

The purpose of Aberdeen City Council is to protect the people and the place of Aberdeen from harm, enabling them to prosper and supporting them in the event of harm happening.

The purpose of an Integrated Impact Assessment is to evidence that Aberdeen City Council are making decisions in an informed way, and that the impact of decisions made is understood and accepted. The legislation that is considered within this assessment are:

- Section 2 [Equality Act 2010 protected characteristics](#)
- Section 3 [Socio-Economic](#)
- Section 4 [Human Rights](#)
- Section 5 [Children and Young People’s Rights](#)

The term ‘policy’ is used throughout this document and applies to policies, proposals, strategies, provision, criteria, functions, practice, budget savings and activities that includes delivery of our services.

## 1. About the Policy

### 1.1 Title

**Options Appraisal, RAAC Balnagask**

### 1.2 What does this policy seek to achieve?

#### Background

At the meeting of Full Council on 11 October 2023 a presentation was given to members on Reinforced Autoclaved Aerated Concrete (RAAC). On 29 February 2024 an Urgent Business Case report provided an update on the works undertaken to identify the extent and impact of the presence of RAAC in the Balnagask area of the city. A significant number of intrusive surveys were undertaken and it was recommended that council tenants in affected properties should be rehomed.

Since then, officers began engaging council tenants to understand their needs in order to identify suitable alternative accommodation, whilst further option appraisal consideration was due to be developed to provide proposals on the viability of the long-term future of the affected properties.

Elected members have requested the Officers endeavour to keep council tenants, owners and private tenants and other stakeholders including other representatives and the Housing Regulator informed.

The Council continue to survey homes and a Options Appraisal report, prepared by independent advisors, is due to be reviewed by members at their 21 August 2024 Council meeting. The Options Appraisal report provides three valid options (with permutations), and one non-valid option. The report details the works to be done, advantages, disadvantages for residents living in RAAC affected homes and local community along with the indicative cost to the Council.

As per the request of elected members, options have been presented to key stakeholders, including residents living in RAAC affected homes (include council tenants, homeowners and private renters), the local community and all council tenants. Key stakeholders have been engaged on the three remaining valid options (with permutations) and informed on the non-valid options. Key stakeholder feedback will help inform the consideration by the Council in reaching their decision.

## Presently

The first stage of engagement was undertaken from 12 July – 2nd August. The Council engaged with key stakeholders, including residents living in or have lived in RAAC affected homes, the local community (within a 30m radius of RAAC affected homes) and council tenants across Aberdeen. Engagement methods included an online survey, a number of drop-in sessions both within Torry and Aberdeen City, postal drop of information packs and covering letter to residents living in or have lived in RAAC affected homes, and the local community, and an email with information attached for council tenants across Aberdeen City.

The Integrated Impact Assessment helps to ensure key stakeholders are not at a disadvantage when setting out each of the options on the three remaining valid options (with permutations) and take into consideration the feedback from residents on their concerns on the impact options may have on their households, local community and cost to the Council.

The purpose of this Integrated Impact Assessment is to set out the impact the RAAC options may have on individuals, particularly from a protected characteristic perspective, households and local communities.

### 1.3 Is this a new or existing policy?

No

### 1.4 Is this report going to a committee?

Yes

### 1.5 Committee name and date:

Council

21 August 2024

### 1.6 Report no and / or Budget proposal number and / or Business Case reference number:

CORS/24/233

### 1.7 Function and cluster:

John Wilson Chief Officer – Capital,  
Stephen Booth, Chief Officer - Corporate Landlord  
Jacqui McKenzie, Chief Officer - Housing

## Impacts

This section demonstrates the considerations that have been made in relation to the policy - and that the impact of proposals made is understood and accepted.

## 2: Equality Act 2010 - Protected Characteristics

Aberdeen City Council wants to ensure everyone is treated fairly. This section identifies the [protected characteristics](#) that the policy potentially affects and records the impact and mitigating steps.

## 2.1 What impact could this policy have on any of the below groups?

Protected Characteristic	What is the impact?				
	Negative			Neutral	Positive
	High	Medium	Low		
<a href="#">Age</a>		X			
<a href="#">Disability</a>		X			
<a href="#">Gender Reassignment</a>				X	
<a href="#">Marriage and Civil Partnership</a>				X	
<a href="#">Pregnancy and Maternity</a>			X		
<a href="#">Race</a>				X	
<a href="#">Religion or Belief</a>				X	
<a href="#">Sex</a>				X	
<a href="#">Sexual Orientation</a>				X	

## 2.2 In what way will the policy impact people with these protected characteristics?

The Integrated Impact Assessment has identified that the options presented to Council may have an impact on a number of the protective characteristic groups including Age, Disability and Pregnancy and Maternity.

Based on the data gathered to date, the impacts the following protected characteristics have not been identified: Gender Reassignment, Marriage and Civil Partnership, Sex, Sexual Orientation, Race and Religion.

This assessment looks at how each of the protective characteristic groups will be impacted by the each of the viable options. The report identifies the differences of impact by key stakeholder grouping and tenure.

### **Option 4a: Demolition only**

#### **Summary of key points from qualitative responses**

- A number of respondents stated demolition would bring about some sort of closure
- A number of respondents commented on the negative impact demolition has on the community followed by the result being land that is unkept

#### **Age**

##### **Impact on:**

**Residents living in RAAC affected homes (residents, homeowners, private renters)**

##### **The local community**

- May result in elderly and families with children feeling unsafe and vulnerable before demolition works take place due to properties left empty for long periods of time.
- May result in elderly and children having health implications due to air pollution during demolition works. Families with young children being adversely affected by increase level of noise disturbance during demolition. This will be dependent on any phasing of demolition works.
- Post demolition, elderly people with Alzheimer's and dementia may find it difficult to recognise the area, worsening their conditions.

##### **Additional Impact for specific tenures**

**Resident homeowners:** Those who are elderly may be disproportionately not able to afford a new home and therefore be made unintentionally homeless.

**Private Renters:** Those who are elderly or with young families may find it difficult to find alternative suitable accommodation that is affordable and meets their existing needs.

**Council tenants:** Impact of loss of ability to return to the home and area for those who are elderly and lived in the area for a long time.

## **Disability**

### **Residents living in RAAC affected homes (Resident homeowners, private renters)**

#### **The local community**

May result in residents with disabilities and neurological impairments feeling unsafe and vulnerable. Leading to those with disabilities and neurological impairments experiencing worsening conditions of their physical health and mental wellbeing as a result. Residents with Alzheimer's/dementia may feel disorientated due to change of environment/wayfinding.

Decision already taken to re-home Council tenants – programme underway.

#### **Additional Impact for specific tenures**

**Resident homeowners:** Those who have a long-term illness or are disabled may not be able to afford a new home or find suitable accommodation and therefore be made unintentionally homeless.

**Private Renters:** Those who have a long-term illness or are disabled may find it difficult to find suitable alternative accommodation that is affordable and meets their existing needs.

## **Pregnancy and maternity**

### **Residents living in RAAC affected homes (Resident homeowners, private renters)**

#### **The local community**

May increase Anti-Social Behaviour and crime rates, resulting in residents who are pregnant and with newborn babies feeling unsafe and vulnerable (local community). Those who are pregnant experiencing worsening conditions of their physical health and mental wellbeing as a result of increase air and noise pollution and newborn children being negatively exposed to the elements.

Decision already taken to re-home Council tenants – programme underway.

#### **Additional impact for specific tenures**

**Homeowners** who are on maternity may not be able to afford or have a mortgaged approved to move to a new home, due to income from maternity leave being limited. Homeowners who are pregnant or have a newborn may not be able to move with ease temporarily and/or find suitable alternative accommodation.

**Private renters** who are on maternity may not be able to afford or have the deposit and evidence of income to move to a new home, due to income from work being limited. Private renters who are pregnant or have a newborn may not be able to move with ease temporarily and/or find suitable alternative accommodation.

## **Option 4b: Demolition and building new homes**

### **Summary of key points from qualitative responses**

- Building new homes provides much needed social housing
- Investment will bring about a positive impact for the community and improved environment
- Fresh start for both residents and those moving into the area.

## Age

### Impact on:

#### Residents living in RAAC affected homes (residents, homeowners, private renters)

##### The local community

- Elderly and families with children feeling unsafe and vulnerable before demolition works take place due to properties left empty for long periods of time.
- Elderly and children having health implications due to air pollution during demolition works. Families with young children being adversely affected by increase level of noise disturbance during demolition. This will be dependent on any phasing of demolition works.
- Post demolition, elderly people with Alzheimer's and dementia may find it difficult to recognise the area due to new homes being built and unfamiliar landmarks/wayfinding, worsening their conditions.

### Additional Impact for specific tenures

**Resident homeowners:** Those who are elderly may not be able to afford a new home in the area due to not being accepted for a mortgage due to age/retirement. In addition, there is the possibility of homeowners who are elderly being unintentionally made homeless.

**Private Renters:** Those who are elderly or with young families may find it difficult to afford the homes in the new area that are suitable for their existing needs.

## Disability

#### Residents living in RAAC affected homes (Resident homeowners, private renters)

##### The local community

- Those with disabilities may feel unsafe and vulnerable before demolition works take place due to properties left empty for long periods of time.
- During works, those with long term illnesses may be impacted negatively to air pollution during demolition works.
- Once works are complete, residents with Alzheimer's/dementia may feel disorientated due to change of environment/wayfinding.

Decision already taken to re-home Council tenants – programme underway.

### Additional Impact for specific tenures

**Resident homeowners:** Those who have a long-term illness or are disabled may not be able to afford a new home and therefore be made unintentionally homeless.

**Private Renters:** Those who have a long-term illness or are disabled may find it difficult to find suitable alternative accommodation that is affordable and meets their existing needs.

#### Residents living in RAAC affected homes, all tenures.

##### The local community

Potential increase in Anti-Social Behaviour and crime rates, resulting in residents living in the local community that have disabilities and neurological disorders feeling unsafe and vulnerable. Residents in the local community with disabilities and neurological impairments experiencing may experience worsening conditions of their physical health and mental wellbeing as a result of air pollution attributed to construction works. Road blocks may lead to accessibility routes for those with disabilities being

disrupted. In addition, land can have left over debris, rocks, dust making this unsafe for those with physical disabilities, respiratory diseases and add increase stress and anxiety for those with mental health issues.

Once homes are built and residents who move back into the area that suffer with Alzheimer's and Dementia, may have difficulties due to unfamiliar landmarks. Homes may not be suitable for those with disabilities, preventing them from being able to move into the area.

### **Pregnancy and maternity**

#### **Residents living in RAAC affected homes, all tenures.**

##### **The local community**

May increase Anti-Social Behaviour and crime rates, resulting in residents who are pregnant and with new born babies feeling unsafe and vulnerable (local community). Local community, noise pollution, air pollution, physical disturbance (roads). Leading to those who are pregnant experiencing worsening conditions of their physical health and mental wellbeing as a result. And newborns being negatively exposed to the elements. Unkept land, increase ASB and crime rates, result in residents who are pregnant and those with newborns feeling more vulnerable (local community). In addition, land can have left over debris, rocks, dust making this unsafe for those newborns, respiratory diseases and add increase stress and anxiety for those with mental health issues. Local community, noise pollution, air pollution, physical disturbance (roads). Leading to residents who are pregnant and those with newborns experiencing worsening conditions of their physical health and mental wellbeing as a result. Homes may not be suitable for families, preventing pregnant women and those with newborn children from being able to move into the area.

##### **Additional impact for specific tenures**

**Homeowners** who are on maternity may not be able to afford or have a mortgaged approved to move to a new home in the new development due to income from work being limited.

**Private renters** who are on maternity may not be able to afford or have the deposit and evidence of income to move to a new home in the new development due to income from work being limited.

#### **Option 2: Install a support timber frame under existing RAAC roof panels**

##### **Summary of key points from Qualitative Responses**

- Residents not feeling safe if this option were to be carried out due to RAAC remaining in situ.
- Residents not being content if the need of further surveys are to be carried out due to impact on disturbance to private family life.
- Negative impact on value of the property, as it continues to be affected due to RAAC still being present.

##### **Age**

#### **Impact for Residents living in RAAC affected homes: all tenures**

The elderly and families with younger children, may feel vulnerable to risks associated with RAAC, including ongoing issues with risk of water ingress that could lead to damp and mould. The need to undertake intrusive surveys on an ongoing basis may also result in further disturbance to residents. This may impact elderly people who may feel vulnerable whilst intrusive surveys take place. Families with young people may be affected by impact of noise, and disturbance in the home.

Elderly and families with younger children may find it difficult to move home temporarily whilst further works including roof replacement is undertaken. This may be challenging due to the effort of relocating, and then ensuring children can still attend schools, and parents' workplaces without too much disruption. In addition, the elderly may be negatively impacted to moving to a new home temporarily, due to being around unfamiliar surroundings, and potential loss of existing local support.

#### **Additional Impact for specific tenures**

**Resident Homeowners:** Survey responses detail concerns of those that are elderly not being able to afford RAAC remedial works and further inspections/roof replacements.

**Private Renters:** Those who are elderly or with young families may find it difficult to find suitable accommodation whilst work is undertaken.

#### **Disability**

##### **Residents living in RAAC affected homes (council tenants, resident homeowners, private renters)**

Survey responses suggest those with disabilities, may feel vulnerable to risks associated with RAAC. Including ongoing issues with water ingress that could lead to damp and mould, exacerbating respiratory diseases.

The need to undertake intrusive surveys on an ongoing basis may also result in further disturbance to residents. This may impact residents who have physical disabilities and/or neurological impairments who may feel vulnerable whilst intrusive surveys take place.

Further work will need to take place, including roof replacement. At this time residents will need to move temporarily whilst work is undertaken. Residents with disabilities and neurological impairments may find it difficult to move home temporarily whilst works are undertaken, this is due to the physical and neurological limitations of being able to move.

#### **Additional Impact for specific tenures**

**Resident homeowners:** Those who have a long-term illness may find it difficult to secure funds for works to be completed, even if a repayment plan was provided.

#### **Pregnancy and maternity**

##### **Impact for Residents living in RAAC affected homes: all tenures**

Residents who are pregnant, may feel vulnerable to risks associated with RAAC. Including ongoing issues with water ingress that could lead to damp and mould, exacerbating respiratory diseases. The need to undertake intrusive surveys on an ongoing basis may also result in further disturbance to residents. This may impact residents who are pregnant or on maternity leave, due to the disturbance. Further work will need to take place, including roof replacement. At this time residents will need to move temporarily whilst work is undertaken. Residents who are pregnant or on maternity leave may find it difficult to move home temporarily whilst works are undertaken, this is due to the difficulties of moving whilst pregnant or with a newborn child.

#### **Additional impact for specific**

**Homeowners** who are on maternity may not be able to afford the RAAC remedial works due to income whilst on maternity leave being limited.

#### **Option 3: Removal of RAAC panels and replace roof**

#### **Summary of key points from qualitative responses**

- Due to this option being unaffordable to homeowners, risk of lack of collaboration to replace roofs resulting in works being stalled/not completed.

## **Age**

### **Impact on:**

#### **Residents living in RAAC Affected homes (resident homeowners and private renters)**

##### **The local community**

Whilst roofs are replaced, this option will require the use of heavy plant, such as cranes (for lifting). The construction works may have a wider/higher impact on noise and air quality for the local community. This may negatively impact young families and the elderly due to noise pollution and quality of air. Whilst works are undertaken properties will be emptied for a prolonged period of time. This could lead to increase anti-social-behaviour and increase crime rates, this may lead the elderly and families with young children feeling vulnerable. Consideration of more stringent security measures may be necessary mitigation for this option.

##### **Additional Impact for specific tenures**

**Resident homeowners:** Those who are elderly may not be able to afford RAAC remedial works and further inspections/roof replacements.

**Private Renters:** Those who are elderly or with young families may find it difficult to find suitable accommodation whilst work is undertaken.

Decision already taken to re-home Council tenants – programme underway.

## **Disability**

#### **Residents living in RAAC affected homes (Resident homeowners, private renters)**

##### **The local community**

Whilst roofs are replaced, there will be crane work taking place, this could impact on noise and air quality for the local community. This may negatively impact those with respiratory issues with dust, and pollutants from works being done, exacerbate respiratory conditions. Noise pollution can lead to sensory overload, causing severe discomfort, stress and disorientation for individuals with neurological conditions such as autism or sensory processing disorders. Prolonged exposure to high noise levels can contribute to physical stress or exacerbate existing health conditions.

Whilst works are undertaken properties will be emptied for a prolonged period of time. This may lead to increase anti-social-behaviour and increase crime rates, this may lead to the residents with disabilities and neurological impairment feeling vulnerable.

Decision already taken to re-home Council tenants – programme underway.

##### **Additional Impact for specific tenures**

**Resident homeowners:** Those who have a long-term illness or disability may find it difficult to secure funds for works to be completed, even if a repayment plan were to be provided. Those who are disabled may find it difficult to find and move into a temporarily home that is suitable for their existing needs.

**Private Renters:** Those who have a long-term illness or disability may find it difficult to find or move into a new or temporary home whilst works are being completed.



## Pregnancy and maternity

### Residents living in RAAC affected homes (Resident homeowners, private renters)

#### The local community

Whilst roofs are replaced, there will be crane work taking place, this could impact on noise and air quality for the local community. This may negatively impact residents who are pregnant due to impact of dust, and pollutants from works being done, exacerbate typical respiratory circumstances. Noise pollution can lead to sensory overload, causing severe discomfort, stress and disorientation for unborn babies and newborn babies. Prolonged exposure to high noise levels can contribute to physical stress or exacerbate existing health conditions of the pregnant mother and mother of newborn children. Whilst works are undertaken properties will be emptied for a prolonged period of time. This can lead to increase anti-social-behaviour and increase crime rates, this may lead to the residents who are pregnant and those with newborn children feeling vulnerable.

Decision already taken to re-home Council tenants – programme underway.

#### Additional impact for specific tenures

**Homeowners** who are on maternity may not be able to afford the RAAC remedial works due to income from maternity pay being limited. Homeowners who are pregnant or have a newborn may not be able to move with ease temporarily and/or find suitable accommodation whilst works take place.

**Private renters** who are on maternity or have a newborn child may not be able to afford or find suitable accommodation whilst works take place.

## 2.3 What considerations have been made in reaching the above assessment?

### What internal or external data has been considered? What does this data tell us?

#### External Data

The data used to inform the Integrated Impact Assessment is from Scotland's Census 2022 for Aberdeen City and Torry/Ferryhill, Aberdeen City Council Area Profile 2022, the Scottish Index of Multiple Deprivation 2020, Our Place Our Priorities Torry 2016 and Public Health Scotland and key stakeholder survey responses. Please see a summary of data insights below.

**Age:** In Torry/Ferryhill, 14% of the population are aged 16 and under, 13% are aged 65 and over, 42% of the population are aged between 25-50 years (Census, Torry/Ferryhill, 2022). In Aberdeen City, 16% of the population are aged 16 and under, 17% are aged 65 and over, 37% are aged between 25-50 years (Census, Aberdeen City, 2022).

**Disability:** In Torry/Ferryhill 17% of adults live with long term limiting physical or mental health condition. In Aberdeen City 20% of adults live with long term limiting physical or mental health condition (Census, 2022).

**Pregnancy and Maternity** In 2022, there were 2,260 births in Aberdeen City (Census 2022). In 2022, there were 211 births in Torry/Ferryhill (Census, 2022).

## Survey Responses

**Summary:** 290 key stakeholders contributed to the options survey, 67 made further contributions to the equality survey, where majority came under groupings including, age or/and disability headlines. Survey results stipulated perceived concerns of key stakeholders across all options and how options would potentially impact their household and community. Please refer to survey results, quantitative and qualitative analysis for more information.

### Conclusions

**Age distribution:** the population shows significant diversity in age groups, with over 65s indicating a presence of older adults who may have specific needs related to aging, under 16s highlighting a sizeable proportion of children and adolescents and 25-50 years presenting a need around family friendly provisions and understanding of vulnerabilities and mitigations for each age group.

**Disability representation:** The data uncovers the need for additional support and provisions around long term illnesses. This includes the understanding of vulnerabilities and mitigations for specific long term illness provisions.

**Pregnancy and maternity:** The data sets out a likelihood of key stakeholders being pregnant or on maternity leave, and therefore the need to understand vulnerabilities and mitigations for such conditions, allowing appropriate provisions to be put into place.

### What consultation and engagement and has been undertaken with officers and partner organisations?

Regular updates with Housing Regulator, Scottish Government, Police, Fire Brigade and NHS

### What consultation and engagement and has been undertaken with people who may be impacted by this policy (e.g. citizens, community groups, or other people/groups)?

As detailed above

## 2.4 What mitigations can be put in place?

### What mitigations are there against any negative impacts (if applicable)?

#### Key concerns and mitigations

1. RAAC remedial works will not fully remove RAAC from the property (option 2)

Key stakeholder: Council tenants living in RAAC affected homes

#### When carrying out surveys (option 2 and 3 only)

- Consultants carrying out surveys will be informed of households that include residents within priority groups prior to them visiting the home. Several key measures will be implemented to ensure for safety and respect, including providing advance notice about the visit and any specific needs or precautions contractors should be mindful of. Ensuring when contractors attend support staff are present if applicable.

- If required, council tenants will be provided with temporary housing that suit their housing need and necessary adaptations will be put in place before the moves takes place.

## 2. Air quality and noise pollution (option 3, 4a, 4b)

Key stakeholder: Local community

- Council tenants living in the local community: High priority groups will be informed by the housing team of construction programme and working hours, and be given individualistic care plans to ensure their identified needs are supported.
- Contractor requirements will include use of low-emission equipment and equipment to be well maintained to reduce emissions and dust.
- The contractors will be required to employ dust suppression methods, including use of water mist or sprays to control dust and the setting up of enclosures round construction sites to contain dust.
- Limit construction work to less disruptive hours to minimise disturbance to nearby residents. Residents and local businesses will be notified of construction schedules and expected noise levels.

## 3. Crime and anti-social behaviour

Key stakeholder: All tenures and local community

- Council tenants living in the local community: Council Tenants will be able to contact their housing officer to raise concerns, these will be escalated, contacting necessary support services, including community police officers.
- Properties will be barricaded to ensure the public do not have access.
- Demolition work to be programmed as soon as possible to mitigate potential ASB and vandalism
- Liaising with Police on project progress

## 4. Post construction works (option 4a and 4b only)

Key stakeholder: All tenures and local community

- If demolition only is to take place, the land will be landscaped creating a safe place for the community
- The community will be consulted on any possible future opportunities, including play areas, recreational grounds to ensure they are accessible and inclusive.
- If demolition and building new homes is to take place, a number of homes will be accessible to ensure new housing meets needs

## 5. Costs

Key stakeholder: Homeowners and Private Tenants

### **Homeowners**

- Currently there is no funding support to homeowners. However, the Council continue to ask UK and Scottish Government for financial assistance. Additionally, if option 2 or 3 is put forward, there may be opportunities to seek grants etc from other funding sources. The Council will offer support to individuals in considering their options following implementation

of the Council decision. In the event of negotiated agreement being reached and/or CPO being enacted, reasonable legal and professional costs, along with home loss and disturbance payment will be borne by the Council.

**Private Renters**

- The Council will reimburse removal cost and other reasonable costs connected with moving. Private renters who are on the housing waiting list of RAAC Housing Impact list will be supported by the housing team to find alternative private rented accommodation and/or Council Housing.
- The Council works with households to prevent them becoming homeless or to move to alternative accommodation.

<b>With mitigations in place, what is the new overall rating of the negative impact(s)?</b>	High	
	Medium	
	Low	x
	Negative Impact Removed	

### 3: Socio-Economic Impacts

This section is used to consider the impact of the policy on people who might be **unemployed, single parents**, people with lower **education or literacy, looked after children**, those with **protected characteristics** as examples.

Use this guide to understand more on socio-economic inequalities: [The Fairer Scotland Duty: Guidance for Public Bodies \(www.gov.scot\)](http://www.gov.scot)

#### 3.1 What impact could this policy have on any of the below groups?

Group	Negative			Neutral	Positive
	High	Medium	Low		
Low income / income poverty – those who cannot afford regular bills, food, clothing payments.			x		
Low and/or no wealth – those who can meet basic living costs but have no savings for unexpected spend or provision for the future			x		
Material deprivation – those who cannot access basic goods and services, unable to repair/replace broken electrical goods, heat their homes or access to leisure or hobbies			x		
Area deprivation – consider where people live and where they work (accessibility and cost of transport)			x		
Socio-economic background – social class, parents' education, employment, income.			x		

#### 3.2 In what way will the policy impact people in these groups?

##### Socio-economic

##### Key points

- Options being unaffordable to homeowners, resulting in homelessness
- Current value of their home being affected by RAAC resulting in having little options in the future.
- Impact this has on their health and wellbeing.

##### Option 4a: Demolition only

##### Impact on homeowners

Homeowners who are low- or no-income households, may not have the finances to have a mortgage approved or pay for a new home due to the current value of their home being affected by RAAC. In addition, homeowners may find difficulty in finding alternative accommodation to rent due to not affording a deposit or evidence of sufficient income to rent.

The homeowners may receive a compulsory purchase order of their current property, being forced to sell their home, resulting in them being unintentionally homeless.

##### Impact on private renters

Private renters may not be able to afford a rental deposit for a new home nor continue to be able to afford a home in the same or not too distant locality.

#### **Option 4b: Demolition and building new homes**

##### **Council tenants**

Council tenants with a right to return may not be able to afford a new home in the area due to increase rent levels and service charges of the properties.

##### **Impact on homeowners**

Homeowners may not be able to afford a new home in the area due to the uplift in market value and the current value of their home being affected by RAAC.

#### **Option 2: Install a support timber frame under existing RAAC roof panels.**

##### **Impact on council tenants**

Council tenants may not be able to afford to take time off work whilst surveys are being carried out. If Council tenants are asked to move temporarily whilst a new roof is installed, they may not be able to afford moving costs. In addition if water ingress does become apparent, and as a result living conditions worsen this may impact on the households, health and wellbeing resulting in potential loss of employment.

##### **Impact on private renters**

Private renters may have to move from their home, depending on the landlords decision on whether to pay for works. This may result in financial strain in trying to find a new place to live, along with having money for a deposit and being able to afford a home in the same or not too distant locality.

##### **Impact on homeowners**

Homeowners may have to incur further costs associated with RAAC defects, including water damage. Further work will need to take place, including roof replacement. At this time residents will need to move temporarily whilst work is undertaken. Homeowners who are low or no income households, may not have the finances to pay for roof works. Low income families may find it difficult to move temporarily, including potential travel costs to attend existing schools/healthcare facilities.

#### **Option 3: Removal of RAAC panels and replace roof.**

##### **Impact on homeowners**

At this time homeowners will need to move temporarily whilst work is undertaken. Homeowners who are low- or no-income households, may not have the finances to pay for roof works. In addition, homeowners may find difficulty in finding alternative accommodation whilst works are undertaken due to high costs incurred.

##### **Impact on private renters and Council tenants**

Private renters may have to move from their home, depending on the landlords decision on whether to pay for works. This may result in financial strain in trying to find a new place to live, along with having money for a deposit and being able to afford a home in the same or not too distant locality.

##### **Council tenants**

Council tenants may have to move from their home whilst roof replacement takes place, they may not have the means to afford the temporary move and associated costs.

### 3.3 What considerations have been made in reaching the above assessment?

**What internal or external data has been considered? What does this data tell us?**

Data: Torry ranked the most deprived area (20%), and parts of Torry East ranked most deprived area (10%) across income, employment, education/skills and housing, crime and Geographic Access (Scottish Index of Multiple Deprivation, 2020). In addition, 1 in 3 adults in Torry have no formal qualification (Our Place Our Priorities Torry, 2016). In Balnagask 30% of the population are income deprived (Our Place Our Priorities Torry, 2016).

According to Public Health Scotland, over 13% of Children are from low income families, and nearly 9% of the population are income deprived, both statistics are below Scotland's average, this is compared with Torry East whereby over 25% of Children are from low income families and 21% of the population are income deprived (Public Health Scotland, Health and Wellbeing Profile Aberdeen City).

Insight: A significant portion of the population may have limited formal education or skills, which could affect understanding of information provided, and/or ability to engage in complex discussions. A significant portion of population may have limited ability to have flexible working provisions to attend provide access to homes if intrusive surveys are to take place. In addition, costs of RAAC remedial works may be unaffordable to those that are retired, long term sick and who are homeowners.

As above, anecdotal and survey data from the drop in sessions have been taken into consideration.

**What consultation and engagement and has been undertaken with officers and partner organisations?**

Regular updates with Housing Regulator, Scottish Government, Police, Fire Brigade and NHS

**What consultation and engagement and has been undertaken with people who may be impacted by this policy? citizens, community groups, or other people/groups impacted by this policy?**

As detailed above

3.4 What mitigations can be put in place?

**What mitigations are there against any negative impacts (if applicable)?**

**Socio-economic**

See mitigations listed under Protected Characteristics section as they are applicable to socio-economic impacts

**With mitigations in place, what is the new overall rating of the negative impact(s)?**

High	
Medium	
Low	X
Negative Impact Removed	

**4: Human Rights Impacts**

The Human Rights Act 1998 sets out the fundamental rights and freedoms that everyone in the UK is entitled to. It incorporates the rights set out in the European Convention on Human Rights (ECHR) into domestic British law. The Human Rights Act came into force in the UK in October 2000

The Act sets out our human rights in a series of 'Articles'. Each Article deals with a different right.

Use this guide to understand more about [Human Rights](#).

4.1 What impact could this policy have on Human Rights?

Human Rights Article	Negative	Neutral	Positive
Article 6: <a href="#">Right to a fair trial</a>		X	
Article 7: <a href="#">No punishment without law</a>		X	

<b>Article 8:</b> <a href="#">Right to respect for private and family life, home and correspondence</a>	x		
<b>Article 9:</b> <a href="#">Freedom of thought, belief and religion</a>		X	
<b>Article 10:</b> <a href="#">Freedom of expression</a>		X	
<b>Article 11:</b> <a href="#">Freedom of assembly and association</a>		X	
<b>Article 12:</b> <a href="#">Right to marry and start a family</a>		X	
<b>Article 14:</b> <a href="#">Protection from discrimination in respect of these rights and freedoms</a>		X	
<b>Article 1 of Protocol 1:</b> <a href="#">Right to peaceful enjoyment of your property</a>	x		
<b>Article 2 of Protocol 1:</b> <a href="#">Right to education</a>		X	
<b>Article 3 of Protocol 1:</b> <a href="#">Right to participate in free elections</a>		x	

#### 4.2 In what way will the policy impact Human Rights?

##### **Option 4**

##### **Homeowners**

Article 8: Due to the value of homes being affected, homeowners may not be able to afford a property once their home is demolished, preventing them from having a home.

##### **Private renters**

Article 8: Private renters may not be able to afford a property once they have been lawfully evicted, preventing them from having a home.

##### **Option 4b**

##### **Homeowners**

Article 8: Due to the value of homes being affected, homeowners may not be able to afford a property on the new development once their home is demolished, preventing them from having a home.

##### **Option 2**

##### **All tenures**

Article 1 of Protocol 1: Intrusive surveys may prevent residents' peaceful enjoyment of their property due to disturbance, noise and intrusion.

##### **Option 3**

##### **Homeowners**

Article 8: If this option is deemed unaffordable to homeowners, this may prevent homeowners from having a home.

##### **Private renters**

Article 8: Private renters may not be able to afford a property if they are to be lawfully evicted, preventing them from having a home.

#### 4.3 What mitigations can be put in place?

**What mitigations are there against any negative impacts (if applicable)?**



See mitigations listed under Protected Characteristics section as they are applicable to the impact on human rights

**If mitigations are in place, does this remove the negative impact?**

No – negative impact remains

Yes – negative impact reduced

Yes - negative impact removed

Y

## 5: Children and Young People’s Rights Impacts

The United Nations Convention has 54 articles that cover all aspects of a child’s life and set out the civil, political, economic, social and cultural rights that all children everywhere are entitled to. It also explains how adults and governments must work together to make sure all children can enjoy all their rights.

Children’s rights apply to every child/young person under the age of 18 and to adults still eligible to receive a “children’s service” (e.g. care leavers aged 18 – 25 years old).

The Conventions are also known as the “General Principles” and they help to interpret all the other articles and play a fundamental role in realising all the rights in the Convention for all children. They are:

1. Non-discrimination (Article 2)
2. Best interest of the child (Article 3)
3. Right to life survival and development (Article 6)
4. Right to be heard (Article 12)

You can [read the full UN Convention \(pdf\)](#), or [just a summary \(pdf\)](#), to find out more about the rights that are included.

### 5.1 What impact could this policy have on the rights of Children and Young People?

UNCRC and Optional Protocols	Negative	Neutral	Positive
Article 1: definition of the child		X	
Article 2: non-discrimination		X	
Article 3: best interests of the child			X
Article 4: implementation of the convention		X	
Article 5: parental guidance and a child's evolving capacities		X	
Article 6: life, survival and development		X	
Article 7: birth registration, name, nationality, care		X	
Article 8: protection and preservation of identity		X	
Article 9: separation from parents		X	
Article 10: family reunification		X	
Article 11: abduction and non-return of children		X	
Article 12: respect for the views of the child		X	
Article 13: freedom of expression		X	
Article 14: freedom of thought, belief and religion		X	
Article 15: freedom of association		X	
Article 16: right to privacy		X	
Article 17: access to information from the media		X	
Article 18: parental responsibilities and state assistance		X	
Article 19: protection from violence, abuse and neglect		X	
Article 20: children unable to live with their family		X	
Article 21: adoption		X	
Article 22: refugee children		X	
Article 23: children with a disability	x		
Article 24: health and health services		X	
Article 25: review of treatment in care		X	
Article 26: social security		X	
Article 27: adequate standard of living	x		
Article 28: right to education		X	

<b>Article 29:</b> goals of education		X	
<b>Article 30:</b> children from minority or indigenous groups		X	
<b>Article 31:</b> leisure, play and culture		X	
<b>Article 32:</b> child labour		X	
<b>Article 33:</b> drug abuse		X	
<b>Article 34:</b> sexual exploitation		X	
<b>Article 35:</b> abduction, sale and trafficking		X	
<b>Article 36:</b> other forms of exploitation		X	
<b>Article 37:</b> inhumane treatment and detention		X	
<b>Article 38:</b> war and armed conflicts		X	
<b>Article 39:</b> recovery from trauma and reintegration		X	
<b>Article 40:</b> juvenile justice		X	
<b>Article 41:</b> respect for higher national standards		X	
<b>Article 42:</b> knowledge of rights		X	
<b>Optional</b> Protocol on a Communications Procedure		x	

### 5.2 In what way will the policy impact the rights of Children and Young People?

While there will be temporary disruption, it is broadly in the best interest of the child that they do not live in RAAC affected properties.

#### **Option 3**

Article 23: Children with disabilities: If residents are asked to move from their homes temporarily whilst works are underway, this may impact children who have physical disabilities and or neurological impairments.

#### **All options Homeowners and Private Renters**

Article 23: Children with disabilities: If residents have to move out due to being lawfully evicted or unintentionally made homeless, children with disabilities and or neurological impairments may be adversely affected due to effects of losing a home, moving home and lack of routine.

Article 27: adequate standard of living: If residents have to move out due to being lawfully evicted or unintentionally made homeless, children be adversely affected with regards to types of accommodation made available for residents. This may include sofa serving and inadequate emergency temporary accommodation.

### 5.3 What mitigations can be put in place?

#### **What mitigations are there against any negative impacts (if applicable)?**

The Council will adopt a person/family centred approach, ensuring an understanding of need at the earliest point.

See mitigations listed under Protected Characteristics section as they are applicable to impacts on children's rights.

<b>If mitigations are in place, does this remove the negative impact?</b>	No – negative impact remains	
	Yes – negative impact reduced	X
	Yes - negative impact removed	

## 6: Sign Off

<b>Any further positive or negative impacts on individuals or groups that have been considered?</b>
Council duties in respect of the Armed Forces Covenant will be taken into consideration on a case by case basis
<b>Overall summary of changes made as a result of impact assessment.</b>
See above – various mitigations have been identified based on the data available. Further mitigations will be considered based on the decisions taken by Council and/or new data
<b>Outline of how impact of policy will be monitored.</b>
Dedicated project team to manage the delivery of the Council decision including lessons learned from assessing the impact and ensuring appropriate mitigations have been identified
<b>If there are any remaining negative impacts after mitigation, what is the justification for why this policy should proceed.</b>
Despite any negative impacts identified in this assessment, the overarching consideration is to ensure that residents are safe which requires a solution to mitigate the RAAC impact in the affected properties.

<b>Assessment Author</b>	John Wilson
<b>Date</b>	14 August 2024
<b>Chief Officer</b>	John Wilson
<b>Date</b>	14 August 2024