

Citizen Participation and Public Petitions Committee
Wednesday 25 February 2026
5th Meeting, 2026 (Session 6)

PE2113: Provide support to RAAC-affected communities

Introduction

Petitioner Wilson and Hannah Chowdhry

Petition summary Calling on the Scottish Parliament to urge the Scottish Government to provide support to communities affected by Reinforced Autoclaved Aerated Concrete (RAAC) by:

- setting up a national fund to assist struggling homeowners and tenants affected by RAAC
- initiating a public inquiry to investigate the practices of councils and housing associations concerning RAAC, including investigation of how business related to RAAC was conducted, the handling of safety reports and property sales, disclosure of RAAC, and responses to homeowner concerns
- introducing or updating legislation, similar to the General Product Safety Regulations, to ensure developers, councils, and housing associations are held accountable for using substandard property materials, mandate risk disclosure, and make surveyors and solicitors liable for untraced defects. Legislation should also include provision for a comprehensive register of high-risk buildings in Scotland.

Webpage <https://petitions.parliament.scot/petitions/PE2113>

1. [The Committee last considered this petition at its meeting on 24 September 2025](#). At that meeting, the Committee agreed to write to the Secretary of State for Scotland and the Cabinet Secretary for Housing.
2. The petition summary is included in **Annexe A** and the Official Report of the Committee's last consideration of this petition is at **Annexe B**.
3. The Committee has received new written submissions from the Secretary of State for Scotland, the Cabinet Secretary for Housing, and Gregor Poynton MP, which are set out in **Annexe C**.
4. On 20 January 2026, [The Cabinet Secretary for Housing answered questions from the Local Government, Housing and Planning Committee regarding RAAC](#).
5. [Written submissions received prior to the Committee's last consideration can be found on the petition's webpage](#).

6. [Further background information about this petition can be found in the SPICe briefing](#) for this petition.
7. [The Scottish Government gave its initial response to the petition on 22 August 2024.](#)
8. Every petition collects signatures while it remains under consideration. At the time of writing, 2,552 signatures have been received on this petition.

Action

9. The Committee is invited to consider what action it wishes to take.

Clerks to the Committee
February 2026

Annexe A: Summary of petition

PE2113: Provide support to RAAC-affected communities

Petitioner

Wilson and Hannah Chowdhry

Date Lodged

23 July 2024

Petition summary

Calling on the Scottish Parliament to urge the Scottish Government to provide support to communities affected by Reinforced Autoclaved Aerated Concrete (RAAC) by:

- setting up a national fund to assist struggling homeowners and tenants affected by RAAC
- initiating a public inquiry to investigate the practices of councils and housing associations concerning RAAC, including investigation of how business related to RAAC was conducted, the handling of safety reports and property sales, disclosure of RAAC, and responses to homeowner concerns
- introducing or updating legislation, similar to the General Product Safety Regulations, to ensure developers, councils, and housing associations are held accountable for using substandard property materials, mandate risk disclosure, and make surveyors and solicitors liable for untraced defects. Legislation should also include provision for a comprehensive register of high-risk buildings in Scotland.

Background information

[The Scottish Housing Regulator has published information on the presence of RAAC in social housing](#). 1,994 properties across Scotland are affected with thirteen social landlords reporting RAAC in homes they provide to tenants.

Councils and Housing Associations (HA) across Scotland are denying assistance to homeowners and private tenants. Council tenants now face displacement without any form of compensation for renovating their homes. Residents are being torn from the communities they cherish and depend on. They are being left in financial crisis, and in some cases face roof collapse.

We are seeking identification by RICS qualified surveyors where there may be possible RAAC threat, a requirement for solicitors to check for council disclosures of RAAC, and increased liability for surveyor and solicitor failures to identify defects.

A measure similar to the General Product Safety Regulations, which mandates manufacturers to address safety defects for the lifetime of a vehicle, should be

introduced to ensure developers are accountable for rectifying safety issues even after purchase.

Annexe B: Extract from Official Report of last consideration of PE2113 on 24 September 2025

The Convener: The first continued petition for us to consider today—which we will discuss after what I am afraid will be a lengthy preamble from me—is PE2113, which was lodged by Wilson and Hannah Chowdhry. It calls on the Scottish Parliament to urge the Scottish Government to provide support to communities affected by reinforced autoclaved aerated concrete—commonly referred to as RAAC—by setting up a national fund to assist struggling home owners and tenants affected by RAAC; initiating a public inquiry to investigate the practices of councils and housing associations concerning RAAC, including investigation of how business related to RAAC was conducted, the handling of safety reports and property sales, disclosure of RAAC and responses to home owners’ concerns; and introducing or updating legislation similar to the general product safety regulations to ensure that developers, councils and housing associations are held accountable for the use of substandard property materials. Such legislation should mandate risk disclosure and make surveyors and solicitors liable for untraced defects, and it should also include provision for a comprehensive register of high-risk buildings in Scotland.

We last considered the petition on 13 November 2024, when we agreed to write to the Built Environment Forum Scotland, the Royal Institution of Chartered Surveyors, the Chartered Institute of Building, the Royal Incorporation of Architects in Scotland and the then Minister for Housing.

The RICS suggests that a national fund of the kind that the petitioner suggests could be useful, but it has questions about the applicability and, indeed, the necessity of such a fund, as existing surveys do not point to RAAC being prevalent.

The Scottish Government reiterates that the local scheme of assistance can in fact provide financial help. It also underlines local authority powers to decide spending priorities, as well as continued challenges to public finances. Although the UK Government has shown reluctance to set up a UK-wide financial support scheme, the Scottish Government continues to insist on one. In a recent response to a written parliamentary question, the new Cabinet Secretary for Housing said that she would engage with the new Secretary of State for Housing, Communities and Local Government on the issue, following the resignation of the Deputy Prime Minister, Angela Rayner.

The RICS, the RIAS and the BEFS—the organisations to which I referred a moment ago—were not supportive of a public inquiry, arguing that it would be both time and resource intensive, that it would divert from an immediate response and that it may simply confirm what is already widely known. Their submissions suggested that it would be more appropriate to identify and remediate affected properties that are also in poor condition.

The RICS does not see the third ask of the petition as representing a proportionate approach. It points to existing avenues that can be explored if RAAC has not been properly identified by a regulated surveyor.

The BEFS highlights that the existing buildings at risk register has been paused following a review and suggests that any successor model should be more aligned with activity that renovates and reuses buildings at risk, rather than lists them.

We have also received additional submissions from the petitioners—some of whom, I think, are with us in the gallery today—who continue to highlight the predicament of RAAC-impacted home owners and the urgent need for action, particularly on the financial front.

I acknowledge that most of the submissions recognise the challenges for home owners and are generally in agreement that significant action will require to be taken to address the matter.

As I said earlier, we do not have a lot of time left in this parliamentary session. Obviously, in so far as we might want to take further action, we would have to make sure that it was quite targeted.

I say gently to those who have joined us in the gallery today that it is the Parliament's position that nothing that is overtly of a campaigning nature should be displayed in committee rooms. I will not bring the heavy hand of bureaucracy to bear in that regard today; I simply mention it in passing for future reference.

Do colleagues have anything to contribute to our thinking on how we might proceed?

Fergus Ewing: With regard to the national fund element of the petition—the first of the three asks of the petition—I note that, the previous time this matter came before us, members suggested that we ask the Scottish Government about the upshot of its work with the UK Government to come up with a solution. In response to that, there has been a submission from the new cabinet secretary, who says that the Scottish Government is continuing to work with the UK Government. In that regard, I note that there is a new Secretary of State for Scotland.

I strongly believe that it is no use Scotland blaming London and London blaming Scotland. The people in the middle, some of whom are here today, are the ones who are suffering—in some cases, from the threat of bankruptcy—and are under severe pressure. I think that the blame-passing approach is just not good enough. We have a new Cabinet Secretary for Housing and a new Secretary of State for Scotland—Màiri McAllan and Douglas Alexander, respectively. Why do they not just meet and come up with a solution? The current situation cannot go on for ever. The longer it continues, the more it brings into disrepute the Scottish Government and the UK Government, which does nobody any good.

I acknowledge that time is short, but we still have about two thirds of a year to go, and we should try to use that time as best we can. I will explain to those members of the public who are here and have a direct interest in the matter that this committee does not have any budget; all that we can do is put pressure on the Governments to do the right thing. That is our job, and I think that we should invite the cabinet secretary to confirm that she will seek a meeting with her counterparts in the UK Government and not only come up with a solution but explain why people in Basildon have had money handed out to them while people in Scotland have not. She should

also explain why the money is being restricted to monitoring and surveys and not to actual repair work. None of those questions has been answered at all.

11:00

I appreciate the constraints on the committee, and I will not be pleading for every petition to be kept open, for the reasons that you correctly set out, convener. However, in relation to this petition, a lot of human misery has been caused to people by RAAC through no fault whatsoever of their own. If I were one of the people watching the meeting today, I would be pretty disgusted if passing the buck was allowed to happen.

I hope that members will agree that there is more that could be done. The Governments talk all the time about working together positively, do they not? Well, let us see the proof. That is my suggestion.

The Convener: If I am distilling your point correctly, Mr Ewing, you are asking that we act as a sort of marriage guidance counsellor and write to the Secretary of State for Scotland and the cabinet secretary to encourage them to meet in order to find a pathway forward that might resolve the issues at hand. We could do so on the basis that this is a petition that we take extremely seriously and that, given the time that is left in this parliamentary session, it would be helpful if both parties could respond positively to our suggestion that they have such a discussion. Is that correct?

Fergus Ewing: That is very diplomatically put. However, I think that the ministers would regard me not as a marriage guidance counsellor but more of an agony uncle.

The Convener: I will say that the suggestion was made by our agony uncle.

Maurice Golden: I agree with Mr Ewing's point. In addition, it would be useful to get an update from the Scottish Government on how it is monitoring local authorities regarding their interaction with affected residents. For example, in Aberdeen, there are regular updates and newsletters available to the public. However, such interaction varies from local authority to local authority. In my view, the Scottish Government should be monitoring the situation and perhaps sharing best practice. I hope that that is being done. I do not know whether that is a role for the Government or for the Convention of Scottish Local Authorities, but it should certainly be done. I would appreciate an update from the Scottish Government on that.

The Convener: Mindful of the fact that time is against us, are we content to keep the petition open, to pursue those two lines of inquiry and to seek to make some further progress on the petition?

Members *indicated agreement.*

Annexe C: Written submissions

Secretary of State for Scotland written submission, 29 October 2025

PE2113/M: Provide support to RAAC-affected communities

Thank you for your letter of the 1st October from the Scottish Parliament's Citizen Participation and Public Petitions Committee regarding support for communities affected by Reinforced Autoclaved Aerated Concrete (RAAC).

The discovery of RAAC in buildings across the country has indeed created significant challenges for both the community and local authorities, and I recognise the frustration stemming from the situation. However, whilst I share your desire to see that communities have access to safe and functional amenities, the issues in Scotland with RAAC are a devolved matter for the Scottish Government, which received a record funding settlement at the last budget, which could be used to tackle this problem, and it would be most appropriate for the Cabinet Secretary for Housing to take this forward.

Thank you for taking the time to write to me about this matter. Please keep my office updated on the progress of this issue.

Yours sincerely,

THE RT HON DOUGLAS ALEXANDER MP

SECRETARY OF STATE FOR SCOTLAND

Cabinet Secretary for Housing written submission, 30 October 2025

PE2113/N: Provide support to RAAC-affected communities

Thank you for your letter of 1 October 2025 on behalf of the Citizen Participation and Public Petitions Committee.

To respond to the two requests made to me in your letter in turn:

- 1) to urge you to arrange a meeting with the Secretary of State for Scotland, Douglas Alexander MP, and with your counterparts in the UK Government, in order to agree a solution to provide financial assistance to homeowners and tenants affected by RAAC

Both the former Minister for Housing and I have written on several occasions to the UK Government advocating for the setting up of a national RAAC remediation fund. Most recently, on 2 October, I wrote to Steve Reed MP, the Secretary of State for Housing, Communities and Local Government. My letter emphasised the UK-wide nature of the issue, with many of the properties were sold under UK Right to Buy legislation, and many reserved issues being engaged namely insurance, tax and consumer protection.

In my letter I have offered to work with Steve Reed on this issue and currently await a reply along with the proposed discussion. I will consider including the Secretary of State for Scotland in any resulting meeting.

The Committee may also wish to note that in June, I wrote to the former Deputy PM stressing the need for the UK Government to take the lead in putting in place financial arrangements on a cross-UK basis for RAAC remediation, noting this issue has its origins in the pre devolution era. Regrettably, the reply reiterated that the UK Government had no plans to set up any RAAC scheme or fund to address RAAC in residential settings.

It is the view of the Scottish Government that the presence of RAAC across the nations of the UK emphasises the need for a UK wide approach to this issue, with the UK Government being the only government across the UK with the financial flexibility to respond to such unexpected costs. I would invite the Committee to support this position.

The Committee may also wish to be aware that, from previous correspondence with the UK Government, including the former Deputy Prime Minister, we understand that the assessment of the prevalence of RAAC in housing in England as being 'low' is based on the limited data available. This contrasts with the extensive data we hold in Scotland thanks to the comprehensive data collection exercise undertaken by Local Authorities and Registered Social Landlords (RSLs) and overseen by the Scottish Housing Regulator. I have pressed Steve Reed to consider this point and, again, would welcome the Committee's support in this.

- 2) to ask for an update regarding the Scottish Government's monitoring of local authorities' engagement and interaction with affected residents, and of sharing best practice across local authorities in Scotland

Effective communication and engagement with residents impacted by RAAC is an issue of particular importance to me and one which was considered – and emphasised – during the first meeting of my newly convened RAAC in Housing Leadership Group on 4 September.

I am aware that the extent – and methods – of communication vary across Local Authorities and Registered Social Landlords (RSLs) and, with this in mind, one of the actions arising from the Leadership Group meeting was for members to provide a short note and update on their approaches to engagement with residents affected by RAAC.

While these are in the process of being provided and collated by my officials ahead of the next meeting of the Group, responses so far indicate a broad range of actions focussed on keeping affected residents and homeowners informed. These include meetings, various methods of correspondence, drop in sessions, visits, sharing of survey results and remediation plans and the dissemination of information on webpages and via social media. It is essential that robust channels of communication are created and maintained.

The Committee may also wish to be aware that ahead of September's meeting, a request was made to RAAC impacted Local Authorities and RSLs seeking general

information on their approaches to engagement and the provision of information, advice and guidance on the issue of RAAC.

The range of information provided varied – dependent on variables including the number of affected properties as well as the condition of the RAAC and the extent it may or may not have required remediation and, as a consequence, communication with residents.

The earlier responses from the affected Councils and RSLs (as also indicated in the more recent information now being provided) generally suggested an understanding of the need for engagement with tenants as well as provision of, or direction to, sources of relevant information. In respect of private homeowners, it would broadly appear to be the case that owners in mixed tenure blocks were more informed of relevant issues than RAAC affected owners in entirely private blocks where the general approach was to direct to sources of guidance such as that available from The Institution of Structural Engineers (IStructE).

Various methods of engagement were highlighted in the information provided, some of which other housing providers might wish to consider adopting if not already doing so. In addition to correspondence and updates, respondents noted visits, one-to-one meetings with tenants, dedicated email addresses for enquiries and RAAC specific webpages and FAQs. Other forms of engagement included meeting residents through the local Community Council, the appointment of a resident liaison officer, block meetings and an open door/drop in session for owner occupiers.

While it is a matter for individual organisations to choose the frequency and method of communication with affected residents, I strongly encourage all impacted Councils and RSLs to maximise their efforts in keeping both tenants and private owners as fully informed as possible.

This is a message I have also been keen to emphasise in the meetings I am currently undertaking across Scotland with councillors and RAAC affected residents (to date in Dundee and Aberdeen, with Clackmannanshire and West Lothian being arranged) as well as in associated media engagements.

Finally, in addition to liaison work through the RAAC in Housing Leadership Group, I would note that my officials are routinely in contact with officers in Local Authorities and RSLs for RAAC interests, not least in supporting co-ordination of work in connection with the development of guidance specific to the management and remediation of RAAC in housing which is currently in the final stages of development by IStructE.

Yours sincerely,

MÀIRI MCALLAN

Gregor Poynton MP written submission, 19 December 2025

PE2113/O: Provide support to RAAC-affected communities

I am writing in relation to Petition PE2113, submitted by Wilson and Hannah Chowdhry, and to highlight the experience of residents affected by Reinforced Autoclaved Aerated Concrete (RAAC) in the Livingston constituency.

Housing is a devolved matter, and the issues raised by this petition fall squarely within the responsibilities of the Scottish Government. Constituents in Livingston who are affected by RAAC are looking to the Scottish Government for leadership, coordination and practical support as they navigate the consequences of defects in their homes that are entirely outside their control.

The discovery of RAAC in homes and public buildings across Livingston has caused profound uncertainty for residents. Homeowners have reported sharp falls in property values, difficulties securing or maintaining insurance, and anxiety about the long-term safety and marketability of their homes. In some cases, residents have faced the prospect of leaving their properties altogether. While private owners are responsible for the maintenance of their own homes, the scale and complexity of the RAAC issue has exposed gaps in the current system which individual homeowners cannot reasonably resolve on their own.

Residents have consistently raised concerns about the availability and affordability of insurance and mortgages for RAAC-affected properties. There is a clear role for the Scottish Government in working to ensure that affordable insurance remains available and in engaging with the UK Government to ensure mortgage lending continues for affected homeowners and prospective purchasers.

Constituents have also highlighted the lack of consistent, accessible information. There is a strong case for the Scottish Government to put in place a clear framework of structural surveyors, with established pricing, alongside sector-specific guidance. This would allow homeowners to obtain reliable assessments and advice without facing prohibitive costs or conflicting information, and would help reduce the fear and uncertainty that currently dominates many residents' experiences.

It is important to stress that the presence of RAAC does not automatically mean that a building is unsafe. Scottish Labour has underlined the importance of comprehensive research and data gathering on the prevalence and condition of RAAC in both public and private buildings. Properly coordinated research now may help avoid unnecessary or premature remediation and ensure that resources are directed where genuine risk exists.

In Livingston, residents are acutely aware that different councils and housing providers across Scotland have responded in different ways. Aberdeen City Council, for example, has used significant amounts of capital funding to rehouse residents and is seeking to provide some form of compensation to affected homeowners. This variation reinforces the need for national leadership and a coherent approach from the Scottish Government.

Years of chronic underfunding under the SNP have left Scotland's schools, social housing, hospitals and community buildings in a fragile condition. While the recent UK Budget delivered a substantial uplift in capital funding for Scotland as part of the strongest public service funding settlement since devolution, it is now for the Scottish Government to decide how that funding is deployed, including whether it is used to

begin addressing the deterioration of Scotland's public estate and to support communities affected by RAAC.

I am grateful to the Committee for its consideration of this petition and for the opportunity it provides to ensure that the lived experience of RAAC-affected residents in Livingston and across Scotland is fully understood.

Yours sincerely,

Gregor

Gregor Poynton MP