

# APSE Scotland Building and Housing Seminar 2024

## Reinforced Autoclaved Aerated Concrete (RAAC) in Housing

23 February 2024

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- Background / Context
- What are the challenges?
- How is the council dealing with the impact?
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# Background / Context

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- West Lothian Council is an Elected Member led organisation
- 14,243 council houses (at 31 March 2023)
- August / September 2023 - Desktop analysis completed of all council houses & common blocks
- October 2023 – visual surveys undertaken
- November 2023 – intrusive surveys of house types
- December 2023 – confirmation of RAAC presence in 69 houses and 15 common blocks – 0.5% of council housing stock
- January 2024 – proposed strategy for remediation / removal – estimated cost of £4.3million
- February 2024 – approved budget and strategy to progress

# What are the challenges?

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- Media
- Existing Asset Information
- Surveys
- Access
- Owners
- Tenants
- Mixed tenure estates
- Cost (initial estimates of £50k per property)

# How are we dealing with the impact?

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- Communication, communication, communication
- Governance arrangements
- Scottish Housing Regulator
- Planned methodology / strategy
- Asset Lifecycle
- Ability to be agile
- Decant accommodation
- Housing options
- Ongoing monitoring

# What support is needed?

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- Sector specific guidance
- Consistency of approach / sharing good practice
- Support to tenants
- Support / Information for owners – what does RAAC mean for them?

# Thank you

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