
Report to Petitions Committee

Date of Meeting: 3 April 2025

Subject: Public Petition – Tillicoultry RAAC Homeowners

Report by: Monitoring Officer

1.0 Purpose

- 1.1. The report summarises the petition which has been received from Ms Linsey McQuater on 10 December 2024 (the Principal Petitioner)

2.0 Recommendations

It is recommended that the Committee:

- 2.1. Hear the Principal Petitioner or their representative, seek information from them as appropriate; and
- 2.2. Make a recommendation to Council for the disposal of the Petition.

3.0 Considerations

- 3.1 The Petition is in electronic form entitled Tillicoultry RAAC Homeowners.
- 3.2 The Petition has been verified with 252 signatures of people residing within the Clackmannanshire area. Please note that during the verification process, a number of signatures were discounted as they were duplicates or incomplete signatories.
- 3.3 The Principal Petitioner is a resident of the Clackmannanshire area and as such meets the relevant criteria for criteria for the submission of a Petition to this Petitions Committee.
- 3.4 The Petition is as follows:

“1. Provide Pre-RAAC Declaration Valuations We urge councillors to recommend valuations reflecting property values as if the RAAC issue were not present. This approach is critical to ensuring fairness for affected homeowners. We understand that an option for such pre-RAAC declaration valuations will be included in the RAAC Options Report on 30th January. We strongly encourage councillors to adopt this measure, as many homeowners are at risk of financial ruin, including bankruptcy and homelessness.”

2. Financial Support for RAAC-Related Costs We request financial assistance for homeowners to cover costs incurred due to RAAC issues, including evacuation expenses and disturbance payments, through a voluntary agreement. Such support would provide immediate relief to those grappling with unexpected and significant financial burdens.

3. Request a Public Inquiry We call on Clackmannanshire Council to urge the Scottish Government to conduct a transparent public inquiry into the handling of RAAC by Scottish Councils. This inquiry should investigate safety assessments, property transactions, RAAC disclosures, and councils' responses to homeowner concerns.

4. Advocate for a National Financial Support Fund We ask the Council to actively and more visibly lobby the Scottish Government for the establishment of a national financial support fund for RAAC-affected homeowners. The recent £3.4 billion funding announcement from Chancellor of the Exchequer Rachel Reeves presents a timely opportunity to secure much-needed relief. With have the support of our local MP, we believe stronger, more public advocacy from the Council could have a significant impact.”

Background

- 3.5 Reinforced autoclaved aerated concrete (RAAC) is a lightweight construction material that was used in the construction of some public buildings like schools and hospitals between the 1950s and 1990s. It was used mostly in flat roofing, but also in some pitched roofs, floors and walls.
- 3.1. Following a structural survey of the buildings of buildings within the Tillicoultry area RAAC was identified in the roof structure of three buildings. Those three buildings were deemed dangerous and at risk of collapse by the Council's structural engineer and building standards officer. Residents were asked to evacuate the buildings as a result of this risk.
- 3.2. The legal basis for the evacuation was in terms of Section 42 of the Building (Scotland) Act 2003 which was served on residents. A Dangerous Building Notice in terms of Sections 29 and 30 of this Act was also served on owners which required the owners to obtain their own structural report.

4.0 Sustainability Implications

- 4.1. This report has no direct sustainability implications. It is possible once the petition has been heard, that there may be financial or sustainability considerations arising from any outcomes.

5.0 Resource Implications

- 5.1. *Financial Details*

- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate.

Not applicable. This is not a decision-making Committee. If there are financial implications to the recommendation by the Committee to Council, the report to Council will provide for that financial information.

- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report.

5.4. *Staffing*

Not applicable

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities** (Please double click on the check box)

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

- (2) **Council Policies** (Please detail)

Petitions policy

8.0 Equalities Impact

- 8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations? No X

As confirmed above this is not a decision-making Committee. If there is an impact on equalities in the recommendation by the Committee to Council, the report to Council will provide for equalities impact assessment.

9.0 Legality

- 9.1 It has been confirmed that in adopting the recommendations contained in this report, the Committee is acting within its legal powers. Yes

10.0 Appendices

- 10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

None

11.0 Background Papers

- 11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Petition: ["Tillicoultry RAAC Homeowners"](#).

Author(s)

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Approved by

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