# Campaigners demand Angus Council include private homeowners in RAAC repairs



# Campaigners Urge Angus Council to Address RAAC Concerns for Private Homeowners

In an escalating crisis surrounding homes constructed with Reinforced Autoclaved Aerated Concrete (RAAC), campaigners in Angus are pressing local authorities to include private homeowners in any remedial action planned for the community. As the council prepares to discuss an options appraisal focusing on 25 council-owned properties in Monifieth’s Milton Street, the urgency of the situation is further highlighted by the presence of approximately 50 privately-owned houses in the vicinity also suspected of containing this potentially hazardous material.

RAAC was commonly used in housing construction between the 1950s and 1990s. The lightweight concrete type is experiencing significant scrutiny due to its structural deficiencies and safety implications. Reports indicate that 24 out of the 26 inspected council homes in Milton Street have been confirmed to contain RAAC, with one property reportedly showing significant movement and water ingress, necessitating the tenant's relocation. Given the scale of the problem, Yvette Hoskins, a prominent local campaigner, has communicated with over 3,000 residents across Dundee and Angus to garner support and advocate for urgent action regarding RAAC-affected properties.

During a recent council meeting, Jim Tait, a long-time resident of Milton Street, expressed trepidation about the uncertainty surrounding homeowners' rights and responsibilities. “I got the impression they are going to be speaking about both private and council tenants, and I hope that is the case,” he noted ahead of the discussions. Such sentiments reflect a growing sense of anxiety among residents, with many fearing the potential decline in property values and difficulties associated with selling their homes, should the situation escalate.

The council’s upcoming deliberations suggest a course of action focused primarily on the council-owned properties, with plans to replace their roofs. However, the implications for private homeowners remain ambiguous. While housing chief Catherine Johnson has committed to reaching out to affected private homeowners post-meeting, campaigners like Hoskins have called for greater clarity and a sense of urgency. She highlighted the unique nature of the neighbourhood where a single terrace row comprises only homeowners, contrasting with the mixed ownership in other areas of the estate. “They will have to decant the residents to repair the roof, so I’m nervous about how it will affect homeowners,” she stated.

The broader implications of the RAAC crisis extend beyond individual concerns, with significant numbers of properties affected throughout Dundee and Angus. Recent estimates suggest that nearly 900 homes are impacted in these areas alone, with campaigners advocating for a national fund to assist homeowners facing challenges related to RAAC, such as declining property values and insurance complications. Calls for collaborative action among local authorities, the Scottish Government, and Westminster have also intensified, as campaigners seek a robust response to the crisis.

The Courier has initiated its “Trapped by RAAC” campaign to amplify the voices of those affected and to push for government intervention. This campaign aims to ensure that the urgent needs of homeowners and tenants are not overlooked as councils focus on their respective properties. As discussions continue, Angus residents eagerly await clarity about the next steps they will need to take regarding their homes and financial stability.

The current situation in Monifieth serves as a stark reminder of the long-term implications of construction practices from decades past. As residents grapple with uncertainty and fear about their homes' safety and financial value, it becomes increasingly clear that effective, transparent communication from local authorities will be essential in navigating this pressing issue.

## Reference Map:

* Paragraph 1 – [[1]](https://www.thecourier.co.uk/fp/news/5238972/raac-campaigner-angus-council-fix/), [[2]](https://www.thecourier.co.uk/fp/news/angus-mearns/5015385/angus-council-raac-inspections/)
* Paragraph 2 – [[3]](https://www.thecourier.co.uk/fp/news/dundee/5204167/dundee-raac-campaigner-residents/), [[4]](https://www.thecourier.co.uk/fp/news/dundee/5152189/dundee-raac-what-happens-next-residents/)
* Paragraph 3 – [[1]](https://www.thecourier.co.uk/fp/news/5238972/raac-campaigner-angus-council-fix/), [[5]](https://www.thecourier.co.uk/fp/news/dundee/5202034/dundee-raac-scotland/)
* Paragraph 4 – [[1]](https://www.thecourier.co.uk/fp/news/5238972/raac-campaigner-angus-council-fix/), [[6]](https://www.thecourier.co.uk/fp/news/dundee/5201021/dundee-raac-campaign/)
* Paragraph 5 – [[1]](https://www.thecourier.co.uk/fp/news/5238972/raac-campaigner-angus-council-fix/), [[5]](https://www.thecourier.co.uk/fp/news/dundee/5202034/dundee-raac-scotland/), [[6]](https://www.thecourier.co.uk/fp/news/dundee/5201021/dundee-raac-campaign/)

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## Bibliography

1. <https://www.thecourier.co.uk/fp/news/5238972/raac-campaigner-angus-council-fix/> - Please view link - unable to able to access data
2. <https://www.thecourier.co.uk/fp/news/angus-mearns/5015385/angus-council-raac-inspections/> - Angus Council has conducted inspections of council-owned properties in Monifieth's Milton Street, identifying that 25 out of 26 homes contain Reinforced Autoclaved Aerated Concrete (RAAC) in their roofs. One property showed significant movement and water ingress, leading to the tenant's relocation. The remaining 24 properties are under regular inspections to monitor their condition. Additionally, 49 privately-owned homes in the area have been advised to have their properties inspected by qualified structural engineers to assess the presence and condition of RAAC.
3. <https://www.thecourier.co.uk/fp/news/dundee/5204167/dundee-raac-campaigner-residents/> - Yvette Hoskins, a campaigner for RAAC-affected residents, claims to have spoken with over 3,000 residents in Dundee and Angus whose homes contain RAAC. She highlighted that concerns about RAAC in properties date back to the 1970s, with instances in 1977-1979 where RAAC was used as a pilot for testing roofing solutions. Hoskins emphasized the need for urgent repairs and a national fund to support homeowners affected by RAAC, as many are facing challenges with property values and insurance due to the material's presence.
4. <https://www.thecourier.co.uk/fp/news/dundee/5152189/dundee-raac-what-happens-next-residents/> - Residents in Dundee and Angus are expressing concerns over homes constructed with Reinforced Autoclaved Aerated Concrete (RAAC), a lightweight concrete used between the 1950s and 1990s. Campaigners, including Yvette and Wayne Hoskins, fear potential demolition of affected buildings, as seen in Aberdeen. Homeowners are worried about losing their homes and the financial implications, with some unable to sell due to mortgage difficulties. The Dundee RAAC Campaign Group is advocating for support and a national fund to address the issue.
5. <https://www.thecourier.co.uk/fp/news/dundee/5202034/dundee-raac-scotland/> - Dundee has the highest number of homes with Reinforced Autoclaved Aerated Concrete (RAAC) in Scotland, with nearly 900 properties affected. Of these, 526 are council-owned, and 361 are privately owned, many purchased through the Right to Buy scheme. Campaigners, including Wilson Chowdhry, call for a collaborative effort between local authorities, the Scottish Government, and the UK Government to support homeowners facing challenges due to RAAC, such as declining property values and difficulties in selling their homes.
6. <https://www.thecourier.co.uk/fp/news/dundee/5201021/dundee-raac-campaign/> - The Courier has launched the 'Trapped by Raac' campaign to support homeowners and tenants affected by Reinforced Autoclaved Aerated Concrete (RAAC) in Dundee and Angus. Nearly 900 households are impacted, facing issues like declining property values and difficulties in selling. The campaign seeks to raise awareness, provide a voice for those affected, and urge government intervention to address the crisis, emphasizing the need for a national fund and support for residents dealing with RAAC-related challenges.
7. <https://www.thecourier.co.uk/fp/news/dundee/5205995/martel-maxwell-dundee-family-raac/> - Martel Maxwell, a presenter of 'Homes Under the Hammer,' discusses the challenges faced by homeowners in Dundee affected by Reinforced Autoclaved Aerated Concrete (RAAC). While the council estimates less than 1,000 homes have RAAC, campaigner Yvette Hoskins claims to have spoken to 3,000 residents. The council maintains responsibility for tenants but states privately owned properties are the owner's responsibility. Maxwell highlights the need for accountability and support for homeowners dealing with RAAC issues.