

RAAC

REINFORCED
AUTOCLAVED
AERATED
CONCRETE

Private Owner Update

March 2024



Current Situation

As you may be aware, RAAC in Balnagask properties was discussed at Aberdeen City Council Urgent Business Committee on 29 February 2024.

Following decisions taken at this committee, we are starting to speak with affected Council tenants about exploring their options to move to alternative accommodation.

At this stage, we would continue to strongly encourage you, as a private owner, to seek an independent assessment of RAAC in your property. If you do ask for a structural engineering report, this should be with an accredited company. We will continue to share reports, findings and decisions with private owners and private landlords.

Next Steps

Here are suggestions for who you can contact for help and advice:

- ▶ **Your Mortgage Company**
- ▶ **Insurers**
www.abi.org.uk
- ▶ **Citizens Advice**
www.citizensadvice.org.uk/scotland/
- ▶ **Structural Engineer**
www.istructe.org/find-an-engineer/
- ▶ **Legal and Financial Advice**
www.ukfinance.org.uk
www.lawscot.org.uk/find-a-solicitor/
www.fca.org.uk

FAQs



Further information can be found above and may help your understanding of the current situation

Structural Engineers Report

In order for you to make informed decisions on next steps for your property, associated reports from the 29 February Urgent Business Committee have been made publicly available, with personal information redacted.

They include copies of the specialist structural engineers report and investigations.

We would hope this information would be useful and may help further inform your understanding of the current situation.

Urgent Business Committee Reports available here ▶



Looking Ahead

A report will be prepared and discussed at a Council committee within the next 6 months which will consider options for **Council tenants** including demolition, and costs. This report will provide recommendations of any future works for Council tenant RAAC properties.

This report will consider options of two scenarios:

Scenario 1 - Remedial works

Scenario 2 - Demolition

Considerations for the two scenarios include costs, timeline, method of installation, adhering to forthcoming energy efficiency ratings for social housing, and benefits/disadvantages for both scenarios. Until a preferred option is identified for **Council-owned properties** and approved by the Council, we are unable to determine how this will impact on **private owners**.

We encourage private owners to contact other professional advisors to seek guidance with regard to your own personal circumstances. We will engage with private owners around coming to a conclusion over the council's preferred option.

See the **Next Steps** section on the opposite page.

Have **you** made contact with your insurer?

Have **you** made contact with your mortgage provider?

Have **you** sought legal advice?

Things You Can / Should Do

We understand that navigating matters related to mortgages/ structural surveys/home insurance /legal advice can be complex, especially with concerns about RAAC in properties. While the Council has historically been involved in the sale of properties, the Council's role does not extend to private insurance arrangements, or the ongoing maintenance of properties once sold.

For inquiries and concerns directly related to your home insurance, including coverage for RAAC, we recommend that you continue to discuss these matters with your insurance provider, who can offer guidance on your policy's scope and any necessary steps to ensure your home is adequately covered.

It is your responsibility as a property owner to look into remedial actions for RAAC within your property. You should seek advice from your insurer or other independent professional advisors.

You may also want to consider seeking legal and/or financial advice to explore your options, however, please be aware that any advice and actions taken in this regard would be at your expense.

Aberdeen City Council is committed to providing support and information where appropriate, but we must clarify that our capacity to assist in private property matters is limited.

What is RAAC and why is it used in buildings?

Reinforced autoclaved aerated concrete (RAAC) is a lightweight construction material which was used in the construction of some buildings between the 1950s and 1990s. It was used mostly in flat roofing, but also in some pitched roofs, floors and walls. It was quicker to produce, easier to install, and cheaper than standard concrete. Despite its name, it is very different to traditional concrete although it looks similar. It is aerated, or 'bubbly', and is therefore less durable than traditional concrete.

Why is there a risk?

RAAC can be susceptible to failure when exposed to moisture. The 'bubbles' can allow water to enter the material. This moisture can also cause decay in any reinforcement steel ('rebar') present in the material.

