# Aberdeen RAAC homeowners face financial and emotional crisis amid undervalued buyout offers



The ongoing crisis surrounding homes built with Reinforced Autoclaved Aerated Concrete (RAAC) in Aberdeen's Torry area highlights a desperate need for urgent intervention and human empathy from local authorities. Residents, who purchased their homes in good faith, now confront the bleak reality of structurally compromised properties. The impact of RAAC, a material known for its fragility and potential danger, is echoing through the community, fundamentally shaking the lives of its occupants.

Countless homeowners are left reeling after learning about the severe weaknesses in their properties, constructed decades ago using RAAC, often described as looking more like Aerated than true concrete. This has resulted in Aberdeen City Council offering to purchase these homes at sharply reduced prices, sometimes up to £50,000 below their market value. While the council characterises these proposals as reflective of “current market value,” many residents see them as unwarranted undervaluations in an already dire situation. This lack of adequate compensation has led to fears of financial ruin, as many residents find themselves trapped in homes they cannot sell or afford to repair.

The sentiment of being sidelined is palpable among the affected homeowners. At a recent council meeting, members of the community voiced their frustration and concerns, seeking compensation that aligns more with their financial needs. Campaigns for fair treatment have become a rallying cry, as families express their determination to fight for rightful compensation. One resident poignantly noted, “When they really want to do something they’ll always find the money,” reflecting a deep-seated feeling that support for their cause is lacking compared to other initiatives the council may prioritise.

Former Deputy Editor of The Press and Journal, David Knight, articulates the community’s discontent, suggesting a palpable disconnection between local leaders and the residents they serve. He highlights a worrying trend of council officials being seemingly absent during the pivotal moments of crisis, which can further alienate those in distress. The image of council leaders engaging with their constituents in times of need appears to be fading, overshadowed by the harsh realities facing families in the Balnagask area.

Around 500 homes in Aberdeen are under scrutiny for potentially dangerous RAAC, with serious implications for the housing market and residents' safety. The council has set a preliminary plan for demolishing approximately 504 properties—366 council-owned and 138 privately-owned—to replace them with new social housing at an estimated cost of over £130 million. However, the slow pace of negotiations over compensation has left many residents in a prolonged state of anxiety, as they contemplate legal action in light of inadequate offers.

Community spirit is not extinguished, though, as campaigners continue to strategise and seek viable compromises with council officials. Efforts to push for reasonable resolutions reflect an unwavering commitment to maintaining the integrity of their homes and their neighbourhood. The profound toll on community cohesion and identity cannot be overlooked, as continued neglect risks isolating residents and solidifying a narrative of disarray amidst hopes for a revitalised area.

As Aberdeen embarks on this journey to rectify the mistakes of the past, questions linger about accountability and the ethics of dealing with widespread structural failures. Residents feel they are caught in a web of bureaucratic indifference that must be disentangled with compassion and proactive engagement. Until then, the brave families of Torry will continue to resist being overlooked, striving to reclaim their homes and ensure their stories are not erased in the shadow of concrete failures.

## Reference Map:

* Paragraph 1 – [[1]](https://www.pressandjournal.co.uk/fp/opinion/6768821/david-knight-raac-balnagask/), [[5]](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/opinion/6768821/david-knight-raac-balnagask/), [[3]](https://www.bbc.co.uk/news/articles/c3vkvk9epgpo), [[7]](https://aberdeenbusinessnews.co.uk/raac-and-ruin-continues-only-four-aberdeen-homeowners-accept-purchase-offers/)
* Paragraph 3 – [[2]](https://www.scottishhousingnews.com/articles/torry-residents-consider-legal-action-over-raac-affected-homes), [[6]](https://www.bbc.com/news/articles/cgm7wmvky4ro)
* Paragraph 4 – [[1]](https://www.pressandjournal.co.uk/fp/opinion/6768821/david-knight-raac-balnagask/), [[2]](https://www.scottishhousingnews.com/articles/torry-residents-consider-legal-action-over-raac-affected-homes), [[4]](https://www.scottishhousingnews.com/articles/aberdeen-sets-out-demolition-plan-for-raac-hit-homes)
* Paragraph 5 – [[3]](https://www.bbc.co.uk/news/articles/c3vkvk9epgpo), [[6]](https://www.bbc.com/news/articles/cgm7wmvky4ro)

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## Bibliography

1. <https://www.pressandjournal.co.uk/fp/opinion/6768821/david-knight-raac-balnagask/> - Please view link - unable to able to access data
2. <https://www.scottishhousingnews.com/articles/torry-residents-consider-legal-action-over-raac-affected-homes> - Residents in Aberdeen's Torry area, whose homes contain Reinforced Autoclaved Aerated Concrete (RAAC), are contemplating legal action due to financial hardships and potential homelessness. A year after being informed of the structural risks, many private homeowners remain, unwilling or unable to vacate. The council's offer to purchase homes at current market value, minus repair costs, has been deemed insufficient, with some valuations significantly lower than expected. Campaigners argue that these offers are inadequate for homeowners to secure alternative accommodation without substantial financial loss.
3. <https://www.bbc.co.uk/news/articles/c3vkvk9epgpo> - In October 2024, numerous Aberdeen residents affected by potentially dangerous concrete, known as RAAC, protested outside the city council's offices. Nearly 140 private owners in the Torry area live in homes where RAAC has been discovered. The council is offering market value for these homes, along with home loss payments up to £15,000, but deducting the cost of repairing the RAAC roof panels. Residents are refusing to participate in the voluntary purchase scheme until they receive guarantees that repair costs will not be deducted from their compensation.
4. <https://www.scottishhousingnews.com/articles/aberdeen-sets-out-demolition-plan-for-raac-hit-homes> - Aberdeen City Council has officially lodged documents outlining the proposed demolition process for 372 buildings affected by Reinforced Autoclaved Aerated Concrete (RAAC) in the Balnagask community. After independent surveys and community engagement, demolition was deemed the most cost-effective solution to address the high risk posed by RAAC. The plan involves demolishing 504 addresses, including 366 council properties and 138 privately owned homes, to be replaced with new social housing. The council anticipates spending over £130 million on the entire project.
5. <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' after it emerged that around 500 council homes are believed to have been built using crumbling concrete known as RAAC. Aberdeen City Council previously confirmed that more than 22,000 council homes are being reviewed for the presence of RAAC. Approximately 500 homes in the Balnagask area of Torry are likely to be affected. The material, widely used between the 1950s and 1990s, has been found in many schools and hospitals across the UK and is said to pose a 'serious risk'.
6. <https://www.bbc.com/news/articles/cgm7wmvky4ro> - Hundreds of homes in Aberdeen affected by potentially dangerous concrete, known as RAAC, are set 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. A protest was held outside Aberdeen City Council headquarters before a meeting discussing the issue, with banner messages including 'justice for homeowners'. Councillors have voted to begin the demolition process, followed by assessing the best way to tackle a rebuilding programme, which could take several years.
7. <https://aberdeenbusinessnews.co.uk/raac-and-ruin-continues-only-four-aberdeen-homeowners-accept-purchase-offers/> - Only four out of 138 private homeowners in Aberdeen have indicated they will accept the council's purchase offers for homes affected by dangerous RAAC concrete, highlighting the slow progress of the council’s demolition plan. The affected properties in the Balnagask area were discovered to contain Reinforced Autoclaved Aerated Concrete (RAAC) in their roofing systems in 2023, prompting the council to initiate a voluntary purchase scheme. Residents have expressed frustration over significantly undervalued offers, with some claiming they’ve received offers much lower than expected.