition and demolition.

Mr Lippe noted that the message was simple. Residents would engage and many wanted to and were ready and needed to move forward but only if they were given realistic options and he felt that ignoring the reality just prolonged a crisis unnecessarily and undermined the Council's stated goal of helping residents. He urged the Council to take these findings seriously and to structure its offers in a way that benefitted and worked for everyone and the constituents to which they serve.

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Mr Davidson then advised that he felt that based on the report and the decision made previously, that the SNP continued to remain devoid of compassion, care and common sense. He stated that residents remained trapped, their safety and well being compromised everyday. Mr Davidson felt that the current approach prioritised demolition over remediation, leaving most residents without realistic options for affordable rehousing.

Mr Davidson stated that it would cost more to purchase properties through voluntary agreement or compulsory purchase than adopting the far more affordable and practical solutions as suggested by the Torry Community RAAC Campaign Group. He indicated that after spending that extra money, those homes would simply be demolished, leaving residents destitute, homeless and broken by the process. However their proposals were legally sound, cost effective and preserved the tight knit community.

Mr Davidson concluded that residents were struggling and compassion from Members could ensure that they were treated fairly and humanely whilst saving the Council money. He indicated that the power to act with principle and compassion, lay solely in Members' hands and asked that Members use that power to break the impasse and support the residents of Balnagask.

Members then asked questions of Mr Lippe and Mr Davidson.

The Committee then heard from Paula Fraser in relation to item 11.5, RAAC Update report, accompanied by Lynn Winstanley. Ms Fraser advised that she was presenting her deputation in the hope that the residents were listened to. Ms Fraser indicated that the tenants who had been moved were still suffering along with every homeowner. Tenants had been moved to substandard properties and she had reports and photographs of people in homes with black mould and damp as well as leaking roofs, sinks leaking, heaters not working, boilers breaking down etc.

Ms Fraser indicated that the report emphasised that support from SAMH had not had a good uptake from residents, however she felt that this was due to the fact it took the Council so long to get the support up and running.

Ms Fraser advised that the Council may be content in knowing that 31 homeowners had moved, but she wanted it noted that the majority had only buckled under the pressure of living in an unsafe, unkept un-serviced community. They had not moved because they wanted to, but because they put their families' health first.

Ms Fraser asked that the decision to continue the demolition of Balnagask be voted out and that Councillors take a full review of the original proposals and costings by the Torry Community RAAC Group. She felt that these options were very much workable. Ms Fraser highlighted that they would continue to fight for the rights of all homeowners and for a safe and financially viable solution.

The Convener thanked all of the individuals who had presented their deputations.

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MINUTE OF THE PREVIOUS MEETING OF 27 MAY 2025

4. The Committee had before it the minute of the previous meeting of 27 May 2025, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE BUSINESS PLANNER

5. The Committee had before it the committee business planner, as prepared by the Chief Officer – Governance.

The Committee resolved:-

- (i) to note the reasons for delay for items 12 (Aberdeen City Strategic Housing Investment Fund) and 33 (Cost Neutral Environmental Enforcement); and
- (ii) to note the committee business planner.

PERFORMANCE REPORT - CORS/25/188

6. The Committee had before it a report by the Chief Officer – Data Insights, which presented Committee with the status of appropriate key performance measures relating to services falling within its remit.

The report recommended:-

that the Committee note the report and provide comments and observations on the performance information contained in the report Appendix.

The Committee resolved:-

- (i) to request that the Chief Officer – Housing provide details to Councillor Graham outwith the meeting in relation to page 80 of the report and the year to date figure for repossessions and how this figure compared with previous years; and
- (ii) to note the performance report.

RENT ASSISTANCE FUND - F&C/25/193

7. The Committee had before it a report by the Chief Officer – Housing and Chief Officer – People & Citizen Services, which presented the evaluation findings from 1 April 2024 to 31 March 2025 of the pilot Rent Assistance Fund funded from the 2024/25 Housing Revenue Account (HRA) budget.

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The report recommended:-

that the Committee

- (a) instruct the Chief Officer – Finance to refer the Rent Assistance Fund to the 2026/27 HRA budget process, with a recommendation to adopt as a permanent, business-as-usual provision following the success of the pilot;
- (b) approve the updated criteria and management procedure of the Rent Assistance Fund for 2025/2026 detailed in Appendix 1;
- (c) authorise the Chief Officer – Housing to make such changes to the criteria and management procedure of the Rent Assistance Fund as they consider appropriate from time to time and to inform members of any such changes through Service Updates; and
- (d) instruct the Chief Officer – Housing to formally evaluate and report the impact of the Rent Assistance Fund every two years to the Communities, Housing and Public Protection Committee.

The Committee resolved:-

to approve the recommendations.

CLUSTER RISK REGISTERS AND ASSURANCE MAP REPORTING 2025 - F&C/25/187

8. With reference to article 9 of the minute of the meeting of 28 March 2024, the Committee had before it a report by the Executive Director – Families & Communities, which presented the Cluster Risk Registers and Assurance Maps in accordance with Communities, Housing and Public Protection Committee Terms of Reference to provide assurance that risks were being managed effectively within the Clusters as detailed in 3.2 of the report.

The report recommended:-

that the Committee note the Cluster Risk Registers and Assurance Maps set out in Appendices A to I.

The Committee resolved:-

- (i) in relation to the identified risk of non-compliance with Interventions/food Law code of practice due to lack of qualified officers on page 163 of the agenda pack, to note that the Executive Director – Families & Communities, was aware that discussions with other authorities in relation to shared services were ongoing and would report back to Councillor Nicoll in this regard; and
- (ii) to note the report.

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ABERDEEN LOCAL HOUSING STRATEGY - F&C/25/185

9. With reference to article 14 of the minute of the meeting of 30 May 2024, the Committee had before it a report by the Chief Officer – Housing, which sought approval of the Aberdeen City Local Housing Strategy 2025 – 2030

The report advised that all local authorities were required under the Housing (Scotland) Act 2001, as amended, to develop and implement a Local Housing Strategy which covered all tenures of housing. The Aberdeen City Local Housing Strategy also included an assessment of homelessness and the approach to preventing and alleviating homelessness. The Local Housing Strategy sets out the strategic priorities which the Council, together with its partners, would work towards over the next five years.

The report recommended:-

that the Committee –

- (a) approve the Aberdeen City Local Housing Strategy 2025 – 2030, as detailed at Appendix 1;
- (b) note the Consultation Feedback, as detailed in Appendix 2;
- (c) note the Housing Supply Target Methodology which forms part of the Aberdeen City Local Housing Strategy 2025 – 2030, as detailed at Appendix 3;
- (d) instruct the Chief Officer – Housing to submit the Local Housing Strategy to the Scottish Ministers and publish the Local Housing Strategy on the Council's website;
- (e) instruct the Chief Officer - Housing to report progress, towards each of the strategic priorities to the Communities, Housing and Public Protection Committee on an annual basis;
- (f) approve the refreshed Scheme of Assistance Statement, as detailed at Appendix 4, which aligns with the Local Housing Strategy; and
- (g) instruct the Chief Officer – Housing to publish the Scheme of Assistance Statement on the Council's website.

The Convener moved, seconded by Councillor Greig:-

That the Committee approve the recommendations.

Councillor Graham, seconded by Councillor Watson, moved as an amendment:-

That the Committee

- 1. notes the Aberdeen City Local Housing Strategy 2025 – 2030, as detailed at Appendix 1;
- 2. notes the Consultation Feedback, as detailed in Appendix 2;

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3. notes the Housing Supply Target Methodology which forms part of the Aberdeen City Local Housing Strategy 2025 – 2030, as detailed at Appendix 3;
4. agrees the Local Housing Strategy falls short of what Aberdeen City requires, noting the SNP failure to deliver one new additional council home from the legacy they were left from the previous administration;
5. agrees that, despite the SNP saying there is a housing emergency, the SNP have rejected Aberdeen Labour's previous proposals at the Housing Revenue Budget to build more Council homes, in addition to the 2,000 council homes built and procured by the previous administration;
6. notes that Aberdeen has a disproportionately large private rented sector, that the average rent in Aberdeen and Aberdeenshire has increased by 22.6% since January 2021, and while rents have been rising in Aberdeen, wages have been stagnating. In 2022, it was reported that Aberdeen saw the lowest wage growth in the UK at only 5.2% since 2014;
7. further notes that current aspirations to support a "well-managed private rented sector" are adequate for landlords who wish to uphold high standards but are inadequate for those who do not. However, the Housing (Scotland) Bill presents a historic opportunity to address a core issue of Scotland's housing crisis: the lack of affordability in the private rented sector;
8. notes the cross-union support for rent controls within the Scottish Government's Housing (Scotland) Bill including from the STUC, UNISON, Unite, GMB, ASLEF, UCU, PCS, NUS and Living Rent. Also notes support for rent controls from a variety of third sector organisations including the Poverty Alliance, Women's Aid, Age Scotland, Engender, Rape Crisis Scotland, Stonewall, Equality Network, Future Economy Scotland and others;
9. notes that recent polling from August 2024 shows that 82% of people in Scotland support rent controls, including 90% of SNP voters, 88% of Labour voters and 61% of Conservative voters;
10. notes that current council plans do not adequately reach out to and empower tenants to redress the power imbalance with poor landlords, but that rent controls will ensure that we can enjoy a stable rental market for years to come and equip our Council to protect their constituents;
11. requests that the Convener of the Communities, Housing and Public Protection Committee writes to the Scottish Government's Housing Minister to reaffirm the Council's support for robust rent controls within the Housing (Scotland) Bill;
12. instructs the Chief Officer - Housing to write to Scottish Ministers requesting more guaranteed funding to kickstart housebuilding and ensure that the Aberdeen City Local Housing Strategy 2025-2030 can be delivered;
13. instructs the Chief Officer – Housing in consultation with the Chief Officer – Aberdeen City Health & Social Care Partnership to provide more details of the plans to transition 6 sheltered housing complexes to amenity to a Communities, Housing and Public Protection Committee meeting within 2 cycles;
14. instructs the Chief Officer - Housing to bring forward to this Committee, as soon as reasonably practicable after the Housing (Scotland) Bill receives royal assent, proposals for appropriate rent controls;

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15. instructs the Chief Officer – Housing to amend the Local Housing Strategy to reflect the above instruction concerning rent control proposals and present an updated Local Housing Strategy to the next meeting of this Committee;
16. instructs the Chief Officer - Housing to report progress, towards each of the strategic priorities, to the Communities, Housing and Public Protection Committee on an annual basis;
17. approves the refreshed Scheme of Assistance Statement, as detailed at Appendix 4, which aligns with the Local Housing Strategy; and
18. instructs the Chief Officer – Housing to publish the Scheme of Assistance Statement on the Council's website.

On a division, there voted – for the motion (5) – the Convener and Councillors Allard, Copland, Greig and McRae – for the amendment (4) – Councillors Cross, Graham, Nicoll and Watson.

The Committee resolved:-

- (h) in terms of the consultation that was undertaken, to request that officers provide details to members outwith the meeting on the number of private renters who participated in the consultation; and
- (i) to adopt the motion.

ANNUAL ASSURANCE STATEMENT - F&C/25/186

10. With reference to article 15 of the meeting of 5 September 2024, the Committee had before it a report by the Chief Officer – Housing, which sought approval for the Council's Annual Assurance Statement for the year 2025/26, which must be submitted to the Scottish Housing Regulator by 31 October 2025.

The report recommended:-

that the Committee –

- (a) approve the Annual Assurance Statement (Appendix A) for submission to the Scottish Housing Regulator by 31 October 2025;
- (b) note the self-assessment against regulatory standards contained in Appendix B; and
- (c) note the work undertaken to address areas listed in the Housing Regulator Engagement Plan (April 2025) to date.

The Committee resolved:-

to approve the recommendations.

HOUSING ALLOCATION POLICY - F&C/25/183

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11. With reference to article 8 of the minute of the meeting of 14 March 2023, the Committee had before it a report by the Chief Officer – Housing, which sought approval of the refreshed Housing Allocations Policy.

The report noted that as a social housing provider, the Council was required to comply with the legislative and regulatory framework governing the allocation of social rented housing. As such, the Council had a duty to make, and publish, a Housing Allocations Policy detailing how the allocation of homes, transfers, and exchanges would be allocated, and must clearly set out how it would determine an applicant's priority for housing.

The report recommended:-

that the Committee –

- (a) approve the refreshed Housing Allocations Policy as detailed in Appendix 1; and
- (b) instruct the Chief Officer – Housing to implement the revised Housing Allocations Policy.

The Committee resolved:-

to approve the recommendations.

NEW HOUSING CAPITAL PROGRAMME DELIVERY: PROJECTS UPDATE - CR&E/25/194

12. With reference to article 17 of the minute of the meeting of 5 September 2024, the Committee had before it a report by the Chief Officer – Capital, which summarised progress of the delivery of key capital expenditure projects identified within the approved Capital Programme from the Housing Revenue Account. The report also highlighted matters of particular note in relation to Council-led new build housing sites at Summerhill, Craighill, Kincorth, Tillydrone, Kaimhill, Clinterty and Greenferns, and the Developer-led new build housing site at Cloverhill.

The report recommended:-

that the Committee –

- (a) note the progress in the delivery of the programme of social housing sites across the city;
- (b) note that this would be the final reporting for the completed developments at Summerhill, Tillydrone, Kaimhill and Clinterty; and
- (c) agree that future updates regarding the New Housing Capital Programme Delivery would be reported to the Communities, Housing and Public Protection Committee through the Housing Board Bi-Annual Report.

The Committee resolved:-

to approve the recommendations.

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RAAC UPDATE - F&C/25/191

13. With reference to article 2 of the minute of the meeting of 27 May 2025, the Committee had before it a report by the Executive Director – Families & Communities, which advised that at the Council meeting on 21 August 2024, the Chief Officer - Corporate Landlord in consultation with the Chief Officer - Capital, Chief Officer - Housing and the Chief Officer - Finance, were instructed to assess the 'building new homes' option. At the Communities, Housing and Public Protection Committee meeting of 27 May 2025, the Council noted the feasibility, benefits and risks associated with each alternative option for RAAC-affected properties in Balnagask. The Committee instructed officers to write to all homeowners to advise them of the alternative options presented, and ask homeowners, having considered the information, to formally identify by the end of June 2025 which option they would be willing to consider. This report aimed to provide an update on both of these instructions.

The report recommended:-

that the Committee –

- (a) recognise that this continues to be a difficult situation for homeowners and welcome the continued offer of mental health support from SAMH (Scottish Action for Mental Health) for those affected by this situation;
- (b) note the outcome of the engagement with homeowners in June 2025;
- (c) note the next steps in relation to the Property Swap option;
- (d) instruct the Chief Officer - Corporate Landlord to withdraw Option 3 (roof on – roof off) given that no responding party was interested in this option;
- (e) instruct the Chief Officer – Corporate Landlord to continue to engage with homeowners in relation to Voluntary Acquisition and to review this and report back to this Committee in early 2026 on whether this option should remain open into future financial years;
- (f) note that the demolition plans for Council-owned blocks have been suspended whilst engagement was undertaken with homeowners and instruct the Chief Officer – Capital to recommence the planning, preparation, engagement and mitigation works for this with immediate effect;
- (g) note that engineering inspections of properties continue and that all properties inspected so far have been identified as having a high risk (as per the IStructE guidance); and note that the Council, as an enforcement authority, continues to monitor this professional advice and will continue to advise all homeowners of their responsibilities under the relevant legislation; and
- (h) instruct the Chief Officer – Corporate Landlord to take forward master planning of the site, considering the scenario of a fully cleared site and any alternative scenarios.

The Convener moved, seconded by the Vice Convener

That the Committee approve the recommendations contained in the report.

Councillor Watson, seconded by Councillor Graham, moved as an amendment:-

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That the Committee –

1. notes the report;
2. agrees the SNP have acted shamefully in dealing with RAAC;
3. agrees the SNP should have listened to Labour back in February 2024 and, if they had, those affected by RAAC would not be in the position they currently find themselves in;
4. agrees that the proposal to keep the voluntary acquisition offer open until at least January 2026 exposes the fear mongering from SNP Council co-leader Christian Allard who previously stated that residents would have to be out by Christmas;
5. agrees that the “roof on - roof off” option was presented in a way that would be unaffordable to residents, according to the views of the Torry Community RAAC Campaign;
6. agrees that demolition work whilst many residents were living on site would represent a cavalier disregard for residents’ safety by the SNP;
7. agrees that a future masterplanning exercise would be a gross waste of public money when residents cannot afford to move and the future of the site remains so uncertain;
8. agrees the Council may, where appropriate, exercise discretionary powers under section 20 of the Local Government in Scotland Act 2003, which permit action likely to promote or improve the wellbeing of the area or people within it. This can include limited financial or in-kind support to private individuals; and
9. agrees that these powers should be further explored without any further delay with a report brought back to Council by the Chief Officer – Corporate Landlord, Chief Officer - Finance and Chief Officer – Governance as soon as reasonably practical.

Councillor Nicoll moved as a further amendment, seconded by Councillor Cross:-

That the Committee:-

Approve recommendations 2.1 to 2.8 and

- 2.9 notes at the Torry Community Council meeting of 20 August 2025, Community Councillors questioned the elected members present as to what sums had been identified as required to meet the shortfall in funding between the current financial package offered by the Council to homeowners and the non-RAAC valuations. The Community Council further requested details of the funding streams identified by Aberdeen City Council that could be used to meet this additional expenditure and asked to be advised of the Scottish Government response to any proposals for these funds to provide the fiscal flexibilities which would allow Aberdeen City Council to offer a full non-RAAC valuation to homeowners;
- 2.10 notes Scottish Government Ministers have previously agreed that they are willing to consider authorising fiscal flexibilities by Aberdeen City Council to be used as detailed above provided that details of the sums involved are

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- identified and details of the proposed budgets are given to them by Aberdeen City Council;
- 2.11 instructs the Chief Officer - Corporate Landlord and the Chief Officer - Finance to calculate the additional sum required to meet a non-RAAC estimated value for home owner properties in addition to the current financial package on offer or alternatively calculate the sum required to deliver the alternative proposals put forward by home owners that would remove the need for them to find any additional funding costs should they be implemented;
 - 2.12 notes the request made to the Scottish Government to approve the use of the Council's share of the £20M Housing Infrastructure Fund within the Aberdeen City Region Deal as a possible funding source for the additional sum referred to in 2.11 and that no decision has so far been forthcoming. Instructs the Chief Executive to seek the necessary approvals from the Scottish Government to unlock these funds to meet the identified shortfall;
 - 2.13 notes Council agreed on 5 March 2025, a funding solution to meet the costs of acquiring and demolishing RAAC affected homes from owners through the Capital Fund; and
 - 2.14 agrees to refer the matter to the Finance and Resources Committee to seek an increase in the value committed from the Council's Capital Fund to support the funding of the additional sum referred to in 2.11, in the absence of funding being unlocked by the Scottish Government.

During summing up, Councillor Watson intimidated that he wished to combine Councillor Nicoll's amendment with his amendment. In line with Standing Order 29.18, the Convener advised that this was not a minor amendment and therefore would not allow the amendments to be combined.

There being a motion and two amendments, the Committee first divided between the two amendments.

For the amendment from Councillor Watson (2) – Councillors Graham and Watson - for the amendment from Councillor Nicoll (2) – Councillors Cross and Nicoll - declined to vote (5) – the Convener, the Vice Convener and Councillors Copland, Greig and McLellan.

In accordance with Standing Order 32.7.1, whereby the Convener chose not to exercise her casting vote in regards to a tied vote, the Clerk then drew lots with Councillors Watson and Nicoll in order to determine what amendment would go forward to the vote. Councillor Nicoll's amendment was successful.

The Committee then divided between the motion and the amendment by Councillor Nicoll.

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On a division, there voted for the motion (5) – the Convener, the Vice Convener and Councillors Copland, Greig and McLellan – for the amendment (4) – Councillors Cross, Graham, Nicoll and Watson.

The Committee resolved:-

- (i) to note that the Chief Officer – Corporate Landlord would ascertain the situation with the waste service in the Balnagask area and would address any concerns that were raised; and
- (ii) to adopt the motion.

At this juncture, Councillor Nicoll intimated that he wished to refer the matter to Council, under Standing Order 34.1 and he was supported by Councillors Graham and Watson. The Convener advised that she was exercising her right under Standing Order 34.1 to determine that the matter would not be referred.

In terms of Standing Order 32.8, Councillors Graham, Nicoll and Watson intimated their dissent against the foregoing decision.

- COUNCILLOR MIRANDA RADLEY, Convener