

RAAC in Housing Leadership Group Meeting Summary

The inaugural meeting of the RAAC in Housing Leadership Group was held on 4 September 2025, bringing together senior representatives from the Scottish Government, local authorities, and Registered Social Landlords (RSLs) to address issues related to Reinforced Autoclaved Aerated Concrete (RAAC) in residential properties.

The Cabinet Secretary for Housing, Mairi McAllan MSP, set out the purpose of the group: to facilitate the sharing of knowledge, concerns, and best practice, and to focus on solutions, recognising that all areas are at different stages of remediation. Attendees were told that the Terms of Reference would be circulated for comment after the meeting.

Key Discussion Points and Challenges

The meeting involved sharing approaches to tackling RAAC in both social and private homes. Several key challenges were identified:

- **Mixed Tenure Properties:** Landlords are focused on their own stock, but smaller landlords and those with mixed tenure homes face difficulties if private owners cannot afford or are unwilling to pay for common works. A critical issue is where owners in mixed tenure blocks refuse access for essential surveys or remedial works. It appears there is currently no legislative basis to mandate co-operation for these urgent works, as they do not fall under the remit of dangerous building or tenement maintenance. Officials are tasked with looking further into legislative powers.
- **Support for Owner-Occupiers:** There is a noted challenge in providing support for owner-occupiers and ensuring a consistent approach across different local authorities.
- **Insurance and Lending:** Clarity is needed on insurance and lending as many owners have expressed concern over the availability and limited options when their homes are affected by RAAC.
- **Guidance:** There is still a need for housing-specific guidance for homeowners. The Institution of Structural Engineers (IStructE) is working on phase two of this guidance, with publication anticipated later in the year.

Next Steps and Future Meetings

The group agreed on several next steps:

- Resident Engagement: Local authorities should continue to lead engagement with their affected residents, as each area is at a different phase of remediation. However, the Group will need to consider how to keep local campaign groups informed of its work. Members are asked to confirm their individual approaches for keeping residents appraised.
- Future Invitations: Given the concerns raised, there was a strong desire to invite representatives from IStructE, UK Finance, and the Association of British Insurers (ABI) to the next meeting. The Cabinet Secretary will also continue to engage with the UK Government and plans to invite a relevant UK Minister to a future meeting.
- Frequency: The Group is proposed to meet quarterly, with the next meeting scheduled for December 2025 or January 2026.
- Funding: The Cabinet Secretary highlighted that the Scottish Government cannot create a specific RAAC remediation fund, but will consider funding flexibilities within existing budgets.

The note confirms that the actions include circulating the Terms of Reference, inviting IStructE, UK Finance, and the ABI to the next meeting, confirming the next meeting date, continuing engagement with the UK Government, and asking members to confirm their communication approaches with residents.