



**UK RAAC Campaign Group**

**Open Letter to the Housing Minister, First Minister, and Clackmannanshire Council  
2 November 2025**

**To:**

**Ms Màiri McAllan MSP  
Cabinet Secretary for Housing, Planning and Local Government  
Scottish Government  
St Andrew's House  
Regent Road  
Edinburgh EH1 3DG**

**and**

**Mr Kevin Wells  
Strategic Director – Place  
Clackmannanshire Council  
Kilncraigs, Greenside Street  
Alloa, FK10 1EB**

**Cc:**

**The First Minister, Mr John Swinney MSP, and all Councillors of Clackmannanshire Council**

---

**Subject: Urgent Call for Collaborative Action to Expand the Aberdeen Precedent for RAAC-Affected Homeowners**

Dear Ms McAllan, Mr Wells, and Members of Clackmannanshire Council,

I write to urge both the Scottish Government and Clackmannanshire Council to work collaboratively in expanding the flexibility recently afforded to Aberdeen City Council under the Affordable Homes Fund. This precedent provides a genuine opportunity to deliver fairness, safety, and lasting security for the RAAC-affected homeowners of Tillicoultry.

As you will know, the Affordable Homes Budget is already accessible within Clackmannanshire through the Council and its Registered Social Landlords (RSLs), as part of the Scottish Government's Affordable Housing Supply Programme (AHSP). The Strategic Housing Investment Plan (SHIP) for 2026–2031, approved in October 2025, includes an allocation of £5.879 million from the Scottish Government for 2025/26, specifically to increase the supply of affordable housing stock through new builds, acquisitions, and other innovative projects.

Although I am aware that Clackmannanshire Council previously made an unsuccessful application under this fund in June 2024, the situation has evolved considerably. The Aberdeen precedent — following the Housing Minister's recent concession allowing £10 million of Affordable Homes funding to be repurposed — now demonstrates a clear pathway for flexibility. There is no longer any doubt that councils can apply this mechanism to provide fair compensation and new housing solutions for private homeowners affected by RAAC.

From January to May 2024, I actively promoted the use of the Affordable Homes Fund through multiple channels — including blog posts, deputations to **West Lothian and Aberdeen City Councils**, private meetings with **Stephen Booth, Chief Officer – Corporate Landlord, and John Wilson, Chief Officer – Capital** at Aberdeen City Council, and separate discussions with senior officers at Clackmannanshire Council. I also wrote repeatedly to the former Housing Minister advocating this approach. At the time, there was limited political appetite for such a solution. Fortunately, the recent progress in Aberdeen has shifted the conversation, opening the door to a viable opportunity to secure a fair outcome for Tillicoultry homeowners.

However, I remain concerned by the circumstances surrounding the motion proposed by Councillor Miranda Radley at Aberdeen City Council on 21 October 2025, following her letter to the Housing Minister. Her amendment, which sought only partial redress — including coverage of professional and legal fees, a 10% home loss payment, and other reasonable costs — was passed narrowly by 22 votes to 21. The slim margin of that vote highlights deep resistance among all non-SNP opposition councillors to the fairer pre-RAAC valuation outcome that homeowners rightly deserve. It appears that some form of intervention occurred thereafter, as the passed motion was not adopted and a Special Meeting was subsequently convened. That meeting produced a revised decision introducing fixed payments, ensuring that homeowners will now receive settlements closer to pre-RAAC market values, though the home-loss grant element was regrettably removed.

This outcome nonetheless demonstrates that, where ministerial flexibility is combined with genuine local advocacy, a fair and dignified solution can be achieved. It is therefore imperative that, should Clackmannanshire Council make a similar application under the Affordable Homes Fund, the Housing Minister ensures any financial flexibility is granted only with an explicit caveat guaranteeing a fair deal for homeowners. No council should be permitted to benefit from such concessions unless its plans clearly prioritise justice, transparency, and the wellbeing of the residents it serves.

Since the evacuation of Tillicoultry residents, the RAAC roofs have shown no further deterioration, which raises legitimate questions about whether the initial displacement was proportionate. That fact makes it all the more vital that any future expenditure delivers a lasting solution — not partial or stopgap repairs. A demolish-and-rebuild approach would create safe, energy-efficient homes, address regional housing shortages, and bring dignity to families who have endured uncertainty and distress for far too long.

Should Clackmannanshire Council choose to submit a renewed application under the Affordable Homes Fund, I strongly urge the Council and the Housing Minister to act with urgency and ensure explicit caveats are attached to any financial flexibility, guaranteeing a fair deal for all RAAC-affected homeowners. Any application that does not spell out such protections should not be granted flexibility.

Finally, I must express my disappointment that the Housing Minister has failed to respond to my last four letters on this matter. The ongoing silence risks prolonging the injustice faced by Tillicoultry homeowners, and it is vital that the Scottish Government now engages constructively to bring this matter to a fair and timely resolution.

**Yours sincerely,**  
**Wilson Chowdhry**  
**Chairman, UK RAAC Campaign Group**  
☎ 07375 241553  
✉ [wilson@aasecurity.co.uk](mailto:wilson@aasecurity.co.uk)