# Torry residents face sharp house devaluations and emotional strain amid RAAC crisis



# Torry Residents Trapped in Financial Limbo Due to RAAC Crisis

In the heart of Aberdeen, residents are grappling with the emotional and financial turmoil triggered by the discovery of Reinforced Autoclaved Aerated Concrete (RAAC) in numerous homes. The situation has led to a profound sense of loss and helplessness among those affected, particularly for two local mothers, Carol and Susan, who have seen their dreams of stable homes turn into nightmares.

## A Home Once Full of Joy

Carol Lawrie, a 60-year-old former nursery cook, has lived on Pentland Road all her life. She recalls how her home was once a source of pride, but deteriorating health and declining confidence have made it feel more like a burden. “I can’t be bothered. With anything,” she admits. “They think my home would be better flattened.” The anguish is palpable as she reflects on the £68,000 offered for her three-bedroom house, a sum well below the market value she believes it should command—between £110,000 and £115,000.

This stark devaluation is not an isolated incident. Carol notes the disparity in valuation between her home and a similar one across the street, valued at £84,000. “Are his bricks worth more than mine when they’re both sitting in a pile?” she questions, encapsulating the frustration many homeowners feel.

The pain of watching her home decline is compounded by the indifference she experienced during the valuation process. “The woman who came to see me had no sympathy whatsoever,” she recalls. It’s clear that she feels both vulnerable and undervalued in this unsettling situation. For Carol, the prospect of relocating is a bittersweet necessity, as she has already found another property in Torry that “needs a ton of work” but offers some hope for a fresh start.

## The Weight of Financial Decisions

Susan, who has lived in her Girdleness Road home for 28 years, faces her demons. Like Carol, she wishes to remain anonymous due to the stress of her situation. She describes being “scared” of losing everything, recalling how she remortgaged her home years ago in the hopes of building a nest egg for her family. “I just kind of assumed we would get help,” she reflects. Yet, with her home now valued at £73,000—nearly £50,000 less than expected—her plans seem to unravel daily.

Both women have expressed a desire for strong community support. “We need the whole of Aberdeen to help us. We’re tired,” Susan states, capturing the collective plea for intervention. Indeed, about 500 homes across the city are thought to be affected by RAAC, an issue that has spiralled into a full-blown housing crisis. The council currently faces the daunting task of managing demolitions and securing safe housing for residents, with estimates indicating a reconstruction burden of over £150 million.

## The Broader Crisis

Aberdeen City Council has declared a housing emergency in light of the extensive problems with RAAC. The council's phased approach to demolition involves the immediate clearing of vacant properties and the residential purchases for those affected, but this has left many private homeowners feeling abandoned. Legal action is being considered by residents who have endured severe financial strain and emotional distress.

The council's strategy includes not only demolition but also plans for rebuilding—a vision that seems a long way off for residents like Carol and Susan. “My son always tells me it will work out, but we are a year on and nothing has happened,” Carol sighs, reflecting a pervasive sense of uncertainty among those caught in this predicament.

Across Aberdeen, the stories of Carol and Susan are echoed in countless homes, highlighting the urgent need for support and solutions as the city grapples with the ramifications of RAAC. The emotional toll is heavy, affecting lives and livelihoods, as residents continue to wait for the help they so desperately need.

## Conclusion

The effects of the RAAC crisis extend far beyond the physical structures themselves; they penetrate the very fabric of community and family life. For Carol, Susan, and their neighbours, this ongoing crisis raises an essential question: What does it mean to build a home, and what happens when that foundation crumbles? As Aberdeen embarks on a long and difficult journey to reclaim its housing integrity, the human stories behind the statistics must not be forgotten.

## Reference Map:

* Paragraph 1 – [[1]](https://www.pressandjournal.co.uk/fp/news/6747089/torry-quines-trapped-by-raac-aberdeen/), [[3]](https://news.stv.tv/north/aberdeen-community-facing-housing-crisis-as-around-500-homes-built-using-flawed-concrete-raac)
* Paragraph 2 – [[1]](https://www.pressandjournal.co.uk/fp/news/6747089/torry-quines-trapped-by-raac-aberdeen/), [[6]](https://news.stv.tv/north/aberdeen-city-council-declares-housing-emergency-amid-ongoing-raac-crisis-in-torry-area)
* Paragraph 3 – [[1]](https://www.pressandjournal.co.uk/fp/news/6747089/torry-quines-trapped-by-raac-aberdeen/), [[5]](https://www.scottishconstructionnow.com/articles/torry-residents-consider-legal-action-over-raac-affected-homes)
* Paragraph 4 – [[2]](https://www.aberdeencity.gov.uk/news/demolition-raac-affected-homes-be-carried-out), [[4]](https://www.aberdeencity.gov.uk/news/demolition-safest-option-raac-affected-homes)
* Paragraph 5 – [[6]](https://news.stv.tv/north/aberdeen-city-council-declares-housing-emergency-amid-ongoing-raac-crisis-in-torry-area), [[7]](https://www.bbc.co.uk/news/articles/cgm7wmvky4ro)

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

## Bibliography

* <https://www.pressandjournal.co.uk/fp/news/6747089/torry-quines-trapped-by-raac-aberdeen/> - Please view link - unable to able to access data
* <https://www.aberdeencity.gov.uk/news/demolition-raac-affected-homes-be-carried-out> - Aberdeen City Council has agreed to demolish council and private homes affected by Reinforced Autoclaved Aerated Concrete (RAAC) in a phased approach. The initial phase involves demolishing vacant council-owned properties, with plans to purchase private homes by voluntary agreement. The demolition and landscaping are estimated to cost between £20-25 million and will take 3-4 years. The council aims to rebuild the affected homes, with design work for a new masterplan underway.
* <https://news.stv.tv/north/aberdeen-community-facing-housing-crisis-as-around-500-homes-built-using-flawed-concrete-raac> - A community in Aberdeen is facing a housing crisis as approximately 500 council homes are believed to be built using Reinforced Autoclaved Aerated Concrete (RAAC). Residents have expressed concerns about the structural integrity of these buildings, with some homeowners facing financial difficulties due to the discovery of RAAC. Aberdeen City Council has assured residents that a full risk assessment is underway and is seeking guidance from the Scottish Government.
* <https://www.aberdeencity.gov.uk/news/demolition-safest-option-raac-affected-homes> - Aberdeen City Council has decided that demolishing council homes affected by Reinforced Autoclaved Aerated Concrete (RAAC) is the safest option. An estimated 366 council and 138 private addresses in the Balnagask area of Torry have RAAC in roof panels. The demolition and rebuilding program is expected to cost over £150 million and take several years. The council will offer one-to-one support to residents and explore providing a mix of new homes for the longer term.
* <https://www.scottishconstructionnow.com/articles/torry-residents-consider-legal-action-over-raac-affected-homes> - Residents in the Torry area of Aberdeen, whose homes have been deemed unsafe due to the presence of Reinforced Autoclaved Aerated Concrete (RAAC), are considering legal action as they face financial hardship and potential homelessness. While most council tenants have been rehoused, many private homeowners remain, unwilling or unable to leave. The council has committed to demolishing and rebuilding the 500 affected homes and is offering homeowners a purchase price based on current market value, but deducting the cost of replacing the RAAC panels.
* <https://news.stv.tv/north/aberdeen-city-council-declares-housing-emergency-amid-ongoing-raac-crisis-in-torry-area> - Aberdeen City Council has declared a housing emergency in the city and has called for an immediate action plan to tackle the crisis. This follows a nationwide housing emergency declared by the Scottish Government in May. The issue is acutely felt in Aberdeen due to ongoing problems with Reinforced Autoclaved Aerated Concrete (RAAC), which has forced hundreds from their homes in the Torry area. The council aims to align teams and strategies to deliver the shared goal of tackling the housing crisis.
* <https://www.bbc.co.uk/news/articles/cgm7wmvky4ro> - Hundreds of homes in Aberdeen affected by potentially dangerous concrete are to be demolished and rebuilt at an expected cost of more than £150 million. Reinforced Autoclaved Aerated Concrete (RAAC) was identified in more than 500 council and private properties earlier this year. Councillors have voted to begin the demolition process and then to look at the best way to tackle a rebuilding programme, which could take several years. A protest was held outside Aberdeen City Council headquarters before a meeting discussing the issue.