



UK RAAC Campaign Group

7th July 2025

**Open Letter to Kevin Wells, Strategic Director – Place, Clackmannanshire Council
31 October 2025**

**Subject: Urgent Review of Council Decision on RAAC Remedial Works Following
Ministerial Concession to Aberdeen City Council**

Dear Mr Wells,

Following the recent public announcement by the Housing Minister regarding financial flexibilities that have released £10 million from the Affordable Homes Fund, I am calling on Clackmannanshire Council to urgently review its current decision to proceed with remedial works on RAAC-affected homes.

These new flexibilities have enabled Aberdeen City Council to use its own resources to provide fixed payments to affected homeowners, bringing compensation closer to pre-RAAC market values. While this appears to be a bespoke arrangement tailored to Aberdeen City Council's request, it demonstrates that the Scottish Government is willing to show flexibility where councils make a strong case for local solutions.

Given this precedent, I urge Clackmannanshire Council to formally explore whether similar concessions could be offered here. If the Housing Minister is prepared to provide equivalent flexibility, it could make a demolish-and-rebuild approach both viable and fair—offering residents a permanent and dignified resolution to an ordeal that has already lasted far too long.

Moreover, such an approach would present an opportunity for a generous and compassionate council to consider compensating these shattered families for the huge financial and emotional losses they have borne. Many homeowners have seen the value of their life's investment wiped out overnight, and some have suffered serious health consequences as a result of prolonged stress and uncertainty. A fair compensation mechanism, coupled with a rebuild programme, would restore both confidence and justice, demonstrating that the Council truly values the wellbeing of its residents.

A demolish-and-rebuild programme would also allow the Council to replace unsafe housing stock with modern, energy-efficient homes, potentially at greater scale, addressing long-term housing needs across the region. This is an opportunity for Clackmannanshire to lead by example and achieve an outcome that is both socially and economically responsible.

Several homeowners have expressed their strong support for this course of action, seeing it as a fairer and more sustainable solution than remedial repairs.

Given the imminent commencement of works at Park Street, it is vital that this matter be given immediate consideration before commitments become irreversible. Should the Council ultimately determine that a rebuild is not feasible, we respectfully ask for clarity on when the paperwork for the Park Street remedial works will be released to Ms Lynsey McQuater, who has endured immense hardship, including severe depression and the loss of four months of NHS employment, as a result of the ongoing uncertainty.

This situation demands compassion, urgency, and a renewed willingness to seek parity with the kind of flexibility already demonstrated elsewhere. I therefore urge the Council to act swiftly in reassessing its current approach and engaging constructively with the Housing Minister to explore every available option for a fair outcome.

Yours sincerely,

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