

WEST LoTHIAN

TENANTS UPDATE

May 2024



Dear Council Tenant,

The council is committed to ensuring the safety of all residents, and following on from our letter to you of 2 February 2024, we would like to advise all council tenants of current progress and future plans for the RAAC Replacement Project.

This is the first regular newsletter designed to keep council tenants informed of the progress of the RAAC (Reinforced Autoclaved Aerated Concrete) Roof Replacement Programme in council housing and the steps the council is taking to secure support for all residents impacted by RAAC in West Lothian.

Firstly, we would like to thank everyone for their continued co-operation and understanding as the intrusive survey works are being finalised. This is an important piece of work to allow us to understand the nature of how the RAAC panels were constructed and used in different houses types.

Not every house will require this type of survey as the information is only required for individual house types but we would appreciate your further help and assistance in providing access if requested.

CURRENT PROGRESS

Following on from our letter to you of 2 February 2024, the project has been progressing with a number of intrusive surveys carried out to help the structural engineers assess the condition of the RAAC Planks and how they were used in the construction process. The information gained from these surveys is being used to help determine our programme and the construction methods we will use during the RAAC Roof Replacement Project.

Through these surveys we have also been able to determine that none of the walls in the properties are made of RAAC. This has been confirmed for all of the house types and for the common entrance blocks of flats. This information will allow us to concentrate all our efforts in to replacing the RAAC in the roofs.

COUNCIL CALL FOR SUPPORT FROM THE SCOTTISH GOVERNMENT

We can also advise that at a meeting of West Lothian Council, held on 14 May 2024, the council has agreed to seek an early date for a meeting with the Minister of Housing to discuss the Scottish Government's role and support to the council, other landlords and homeowners who may be affected by RAAC.

In advance of this meeting with the Housing Minister, the council will facilitate meetings with homeowners at an early date in Craigshill Livingston/Broxburn/Linlithgow/Bathgate with invitations to landlord RSL's. The purpose of these meetings will be for the council to meet with homeowners and for the issues raised to be reported to the Housing Minister.

The council is also seeking the support of all West Lothian constituency and Lothian regional MSPs, by requesting that they write to the Minister for Housing in support of the requirement for the Scottish Government to provide immediate support and financial assistance to homeowners and Registered Social Landlords.

FLATS

In order to ensure continued access to a number of the common garden areas and communal close entrances for the flats in McLeod Street Broxburn and Fergusson Road Broxburn, a contractor has been appointed to install some new paths and amend some

fences. Not all flats will require this work and a programme for the works showing dates when the contractor will be on site will be sent to the council tenants who will be directly impacted by these works.

A visit to common blocks will be carried out to assess current issues with storing items in bin stores, locked stores and other identifiable issues around storage. Arrangements are being made with West Lothian Council Building Services operatives to close off access to some of the bin store areas. Letters have already been issued to make residents aware of the need to make alternative arrangements for any items which are currently stored within this area.

INDIVIDUAL HOUSES

In the meantime, you may be contacted over the course of the next few months so that arrangements can be made for access to your property to carry out a visual survey in your home. This will provide the council with up to date information in preparation for the works progressing in the property. The initial survey work will be completed by Curtins Structural Engineers, who are carrying out this on behalf of West Lothian Council, and a West Lothian Council Officer and we would appreciate your further help and assistance in providing access when requested.

TIMESCALES

Since our initial letter to you on 2 February 2024, works have been ongoing continuing to survey house types to allow the project to move forward. Currently the documents are being prepared for tender process which we are anticipating will be completed by 4 July 2024.

Work is expected to begin on site in August 2024, and continue through to December 2025.

MONITORING

It is important that if you notice any new changes in your ceiling such as new cracks, any new movement, roof leaks, or any

significant change that these are all reported to West Lothian Council via the normal methods, either by logging on to the website at <https://www.westlothian.gov.uk/request-a-repair> or by calling 01506 280000.

I hope the above provides you with an update on progress to date. Should you have any enquiries please do not hesitate to contact the team on HIO@westlothian.gov.uk or call (01506) 280000. Officers will respond to your enquiries as soon as possible thereafter.