

PE2113/O: Provide support to RAAC-affected communities

Gregor Poynton MP written submission, 19 December 2025

Dear Convener,

Petition PE2113: 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

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