

60327

Request for the following information relating to Reinforced Autoclaved Aerated Concrete (RAAC) within the council's estate.

RAAC affected assets

- The number of council-owned or council-managed buildings identified as containing RAAC (excluding private homes), broken down by type of building.

The information provided is separated by City of Edinburgh Council (CEC) housing and 'others'.

CEC housing

14 Flatted Blocks containing a total of 48 CEC owned homes. 2 blocks under full CEC ownership and 12 mixed tenure blocks. Total terraced houses under CEC ownership affected by RAAC – 6 Total number of individual CEC homes (flats and houses) affected by RAAC – 54

- A list of those buildings by name and general use (e.g. primary school, leisure centres, etc.) excluding addresses and any personal data.

[See attached spreadsheet](#)

Cost estimates and projected liabilities

- Any estimated, projected, or budgeted costs relating to RAAC, including total projected cost and costs by asset category (schools, housing, other estate), where available.

2025/26 – CEC Housing budget for RAAC remediation £1.2m. 2026/27 - CEC Housing budget for RAAC to be agreed at City of Edinburgh Council Housing, Homelessness and Fair Work Committee on 12 May 2026.

Others

[See attached spreadsheet](#)

- For each estimate, please specify the scope (e.g. surveys, temporary mitigation, full remediation, demolition/rebuild), the assumed timeframe (e.g. single financial year or multi-year programme), and whether the figure is indicative, provisional, or approved.

[We do not hold this information.](#)

Actual expenditure to date

- Total RAAC-related expenditure to date, broken down where possible into surveys/inspections; temporary mitigation (e.g. propping, closures, safety measures);

remediation or replacement works; and professional fees (engineering, legal, project management).

Housing:

We do not hold this information.

Other:

See attached spreadsheet

- Annual spend by financial year, if available.

Housing:

We do not hold this information.

Other:

See attached spreadsheet

Housing-specific costs (if applicable)

- Any estimated or projected costs relating specifically to council-owned housing affected by RAAC.

Projected costs for works underway to remediate RAAC within one mixed tenure block, CEC share £153,711.26. Not known for other blocks due to different architypes, solutions appraisal, mixed tenure profiles, liability splits etc, each of these factors will influence final designs and definitive costs to be established following tender for each project.

- Any per-property or per-unit cost estimates used internally for planning or budgeting purposes, where applicable.

Not applicable

Funding and support

Details of any funding received or committed for RAAC-related works (e.g. Scottish Government support, grants, insurance recoveries), including amount, source, purpose, and whether funding is confirmed or anticipated.

No funding available

Status and next steps

- Whether the council has completed RAAC surveys for all identified buildings; commissioned options appraisals or remediation plans; and/or approved a formal RAAC capital programme.

No, a citywide search is ongoing to confirm if any other CEC homes have RAAC. Options appraisal has been instructed for one mixed tenure block to assist/advise all owners of available options and potential costs – this is due for completion by end of April 2026.

- Where cost estimates are not yet available, please state the current stage reached and an indicative timescale for when estimates are expected.

This is under investigation, anticipated full extent of CEC homes with RAAC should be identified no later than Summer 2026.