

## URGENT BUSINESS COMMITTEE

ABERDEEN, 29 February 2024. Minute of Meeting of the URGENT BUSINESS COMMITTEE. Present:- Councillor Yuill, Convener; Councillor Allard, Vice Convener; and Councillors Greig, Kuszniir (as substitute for Councillor Houghton), Malik, Radley and Tissera (as substitute for Councillor Blake).

The agenda associated with this minute can be found [here](#).

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

### DETERMINATION OF URGENT BUSINESS

1. In terms of Section 1.3 of the Committee Remit and in accordance with Section 50(4)(b) of the Local Government (Scotland) Act 1973, the Committee was advised that it had to determine (1) that the item was of an urgent nature; and (2) that the Committee required to consider the item and take decisions thereon.

The Convener advised that he believed the item to be urgent as a result of the information contained within the independent structural engineer reports, appended to the report, particularly with regard to risk assessment.

Councillor Malik moved as a procedural motion, seconded by Councillor Tissera:-

That the item was not of an urgent nature and did not require to be considered this day.

On a division, there voted:- for the procedural motion (3) - Councillors Kuszniir, Malik and Tissera; against the procedural motion (4) - Convener; Vice Convener; and Councillors Greig and Radley.

#### **The Committee resolved:-**

- (i) to reject the procedural motion; and
- (ii) to therefore agree that the item was of an urgent nature and required to be considered this day as a result of the information contained within the independent structural engineer reports, appended to the report, particularly with regard to risk assessment.

### DETERMINATION OF EXEMPT BUSINESS

2. The Committee was requested to determine that the item of business, which contained exempt information as described in Schedule 7(A) of the Local Government (Scotland) Act 1973, be taken in private.

#### **The Committee resolved:-**



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- 5) Allocation would be based on the tenant's current housing need, where stock provision allowed, rather than their existing property type and size;
  - 6) All current applications for re-homing within the identified properties would be transferred onto the new 'RAAC Impact' housing list as noted within 3) above;
  - 7) That tenants would be provided with temporary accommodation if they no longer wished to remain in their property, as an interim arrangement, before re-homing;
- (d) instruct the Interim Chief Education Officer to provide school transport for pupils, on an interim basis, should a need arise through approval of (c) above;
  - (e) instruct the Chief Officer - Capital to suspend any planned Housing Revenue Account (HRA) capital programme works at the affected Council properties in Balnagask;
  - (f) instruct the Chief Officer - Corporate Landlord not to progress any new buy-back scheme applications within any RAAC affected properties, at this time using Corporate Landlord - Delegated Powers 6;
  - (g) instruct the Chief Officer - Early Intervention and Community Empowerment to ensure that any current Council owned void properties within the Balnagask area identified as having RAAC in their construction, and any that become void in the future, would remain void and designated as Unable to be Relet (UTBR);
  - (h) note the prioritisation of this work would impact on allocations of housing for those on all of the Council housing lists;
  - (i) note that circa 28% of the properties identified with RAAC in the Balnagask area were privately owned;
  - (j) instruct the Chief Officer - Early Intervention and Community Empowerment to (1) ensure that private owners and tenants who reside within any privately owned properties in the Balnagask area of Aberdeen which have RAAC in their construction, are provided with support and information (at request) to assist them in assessing their housing options; and (2) add existing owner occupiers and private tenants to the proposed 'RAAC Impact' housing list should a need for access to Council homes be identified through the process of exploring available support and housing options for them in the city;
  - (k) note that further detail regarding the full range of assistance that can be provided to owners and private tenants would be detailed in the further report noted in paragraph 3.27 of the report;
  - (l) note that an options appraisal was being prepared to consider the future options for the properties affected by RAAC, and instruct the Chief Officer - Capital to present the preferred option to members in a further report within the next six months;
  - (m) note ongoing engagement between Council officers and all relevant Regulatory and Professional Bodies, Working Groups, other Local Authorities and Government representatives with the purpose of identifying best practice and potential funding solutions; and
  - (n) instruct the Chief Officer - Early Intervention and Community Empowerment to engage with the Scottish Housing Regulator (1) advising of the impact of the identification of RAAC within the housing stock, the steps required to manage it and the direct and indirect impacts it would have on our wider housing and



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- (ii) to note the intention to make the report public, subject to any redaction that may be required, towards the end of the week commencing 4 March 2024; and
- (iii) to request officers to share the letter to be delivered to the affected tenants with all elected members for information.

- **IAN YUILL, Convener**.

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