

# APSE Scotland Building and Housing Seminar 2025

## The RAAC Challenge: Managing Local Authority Assets in a Changing Landscape

March 2025

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# Background / Context

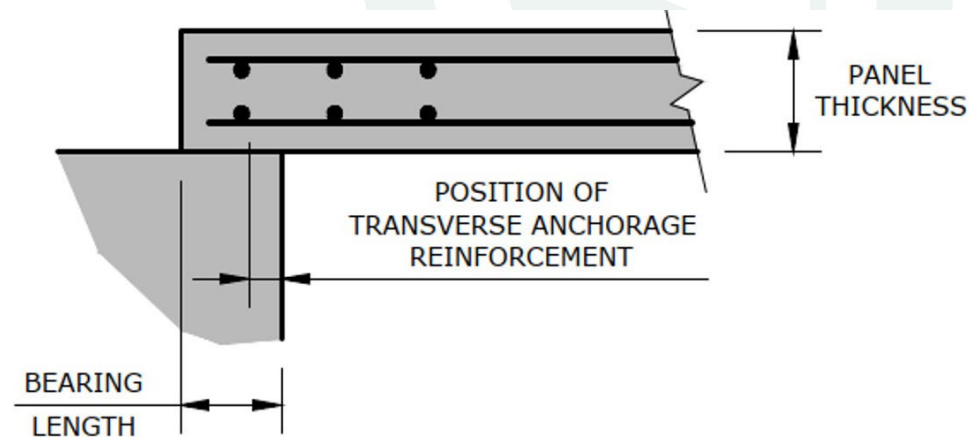
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- West Lothian has over 14,000 council houses and 80,000 houses in total
- **17 April 2023** - The IStructE published the Document “Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment
- **Number of Properties** – West Lothian Council has 69 individual properties and 19 blocks of common entrance flats in Bathgate, Broxburn, Linlithgow and Livingston (Craigshill), representing 0.5% of the overall council housing stock.
- **Budget** – there is approved a budget of £4.3 million in the Housing Capital Investment Programme 2024/25 to 2026/27 for remediation of RAAC in council housing stock.

# National Guidance on RAAC



On 17<sup>th</sup> April 2023 The Institution of Structural Engineers published the Document “Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment – Further Guidance” which altered the recommended, amongst other things, amending the minimum end bearing for RAAC Roof Panels from the previous 45mm to 75mm.



# How is West Lothian dealing with the impact?

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- **Autumn 2023 - Spring 2024** – All identified archetypes with RAAC have an engineer survey carried out & £4.3 million approved for RAAC remediation in council housing
- **May 2024** – Engagement with Council Tenants & Homeowners
- **July 2024** – Meeting with Paul McLennan, Minister for Housing
- **August 2024** – Meeting of Scottish Government RAAC Housing Sub Group
- **September 2024** – Council reported on outcome of meeting and ‘asks’ of Scottish Government
- **December 2024** – Meeting of Scottish Government RAAC Housing Sub Group
- **February 2025** – Contractor appointed for WLC RAAC remediation work - Elected Members and tenants briefed
- **February 2025** – SMS sent to tenants advising that contractor has been appointed and that a letter will be issued, following these with further details
- **March 2025** – Site start on council project
- **Tenant Support** - Decant accommodation, Housing options
- **Comms** – website updates

# Bathgate



Council - 34 Houses & 1 common block

# Broxburn



Council - 24 Houses & 15 common blocks

# Linlithgow

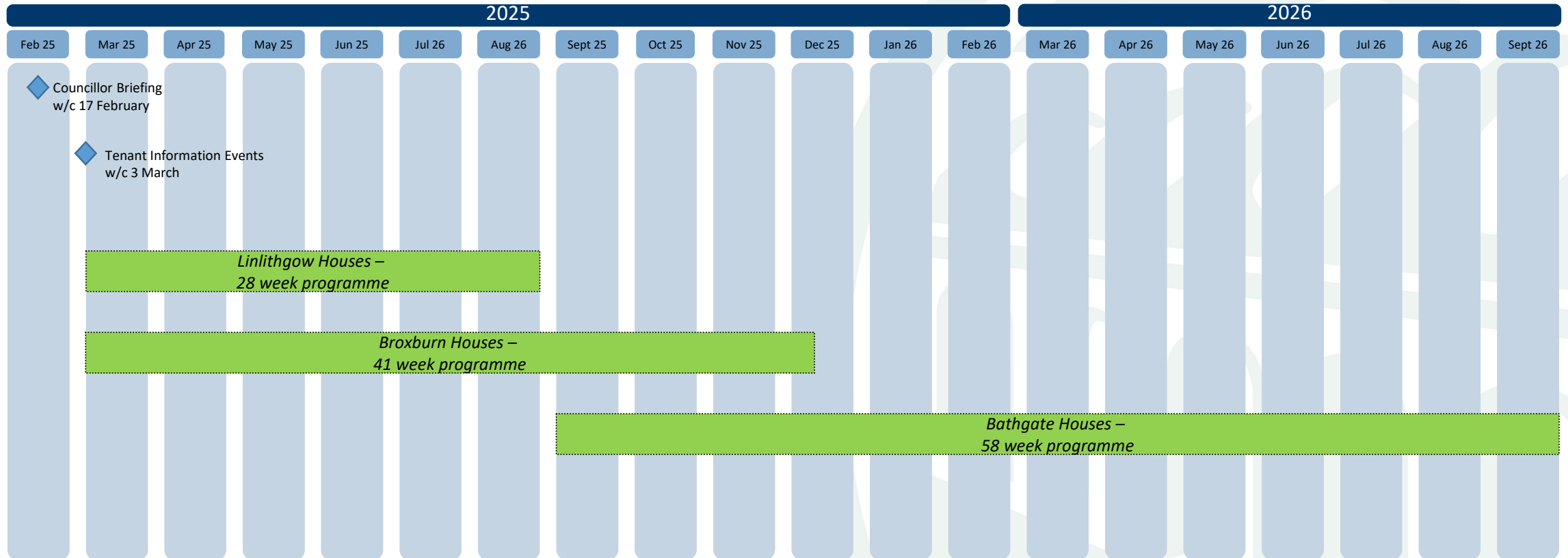


Council - 9 Houses & 1 common block



# RAAC - Domestic Roof Replacement Indicative Programme

February 2025



## Headlines

- Following a competitive tender process, Ailsa Construction have now been appointed to carry out the RAAC Replacement Programme for the 69 Houses in Bathgate Broxburn and Linlithgow
- A pre start meeting has been scheduled with the contractor on 25 February 2025 and a programme of works is being finalised.
- The first properties to be part of the project will be the properties which have been earmarked for the decant property.

## Next Steps

- Finalising all initial site planning including site compound layouts and traffic management plans
- The tenants whose homes are going to be in the initial phase of the project will receive a visit from for Housing Office staff, the Contractor, and the Project Manager to explain the decant process, time scales, and to conduct a pre start survey on the properties.
- Further information events may be held throughout the lifecycle of the project.

# Ongoing challenges

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- **Lack of direction / guidance from Government**
- **Different Responses / Approaches**
- **Homeowners / RAAC Campaign Groups**
- **Mixed tenure estates**
- **Funding / Costs**
- **Many more!**

# What other support is needed?

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- Professional Assistance
- Home Insurance
- Mortgages
- Communication
- The role of Scottish Housing Regulator
- Funding – council / homeowners

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Questions?