# Aberdeen woman faces £40,000 loss and health risks due to Raac in home



Janice Mackie, a 61-year-old accounts assistant from Torry, has experienced a significant financial and emotional toll due to the presence of Reinforced Autoclaved Aerated Concrete (Raac) in her home. Over the last year, her three-bedroom property on Burnbank Place has lost nearly £40,000 in value, prompting grave concerns about her financial stability and health. Mackie shared her experiences as part of the "Trapped by Raac" campaign, which aims to highlight the struggles faced by affected homeowners in Aberdeen.

Having lived in her home for 25 years, Mackie purchased the property under a right-to-buy scheme after it was sold by the local council. Prior to learning about the issues related to Raac, she reported having no significant concerns about her home. However, her awareness of the situation grew after encountering discussions on social media about the material.

“I had been away so hadn’t yet received the initial letter before seeing everyone talking about it online,” Mackie stated. “If I’m honest, I didn’t realise the seriousness of it. I wasn’t expecting any drastic action to be needed. I think I buried my head in the sand a bit.”

The financial implications of the Raac issue have been severe for Mackie, who noted that her house was valued at £110,000 before the Raac revelations but that an offer from Aberdeen City Council’s voluntary purchase scheme is only £73,000. "That’s £37,000 less than before," she lamented.

Mackie characterised her situation as “unbearable,” citing the emotional and physical strain that has developed as a result of her circumstances. “The stress became impossible to take. My coping mechanism has been to turn to food. My weight has gone up, and at my last check-up, the doctor told me I am now borderline diabetic,” she explained. Mackie's fiancé, Kevin, is also facing health challenges attributed to the mounting pressure they are under. “It’s the first thing I think about in the morning and the last thought at night. We literally live IN the stress,” she noted.

As part of seeking a resolution, Mackie reached out for independent financial advice regarding her property options. She learned that she would likely need to work until the age of 75 to afford a different home, given the substantial dip in her home's market value. “I think I may be able to get another mortgage but it’s a catch-22 situation,” she said, expressing frustration with the dynamics of the council's purchasing process, which requires homeowners to vacate before receiving funds.

Her concerns extend to the potential of being forced to move into a smaller accommodation. “I was told I’d be eligible for a one-bed property but couldn’t stipulate where or what type of property. The council tenants had options. I had no options,” she shared, detailing the emotional distress of facing the prospect of living in a one-bedroom flat with her fiancé and their three cats.

Mackie is actively involved in the Torry Community Raac Campaign, calling for collective support among the Aberdonian community to seek fair evaluations and improved communication from the authorities. “You can’t help but feel sad and frustrated about it all. We need the support of everyone in Aberdeen for a good and just resolution to this. A resolution that isn’t leaving folk in negative equity or in bankruptcy,” she urged.

As the situation worsens, the sense of community in Torry is reportedly declining. Mackie noted an increase in local disturbances, including vandalism and littering, which has further contributed to the overall decline in her living environment. “It’s horrible living here now. But that doesn’t mean we’ll go without a fight,” she asserted, showcasing a determination to advocate for herself and her neighbours in the face of adversity.

Source: [Noah Wire Services](https://www.noahwire.com)

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