

The purpose of an Integrated Impact Assessment is to evidence that Aberdeen City Council is meeting its legislative duties by assessing the potential impacts of its policies and decisions on different groups of people and the environment. The legislation considered within this assessment is:

- Section 2 [Equality Act 2010 protected characteristics](#)
- Section 3 [Socio-Economic](#)
- Section 4 [Consumer Duty](#)
- Section 5 [Human Rights](#)
- Section 6 [Children and Young People’s Rights](#)
- Section 7 [Environmental impacts](#)

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

Reinforced Autoclaved Aerated Concrete (RAAC) - Phasing of Demolition & Landscaping

1.2 What does this policy seek to achieve?

Background

Since 11 October 2023 where a presentation was given to members on Reinforced Autoclaved Aerated Concrete (RAAC), Officers have continued to investigate and progress options to mitigate the RAAC panel impact within properties.

This work culminated in an Options Appraisal report, which was presented to the Council at their 23 August 2024 meeting. Following consideration, two of the decisions taken at that meeting were to proceed with demolition of the affected properties and also to look at a range of delivery options for new housing on the site. Key stakeholder feedback from earlier engagement helped inform the consideration by the Council in reaching their decisions.

The first stage of engagement was undertaken from 12 July – 2nd August 2024. 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.

In early 2025, The Council’s Planning Authority provided a Scoping Opinion that an Environmental Impact Assessment was not required. The next step is to provide them with a Prior Notification. Prior Notification is a procedure whereby an applicant must notify the planning authority of proposals before exercising permitted development. The Prior Notification will provide detail on the proposed demolition and landscaping works. A detailed engagement plan regarding the proposed demolition and landscaping sets out how residents living within the red-line boundary, those 30m from the area and the wider community will be engaged throughout the demolition and landscaping programme. This plan considers

the engagement prior to works commencing, during the works and post their completion. Refer to Appendix F – Proposed Demolition Engagement Plan. The Integrated Impact Assessment helps to ensure key stakeholders are not at a disadvantage when demolition works take place, along with the follow-on landscaping proposals.

The purpose of this Integrated Impact Assessment is to set out the impact demolition and landscaping works may have on residents, particularly from a protected characteristic perspective, and what mitigations are to be put in place.

1.3 Is this a strategic programme/proposal/decision?

Yes

1.4 Is this a new or existing policy?

No

1.5 Is this report going to a committee?

Yes

1.6 Committee name and date:

Communities Housing & Public Protection Committee 11 March 2025

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

CR&E/25/057

1.8 Function and cluster:

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

Impacts

Aberdeen City Council has a legal requirement as a public sector organisation to assess the impact of its work on equality groups and assess against human rights, children’s rights and our socio-economic duty. This is our Public Sector Equality Duty (PSED). The PSED has three key parts:

- Eliminate unlawful discrimination, harassment, victimisation or any other prohibited conduct.
- Advance equality of opportunity.
- Foster good relations by tackling prejudice, promoting understanding.

This following five sections in the Integrated Impact Assessment demonstrate that these considerations that have been made in the policy, that the impact of proposals made is understood and accepted, and what mitigating steps can be taken to reduce any negative impact of the policy.

2: Equality Act 2010 - Protected Characteristics

Aberdeen City Council wants to ensure everyone is treated fairly. This section identifies what impact the policy may have on people with [protected characteristics](#).

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

Protected Characteristic	Negative			Neutral	Positive
	High	Medium	Low		
Age		X			
Disability		X			
Gender Reassignment				X	
Marriage and Civil Partnership				X	
Pregnancy and Maternity		X			
Race				X	
Religion or Belief				X	
Sex				X	
Sexual Orientation				X	

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

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

Based on the data gathered to date, impacts on 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 demolition and landscaping programme.

Key stakeholders

- Residents living in RAAC affected homes
- Those living within the red-line boundary (retained stub blocks)
- The local community (30m from the red-line boundary)

Protective Characteristics Groups

Age

During demolition

- Demolition works may result in elderly and children being negatively impacted by the potential reduction in air quality due to dust and pollutants.
- Families with young children and the elderly may be adversely affected by the increased level of noise disturbance during demolition that takes place during the day when children are ordinarily home from school and are required to complete home learning activities. The elderly are also most likely to be in their homes during the day when works take place.
- Unintended consequences that may impact the local area, including temporary road closures can lead to the elderly and children finding it difficult to cross roads safely, use pedestrian friendly routes, and park near their home. It is recognised that there may be some concern about access for emergency services and this will be considered at part of the tender documentation for the demolition proposals and landscaping options.
- During construction, criminal activity may increase, as attempts to steal, materials/machinery may be apparent which may result in causing additional harm to children and the elderly living close by.

Post demolition – landscaping

- Post demolition, elderly people with Alzheimer's and dementia may find it difficult to recognise the area due to loss of homes and changes to the landscape, worsening their conditions.

Disability

During demolition works

- Residents in the local community with disabilities and neurological impairments may experience worsening conditions of their physical health and mental wellbeing as a result of air pollution attributed to construction works.
- Temporary road works can lead to road closures, loss of parking, and footway/footpath routes. As a result, accessibility may reduce for those with disabilities.
- Parking may be prohibited in areas nearby demolition taking place, resulting in those with disabilities unable to park near to their homes.
- Due to air quality being impacted by dust and pollutants, this may negatively impact those with respiratory issues and at times 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 including stress and anxiety.

Post demolition works, landscaping

Once works are complete, residents with Alzheimer's/dementia may feel disorientated due to change of environment/wayfinding.

Pregnancy and maternity

During phased demolition

- Due to the likely negative impact demolition will have on air quality due to dust and pollutants, those who are pregnant may experience worsening conditions of their physical health. In addition, newborn children may be impacted by being exposed to the elements.
- Unintended consequences that may impact the local area, including temporary road closures can lead to the those who are pregnant or who have a newborn finding it difficult to crossroads safely, use pedestrian friendly routes, and park near their home.
- Noise pollution can lead to sensory overload, causing severe discomfort, stress and disorientation for 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.
- Parents are more likely to spend more time in their home or the local area, exacerbating the impact of noise, and dust from local works taking place.

Post demolition, landscaping

- None identified.

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).

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 has been undertaken with officers and partner organisations?

Regular updates with Scottish Housing Regulator, Scottish Government, Police Scotland, Scottish Fire & Rescue Service and NHS Grampian

What consultation and engagement has been undertaken with people who may be impacted by this policy?

As detailed above

2.4 What mitigations can be put in place?

What can be done to remove or reduce any negative impacts of this policy (if applicable)?

During demolition

Working hours will be pre-agreed to ensure noisy works is restricted to the following times:

- Monday to Friday 07:00 – 19:00
- Saturday 08:00 – 13:00
- Sunday and Bank holidays: no activities on site

The safety and security of local residents throughout the duration of the works taking place is the highest priority. It is anticipated that demolition will be conducted in phases, with each phase of works being completely segregated from any adjacent publicly accessible areas. During demolition and landscaping works being undertaken, the intention is that the appointed Principal Contractor will have a designated Site Manager who will be available for residents to report any issues and concerns. It is envisaged that the Principal Contractor’s Site Manager will identify potential mitigations related to the programme of works, to minimise impacts. This will include putting specific measures in place to ensure resident safety and accessibility of their home and parking provisions are in place when undergoing demolition works, along with accessible road signs, and noise and dust suppression protocols.

It is recognised that vulnerable residents will be living in the area whilst demolition takes place, the tender documentation will therefore request that the Principal Contractor adopt best practices to mitigate / reduce impact. Aberdeen City Council will visit the area periodically to ensure works are being undertaken appropriately.

Further information on construction site noise can be found here:

https://www.aberdeencity.gov.uk/sites/default/files/2017-10/Construction_site_noise_leaflet.pdf

After demolition

After homes are demolished, the appointed Contractor will landscape the site by ensuring left over rubble is disposed off-site. With regard to the demolition materials, the intention is that these will be re-used and recycled where possible. Road cleaning and sweeping will be implemented prior to any exclusion zone being reopened. The appointed Principal Contractor will implement the agreed landscaping option once determined. These measures will be undertaken to ensure the area around the landscaping is safe and contained to deter from trip hazards, inaccessible pedestrian and road traffic provisions.

Proposed interim site restoration

As noted above where homes will be demolished, it is the intention that the area will be landscaped, with the overarching aim to make the area safe and secure for the local community. The Council will work with residents to understand ways to support those who are elderly, those with Alzheimer’s, or neurological impairments to understand how to mitigate concerns around wayfinding.

Residents who live within the red-line boundary including those whose homes are not affected by RAAC, will be engaged with to understand their specific needs, so that they are supported throughout the demolition and landscaping process.

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

High	
Medium	
Low	X
Negative Impact Removed	

3: Socio-Economic Impacts

Aberdeen City Council has a duty to reduce the inequalities of outcome that can arise from socio-economic disadvantage. This section is used to consider what impact the policy may have on people experiencing socio-economic disadvantage – and how any inequalities of outcome arising from the policy can be reduced.

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 people who experience the following aspects of socio-economic disadvantage?

	Negative	Neutral	Positive
Low income – those who have insufficient earnings to meet basic needs, such as food, clothing, housing, or utilities.	x		
Low/ no wealth – those who have no savings for unexpected spend or provision for the future.	x		
Material deprivation – those who cannot afford or access goods or services that are considered essential or desirable for a decent quality of life, such as food, clothing, heating, transport, internet, cultural, recreational and social activities.	x		
Area deprivation – those who live in an area with poor living conditions, such as higher levels of crime, pollution, noise, congestion, or lack of infrastructure, amenities, or green spaces.	x		
Socio-economic background – social class, parents’ education, employment, income.	x		

3.2 In what way will the policy impact people experiencing socio-economic disadvantage?

Before works take place

- Residents unable to understand key documentation due to use of technical language, documents not being made easily accessible.

During works taking place

- Little option to temporarily relocate or leave the area at times of high level impact work due to lack of affordability.
- Residents working night shifts and having to sleep during the day, being particularly disturbed whilst works take place.

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 portion of the population may have a limited understanding of the technical 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. Residents may find it difficult to afford any alternative provisions that may support them to move home or lessen impact of demolition works when having to remain in the area.

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

Regular updates with Scottish Housing Regulator, Scottish Government, Police Scotland, Scottish Fire & Rescue Service and NHS Grampian.

What consultation and engagement has been undertaken with people who may be impacted by this policy?

As detailed above.

3.4 What mitigations can be put in place?

What can be done to reduce any negative impacts of this policy (if applicable)?

Before demolition

- The Council will provide information to residents, through the forms of letter and leaflets that provide information on: programme, timeline, health and safety procedures and complaint processes in an easy read format to ensure information is made accessible.
- There will also be opportunities for residents to engage with officers and the appointed Principal Contractor to discuss any concerns they may have. All in-person engagement sessions will take place locally, so as not to require residents to pay for transportation costs.

During demolition

- Residents who work night shifts are encouraged to inform the Council to discuss any provisions that could be put in place to support residents during the demolition and landscaping programme.
- Residents are able to contact the Council to explore potential alternative provisions whilst demolition takes place (e.g. alternative places to work and study (if appropriate), such as local community centres and libraries).

Landscaping

- It is proposed that further engagement be undertaken to confirm a recommendation on the preferred landscaping option.

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

No – negative impact remains

Yes – negative impact reduced

Yes - negative impact removed

x

4: Consumer Impacts

The Consumer Scotland Act 2020 places a Consumer Duty on the public sector to put consumer interests at the heart of strategic decision-making, emphasising the need for accessible and affordable public services, especially during times of financial pressure. This person-centred approach is intended to result in better quality services and outcomes for the public as consumers of public services across Scotland.

This section of the IIA is used to consider the impact of the policy on consumers of any services that the policy is intended to change.

Use this guide to understand more on the consumer duty: [How to meet the consumer duty: guidance for public authorities](#)

4.1 What impact could this policy have on any of the below consumer groups?

	Negative	Neutral	Positive
Individuals	x		
Small businesses	x		

4.2 In what way will the policy impact people in these consumer groups?

The proposed strategy to mitigate the RAAC affected properties is to demolish them but also to consider a future masterplan for the area. As residents are rehomed this leads to a reduction in the local population which may have a negative impact on local businesses through reduced footfall. If a business becomes unviable it would mean other local residents (not impacted by RAAC) would have to travel further for a similar consumer choice.

The specific purpose of this Integrated Impact Assessment is to set out the impact demolition and landscaping works may have on residents and small businesses. It is recognised that there could be a potential impact on footfall to businesses, depending on access routes, noise etc whilst works are ongoing.

4.3 What mitigations can be put in place?

What can be done to remove or reduce any negative impacts of this policy (if applicable)?

Local stakeholders, including local businesses will be consulted as part of the engagement strategy, seeking to understand any potential impact.

The approach to demolition and landscaping options is not anticipated to have a significant impact on small businesses, as measures will be implemented to ensure that access is maintained. Should access be restricted to certain areas due to demolition, alternative access routes will be maintained and available to businesses. This will seek to minimise any potential impact on businesses and on individuals accessing their services.

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

No – negative impact remains

Yes – negative impact reduced

Yes - negative impact removed

x

5: 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](#).

5.1 What impact could this policy have on Human Rights?

Human Rights Article	Negative	Neutral	Positive
Article 2: Right to life		X	
Article 4: Prohibition of slavery and forced labour		X	
Article 5: Right to liberty and security		X	
Article 6: Right to a fair trial		X	
Article 7: No punishment without law		X	
Article 8: Right to respect for private and family life, home and correspondence		X	
Article 9: Freedom of thought, belief and religion		X	
Article 10: Freedom of expression		X	
Article 11: Freedom of assembly and association		X	
Article 12: Right to marry and start a family		X	
Article 14: Protection from discrimination in respect of these rights and freedoms		X	
Article 1 of Protocol 1: Right to peaceful enjoyment of your property	X		
Article 2 of Protocol 1: Right to education		X	
Article 3 of Protocol 1: Right to participate in free elections		X	

5.2 In what way will the policy impact Human Rights?

Article 1 Protocol 1: Residents may feel distressed due to the uncertainty of their home being part of a demolition programme, whilst experiencing demolition taking place nearby and their neighbours being rehomed.

5.3 What mitigations can be put in place?

What can be done to remove or reduce any negative impacts of this policy (if applicable)?

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

- The Council will clearly inform residents that demolition of homes will only take place once properties have been made vacant, whether that be through Voluntary Acquisitions or tenants and residents choosing to move home.
- The Council will continue to engage with residents regarding the support made available to them to move home.

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

No – negative impact remains

Yes – negative impact reduced

Yes - negative impact removed

X

6: 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 – 26 years old).

There are 4 articles known as the “General Principles”. They help to interpret the other articles. 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)

For ease, the articles have been grouped in three categories to support assessments against the Convention, those most directly related to the **PROVISION** of services, those most directly related to the **PROTECTION** of children and young people, and those to encourage their active **PARTICIPATION in decision making**. You can [read the full UN Convention \(pdf\)](#), or [just a summary \(pdf\)](#), to find out more about the rights that are included.

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

	Negative	Neutral	Positive
PROVISION			
Article 2: non-discrimination		x	
Article 3: best interests of the child provision and protection		x	
Article 5: parental guidance and a child's evolving capacities		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 22: refugee children		x	
Article 23: children with a disability	x		
Article 24: health and health services		x	
Article 26: social security		x	
Article 27: adequate standard of living		x	
Article 28: right to education		x	
Article 29: goals of education		x	
Article 30: children from minority or indigenous groups		x	
Article 31: leisure, play and culture		x	
Article 39: recovery from trauma and reintegration		x	
Article 40: juvenile justice		x	
PROTECTION			
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 protection		x	
Article 11: abduction and non-return of children		x	
Article 15: freedom of association		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 25: review of treatment in care		X	
Article 33: drug abuse		X	
Article 34: sexual exploitation		X	
Article 35: abduction, sale and trafficking		X	
Article 36: other forms of exploitation		X	
Article 37: inhumane treatment and detention		X	
Article 38: war and armed conflicts		X	
Article 32: child labour		X	
PARTICIPATION			
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 42: knowledge of rights		X	

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

Article 23: Children with disabilities: children with disabilities and or neurological impairments may be adversely affected due to the impact of stress, loss of routine, support and familiarity.

6.3 What mitigations can be put in place?

What can be done to remove or reduce any negative impacts of this policy (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.

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

No – negative impact remains

Yes – negative impact reduced

Yes - negative impact removed

X

7: Environmental Impacts

Aberdeen City Council has a duty to meet its legal environmental responsibilities by working towards Net Zero emissions, adapting to climate change, and acting in a way it considers most sustainable. We must also fulfil the [biodiversity duty](#) and [sustainable procurement duty](#).

This section in the Integrated Impact Assessment demonstrates that these considerations that have been made in the policy, that the impact of proposals made is understood and accepted, and what mitigating steps can be taken to reduce any negative impact of the policy.

Use this guide to understand more on the legal climate change duty: [Climate change - gov.scot \(www.gov.scot\)](#) and find out more about how Aberdeen is adapting to Climate Change: [Aberdeen Adapts | Aberdeen City Council](#)

7.1 What is the impact of this policy on any of the below climate, environmental and waste considerations?

	Negative	Neutral	Positive
Council or City-wide carbon emissions	X		
Active and sustainable travel		X	
Facilities for local living	X		
Resilience and adaptability to flooding and weather events		X	
Biodiversity improvement and wildlife/habitat connectivity			X
Water consumption and drainage			X
Pollution (air, water, noise, light and land contamination)		X	
Impact on resource use and waste		X	
Sustainable procurement of goods and services		X	

7.2 In what way will the policy impact the environment?

The policy will have a mixed impact on the environment with a negative impact on aspects of emissions and facilities for local living.

7.3 What considerations have been made in reaching the above assessment?

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

Statutory planning guidance and considerations from ongoing rehoming exercise.

What consultation and engagement has been undertaken with local groups, partner organisations, experts etc? Where required, identify any other environmental assessments that have been completed.

As part of the statutory approval process an environmental impact assessment screening request application was submitted to the planning authority in December 2024. The outcome of this application was that it is considered that the proposals are unlikely to have significant effects on the environment and therefore a full Environmental Impact Assessment (EIA) report is not required.

Further information on the EIA process is available within;

<https://www.gov.scot/publications/planning-circular-1-2017-environmental-impact-assessment-regulations-2017/documents/>

Ongoing dialogue with local groups such as Community Council and Torry Community RAAC Campaign (TCRC).

7.4 What mitigations can be put in place?

What can be done to remove or reduce any negative impacts of this policy (if applicable)?		
Mitigation in relation to construction related emission can be incorporated into design information. Signposting to available facilities for local living could be adopted as part of the post demolition environment. Should more open greenspace be provided as part of the landscaping options this would be a post demolition positive outcome		
If mitigations are in place, does this remove or reduce the negative impact?	No – negative impact remains	
	Yes – negative impact reduced	X
	Yes - negative impact removed	

8: Sign Off

Any further positive or negative impacts on individuals or groups that have been considered?

Council duties in respect of the Armed Forces Covenant will be taken into consideration on a case by case basis.

Does the policy relate to the Council's [Equality Outcomes](#)? If yes, how:

No

Overall summary of changes made to the policy as a result of impact assessment.

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.

Outline how the impact of policy will be monitored.

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.

The proposed phased approach to demolition will provide an opportunity to review the impact on residents and evaluate the mitigations implemented. The approach can then be refined for future phases, where appropriate.

In addition, the established relationships with the community, education and health etc. will also enable support to be provided where a need is identified, and this can continue to be reviewed and refined throughout the phased approach.

If there are any remaining negative impacts after mitigation, what is the justification for why this policy should proceed.

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.

Assessment Author	John Wilson
Date	25 February 2025
Chief Officer	Jacqui McKenzie
Date	3 March 2025