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Council Building
2 High Street
Perth
PH1 5PH

08/03/2023

A hybrid meeting of the **Housing and Social Wellbeing Committee** will be held in the **Council Chamber** on **Wednesday, 15 March 2023** at **09:30**.

If you have any queries please contact Committee Services on (01738) 475000 or email Committee@pkc.gov.uk.

THOMAS GLEN
Chief Executive

Those attending the meeting are requested to ensure that all notifications are silent on their device and other devices are in silent mode.

Please note that the meeting will be broadcast online and recorded. The recording will be publicly available on the Council's website following the meeting.

Members:

Councillor Tom McEwan (Convener)
Councillor Sheila McCole (Vice-Convener)
Councillor Jack Welch (Vice-Convener)
Bailie Chris Ahern
Councillor Peter Barrett
Councillor Bob Brawn
Bailie Rhona Brock
Councillor Stewart Donaldson
Councillor Michelle Frampton
Councillor Ian James
Councillor Noah Khogali
Councillor Brian Leishman
Councillor Iain MacPherson
Bailie Claire McLaren
Councillor Frank Smith

Housing and Social Wellbeing Committee

Wednesday, 15 March 2023

AGENDA

MEMBERS ARE REMINDED OF THEIR OBLIGATION TO DECLARE ANY FINANCIAL OR NON-FINANCIAL INTEREST WHICH THEY MAY HAVE IN ANY ITEM ON THIS AGENDA IN ACCORDANCE WITH THE COUNCILLORS' CODE OF CONDUCT.

- 1 WELCOME AND APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
- 3 MINUTE OF MEETING OF THE HOUSING AND SOCIAL WELLBEING COMMITTEE OF 25 JANUARY 2023 FOR APPROVAL** **5 - 10**
(copy herewith)
- 4 OUTSTANDING BUSINESS STATEMENTS (OBS)** **11 - 12**
(copy herewith 23/80)
- 5 PRESENTATION - ROAD SAFETY AND ROAD CRIME**
Joint Presentation by Inspector Greg Burns, Road Policing Unit and Station Commander Joe Fitzpatrick, Scottish Fire and Rescue
- 6 PERTH AND KINROSS LOCAL POLICE PLAN 2023-2026**
Report by Chief Superintendent, Police Scotland (copy to follow)
- 7 LOCAL HOUSING STRATEGY 2022-2027** **13 - 180**
Joint Report by Head of Planning and Development and Senior Service Manager of Housing (Communities) (copy herewith 23/82)
- 8 COMMUNITY PLANNING PARTNERSHIP UPDATE** **181 - 186**
Report by Head of Cultural and Community Services (copy herewith 23/83)
- 9 PRESENTATION - UPDATE ON COST OF LIVING/CHILD POVERTY**
Presentation by Executive Lead Strategic Planning & Transformation

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HOUSING AND SOCIAL WELLBEING COMMITTEE

Minute of hybrid meeting of the Housing and Social Wellbeing Committee held in the Council Chambers, 2 High Street, Perth on 25 January 2023 at 2.00pm.

Present: Bailies C Ahern (up to and including Item 7), R Brock and C McLaren; Councillors P Barrett, B Brawn, S Donaldson, I James, N Khogali, B Leishman, I Massie (substituting for Councillor S McCole), I MacPherson, T McEwan, F Smith, G Stewart (substituting for Councillor M Frampton) and J Welch.

In Attendance: T Glen (Chief Executive), B Renton, Executive Director (Communities); C Maller, E Ritchie, M Dow, J McColl, N Lennon, S Coyle, J McColl, M Smith, S Watson, M Butterworth, K Steven, R Ross, D Stokoe (up to and including Item 5) and L Haxton (up to and including Item 5) (all Communities); H Robertson (Education and Children's Services); A Taylor and A Brown (both Corporate and Democratic Services).

Also in Attendance: Chief Superintendent P Davison and Chief Inspector T Leonard (up to and including Item 4) (both Police Scotland); Local Senior Officer J Sharp and Group Commander S Kabamba (up to and including Item 4) (both Scottish Fire and Rescue Service); and E Mackie Tayside MAPPA Coordinator.

Apologies: Councillors S McCole and M Frampton

Councillor T McEwan, Convener, Presiding.

1. WELCOME AND APOLOGIES

Councillor T McEwan welcomed everyone to the meeting. Apologies for absence and substitutions were noted as above.

2. DECLARATIONS OF INTEREST

In terms of the Councillors' Code of Conduct Bailie C Ahern declared a non-financial interest Item 8.

3. MINUTE OF PREVIOUS MEETING

The minute of the meeting of the Housing and Communities Committee of 2 November 2022 was submitted and approved as a correct record.

4. POLICE AND FIRE REFORM: LOCAL SCRUTINY AND ENGAGEMENT

(i) FIRE AND RESCUE SERVICE QUARTERLY PERFORMANCE REPORT – 1 JULY 2022 TO 30 SEPTEMBER 2022

There was submitted a report by Area Manager J Sharp, Scottish Fire and Rescue Service (23/6) containing performance information relating to the second quarter, (1 July - 30 September 2022) of 2022/23 on the performance of the Scottish Fire and Rescue Service.

Area Manager Sharp and Group Commander Kebamba answered members' questions thereon. The question and answer session can be viewed via the following [link](#).

Resolved:

The update on operational and community safety engagement activities of the Scottish Fire and Rescue Service in the Perth and Kinross area during the period 1 July to 30 September 2022, be noted.

(ii) PERTH AND KINROSS LOCAL POLICING AREA QUARTERLY POLICE REPORT - 1 JULY 2022 – 30 SEPTEMBER 2022

There was submitted a report by Chief Superintendent P Davison, Police Scotland 'D' Division (Tayside) (23/7) on the performance of Police Scotland against the local policing priorities for the Perth and Kinross area as set out in the Local Policing Plan for the second quarter, 1 July to 30 September 2022.

Chief Superintendent Davison and Chief Inspector Leonard answered members' questions thereon. The question and answer session can be viewed via the following [link](#).

Resolved:

The update on performance of Police Scotland against the local policing priorities for the Perth and Kinross area during the period 1 July to 30 September 2022, be noted.

CHIEF SUPERINTENDENT P DAVISON, CHIEF INSPECTOR T LEONARD, AREA MANAGER J SHARP AND GROUP COMMANDER S KEBAMBA ALL LEFT THE MEETING AT THIS POINT.

THERE FOLLOWED A 10-MINUTE RECESS AND THE MEETING RECONVENED AT 3.44PM.

5. COMMUNITY PLANNING PARTNERSHIP UPDATE

There was submitted a report by Head of Cultural and Community Services (23/8) providing update on the work of the Community Planning Partnership (CPP) since the previous report on 2 November 2022.

Resolved:

The contents of Report 23/8, be noted.

D STOKOE AND L HAXTON LEFT THE MEETING AT THIS POINT.

6. HOUSING REVENUE ACCOUNT (HRA) STRATEGIC FINANCIAL PLAN INCORPORATING THE 5 YEAR CAPITAL INVESTMENT PROGRAMME AND RENT STRATEGY TO 2027/28, RESERVES STRATEGY AND OTHER HOUSING CHARGES FOR 2023/24

There was submitted a Joint Report by the Executive Director (Communities) and Head of Finance (23/9) (1) setting out the proposed Housing Revenue Account

(HRA) Budget for five years from 2023/24 to 2027/28; (2) recommending increases to rents for houses and other HRA property service charges, and an appropriate level of reserves; and (3) detailing the proposed budget for the next five years of the Capital Investment Programme totalling £89 million from 2023/24 to 2027/28.

Motion (Councillors T McEwan and J Welch)

- (i) **approve the Housing Revenue Account Budget for 2023/24 and provisional budgets for financial years 2024/25 to 2027/28 as set out in Appendix 1.**
- (ii) **approve the proposed Housing Revenue Account Capital Investment Programme for 2023/24 to 2027/28 as set out in Appendix 4.**
- (iii) **approve the Rent Strategy for 2023/24 and a provisional Rent Strategy for the following 4 years to 2027/28 as stated in Section 6.**
- (iv) **approve the rent increase of 2.2% in line with option 1, for the year commencing 3 April 2023 for all Council houses. This would mean an average weekly rent increase of £1.62 per week, giving an average weekly rent of £75.23 per week based on 52 weeks.**
- (v) **approve the rent increase of 2.2% for the year commencing 3 April 2023 for:**
 - all lock-ups
 - all garage sites
 - dispersed tenancies owned by the HRA
 - Greyfriars Hostel.
- (vi) **approve the Housing Revenue Account Reserves Strategy proposed in Section 10.**
- (vii) **approve that the final movement in the Housing Revenue Account in 2023/24 is transferred to a Covid-19 earmarked Reserve (HRA) as proposed in Section 10.12.**
- (viii) **approve the proposal to set Housing service charges from 3 April 2023 as stated in Section 13.**
- (ix) **endorses and approves, where necessary, the revised level of all housing related charges as detailed in Appendix 6.**
- (x) **endorses the progress made to date in delivering and maintaining the SHQS for improving and managing the housing stock as set out in Section 7 and the related Business Cases.**

Amendment (Councillor P Barrett and Bailie C McLaren)

In accordance with the Motion but with sections (iv) and (v) replaced with the following: -

- (iv) **approve the rent increase of 2.9% in line with option 2, for the year commencing 3 April 2023 for all Council houses. This would mean an average weekly rent increase of £2.14 per week, giving an average weekly rent of £75.75 per week based on 52 weeks,**
- (v) **approve the rent increase of 2.9% for the year commencing 3 April 2023 for:**
 - all lock-ups
 - all garage sites
 - dispersed tenancies owned by the HRA
 - Greyfriars Hostel

FOLLOWING A SHORT ADJOURNMENT, THE COMMITTEE RECONVENED AT 4.40PM

In terms of Standing Order 21, a roll call vote was taken:

13 Members voted for the Motion, as follows:

Bailies C Ahern and R Brock, Councillors B Brawn, S Donaldson, I James, N Khogali, B Leishman, I MacPherson, I Massie, T McEwan, F Smith, G Stewart, J Welch.

2 Members voted for the Amendment, as follows:

Councillor P Barrett and Bailie C McLaren.

Resolved:

In accordance with the Motion.

7. UPDATE ON PARTICIPATION IN THE GYPSY/TRAVELLER NEGOTIATED STOPPING PROJECT AND APPROVAL FOR A TRANSIENT SITE FOR VISITING GYPSY TRAVELLERS

There was submitted a report by Head of Environmental and Consumer Services (23/10) (1) providing an update to members of the Committee on Perth and Kinross Council's participation with the Gypsy/Travellers Negotiated Stopping Pilot and (2) seeking approval for a transient site at North Muirton, Perth.

Motion (Councillors T McEwan and J Welch)

The Committee:

- (i) agrees continued participation in the Scottish Governments/COSLA's Negotiated Stopping Places Pilot until full evaluation is concluded in September 2023.
- (ii) approves the development of a transient site within the boundary of the Food and Drink Park, Arran Road, Perth.

Amendment (Councillor P Barrett and Bailie C Ahern)

In accordance with the Motion but to agree Option 1 as detailed in Report 23/10 as the Council's preferred option for the transient site within the boundary of the Food and Drink Park at Arran Road, Perth.

Note - The mover and seconder of the Motion agreed to incorporate the Amendment in the Revised Motion.

Resolved:

- (i) **The continued participation in the Scottish Governments/COSLA's Negotiated Stopping Places Pilot until full evaluation is concluded in September 2023, be approved.**
- (ii) **Option 1 as detailed in Report 23/10 be approved as the Council's preferred option for the development of a transient site within the boundary of the Food and Drink Park at Arran Road, Perth.**

HAVING DECLARED AN INTEREST IN THE NEXT ITEM, BAILIE C AHERN LEFT THE MEETING AT THIS POINT.

8. JUSTICE UPDATE REPORT 2021-22

There was submitted a report by Executive Director (Education and Children's Services) (23/11) providing an update on (1) the work of council services and partners to meet local and national outcomes for Community Justice for the period 1 April 2021 to 31 March 2022, and (2) the effectiveness of the arrangements for the supervision of serious offenders and approaches being used to help people make positive changes in their lives and tackling the underlying causes.

Resolved:

The approach being undertaken by Perth and Kinross Council teams in respect of the Perth and Kinross Community Justice Partnership, and the content of the 2021-22 Perth and Kinross Community Justice and Safety Partnership Annual Outcome Activity Return submitted to Community Justice Scotland, be noted.

9. TAYSIDE MAPPA ANNUAL REPORT 2021-22

There was submitted a report by Executive Director (Education and Children's Services) (23/12) introducing the Tayside Multi-Agency Public Protection Arrangements (MAPPA) Annual Report for 2021-22.

Resolved:

- (i) The contents of the Tayside MAPPA Annual Report 2020-21 be endorsed and noted.
- (ii) The Executive Director (Education and Children's Services) be requested to bring forward future annual reports to this Committee.

HOUSING AND SOCIAL WELLBEING
OUTSTANDING BUSINESS STATEMENT (OBS)

(Report No 23/80)

Please note that this statement sets out outstanding decisions of Council / this committee / sub-committee along with an update and estimated completion date. Actions which are overdue are shaded for ease of reference. Where an update reflects that an action is complete then agreement will be sought to its removal from the OBS.

No	Date / Minute Reference / Report Number	Subject Title	Outstanding Action	Update	Lead Officer /Service	Action Due/completed	Action Expected
6.	25 January 2023 Item 4(i). Report 23/6	SFRS Quarter 2 Performance Report – 1 July – 30 Sept 2022	Provide Committee with additional information on emotional support available to firefighters including details of the uptake figures.	Information provided by Serge Kebamba to Committee Members via e-mail on 2 March 2023.	S Kebamba, SFRS	COMPLETE	15 March 2023
7.	25 January 2023 Item 4(i). Report 23/6	SFRS Quarter 2 Performance Report – 1 July – 30 Sept 2022	In reference to HI7 and HI8 – RTCs, provide Committee with details on the percentage of these incidents which occurred on the A9.	Information provided by Serge Kebamba to Committee Members via e-mail on 2 March 2023.	S Kebamba, SFRS	COMPLETE	15 March 2023

No	Date / Minute Reference / Report Number	Subject Title	Outstanding Action	Update	Lead Officer /Service	Action Due/completed	Action Expected
8.	25 January 2023 Item 4(ii). Report 23/7	Police Scotland Quarter 2 Police Report – 1 July – 30 Sept 2022	In reference to Page 42 – Complaints, provide Committee with a further breakdown highlighting the differences between P&K, Dundee & Angus.	A request has been submitted to Professional Standards Division for more detailed analysis and results and these will be shared with Members as soon as these are available.	T Leonard, Police Scotland	NOT COMPLETE	31 March 2023
9.	25 January 2023 Item 6. Report 23/9	HRA Report	Carry out a review of the Rent Strategy to be carried out by the recently established Affordable Housing MOWG.	TBC	B Renton / E Ritchie	NOT COMPLETE	21 June 2023
10.	25 January 2023 Item 6. Report 23/9	HRA Report	Provide a Presentation to a future meeting of this Committee on all aspects of reducing the carbon footprint of our housing stock.	TBC	B Renton / N Lennon	NOT COMPLETE	21 June 2023

PERTH AND KINROSS COUNCIL

Housing & Social Wellbeing Committee

15 March 2023

LOCAL HOUSING STRATEGY 2022-2027

**Report by Head of Planning and Development and Senior Service Manager of
Housing (Communities)
(Report No 23/82)**

1. PURPOSE

- 1.1 To seek approval of the new five-year Local Housing Strategy (LHS) 2022-2027 for Perth and Kinross to meet the requirements of housing legislation and Scottish Government guidance (Appendix 1 and Appendix 2).

2. RECOMMENDATIONS

- 2.1 It is recommended that Housing & Social Wellbeing Committee:
- (i) approves the content of the new Local Housing Strategy (LHS) for the period 2022-2027 (Appendix 1).
 - (ii) approves the content of the LHS 2022-2027 Action Plan (Appendix 2).
 - (iii) approves the submission of the LHS 2022-2027 to the Scottish Government.
 - (iv) notes that certain actions will be the subject of future reports to relevant committees, depending on specific remits (para 8.3 refers).

3. STRUCTURE OF REPORT

- 3.1 This report is structured over the following sections:
- Section 4 - Background
 - Section 5 - Context
 - Section 6 – Preparation and Engagement
 - Section 7 – Perth and Kinross Local Housing Strategy 2022-2027
 - Section 8 – Monitoring and Review
 - Section 9 – Conclusion
 - Appendices

4. BACKGROUND

- 4.1 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a local housing strategy supported by an assessment of housing need and demand. The LHS provides the direction for tackling housing issues and informs future investment in housing and related services.

- 4.2 The LHS outlines what the Council and its partners would like to deliver for all areas within Perth and Kinross during the five-year period 2022-2027. The LHS 2022-2027 has been prepared in accordance with the Scottish Government's [Local Housing Strategy Guidance 2019](#) which sets out statutory requirements, essential links and outcomes that should be considered within the LHS framework.
- 4.3 During 2021, the Scottish Government published their long-term housing strategy [Housing to 2040](#). The strategy sets out four themes, priorities, and key actions, all of which have been considered and have informed the LHS 2022-2027.
- 4.4 The Scottish Government expects local authorities to prepare and submit an LHS for formal assessment every five years, supported by a 'robust and credible' Housing Need and Demand Assessment (HNDA). The geography of Perth and Kinross required joint working with various Tayside local authorities to deliver the HNDA. In 2021, the HNDA was produced with Angus, Dundee City and Fife (North) Councils.
- 4.5 It was agreed by the Housing and Communities Committee in November 2020 (Report No 20/215 refers) ([Local Housing Strategy Report \(2\) \(cmis.uk.com\)](#)) that the submission of a revised Local Housing Strategy should be delayed by one year as a result of Covid. It also agreed that the Council would submit our revised Strategy to the Scottish Government in 2022. The proposed structure and content for the revised LHS 2022-2027 was approved by Housing and Communities Committee in September 2021 (Report No 21/155) ([Local Housing Strategy Report \(2\) \(cmis.uk.com\)](#)) This led to the preparation of the draft LHS through a programme of consultation and engagement in 2022, as detailed further in Section 6.

5. CONTEXT

- 5.1 The LHS 2022-2027 is firmly aligned to the priorities and vision of the [Corporate Plan](#) 2022/23 – 2027/28 (approved by Council in December 2022) for a Perth and Kinross where everyone can live life well, free from poverty and inequality. The LHS 2022-2027 reflects the views of our communities, elected members, stakeholders, and partner organisations. These views have helped influence the development of the LHS priorities and outcomes which are most important for Perth and Kinross. They will enable Perth and Kinross Council and partners to deliver high quality housing and housing services to meet the needs of local people in all housing tenures.
- 5.2 Mechanisms were also put in place as part of the LHS consultation plan to ensure the LHS is fully aligned with local strategies, policies and plans including the:
- [Perth and Kinross Local Outcomes Improvement Plan 2022-2032](#)
 - [Tay Cities Region Deal](#)
 - [Perth and Kinross Local Development Plan 2019](#)
 - [Perth and Kinross Strategic Commissioning Plan and Housing Contribution Statement](#)

- [Climate Change Strategy and Action Plan](#)
- Local Heat and Energy Efficiency Strategy (due December 2023)
- [Perth and Kinross Child Poverty Delivery Plan 2022-2026](#)
- Strategic Action Plan for Older People (in draft)
- [Perth and Kinross Rapid Rehousing Transition Plan 2019-2024](#)

5.3 A review of relevant national strategic documents and legislative changes since the last LHS was in place has also informed the new LHS 2022-2027, including:

- [LHS Guidance 2019](#)
- [Housing to 2040](#)
- [Planning \(Scotland\) Act 2019](#)
- [National Performance Framework](#) and [Sustainable Development Goals](#)
- [Fourth National Planning Framework \(NPF4\)](#)
- [Fuel Poverty \(Targets, Definition and Strategy\) \(Scotland\) Act 2019](#)
- [Child Poverty \(Scotland\) Act 2017](#)
- [Housing and Regeneration Outcomes Framework](#)
- [Ending Homelessness and Rough Sleeping: Action Plan](#)
- [Climate Change Plan: third report on proposals and policies 2018- 2032](#)
- [More Homes Division Guidance Note 2019/02 - Wheelchair accessible housing target](#)
- [Fairer Scotland Action Plan](#)

6. PREPARATION AND ENGAGEMENT

6.1 The LHS Steering Group recognised that the success of the LHS 2022-2027 depended on effective engagement with internal and external PKC partners. This included Partner Registered Social Landlords, tenants and residents, community representatives, community planning partners and statutory bodies.

6.2 Consultation methods were severely restricted during the Covid-19 pandemic. However, virtual online methods were effective in providing new ways to engage with people not able to attend in-person events, and to expand the digital audience of the LHS. Through online methods, PKC has undertaken and contributed to a programme of regular consultations, exploring key housing issues, generating opinions and prioritising actions for the LHS.

6.3 Consultation and engagement that informed the LHS 2022-2027 included:

Period	Consultation Method
December 2021 – January 2022	Early engagement survey with 491 responses identifying which local housing issues were most important to them.
May 2022	A stakeholder conference (with over 70 partners in attendance, including representation from public, private and community sectors) to co-produce the LHS vision and agree the main housing issues.
June 2022	Four option identification workshops to inform the definition of key priorities.
June 2022	Four option identification workshops to systematically appraise options to form the basis for the LHS Action Plan.
August 2022 – September 2022	A final feedback survey with 194 residents and stakeholder responses to the draft LHS. 70% of responses agreed that the proposed vision and priorities for action were the right ones.
August 2022 – September 2022	Impact Assessments. Equality and Fairness Impact Assessment (EFIA), a multi-agency Health Impact Assessment (HIA) pilot with NHS Tayside, and a Sustainability and Climate Change Impact Assessment (SCCIA).
September 2022 – December 2022	LHS 2022 – 2027 Peer Review by the Scottish Government to provide feedback.
January 2023	Recommendations from the Peer Review considered and amendments to the LHS 2022-27 made. Overview provided to Elected Members and LHS Delivery Group comprising of housing partners and stakeholders reviewed and validated the LHS priorities, outcomes and actions.

6.4 The extent and nature of LHS Consultation and engagement is summarised in the LHS in Section 1.3.

7. PERTH AND KINROSS LOCAL HOUSING STRATEGY 2022-2027

7.1 The new Local Housing Strategy (LHS) covers the period 2022-2027 and sets out the vision for housing and housing related services, and the outcomes to achieve this.

- 7.2 Co-produced with LHS delivery partners, stakeholders and residents, the Local Housing Strategy vision for Perth and Kinross is that “Everyone in Perth and Kinross has access to the right home, in the right place, and at the right cost.”
- 7.3 The LHS vision also places housing at the centre of major ambitions for Perth and Kinross. To achieve this vision and realise the wider ambitions set out in the Corporate Plan and Local Outcomes Improvement Plan, the following four LHS Priorities for action have been redefined, which are broadly similar to the previous priorities:
- **Providing more affordable homes to support liveable and sustainable communities**
Evidencing local housing need and setting a strategic vision over the next five years for housing across public and private sectors, by providing the right size, type and tenure of housing in sustainable, well-connected places.
 - **Providing a range of housing options that people can easily access, afford and keep**
Setting out housing’s role in improving housing choice across all housing tenures and the LHS contribution to tackling child poverty and further development of the Council’s Rapid Rehousing Transition Plan (RRTP), building on the Home First model.
 - **Delivering housing for people with varying needs**
Delivery of accessible homes, wheelchair homes and particular forms of provision such as supported accommodation for key client groups to enable people to live independently and well, for as long as possible, through investment in property adaptations, technology, care and support services.
 - **Delivering quality homes with affordable warmth, zero emission and SMART technology**
Providing the strategic framework for improving the quality and energy efficiency of homes across all tenures, driving improvement in housing induced poverty and proactively tackling fuel poverty through investment in housing condition and energy improvements; and setting a road map for reducing domestic carbon emissions.
- 7.4 The LHS Outcomes identified to deliver LHS Priorities have been designed through the LHS development process and co-produced with partners and stakeholders from public, private and independent sectors. A full option appraisal was undertaken as part of the LHS development process. This systematically assessed and prioritised the actions required to deliver LHS Outcomes in terms of impact, equalities and maximising resources.

7.5 The LHS 2022-2027 includes 35 actions for delivering the LHS Priorities:

Priority 1: Providing more affordable homes to support liveable and sustainable communities

P1.1	Deliver PKC's affordable housing programme of 1,050 homes over the next five years
P1.2	Develop an empty homes strategy which targets investment in areas where housing pressure is evidenced
P1.3	Maximise the potential to generate more homes through brownfield regeneration which encourages mixed developments and change of use for vacant properties
P1.4	Seek opportunities to deliver a wider range of affordable housing options e.g., intermediate housing, Low Cost Home Ownership (LCHO) and affordable self-build etc.
P1.5	Continue to develop partnership working to ensure a collaborative investment approach towards locality leadership and place planning processes through Community Action Plans and Local Place Plans
P1.6	Embed the values of the Perth and Kinross Offer to ensure investment and commitment across Services to develop and deliver the LHS Action Plan
P1.7	Planning policy to be developed through LDP3 where appropriate for Short Term Let (STL) control areas
P1.8	Pursue a pro-active master planning approach to assist development of planning and development frameworks, and use powers where necessary to acquire land and property

Priority 2: Providing a range of housing options that people can easily access, afford and keep

P2.1	Continue to develop and improve tailored debt advice and welfare assistance to households across Perth and Kinross to maximise financial inclusion
P2.2	Develop a range of options that achieve a better match of households to homes
P2.3	Review existing evidence base and consider feasibility of Build to Rent models to deliver high quality, energy efficient market rent options
P2.4	Continue to work with partners to offer housing and support options to refugees and asylum seekers in response to national dispersal and resettlement programmes
P2.5	Enhance personalised transitional housing support to homeless households with moderate to high support needs from temporary or supported accommodation to settled housing

P2.6	Increase engagement with private landlords in Perth and Kinross to improve awareness of proposed PRS reforms and funding options that may be available to invest in private rented sector homes e.g., Home Energy Scotland, interest free loans
P2.7	Continue to improve and further develop the Council's approach to Rapid Rehousing via the Home First model

Priority 3: Delivering housing for people with varying needs

P3.1	Ensure planning policy, placemaking and housing investment programmes contribute to improved and sustainable homes, outdoor space, health and wellbeing for all households including those with varying needs
P3.2	Continue to improve working relationships, training, collaboration and knowledge exchange on equalities, advice and care and support services to enable independent living across Perth and Kinross
P3.3	Work jointly with agencies to ensure future housing developments address barriers to employment and link to transport and childcare provision in the delivery of person-centred care and support services, with a focus on areas of deprivation and rural communities
P3.4	Continue to work collaboratively to promote the benefits, increase awareness and make better use of technology within a housing setting to enable people to live comfortably and independently in their own home
P3.5	All affordable homes are built to revised Housing for Varying Needs standard and design guide, with a minimum 10% of all new affordable homes being built to wheelchair and adaptable standard
P3.6	Consider widening the Buyback Scheme to purchase 'particular / adaptable homes' for households with varying needs to ensure existing adapted properties are matched to households with specific requirements
P3.7	Continue to work with Gypsy/Traveller community members to have a better understanding of their accommodation needs and preferences and explore and develop workable solutions
P3.8	Continue to improve PKC's central housing database (NEC Software Solutions) with information of all existing property adaptations and accessibility features to maximise the use of limited resources and match suitable properties to appropriate households

Priority 4: Delivering quality homes with affordable warmth, zero emissions and SMART technology

P4.1	Support implementation of Perth and Kinross Local Heat & Energy Efficiency Strategy (LHEES)
P4.2	Expand capacity of energy and fuel poverty advice services and improve availability of information on fuel poverty and energy efficiency measures available across to front line staff, service providers and to households most in need
P4.3	Build an understanding of the current and future skills and training requirements to “green” the construction sector to ensure we can deliver quality homes with affordable warmth, zero emissions and SMART technology.
P4.4	Target investment to homes based on evidence and intelligence gathered.
P4.5	Undertake a review of the Council’s Scheme of Assistance for private homeowners taking into account legislative changes.
P4.6	Build new affordable housing to enhanced energy efficiency standards and encourage private developers to do so too
P4.7	Work with Scottish Government and other agencies to improve digital infrastructure particularly in rural communities
P4.8	Take action to ensure that housing is resilient to the possible effects of climate change and flooding, and makes a positive contribution to reducing the risks and impacts of flooding and climate change in the longer term
P4.9	Develop and deliver exemplar pilot projects that incorporate net zero planning across a range of sectors including fabric first, retro fitting and transport planning.
P4.10	Set out plans to address any local authority domestic stock where abeyances (delayed works due to human or social factors) or exemptions are applied, to meet the Scottish Housing Quality Standard (SHQS)
P4.11	Use the learning from the existing Internet of Things pilot ‘Monitoring temperature humidity and CO2 in 50 homes to help tenants manage their energy, reduce fuel poverty and maintain their homes well’ with a view to scale it up
P4.12	Facilitate the delivery of low-cost, high-speed broadband into social housing, in partnership with the private sector, and investors using fibre infrastructure roll-out

- 7.6 The LHS 2022-2027 Action Plan sets out the key indicators for measuring performance towards achieving the four LHS Outcomes and Priorities.

8. MONITORING AND REVIEW

- 8.1 Actions will be implemented through the Local Housing Strategy (LHS) Delivery Group and by operational teams. The LHS Delivery Group will build on the strong partnerships already in place, recognising that achieving LHS priorities will require a collective effort from delivery partners, stakeholders, communities, and residents of Perth and Kinross. The LHS Delivery Group role, remit and membership is set out in Appendix 3.
- 8.2 Progress updates will be prepared for Committee on an annual basis.
- 8.3 This report also asks Committee to note that certain actions will be the subject of future reports to relevant committees including development of an Empty Homes Strategy (Priority 1.2); development of LDP3 (Priority 1.7); proposal for Short Term Let control areas (Priority 1.7); and development of the forthcoming Mobility Strategy (Priority 3.3).
- 8.4 The LHS Communications Plan has set out how the Delivery Group will conduct regular consultation and engagement with stakeholders. It will also ensure there is awareness of the key housing priorities for Perth and Kinross until 2027. Further detail and a full list of stakeholders is summarised in Appendix 4.

9. CONCLUSION

- 9.1 The report outlines the content of the Local Housing Strategy 2022-2027 (Appendix 1), alongside the outcomes embedded in the Action Plan (Appendix 2).
- 9.2 This report also asks Committee to note that certain actions will be the subject of future reports to relevant committees as set out above in Section 8.3.

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APPENDICES

- Appendix 1 – Local Housing Strategy (LHS) 2022-2027
- Appendix 2 – LHS 2022-2027 Action Plan
- Appendix 3 – LHS 2022-2027 Delivery Group Role and Remit
- Appendix 4 – LHS 2022-2027 Communications Plan
- Appendix 5 – LHS 2022-2027 Consultation Report
- Appendix 6 – Draft Housing Supply Targets Evidence Paper

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	No
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	Yes
Legal and Governance	Yes
Risk	Yes
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	Yes

1. Strategic Implications

Corporate Plan

1.1 The Council's Corporate Plan 2022 – 2028 lays out seven outcome focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:

- (i) *Children and young people grow up safe, respected, well-educated, and confident in their ability to realise their full potential;*
- (ii) *People and businesses are increasingly able to prosper in a local economy which support low carbon ambitions and offers opportunities for all;*
- (iii) *People can achieve their best physical and mental health and have access to quality care and support when they need it;*
- (iv) *Communities are resilient and physically, digital and socially connected;*
- (v) *Perth and Kinross is a safe and vibrant place, mitigating the impact of climate and environmental change for this and future generations.*

1.2 This report relates to all these objectives.

2. Resource Implications

Financial

- 2.1 Funding implications arising directly from this report emanate from the proposed local authority new build housing programme. In addition to the Scottish Government Grant, the Council Tax Second Homes Fund, and developer's contributions for affordable housing will be used to support the delivery of the programme including prudential borrowing. Funding from RSL and Private Finance, as well as from Perth and Kinross HSCP and NHS will also apply in relation to particular priority actions. Further resource and funding sources are detailed in Section 9 of the LHS 2022-2027.

Workforce

- 2.2 There are no direct workforce implications regarding this report.

Asset Management (land, property, IT)

- 2.3 Resource implications of this report relate to the local authority affordable housing programme and the use of land currently in Council ownership (Housing Revenue Account / General Fund).

3. Assessments

- 3.1 The Impact Assessment Toolkit (IAT) Final Report produced on completing the integrated appraisal was completed and can be viewed by clicking [here](#)

Equality Impact Assessment

- 3.2 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties. The Equality Impact Assessment undertaken in relation to this report can be viewed by clicking [here](#).
- 3.3 This report has been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:
- (i) Assessed as **relevant** and the following positive outcomes expected following implementation:
- 3.4 The broad ranging remit of the Local Housing Strategy and the range of actions outlined in the priorities should have a broad spectrum of positive impacts across Perth and Kinross residents.
- By providing more homes in sustainable place where connectivity to jobs and local services is easy
 - By improving housing choice and reducing inequality

- By supporting people to live independently and well at home
- By ensuring everyone finds it easy and affordable to heat their home
- By ensuring housing makes a strong contribution to tackling the climate emergency in Perth & Kinross.

3.5 These actions will also improve the socio-economic position of residents.

3.6 There are a number of Actions that are aimed at meeting the needs of people with protected characteristics, including:

- Priority 3 will have positive impacts on people with disabilities
- Priority 3 contains several actions that may be relevant to the needs of people aged over 65
- Action 4.3 within Priority 4 is aimed at younger people

Strategic Environmental Assessment

3.7 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

3.8 The proposals have been considered under the Act and pre-screening has identified that the PPS will have no or minimal environmental effects, it is therefore exempt, and the SEA Gateway has been notified. The reason for concluding that the PPS will have no, or minimal environmental effects is that the LHS is a broad policy document which sits within the framework of the TAYplan SDP (2016-2036) and the Perth and Kinross Local Development Plan (2019). The SDP defines the spatial strategy while the LDP allocates specific sites to meet identified demand. Strategic Environmental Assessments have been carried out in respect of both these plans.

Health Inequalities Impact Assessment

3.9 A non-statutory Health Inequalities Impact Assessment pilot was also undertaken with Public Health Scotland, NHS Tayside and Dundee City Council and Angus Council in developing the new LHS. As housing is a key driver of health outcomes, this assessment was an opportunity to review the potential health impacts of the new LHS.

3.10 It was determined that the broad ranging remit of the LHS and the range of actions outlined in the priorities should have a broad spectrum of positive impacts across Perth and Kinross residents.

3.11 Recommendations made by the Health Inequalities Assessment for integration into the LHS are available to view here: *insert link*

Sustainability

3.12 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the

achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:

- in the way best calculated to delivery of the Act's emissions reduction targets.
- in the way best calculated to deliver any statutory adaptation programmes; and
- in a way that it considers most sustainable.

3.13 The Local Housing Strategy 2022-2027 Action Plan was considered against the 17 Sustainable Development Goals (SDGs) where the actions made a positive contribution to the measures:

1. No Poverty: 15 of the actions in the LHS plan were assessed as being positive.
3. Good Health and Wellbeing: 6 supporting actions
4. Quality Education: 1 positive action
7. Affordable and Clean Energy: 5 supporting actions
8. Decent Work and Economic Growth: 3 supporting actions
9. Industry Innovation and Infrastructure: 2 positive actions
10. Reduced Inequalities: a significant positive impact progressed by the actions in all Priority areas 1 to 4.
11. Sustainable Cities and Communities: 8 supporting actions
13. Climate Action: 4 positive actions

Legal and Governance

3.14 The Head of Legal and Governance has been consulted and there are no direct legal implications in this report.

Risk

3.15 Risks associated with the delivery of LHS actions are covered within the Housing Service Risk Profile.

4. Consultation

Internal

4.1 Heads of Service and Senior Managers have been consulted on the content of this report:

- Climate Change and Sustainable Development
- Community Planning
- Economic Development
- Environmental Health
- Equalities
- Estates
- Finance

- Health and Social Care Partnership
- Housing
- Licensing
- Occupational Health
- Place Development
- Planning
- Performance and Business
- Revenues and Benefits

External

- 4.2 Consultation with a range of stakeholders, including local residents and groups progressed through online and in person external meetings between December 2021 and December 2022. A full list of external stakeholders is detailed in the LHS Consultation Report.
- 4.3 The Tenant Committee Report Panel was consulted on this report. They commented that “it is obvious much hard work has gone into the Local Housing Strategy documents and they were encouraged to see different departments of the council working together on this. If we can deliver the outcomes on time it will have been a job really well done.”

5. Communication

- 5.1 An LHS 2022-2027 Communications Plan has been developed and further detail is available in Appendix 4.

2. BACKGROUND PAPERS

- 2.1 All documents that have been relied on in preparing the report are already referenced within the main body of the report in Section 5.



Perth and Kinross Local Housing Strategy

2022-2027

March 2023



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1 Introduction

Perth and Kinross Council is pleased to present the new five-year Local Housing Strategy, covering the period 2022-2027.

The Local Housing Strategy (LHS) sets out the strategic vision, policies and plans that will enable the Council and partners to deliver high quality housing and housing services to meet the needs of local people in all housing tenures. The LHS also sets out the important contribution that housing makes to improving health and wellbeing; creating connected and sustainable places; reducing climate change and fuel poverty; supporting economic growth and reducing poverty across Perth and Kinross and in turn, reducing inequality and discrimination.

This new LHS builds on the progress of the LHS 2016-2021 and sits at the heart of all housing and planning arrangements and partnership activities in Perth and Kinross. Working collaboratively with all our stakeholders has been key to the delivery of our success. This will be further enhanced as the new LHS plays its part in the development of the [Perth and Kinross Offer](#).

It is an ambitious strategy, setting out what homes and communities should look like over the next five years. This vision includes delivering more homes, creating liveable and sustainable places which are well designed, safe, and connected. It also includes providing access to suitable, affordable and energy efficient housing options for all households. It aims to ensure that homes meet the individual needs of each household, and are well connected to local services, jobs, and communities.

The LHS has been developed with the backdrop of the Covid-19 pandemic, the UK exit from the European Union, as well as rising inflation and cost of living pressures. All of these factors will have significant impacts on the Perth and Kinross economy and local communities. The LHS therefore

comes at a crucial time and by aiming to support inclusive growth and tackle inequalities, will be instrumental to improving housing outcomes for everyone in Perth and Kinross.

1.1 Local Housing Strategy Purpose

The LHS sets out the vision of the Council and local partners for the supply of housing across all tenures and types of housing provision. The strategy aligns to national housing priorities, maximising investment opportunities, and building on the ambitious economic growth objectives set out in the Tay Cities Deal. The main purpose of the strategy is to:

- set out a shared understanding of need and demand for all types of housing, and for housing services now and in future
- provide clear strategic direction for housing investment including the development of new homes as well as investment in existing housing
- set out actions and targets to improve the quality, condition, and energy efficiency of homes
- provide a strong contribution to the integration of housing, health, and social care services to enable independent living and improved wellbeing outcomes
- help to ensure housing creates safer, stronger, attractive, sustainable, and integrated communities
- set the framework to prevent homelessness wherever possible and to resolve homelessness quickly and effectively when it does occur
- focus on the priorities and outcomes required to achieve the LHS vision.



In meeting the requirements of the Scottish Government LHS Guidance, the strategy must be:

	Informed by latest housing insight and evidence
	Developed in collaboration with partners, stakeholders and residents
	Forward looking and delivery focused
	Based on public service reform principles prevention, collaboration and innovation
	Informed by extensive and inclusive consultation
	Clear, concise and easy to read
	Clear on the links to previous LHS priorities

1.2 Local Housing Strategy 2016-21 Outcomes and Achievements

This LHS builds on a strong foundation of positive housing outcomes delivered by the LHS 2016-21. Key outcomes achieved over the last 5 years are as follows:



Supply of Housing and Sustainable Communities

Delivery of 963 new affordable homes for local households

The purchase of 213 homes for affordable rent through the buy-back scheme

Completion of a housing-led regeneration project in Perth City Centre

661 empty homes brought back into use as affordable housing

Assisted 1,054 people to access private sector accommodation through the Rent Bond Guarantee Scheme.



Housing and homelessness

Transformation in the service experiences of homeless households in Perth and Kinross as a result of the

Home First model

A 19% reduction in the number of households presenting as homeless from 824 (2016/17) to 670 (2020/21)

An 80% reduction in the backlog of homeless households in temporary accommodation from 174 in 2016/17 to 38 in 2020/21

Reduced length of stay in temporary accommodation from 153 days in 2016/17 to 65 days in 2020/21 (the lowest in Scotland)

£1M savings as a result of the reduced use of B and B accommodation for people experiencing homeless crisis

Investment of £500k in homelessness prevention activity and service redesign.



Independent Living

Delivery of 621 new homes (2018/19 to 2020/21) designed to meet the needs of

households with limiting health conditions and disabilities

The development of a range pathways into housing for people with particular housing and support needs

Delivery of 8 independent living homes through regeneration, and 12 new tenancies created through the ILP for existing mainstream accommodation and commissioned projects.

Annual average investment of £3.5m on aids and adaptations in homes in the social housing sector supporting 1,400 households per year

Over £3m of investment, supporting 900 private homeowners to install aids and adaptations via the Scheme of Assistance

Delivery of short-term floating housing support to over 3,700 individuals, enabling independent living

An increase in the number of people with technology assisted packages increased from 3,745 in 2016/17 to 4021 in 2020/21



Delivery of over 1,000 hours of support to digitally excluded Council tenants and the recruitment of community digital champions.



House Condition, Fuel Poverty and Climate Change

Investment of up to £6m in energy improvement works via Home Energy Efficiency Programmes for Scotland

Investment of £3m in improving the condition and energy efficiency of Council housing including installation of renewable technology

Delivery of over 2,000 external wall insulations to homeowners since 2017, via the ECO funding programme

Delivery of over a 1,000 small repairs to homeowners through the Care and Repair small repairs service

Development of a Missing Shares Service to provide financial assistance to owners of tenement properties in need of repair

Support, advice, and assistance on fuel poverty to over 1,495 residents, including 600 home visits via the Home Energy Advice Team (HEAT)

1.3 Local Housing Strategy Consultation and Engagement

The Housing (Scotland) Act 2001 requires local authorities to consult on their LHS, as does the statutory Equality Duty placed on public bodies to involve, consult, and engage with as wide a range of local residents, tenants, and communities of interest as possible. See the Consultation Plan on p8 for examples of this.

A range of consultation opportunities have been provided throughout the course of developing this LHS, with opportunities for early engagement to help ensure local people, communities and stakeholders share their views on the most pressing housing challenges facing Perth and

Kinross, as well as generating ideas for change and improvement as set out in the Perth and Kinross Offer.

A diverse range of partners, stakeholders and subject matter experts participated in developing the Perth and Kinross LHS 2022-27. An extensive consultation and engagement programme has been delivered to collect a range of views and enable this feedback to systematically inform the LHS development. Between December 2021 and December 2022, this included:

- **LHS early engagement survey:** A survey to inform the new LHS was made available to communities and residents across Perth and Kinross, enabling them to express their views on which local housing issues 'matter most'. The survey was open for an 8-week period from 1st December 2021 to 31st January 2022. The early engagement survey was heavily promoted on social media, via the local press and community networks and councils. The survey was made available in a range of formats including online, via telephone and freepost options.
- **Stakeholder conference:** To encourage and enable widespread participation, the full day conference was held digitally via Microsoft Teams. Over 70 partners and stakeholders attended the event, including representatives from public, private, third and community sectors. The purpose of the conference was to co-produce an LHS vision, agree the main housing issues that should form the basis of LHS priorities and generate ideas and innovation as a basis for LHS actions. A conference report summarising the outcomes from the day can be accessed in Appendix 5.
- **Option identification workshops:** Four half-day workshop sessions were held, to inform the definition of key LHS



priorities together with a range of viable options for addressing them. Workshop participants were key stakeholders and subject matter experts from across the Council and partner organisations.

- **Option appraisal workshops:** Four half-day workshop sessions were held to systematically appraise LHS options. The outputs from these sessions created the basis of the LHS Outcome Action Plans.
- **Consultative Draft and Feedback Survey:** A final phase of consultation was carried out between 8th August and 9th September 2022 where a Consultative version of the Draft LHS was made available to communities and residents, enabling them to express views on whether they agreed with the main vision and priorities for action set out in the draft LHS. This final phase included online and in person engagement with a wide range of stakeholders including Tenants, Residents, and interest groups, as well as hard to reach groups. The consultation was heavily promoted on social media, via the local press and via community networks and councils. The survey was also made available in a range of formats including online, via telephone and freepost options.
- **Strategic engagement:** Mechanisms were put in place, as part of the LHS consultation plan to ensure the LHS is fully aligned with local strategies, policies, and plans. These include partnership working around the Housing Contribution Statement, the Local Development Plan, and the Council's Climate Change Strategy. Further consultation with key representatives of the Perth and Kinross Public Protection Partnerships, in particular the Adult Protection Committee (APC) and the Child Protection Committee (CPC) was also undertaken to ensure the LHS takes account of wider public protection,

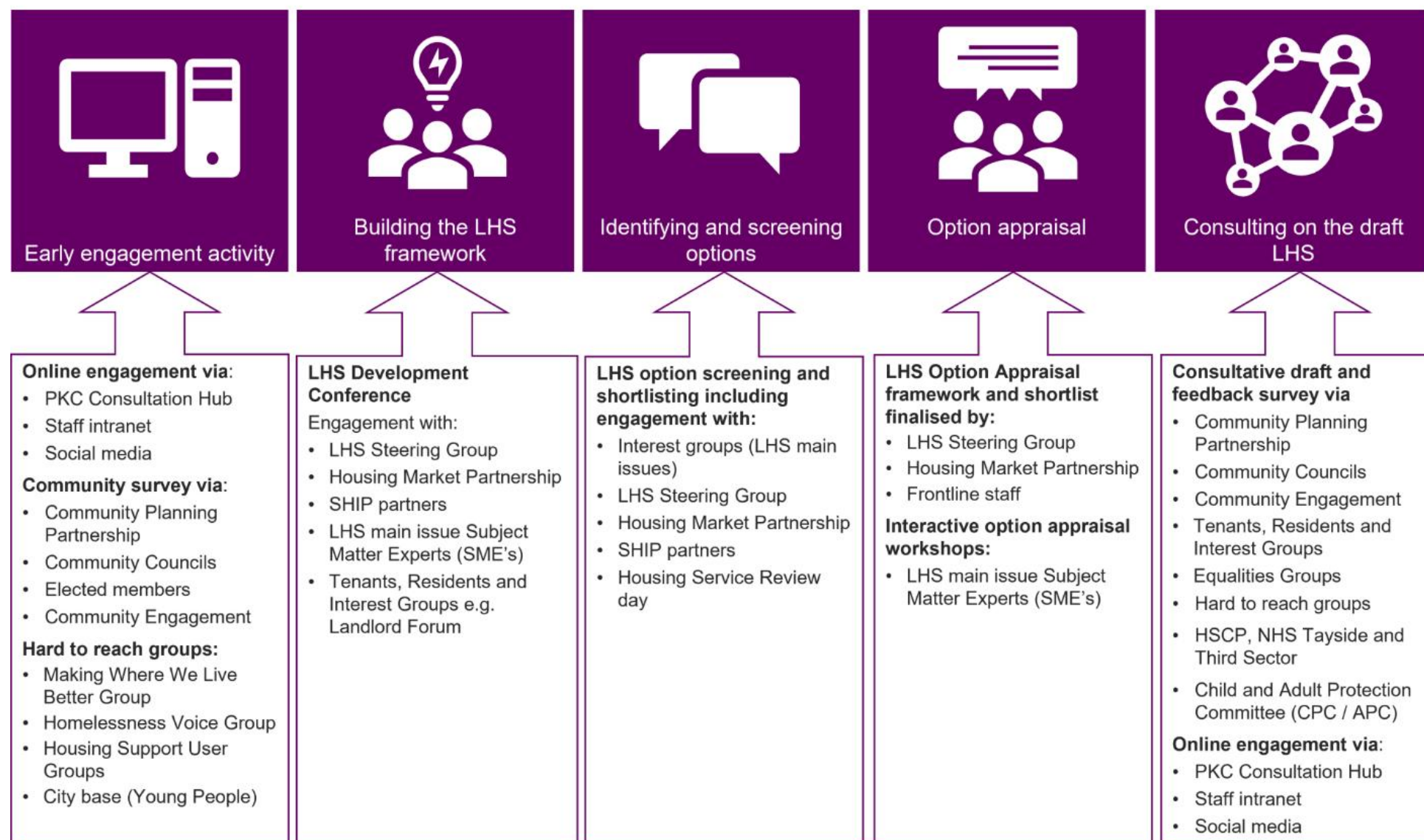
vulnerability, risk and safety considerations.

- **Strategic governance:** The LHS development process has been commissioned by the LHS Steering Group which provides a multi-agency governance framework for the development and implementation of the LHS. Representatives include partners from Housing Services, Planning, Public Health (NHS Tayside), Equalities, Economic Development, Community Safety, Homes for Scotland, and Registered Social Landlords including Kingdom HA, Caledonia HA, and Hillcrest HA.

The Covid-19 pandemic had a significant impact on the development and delivery of the LHS Consultation Plan. A creative approach was deployed to ensure that a range of alternative engagement and consultation opportunities were available in the absence of face-to-face opportunities. The advancement of virtual consultation methods has been effective in providing new ways to engage with people not able to attend in-person events, and to expand the digital audience of the LHS.

The LHS 2022-2027 reflects the views of our communities, elected members, stakeholders, and partner organisations. These views have helped influence the development of the LHS priorities and outcomes which are most important for Perth and Kinross, in enabling the Council and partners to deliver high quality housing and housing services to meet the needs of local people across all housing tenures.

The extent and nature of the LHS Consultation Plan can be summarised as follows:





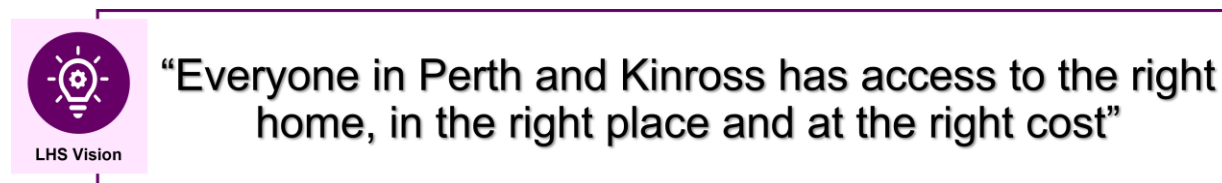
1.4 Local Housing Strategy Vision and Priorities

The vision for housing in Scotland places housing firmly at the centre of other national objectives including tackling poverty and inequality, creating, and supporting jobs, meeting energy efficiency and fuel poverty targets, tackling the climate emergency, whilst also strengthening existing and creating connected, sustainable communities.

The LHS vision also places housing at the centre of major ambitions for Perth and Kinross including:

- providing more homes in sustainable places where connectivity to jobs and local services is easy
- improving housing choice and reducing inequality
- supporting people to live independently and well at home
- ensuring everyone finds it easy and affordable to heat their home
- ensuring housing makes a strong contribution to tackling the climate emergency in Perth and Kinross.

Coproduced with LHS delivery partners, stakeholders and local residents, the Local Housing Strategy vision for Perth and Kinross is that:



To achieve this vision and realise the wider ambitions set out in the Local Outcomes Improvement Plan 2022-2032, the following four LHS priorities have been defined:

Priority 1

Providing more affordable homes to support liveable and sustainable communities

Priority 2

Providing a range of housing options that people can easily access, afford and keep

Priority 3

Delivering housing for people with varying needs

Priority 4

Delivering quality homes with affordable warmth, zero emission and SMART technology

The evidence, key issues, and actions for each LHS priority are set out in Sections 5 to 8 of the LHS. Guiding the delivery of the LHS are the principles set out by the Christie Commission on the Delivery of Public Services in Scotland. These include commitments to collaboration, efficiency and innovation, prevention, and tackling inequality.

The LHS Delivery Group will build on the strong partnerships already in place, recognising that achieving LHS priorities will require a collective effort from delivery partners, stakeholders, communities, and the people of Perth and Kinross.



2 Local Housing Strategy Context

It is important that the LHS supports and helps deliver national housing outcomes and targets, whilst also reflecting the local needs and priorities set out in the [Corporate Plan 2022/23-2027/28](#) and the [Local Outcomes Improvement Plan \(2022-2032\)](#).

The LHS is therefore set within the wider Community Planning framework for the Council and its partners. On this basis, the LHS defines the housing contribution to local strategic priorities and provides a framework for meeting the targets set out in Scotland’s first national Housing Strategy: ‘Housing to 2040’. The national and local strategic framework that will support and enable LHS delivery is set out in more detail below.

2.1 Strategic Context for Housing in Scotland

Housing to 2040

[Housing to 2040](#) is Scotland’s first ever long-term national housing strategy providing a vision for what housing should look like and how it will be provided to the people of Scotland, no matter where they live and what point in their life they are in. The strategy is developed around four key themes:

- 1 More affordable homes to support liveable places
- 2 Affordability and choice
- 3 Affordable warmth and zero emissions
- 4 Improving the quality of all homes

Housing to 2040 makes a commitment to increasing housing supply by setting an ambition to deliver 100,000 affordable homes over the next ten years up to 2031/32, with at least 70% of these homes for social rent. The strategy sets out a specific vision for ensuring:

- A well-functioning housing system
- High Quality, Sustainable Homes

- Sustainable Communities
- Homes that Meet People’s Needs

The LHS has been informed by the themes and aims set out in Housing to 2040 for Perth and Kinross to have a well-functioning housing system – where people can find and afford a home in the place they want to live, including in rural communities. This is supported by the principles of supplying high quality homes that are affordable to live in and are part of sustainable communities where people can stay in their communities, supported by a good mix of housing options. It means that places are well designed and connected, supporting people’s wellbeing, and that homes are connected to services, facilities, and transport links. This is guided by the principle that housing is provided in the right places to create and sustain thriving local communities, which empower communities to have a say in how housing is delivered in their areas and that prioritise community connectivity.

National Performance Framework and Sustainable Development Goals

The Scottish Government’s [National Performance Framework](#) (NPF) provides a vision for ‘A Scotland that is *wealthier and fairer, smarter, healthier, safer and stronger and greener*’. It provides a framework which includes seven high level targets for public services to work towards including:

1. Growth

2. Productivity

3. Participation

4. Population

5. Solidarity

6. Cohesion

7. Sustainability

The United Nations has set a series of [Sustainable Development Goals](#) (SDGs). These are ‘global goals’ and targets that are part of an internationally agreed performance framework designed to "achieve a better and more sustainable future for all". All countries are aiming to achieve these goals by 2030. The NPF and the SDGs share the same aims. The NPF is



Scotland's way to localise and implement the SDGs. The NPF has a focus on tackling inequalities so that no one in Scotland is left behind as we work together to achieve these goals. LHS outcomes in Perth and Kinross align well to the NPF vision and make strong contributions to the targets set under the growth, participation, population, cohesion, and sustainability elements of the framework.

Fourth National Planning Framework (NPF4)

The [Fourth National Planning Framework \(NPF4\)](#) is the Scottish Government's new spatial plan for Scotland which sets out a vision for what Scotland, as a place, could and should look like in 2045. This includes national planning policies and provides a plan for future development in Scotland. Driven by the overarching goal of addressing climate and nature crises, this long-term strategy supports the planning and delivery of:

- Sustainable places, where we reduce emissions, restore, and better connect biodiversity.
- Liveable places, where we can all live better, healthier lives; and
- Productive places, where we have a greener, fairer, and more inclusive wellbeing economy.

The LHS has been informed by the themes and aims set out in NPF4. Concepts such as the 20-minute neighbourhood (see diagram on p24), use of the Place Principle, prioritising brownfield development and a fabric first approach to decarbonising homes and communities; all feature within the action plan to deliver Perth and Kinross LHS priorities.

Furthermore, informed by evidence from the Tayside Housing Need and Demand Assessment (HNDA) published in 2022, the Council have contributed to the process of setting a 'minimum all tenure housing land requirement' (MATHLR) following Scottish Government consultation with local

authorities on the spatial strategy for NPF4. The MATHLR took into consideration:

- HNDA evidence including cross tenure housing estimates
- Housing delivery targets arising from the Perth and Kinross Strategic Housing Investment Plan (SHIP)
- Local strategic drivers for housing delivery, as well as historic evidence of the rate of housing completions in Perth and Kinross.

MATHLR targets set a minimum threshold for housing land allocations within the Local Development Plan.

The proposed Minimum All Tenure Housing Land Requirement set for Perth and Kinross for the next 10 years is 8,500 homes.

Setting the MATHLR does not impact on the requirement for setting Housing Supply Targets (HST) within the LHS, based on the housing estimates produced within the HNDA. In preparing this LHS there has been close partnership working between housing and planning colleagues to ensure that housing delivery and land use planning principles are informed and well aligned.

Fuel Poverty Strategy (2021)

The [Fuel Poverty Strategy \(2021\)](#) sets out policies for national government, local authorities, and third sector partners to help make strong progress towards the targets laid out in the [2019 Fuel Poverty \(Scotland\) Act](#). The Act defines ambitious targets to be met by 2040 for Scotland as a whole and for each Local Authority including:

- no more than 5% of households in fuel poverty
- no more than 1% in extreme fuel poverty
- the median fuel poverty gap of households is no more than £250 in 2015 before inflation is applied.



National Guidance for Child and Adult Protection in Scotland (2021/2022)

The CPC and APC each plays a significant role in ensuring cooperation and communication across services and agencies to promote appropriate support and protection as set out in the [Children and Young People \(Scotland\) Act 2014](#) and the [Adult Support and Protection \(Scotland\) Act 2007](#).

National guidance for Child and Adult Support and Protection in Scotland sets out the expectations of key services and agencies, Chief Officers and Child and Adult Protection Committees in implementing a clear and coordinated approach in supporting and protecting children, young people, and adults and to recognise and respond to situations where tenants are considered to be vulnerable. The LHS recognises that Housing and homelessness services (Council and RSLs) are important contributors to intervening early and positively in the lives of children, young people, families, and adults who need support and assistance. Staff in these services can identify and coordinate a response to vulnerable people and may prevent their circumstances from deteriorating further.

When housing or homelessness staff sign up an individual or family to a tenancy or visit a property for any reason they may identify early indications of support needs, or evidence that actions are needed to protect children or adults.

In order to promote early support, guidance states that:

- Housing staff should have a good working knowledge of local relevant services, and a thorough knowledge of child and adult protection procedures.
- Social housing landlords should have policies, procedures, and training in place to ensure they meet their responsibilities in relation to child and

adult protection arrangements, working with the Council and NHS partners.

- Social housing landlords also have a key role in the reintegration of people from prison into the community where they live in their tenancies, and the management of risk posed by individuals to others, for example through MAPPA (Multi-Agency Public Protection Arrangements).
- Like social landlords, private landlords and letting agents may through their tenant engagement identify early indications of support needs or evidence that actions are needed to protect children. It is therefore important that private landlords and letting agents have access to the right information and advice about reporting their concerns to appropriate authorities.

2.2 Strategic Context for Housing in Perth and Kinross

It is important that the LHS should be closely aligned with the [Corporate Plan 2022/23-2027/28](#) and the [Local Outcomes Improvement Plan \(2022-2032\)](#), as well as supporting a range of other local plans and strategies which set out ambitions for the people of Perth and Kinross. Key strategic plans and documents which align to LHS priorities are set out below.

Perth and Kinross Corporate Plan 2022/23-2027/28

The vision of the [Corporate Plan 2022/23-2027/28](#) is

for a Perth and Kinross where everyone can live life well, free from poverty and inequality. The Plan proposes a number of key priorities for the next five years and reflects the principles of the [Offer](#) which sets out our commitments to better engage with communities.

The Plan lists seven priority areas that the Council can directly influence and have the





most impact on, and which are most important to delivering the vision, particularly with limited resources. The seven priority areas within the Plan are:



- Working in partnership with communities
- Tackling poverty
- Tackling climate change and supporting sustainable places
- Developing a resilient, stronger, and greener local economy
- Enabling our children and young people to achieve their full potential
- Protecting and caring for our most vulnerable people
- Supporting and promoting physical and mental wellbeing

Perth and Kinross Local Outcomes Improvement Plan

The ambition for the plan is for Perth and Kinross to be the best place in Scotland 'for everyone to live life well, free from poverty and inequality.'



The [Local Outcomes Improvement Plan](#) has five strategic priorities:

- Reducing poverty
- Physical and Mental Wellbeing
- Digital Participation
- Learning and Development
- Employability

The Plan sets out a position whereby the overall population of Perth and Kinross is set to increase driving a requirement to build more homes. The LHS sets the delivery framework for developing more homes as well as contributing to other key ambitions such as:

- Developing a strong and resilient local economy

- Enabling people to remain at home longer through Technology Enabled Care
- Supporting vulnerable people, including carers and those impacted by Universal Credit
- Delivering affordable and supported housing to those in need
- Identifying and addressing barriers to inclusion.

Tay Cities Region Deal

The [Tay Cities Region Deal](#) will be the catalyst for inclusive economic growth across the region. To mitigate the economic challenges faced by Perth and Kinross, the Scottish and UK Governments have made a commitment to each invest up to £150M in the Deal. This investment has the potential to secure over 6,000 quality jobs and lever in £400M of investment over 15 years. This will enable the region to:

- Empower and promote inclusion
- Innovate and internationalise
- Connect

Perth and Kinross Local Development Plan 2019

The [Local Development Plan 2019](#) sets out how the Council aims to work towards its vision for Perth and Kinross. It shows which land is being allocated to meet the area's development needs (to 2029 and beyond) and sets out the planning policies that will be applied to promote sustainable economic growth for the area over this period. The LDP policies have been split into four key themes in line with Scottish Planning Policy:

- A Successful, Sustainable Place
- A Low Carbon Place
- A Natural Resilient Place
- A Connected Place





The Plan's vision is:

“By 2036, the TAYplan area will be sustainable, more attractive, competitive, and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work study, and visit and where businesses choose to invest and create jobs.”

The LDP Housing Land Requirement is based on the Strategic Development Plan (TAYplan2) Housing Supply Targets which are different from the Housing Supply Targets in the LHS.

There are several policies set out within the LDP that directly contribute to the development and implementation of actions within this LHS as follows:

Policy 20: Affordable Housing sets out the requirement on residential developments of five or more units to include an affordable housing contribution amount to an equivalent of 25% of the total number of units proposed.

Policy 21: Gypsy Travellers' Sites sets out policy position for existing and new sites.

Policy 22: Particular Needs Housing outlines support for proposals for particular needs housing and accommodation.

Policy 25: Housing Mix which requires 10% 1 and 2 bedroom houses on larger developments and allows for up to an additional 10% housing for households with particular needs e.g. suitable for wheelchair users, where clusters can be identified

The LHS is also instrumental in delivering several key LDP priorities aligned to the new National Planning Framework, including tackling climate change, promoting placemaking and supporting the delivery of a wellbeing economy. The LHS 2022-2027 will inform the next LDP3.

The Perth and Kinross Offer

The LHS will be further enhanced as it plays its part in the development of the [Perth and Kinross Offer](#). The Perth and Kinross Offer places people at the heart of everything we do and recognises that everyone has something to offer in our area. It builds upon existing success of working with and for our communities and sets out our commitment to balance the relationship between people who design and deliver services and those who ultimately use them.

The Offer acknowledges that communities have many strengths and assets and are good at identifying their needs and designing solutions. It also recognises that when staff are empowered to do what needs to be done and given the freedom to “think yes” and be solution-focussed, we see improved outcomes for people and communities.

The Offer provides a platform to allow us to agree how we can align budgets, use our resources for maximum impact and for ensuring communities have services where and when they need them. It also sets out how together we can create the future we want and need, and how we can keep improving our services and communities. An important part of the Offer is that everyone in Perth and Kinross gets involved and understands the part they can play.

The Offer is key to enabling the Council to continue to respond effectively to an increase in demand for services, financial and budget constraints, respond to new legislation and the challenging fiscal climate.

The LHS 2022-2027 aims to work together to meet the needs of our communities and achieve our vision that everyone in Perth and Kinross has access to the right home, in the right place and at the right cost.



Perth and Kinross Strategic Commissioning Plan and Housing Contribution Statement

The Housing Contribution Statement (HCS) sets out the role of housing services in meeting health and social care outcomes and is a key element of the [Strategic Commissioning Plan 2020-2025](#) (SCP) in Perth and Kinross. It serves as the key link between the Joint Commissioning Plan and the LHS. The current Perth and Kinross Strategic Commissioning Plan spans 2020-2025 and sets out several actions and priorities which support the integration of housing, health, and care services.

The aim of the Perth and Kinross Health and Social Care Partnership (HSCP) is to work together to support people to lead healthy and active lives and to live as independently as possible, with choice and control over their care and support. It acknowledges that enabling people to have access to suitable housing and support is key to enabling them to live as independently as possible. This includes:

Work with housing developers to build sustainable housing which can be easily adapted to meet changing needs	
Ensure residents and tenants have access to services which allow their current home to be adapted to meet their medical needs	
Provide sheltered housing accommodation and support	
Ensure suitable housing and housing support is available to prevent admissions and prolonged stays in hospital and engage early with partners to deliver seamless discharges	
Support residents to live in warm, dry, energy efficient and low carbon homes which they can afford to heat	
Work in partnership with a range of services such as Adult Support and Protection, Mental Health, Drug and Alcohol teams to prevent and address homelessness	

The HCS and SCP also meet the aim of the Perth and Kinross Offer as it provides partners with a meaningful platform for

people and communities to be involved in the decisions that affect them and provide them with the best opportunities available, where they feel supported and are encouraged to flourish and live life well.

Climate Change Strategy and Action Plan

Governments are working to mitigate and adapt to climate change. As a requirement to the Climate Change Scotland Act (2019) the Scottish Government has devised 'Climate Ready Scotland: Second Scottish Adaptation Programme 2019' which addresses the risks identified in the UK Climate Change Risk Assessment (2017). The [UK Climate Change Risk Assessment \(UK CCRA\)](#) was updated in 2022 and the Scottish Government is currently updating its own adaptation programme.

The pertinent direct risks from the UK CCRA associated with the Perth and Kinross housing stock are:

- H1: Risks to health and wellbeing from high temperatures.
- H3a: Risks to people, communities and buildings from river and surface flooding
- H6: Risks and opportunities from winter household energy demand
- H6b: Risks and opportunities from summer household energy demand

The Council have commissioned its own area focused climate change risk and opportunity assessment due for completion in Spring 2023. The localised climate projections from this work show that both the overall temperatures and magnitude of the change are less than forecasted for the south of the UK, reducing the projected severity of H1.

The [Perth and Kinross Climate Change Strategy and Action Plan](#) (December 2021) builds on the work delivered to tackle climate change and sets out the next steps – including an initial route map to a net zero



carbon and climate resilient Perth and Kinross.

The approach progresses the substantial work the Council and partners have already delivered. Council activities account for 3% of emissions with most emissions coming from the way energy is produced and consumed. There is an important influencing role for the Council with other public agencies, businesses, communities, and citizens to develop a shared vision and strategy to address climate emergency. The Action Plan sets out six overarching principles that have been developed and that will shape the long-term approach.

The Action Plan supports many wider benefits such as better health, air quality improvements, fuel poverty, child poverty and sustainable economic growth. There are 8 thematic areas within the Action Plan, one of which is 'Buildings and Energy'.



The LHS will contribute to delivery of this element, setting out housing's contribution to reducing CO2 emissions and decarbonising domestic fuel. This includes:

- achieving Net zero emissions by 2045 and 75% reduction by 2031
- as far as reasonably possible, by 2040, no household in Scotland is in fuel poverty

- ensuring Council properties meet the Energy Efficiency Standard for Social Housing (EESH)
- contributing to the aim of all newbuild social housing being net zero by 2026.

The Council has a duty to conserve and enhance biodiversity. Working together across all our services, we are developing the best ways to do this and, at the same time, contributing to other policies and initiatives including through the [Tayside Biodiversity Partnership](#). Our New Build Design Guide confirms that carefully designed green infrastructure plays an important role in a development's sustainability strategy. Biodiversity (the variety of all living things) should be considered from the outset, as a central element of any development's siting and design process.

Local Heat and Energy Efficiency Strategy

All local authorities in Scotland, from 21st May 2022 have a statutory duty to develop a Local Heat and Energy Efficiency Strategy (LHEES) and an associated Delivery Plan by 31 December 2023. The Heat in Buildings Strategy (HIBS) published in October 2021 sets out a detailed description of what LHEES are expected to include and commits to publishing LHEES for all local authority areas by the end of 2023.

LHEES is a statutory requirement and vehicle for meeting the targets outlined in the HIBS through Area Based Schemes for heat decarbonisation in buildings and eliminating energy efficiency as a driver of fuel poverty as well as mitigating risks identified in the UK CCRA (H1 and H6a-b).

LHEES are at the heart of an area-based, locally led, and tailored approach to the heat transition. These local strategies will underpin an area-based approach to heat and energy efficiency planning and delivery. LHEES is also the main vehicle for heat



planning for all technologies on an area basis.

Due to the large proportion of low density or rural households, heat pumps are expected to be the significant household decarbonisation transition strategy identified in the upcoming LHEES. Reverse cycle heat pumps can be installed and operate in reverse to provide cooling, as well as heating, to homes.

Perth and Kinross Public Protection Partnership Approach

Perth and Kinross have a number of Committees that contribute to a Public Protection Partnership Approach in tackling long standing and deep-rooted issues. This includes partnership working with Alcohol and Drug Partnership (ADP), Violence Against Women (VAWP) and MAPPA to protect vulnerable people at risk of harm, abuse, neglect, and exploitation.

Child and Adult Support and Protection Committees (CPC and APC)

The CPC and APC are both multi-agency forums made up of partners including the Council, Police Scotland and NHS Tayside, and key services and agencies who have individual and collective responsibilities for child and adult protection. Both the CPC and APC are central to providing an inter-agency approach in recognising and responding to situations where tenants may be considered to be vulnerable, and to ensure effective safeguarding and support to empower and protect children, young people, families, and adults at risk.

Perth and Kinross Child Poverty Delivery Plan 2022-2026

The [Child Poverty Delivery Plan 2022-2026](#) maps out key relationships to build an understanding of the interlinking issues affecting Child Poverty across Perth and Kinross. The Child Poverty Working Group is cross-cutting and involves a broad range of stakeholder groups including the Third Sector, Community Planning members, all

Council Services and NHS Tayside. The strategic aims include:

- Providing opportunities and support needed to enter, sustain, and progress in work
- Maximising the support available to families to lead dignified lives and meet their basic needs
- Supporting the next generation to survive and thrive

“Giving every child the best start in life” is at the front and centre of Perth and Kinross Offer for children and families affected by poverty.

The LHS contributes to delivery of the Offer in a number of ways, including:

- Providing local data and context
- Providing access to affordable housing
- The Affordable Rent Scheme
- Increasing supply of social rented housing
- The Warm Homes Programme
- Tackling Fuel Poverty by investing in heating systems, renewable energy, insulation, and triple glazing.

Strategic Action Plan for Older People

The approach to housing for older people in Perth and Kinross is guided by the current strategy [‘Age, Home and Community: A Strategy for Housing for Scotland’s Older People: 2012-2021’](#) and the mid-term review of this strategy, [‘Age, Home and Community – The Next Phase \(2018\)’](#). The Council’s approach recognises the positive relationship between health, social care and housing within the LHS, Housing Contribution Statement and Local Development Plan to support the delivery of suitable housing in the right place for older people in the private and public sectors.

The strategy sets out the Scottish Government’s national framework for delivery, increasing the alignment between housing, health, and social care. It also sets



a vision for older people's housing and housing-related support which play a key role in shifting the 'balance of care', reducing the use of institutional care settings, and enabling people to live independently, comfortably, and securely. The vision will be delivered through:

- ensuring an appropriate balance of housing provision, across all housing tenures
- building new housing, both mainstream and for particular needs, which is adaptable and suits the needs of older people
- providing housing with care and support, which is suitable for people with complex health and care needs
- providing housing adaptations and other preventative property-related services, such as housing support, handyperson, small repairs, gardening services and telecare, which support people to remain at home comfortably and safely
- providing information and advice on housing and support services, so that older people can make informed choices which help them to live independently at home for longer
- recognising that the physical environment, comprising buildings, streets, public spaces, and natural spaces, are equally important as the social environment represented by relationships, social contact and support networks that make up a community.



3 Equalities Impact and other Assessments

The Council has a statutory obligation to ensure that all its functions and activities are exercised in full compliance with the [Equalities Act 2010](#) and the [Fairer Scotland Duty \(2018\)](#). Equality and fairness are at the heart of the LHS with a commitment to understanding diversity central to the achievement of LHS priorities and outcomes. The Council aims to ensure that strategies and services deliver positive outcomes for everyone in Perth and Kinross by prioritising preventive approaches and tackling persistent inequalities where they exist.

The LHS is firmly aligned to strategic objectives of the LOIP and its mission to work with communities to make Perth and Kinross a confident, ambitious, and fairer place for everyone.

The LHS vision sets an ambition that “Everyone in Perth and Kinross has access to the right home, in the right place and at the right cost” so that improving equality of housing opportunity inherently runs as a golden thread through every single LHS action point.

A key part of the option appraisal process to finalise the LHS Outcomes Plan was to assess actions from an equalities perspective, specifically checking if each option could **reduce health and housing inequalities and improve the wellbeing of all residents and communities**. The LHS Outcome Action Plan therefore prioritises actions which tackle inequalities including limited housing choice, poor housing affordability, fuel poverty, digital exclusion, and housing unsuitability for people with health conditions and disabilities.

The LHS Equalities and Fairness Impact Assessment (EFIA) is available online and sets out how the Council has addressed and seeks to mainstream equality and fairness in delivering the LHS. This assessment confirms that the LHS has been developed in

full accordance with the principles of equality and diversity and actively promotes inclusion. It acknowledges the crucial role of housing and housing services in the delivery of improved outcomes to all people and communities in Perth and Kinross.

We will continue to monitor and report on the equalities impact of the LHS over the next five years, with a focus on the nine protected characteristics of the Equality Act. If any negative impacts on a particular section of the Perth and Kinross community is identified, appropriate action will be implemented to redress the situation through the LHS Action Plan.

Sustainability and Climate Change Assessment (SCCIA)

Sustainable development is commonly defined as ‘securing a balance of social, economic, and environmental wellbeing in the impact of activities and decisions and seeking to meet the needs of the present without compromising the ability of future generations to meet their own needs’. The UN SDGs provide a fuller definition and set out an internationally agreed performance framework for their achievement.

Under the Climate Change (Scotland) Act 2009, the Council also has a duty relating to climate change and, in exercising its functions must act:

- in the way best calculated to contribute to delivery of the Act’s emissions reduction targets
- in the way best calculated to deliver any statutory adaptation programme
- in a way that it considers most sustainable.

The LHS has been assessed against these duties, with the SCCIA assessment available online [\[insert link\]](#). The recommendations arising from the SCCIA have been integrated in the LHS Action Plan to fulfil the aspirations of these duties.



Health Inequalities Impact Assessment (HIIA)

It is widely understood that housing is intricately linked to health and wellbeing alongside other health determinants. A working group of health and welfare professionals was established to assess the LHS from a health impact perspective in addition to the input of Health and Social Care professionals in the co-production phase of the strategy. The report and recommendations arising from the HIIA are available online <<insert link>>.

The HIIA has enhanced the LHS in a number of areas, strengthening the links between strategies that inform the LHS and feeding into the development of emerging strategies such as the Mobility Strategy. It has also ensured the LHS is clearer about established working practice that supports health equality, and the significance of the social rented sector as a positive driver for socio-economic and health equality.

The HIIA also contributed to new actions to support access to active transport, and digital inclusion to support primary and secondary health benefits of improved socio-economic opportunity.

Ongoing collaboration with NHS Tayside, Housing Strategy, and HSCP colleagues will support delivery of the LHS to improve health equality.

Strategic Environmental Assessment

The LHS is a broad policy document which sits within the framework of the TAYplan SDP (2016-2036) and the Perth and Kinross Local Development Plan (2019). The SDP defines

the spatial strategy while the LDP allocates specific sites to meet identified demand. Strategic Environmental Assessments (SEAs) have been carried out in respect of both of these plans.



4 The Housing System in Perth and Kinross

Perth and Kinross covers an area of 5,286 square kilometres and is the fifth largest local authority area in Scotland. There is a fairly even urban/rural population split, with around 52.8% of the population living in the urban settlements and 47.2% of the population living in rural settlements. We are in the unique position of being partly located within both of Scotland's National Parks.

The map below highlights the areas of Highland Perthshire including Blair Atholl and Upper Glenshee which fall within the Cairngorms National Park (brown) and the small area around Loch Earn and St Fillans which falls within the Loch Lomond and Trossachs National Park (pink).



Housing Market Areas

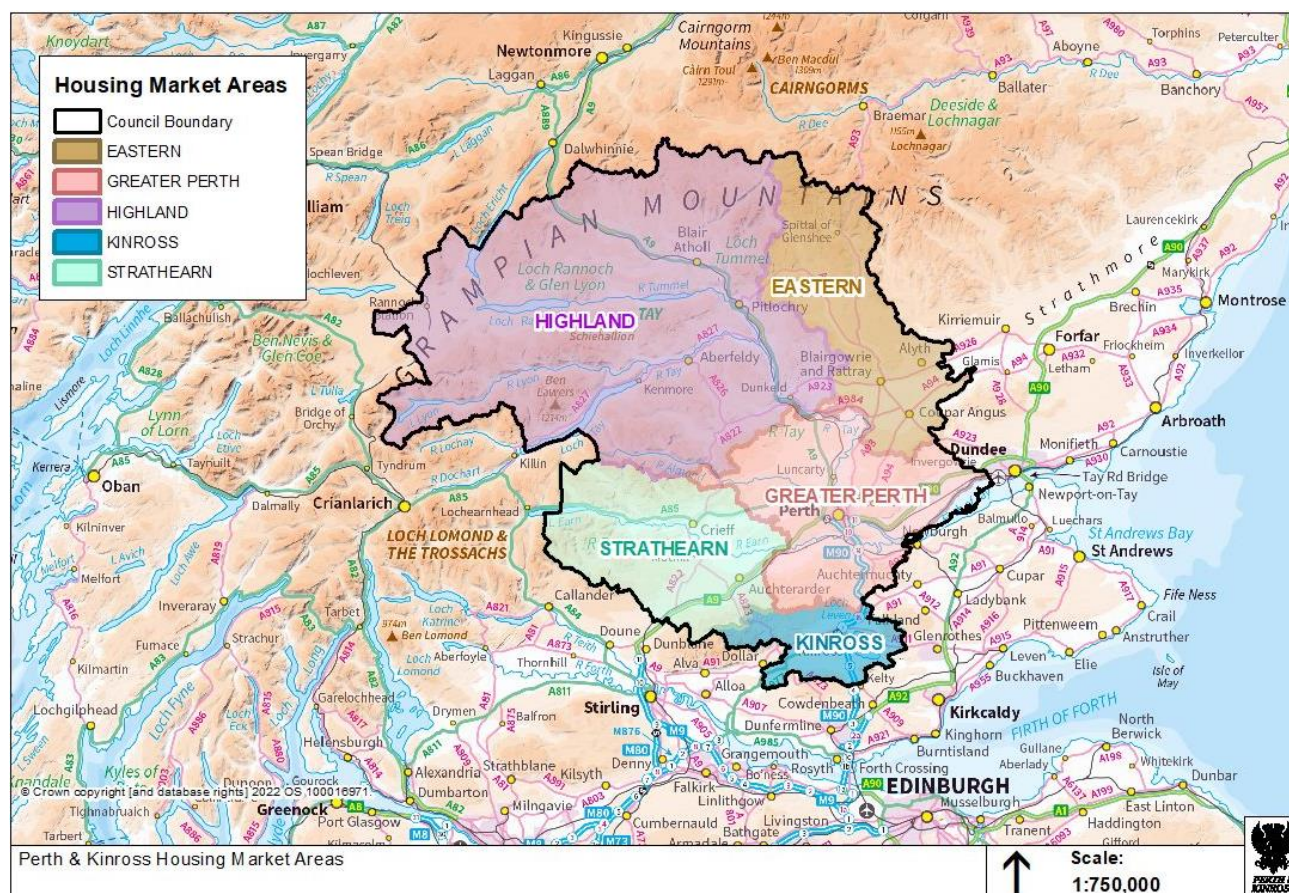
HMAs are defined primarily by housing search patterns - spatial areas in which people living and working in the area would be prepared to look if searching for alternative accommodation. The figure below provides a breakdown of the HMAs in Perth and Kinross and the settlements which fall within these.



Perth and Kinross Settlements by HMA

HMA	Perth and Kinross Settlements
Greater Perth	Abernethy, Abernethy, Almondbank, Balbeggie, Bankfoot, Bridge of Earn, Dunning, Errol, Forgandenny, Glencarse, Glenfarg, Guildtown, Inchture, Invergowrie, Longforan, Luncarty, Methven, Murthly, Perth, Scone, Stanley, St Madoes, Wolfhill
Highland	Aberfeldy, Ballinluig, Blair Atholl, Dunkeld, Fearnan, Kenmore, Kinloch Rannoch, Pitlochry
Kinross	Blairingone, Crook of Devon, Glendevon, Keltybridge, Kinnesswood, Kinross, Milnathort, Powmill, Scotlandwell
Strathearn	Aberuthven, Auchterarder, Blackford, Braco, Comrie, Crieff, Gilmerton, Gleneagles, Greenloaning, Muthill, St Fillans
Strathmore and Glens	Alyth, Ardler, Blairgowrie, Bridge of Cally, Burrelton, Caputh, Coupar Angus, Kettins, Kirkmichael, Meikle, Meikleour, New Alyth, Spittalfield, Woodside

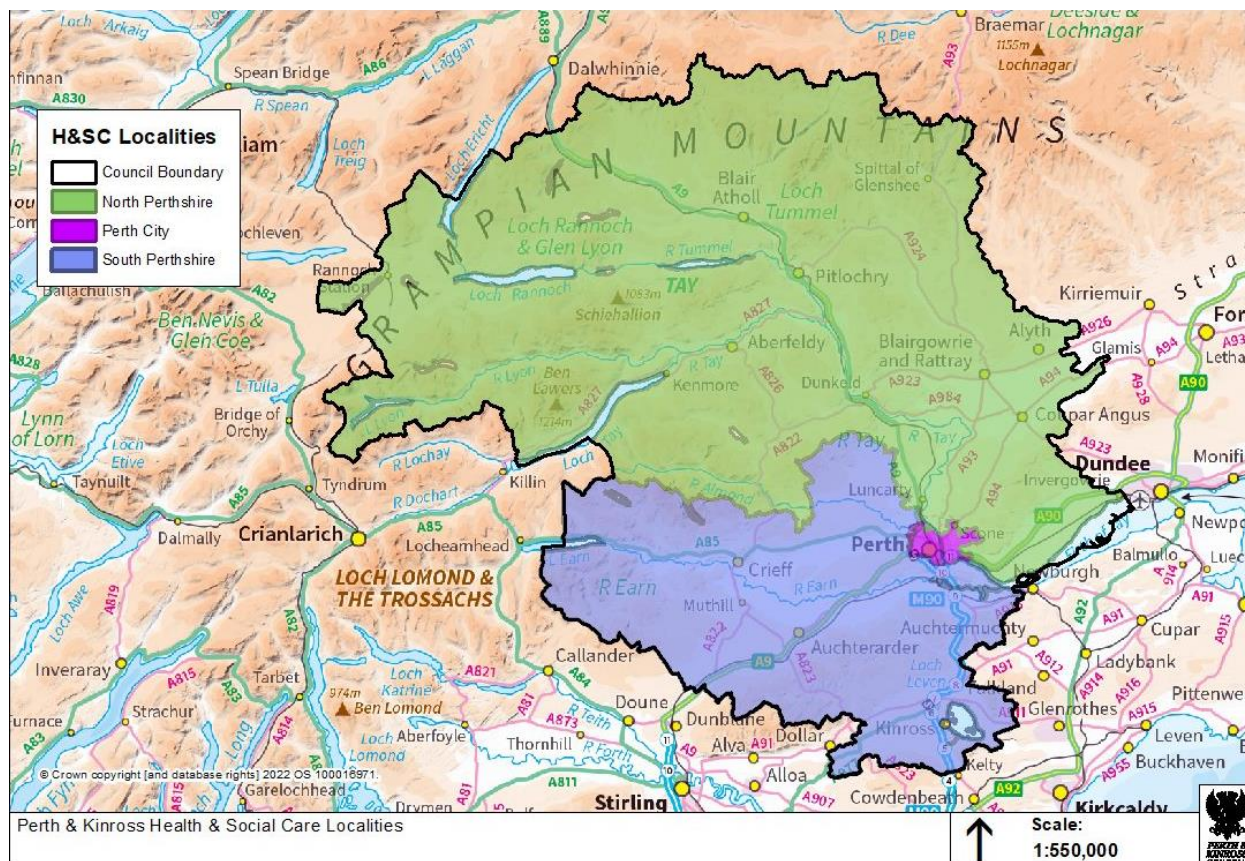
Map of Housing Market Areas





Community Planning and Health and Social Care Localities

Three broad localities have been identified for the purpose of planning health and social care services at local level: North Perthshire, South Perthshire and Kinross, and Perth City, and these are shown in the map below. In addition, the new community planning arrangements have 5 localities.



Links with Neighbouring Local Authorities

Perth and Kinross shares a physical boundary with a number of neighbouring local authorities resulting in the need for links between the LHS and the strategic development planning of the TAYplan area. Perth and Kinross have a strong partnership with Dundee City, Angus, and North Fife and together this forms the TAYplan boundary where we come together to inform the Strategic Development Plan (SDP) for the TAYplan area. We also share boundaries with Highland Council, Aberdeenshire Council, Argyll and Bute, Stirling, and Clackmannanshire.

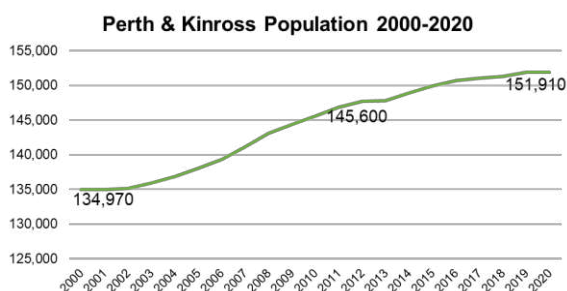
A complex mix of factors and issues influence the operation of the housing system in Perth and Kinross. Informed by evidence and analysis of housing system operation, the LHS develops a framework for improving housing outcomes for everyone by tackling areas where the system is imbalanced or not working well for local people. Key drivers which influence how the housing system is operating, such as population change, household projections and the performance of the Perth Kinross economy; are set out below.



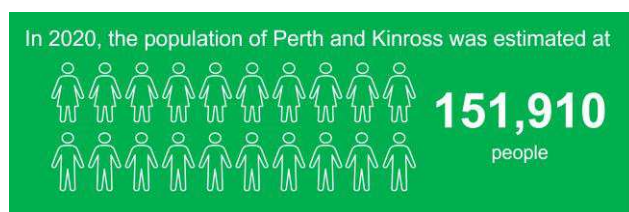
4.1 Population and Households

Between 2000 and 2010, there was a sustained increase in the Perth and Kinross population of 8%, from 134,970 in 2000 to 145,600 in 2010.

Chart 1: Perth and Kinross Population 2000-20



Since 2010, population growth has remained positive but at a slower rate of 4%. Over the last 20 years population growth in Perth and Kinross (13%) has outstripped increases in the Scottish population (7%).



Despite this, over the next 10 years the population of Perth and Kinross is projected to increase by just 1%.

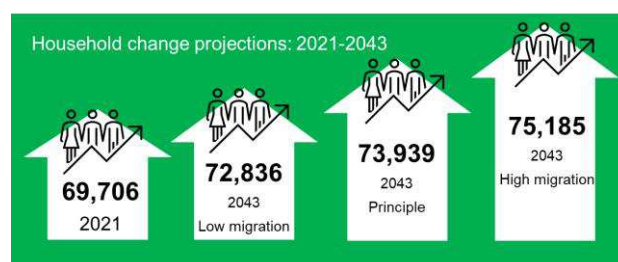
In 2020, there were an estimated 69,432 households living in Perth and Kinross, an increase of 19% since 2001.

This growth is higher than the case nationally with households in Scotland increasing by just 14% over the same period.

In September 2020, the National Records of Scotland (NRS) published household projections for every local authority in Scotland, based on the 2018 population estimates. The projections include a principal scenario and variants based on alternative assumptions about migration trends (both high and low). Over the life of the next LHS,

2022-2027, the number of households in Perth and Kinross is projected to increase by 2% from 69,706 to 71,314.

Over the next two decades (2021-2043) the number of households in Perth and Kinross is projected to increase by 6% to 73,939 under the principal scenario and by 8% under the high migration scenario.



4.2 The Ageing Population in Perth and Kinross

Despite a very modest projected increase in overall population of 1% between 2018-2028, the older population in Perth and Kinross is expected to increase substantially (by 20%) over the same period in Perth and Kinross.

Table 1: Perth and Kinross Population Change 2018-2028 by Age

Age Cohort	2018	2028	Perth and Kinross Change	Scotland Change
Total population	151,290	152,779	1.0%	1.8%
Children <16	24,425	22,447	-8.1%	-6.0%
Working Age Population	91,666	88,311	-3.7%	3.3%
Pensionable Age (65-74)	18,937	20,743	9.5%	3.7%
Over 75's	16,262	21,278	30.8%	25.4%

Source: Population projections (NRS) 2018 Based

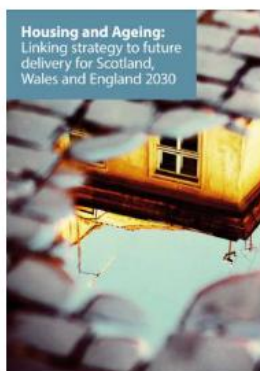
Perth and Kinross already benefit from higher life expectancy than the rest of Scotland and this trend is projected to continue. A rapid movement from 'Third Age' into a frail cohort is on the horizon for service planners, commissioners, and providers. The ageing population has already resulted in increased demand for health and social care services



locally which, set against a backdrop of continued financial constraints, has led to significant pressures on service delivery. A rapidly ageing population in Perth and Kinross could exacerbate this.

Innovative solutions will be required to enable older households to 'Age in Place'.

The report "[Housing and Ageing: Linking Strategy to future delivery for Scotland, Wales and England 2030](#)", recommends that housing should play a central role in the provision of services for older people.



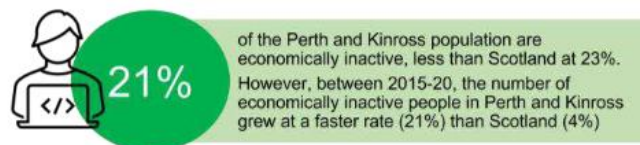
It also calls for new adaptable and affordable housing to be built; investment in early intervention; and meaningful consultation with older people. It makes the point that by 2030 there will be over 600,000 people aged 75 or over in Scotland. As a result, we will need to ensure there is suitable housing and services for individuals to continue living independently at home, maintaining their connections with people and place.

There is increasing recognition that planning for housing in later life is about ageing in place and staying in the home of your choice for as long as possible. Increasing the supply of accessible housing is a fundamental part of promoting independence, flexibility, and social inclusion. This can only be achieved by building accessible dwellings or by adapting the existing housing stock to meet the needs of the Perth and Kinross older people as they age.

4.3 The Perth and Kinross Economy

Pre pandemic, the Perth and Kinross economy was characterised by high employment (83.4 in 2019 compared to 74.8 in Scotland), and low unemployment rates (2.3 in 2019 compared to 3.5 in Scotland).

Employment levels grew 16% in Perth and Kinross over the last decade (2009-19), 3 times higher than the rest of Tayside.



Local employment in Perth and Kinross relies on private sector jobs (81%) with one of the highest rates of self-employment in Scotland (43%).

In Perth and Kinross, more than twice the number of people travel out of the area for work than into the area. There are too few jobs in the local economy, with a deficit of around 2,800 jobs.

Furthermore, the local economy relies on traditionally lower paid sectors such as Agriculture, Hospitality and Retail. Almost 20% of local workers are paid less than the Living Wage.



The Tay Cities Regional Economic Strategy supports the continued growth of the Perth and Kinross economy, driving forward the delivery of projects in the Tay Cities Deal.

Furthermore, the Perth and Kinross Economic Wellbeing Plan (2021) outlines a £490M programme to support economic recovery and growth following the Covid-19 pandemic.

4.4 The Perth and Kinross Housing Market

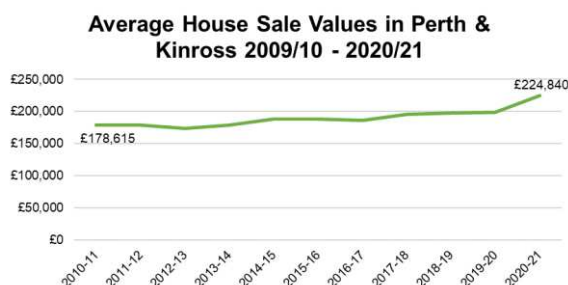
Following recovery from the housing market crash in 2009, there has been a significant increase in market activity rates, with sales



increasing by 39% over the last 10 years in Perth and Kinross.

House prices have grown steadily in Perth and Kinross and by 26% over the last decade. Property prices have grown by 20% in the last 5 years alone. In 2020/21, the average house price in Perth and Kinross was £224,840 which is significantly above the Scottish average house price at £194,100. By January 2022, average house prices in Perth and Kinross had reached £238,484, the 7th highest average price in Scotland.

Chart 2: Average House Sale Values in Perth and Kinross 2009/10 - 2020/21



Market affordability analysis reveals that households must spend up to 5 times the average local income in some Housing Market Areas to afford the average house price. This is well in excess of the typical 3.9 X's multiplier used for mortgage purposes.

Table 2: Perth and Kinross Mortgage Affordability Ratio 2021

	Income	House price	Mortgage ratio
Average income /price	41,390	199,589	4.82
Median income /price	33,707	175,000	5.19
Lower quartile income /price	19,072	123,500	6.48

Using the Scottish Government's methodology to test market entry (benchmarking lower quartile incomes to lower quartile house prices), reveals that:



Affordability is extremely challenging at market entry level

Households must spend over **6.5 times** their income to purchase a home. Home ownership is out of the reach of local households on lower incomes, which is particularly challenging given the dominance of home ownership in the area

This evidence of housing market pressure is echoed by local residents who were asked to rank the top 5 housing challenges currently facing Perth and Kinross. The top-ranking issue in the top five housing challenges was:

59%

A shortage of housing that people can afford

Analysis of housing affordability in Perth and Kinross reveals there are clear pressures locally, particularly for those on low household incomes. A significant proportion of households in Perth and Kinross (36%) earn less than £25,000 per annum despite average incomes which are 28% above the Scottish average.

Whilst social housing rents are affordable to more than 80% of households in Perth and Kinross, social housing is only available to roughly 16% of local households. In the private rented sector (PRS), a household requires to earn up to £27k to be able to afford the average rent if they devote 30% of their income to housing costs. This is significantly above lower quartile incomes in Perth and Kinross (£19k) rendering PRS rents out of reach for many low-income households.

1 in 2 households cannot afford the market entry point in Perth and Kinross, which is extremely challenging given the dominance of owner occupation as a housing option in the area.



4.5 Perth and Kinross Housing Stock

There are approximately 72,000 residential homes in Perth and Kinross to meet the needs of the local population.

The housing system is dominated by owner occupation with a higher proportion of homes in this tenure (63%) than is the case nationally (59%). In contrast the social housing sector accommodates just 16% of local households, much lower than the Scottish average at 26%.

The scale of home ownership potentially limits the range of housing options available to meet housing need. Furthermore, it could be the case that a more limited range of affordable housing options in the Perth and Kinross area is driving housing affordability pressures at a local level.

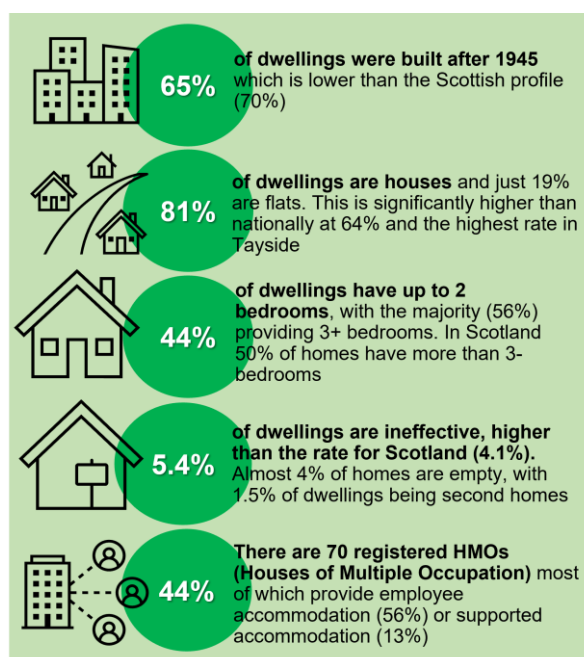
A survey of local households to inform the LHS reveals that limited housing options are a concern for many local residents were asked to select the top 5 housing challenges. Limited housing options for young people and families was a concern for 36% of households, with limited alternative housing options such as low-cost home ownership, shared ownership and mid-market rent a concern for 34%.

The PRS in Perth and Kinross is slightly bigger (16%) than is the case for Scotland (14%) playing a key role in meeting housing need locally. The PRS is an important transitional and flexible housing tenure which offers accessible housing options to those in housing need. The growth and improvement of the PRS could be an important consideration within the new LHS aligned to Town Centre and economic growth strategies.

There is evidence that the cost of private renting is out of reach for low-income households in Perth and Kinross. A household requires to earn up to £27k to be able to afford the average market rent if they devote 30% of their income to housing costs.

This is significantly above lower quartile incomes in Perth and Kinross (£19k). The HNDA 2022 reveals that 62% of PRS households pay more than 25% of their income on housing costs, more than double the case for households in other tenures (25%).

The dwelling profile in Perth and Kinross is characterised by properties that are younger, low rise and bigger in size than is the case across Scotland.



The number of long-term empty homes in Perth and Kinross (1.8%) has almost doubled in the last 10 years. High proportions of ineffective properties will have an impact on the ability of local households to meet housing need. Utilising existing stock not only increases supply of local housing but improves the condition of housing stock and helps to regenerate communities.

4.6 Perth and Kinross Rural Housing Profile

There is a fairly even urban / rural population split across Perth and Kinross with 53% of the population living in urban areas and 47% living in rural areas.

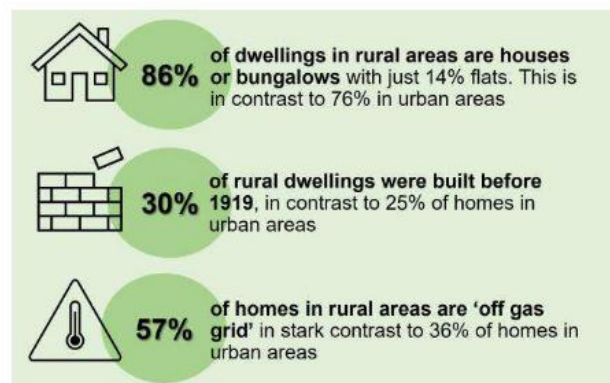


Of homes in Perth and Kinross with a rural classification¹, the majority (58%) are defined as 'accessible rural' which means communities of less than 3,000 people and within a 30-minute drive to the nearest main town. 24% of homes are located in 'remote rural' areas which means a population of less than 3,000 people, and with a drive time of over 30-minutes to the nearest town. A further 19% are defined as 'remote small towns' which means a settlement of 3,000 to 9,999 people, and with a 30-minute drive to the nearest town.

The LHS will be informed by the concept of the 20 minute neighbourhood across our urban and rural areas so that the places where we live, and work are more resilient and sustainable. This national definition differs from the 6-fold definition as it is based on sustainable transport modes rather than drive times. 20 minute neighbourhoods are about living well locally, giving people the ability to meet most of their daily needs nearby, complemented by safe walking, wheeling, and cycling and local transport options to support travel further afield.

In rural areas, where settlement patterns are more dispersed, we will consider how the concept could apply in ways that make sense for these areas. It will help us to make sure our investment decisions deliver the maximum benefits for individuals and their communities. Increased liaison with rural stakeholders, including large landowners and organisations that provide rural work opportunities is a vital part of this process.

National research has consistently indicated that the age of a home is strongly associated with its condition and energy performance. In this respect the oldest homes (pre-1919) generally perform less well than newer homes.



The rural housing stock profile tends to have a higher concentration of older homes, homes with no access to mainstream gas and lower energy efficiency ratings than homes in urban areas. This is the case for homes in rural areas in Perth and Kinross which have a higher proportion of pre-1919 properties than urban areas. Furthermore, 57% of homes in rural areas are 'off gas grid' in stark contrast to 36% of homes in urban areas.

More than a quarter of households (26%) in the Highland Housing Market Area live in the PRS, significantly higher than any other HMA. This is likely to reflect the nature of the rural economy. Tenants in the PRS are likely to be most at risk of housing and fuel poverty generally but given the structure of rural incomes, even more so in rural areas.

44% of all affordable homes in Perth and Kinross are located in rural areas. Approximately 330 affordable homes become available for households in need in rural areas each year.

There are roughly 1,600 households who have applied for housing in rural areas of Perth and Kinross, roughly 5 applicants for every available property. This ratio is slightly higher than is the case for the wider Perth and Kinross area (4.7) indicating the clear pressures placed on affordable housing in rural areas.

¹ Using the [Scottish Government Urban Rural Classification 6-fold](#) definition



3% of all homes in Perth and Kinross could be classified as 'ineffective stock' i.e., either holiday or second homes and not available to meet local housing need. There is evidence that the proportion of ineffective housing stock in rural areas is significantly higher, placing even more pressure on local households to find suitable homes.

Whilst in 2021, second homes accounted for 2% of the housing stock in Perth and Kinross, in rural areas like Pitlochry, 7% of all dwellings were second homes, with 8% in Aberfeldy and 21% in Kinloch Rannoch. This is exacerbated by the proportion of holiday lets in rural areas. Holiday lets account for just 1% of homes across Perth and Kinross but 5% in Pitlochry, 10% in Aberfeldy and 17% in Kinloch Rannoch. In total, 12% of all homes in Pitlochry could be classified as ineffective, with almost a fifth of homes (18%) ineffective in Aberfeldy and almost 40% in Kinloch Rannoch. This compares to just 3% in Perth and Kinross, evidencing the marked impact of ineffective housing stock on restricting rural housing options.



5 LHS Priority 1: Providing more affordable homes to support liveable and sustainable communities

The LHS is an all-tenure strategy which considers current and future housing need, setting a strategic vision for housing across both public and private sectors. Providing the right size, type, and tenure of housing, in sustainable, well-connected communities is a fundamental aspect of LHS delivery and crucial to the delivery of the Perth and Kinross Local Outcomes Improvement Plan and Tay Cities Growth Deal.

Aligned to providing more homes and creating liveable communities, the LHS is required to provide evidence and policy direction in relation to:

- the extent and nature of housing need and demand across Perth and Kinross
- delivering a generous supply of housing land aligned to the Local Development Plan and Housing Supply Targets
- the strategic direction for housing investment, including the SHIP
- powers and mechanisms to help households and landlords make best use of existing homes
- efficient and innovative ways of building and financing the development of new homes.

Informed by analysis of the main issues and housing system drivers, LHS Priority 1 focuses on **'Providing more affordable homes to support liveable and sustainable communities'** in Perth and Kinross by:



Chapter 5 sets out the evidence base and outlines what the Council and partners will do to address the main challenges to providing more affordable homes and creating liveable communities. It concludes with LHS priority actions for partnership, investment, and delivery activity.

5.1 LHS Priority 1: What's our Starting Point?

A detailed briefing which sets out the housing system evidence underpinning LHS Priority 1 can be accessed here: [Priority 1 Briefing](#).

LHS analysis suggests that the key issues which drive the need for action, investment, and partnership to increase housing supply and promote placemaking in Perth and Kinross are as follows.



There are 11,557 affordable homes across Perth and Kinross with two thirds provided by the Council and a third provided by local RSLs. Around 7% of affordable

homes become available for letting in Perth and Kinross each year. Demand for affordable housing in Perth and Kinross clearly outstrips supply with roughly 5 applicants for every social tenancy that becomes available.

The number of waiting list applicants to available homes shows major pressures for 4-bedroom homes in the Highland and Greater Perth HMAs. Despite demand for affordable tenancies being focused on smaller property sizes (82%), there is evidence of significant pressures for larger homes with 7 applicants for every property with four or more bedrooms. Most waiting list applicants in Perth and Kinross do not have sufficient levels of assessed housing need to access social housing, with 1 in 2 applications having no waiting list points. Just 1 in 5 housing applicants have sufficient need to be considered for social housing.



The Perth and Kinross Local House Condition Survey for the Council Sector (2020/22) also reported that 33.2% of Council tenants are currently under-occupying by 1 bedroom and 6.4% of tenants are under-occupying by 2 or more bedrooms suggesting that more work is required to address the mismatch between household composition and property size within social housing stock

Larger new homes will be identified based on the HNDA and incorporated through the SHIP and development opportunities arising across all HMAs. Ongoing liaison between Housing Strategy and Housing Allocations and RSL partners will ensure we are delivering a wider range of affordable housing options, of different sizes and types. The Open Market Purchase Scheme will also provide the Council and its partners an opportunity to purchase larger homes, similar to the concept of the Buyback Scheme.

Housing need



To provide the evidence required to calculate local housing and land requirements over the next 20 years, the Council has produced a Housing Need and Demand

Assessment (HNDA) in partnership with local authorities across the Tayside region.



HNDA estimates provide evidence to inform local decision making on setting Housing Supply Targets in the LHS. This will guide decisions in the Local Development Plan on ensuring there is a generous supply of land for housing.

The HNDA calculation works by projecting forward the number of new households who will require housing in Perth and Kinross. This is based on household projections produced by the NRS. The number of existing households who need to move to more suitable housing is also included.

NRS high migration household projections for the Tayside region project a growth in the number of households over the next 25 years of 6%. As household growth in Perth and Kinross over the last 10 years has equaled this 6% rate, the Council opted to develop a household growth scenario as the basis of setting housing supply targets in the LHS.

The housing estimates assume a 'growth scenario' for household projections based on the agreed methodology for the Tayside region.

Prospects for economic growth are likely to be stronger given significantly higher productivity rates. Gross Added Value in Perth and Kinross compares well to Scotland in comparison to Angus (17% below), Dundee (26% below) and North Fife (15% below). Whilst the Tay Cities Deal will improve productivity in Angus, Dundee, and North Fife areas, it is more likely to grow capacity in the Perth and Kinross economy, with job growth more likely to enhance migration beyond latest trends.

The growth scenario for Perth and Kinross assumes an increase in the principal household projection of 0.5% per annum for the next 15 years. Based on this assumption, future housing estimates for Perth and Kinross require 10,596 new homes over the next 20 years. During the life of the LHS, a need for 4,743 new homes is estimated across Perth and Kinross.

About 29% of this requirement is for market housing options, with 30% of housing estimates focused on the delivery of market rent, 26% on social rent, with a further 15% on below market rent such as shared ownership/equity and mid-market rent. More than half of new homes are estimated to be needed in the Greater Perth area (55%), followed by Strathmore and Glens (14%) and Strathearn (13%).



The Strategic Housing Investment Plan (SHIP) is the delivery plan for meeting affordable housing supply targets across Perth and Kinross. Over the next 5 years, the

SHIP aims to deliver 1,050 affordable homes supported by roughly £83M of funding from the Scottish Government. The priority is the supply of homes for social rent, providing 70% of affordable homes with the remaining 30% across a diverse range of affordable tenures. Most new build completions over the life of the SHIP are delivered in the Greater Perth area (62%), followed by Strathearn (14%) and Strathmore (13%), and Highland (7%) and Kinross (5%).

The delivery of the SHIP over the life of the new LHS will take place against an ambitious national policy agenda to transform building and design standards. The Housing to 2040 Strategy sets a target that all new affordable homes will be zero emission by 2026. Furthermore, a Housing Innovation Programme led by the Construction Scotland Innovation Centre and the Scottish Futures Trust aims to transform housing design standards towards manufacture and assembly and a greater use of collaborative procurement frameworks.

The Housing Supply Target for Perth and Kinross set in the LHS 2016-2021 was 2,750 homes over 5 years, the equivalent of 150 affordable homes per year and 400 market homes. Analysis of housing completions in Perth and Kinross over the last 3 years (2018/19-2020/21), shows that housing delivery has kept abreast of HSTs. On average, 181 affordable homes have been delivered against a target of 150; with an average of 578 market homes delivered against a target of 400.

Whilst current effective land supply largely supports the delivery of Housing Supply Targets for private sector housing, effective land for affordable housing is more limited and below the potential delivery levels set out

in the SHIP. Ensuring an effective land supply for affordable housing will be a crucial element of increasing the supply of affordable housing over the life of the new LHS.



Placemaking in Perth and Kinross encourages the collaboration of all residents, partners, and stakeholders to produce sustainable, well-designed communities and homes

which meet people's needs. Key to the placemaking process is harnessing the distinct characteristics and strengths of each place to improve the overall quality of life for people. Using a Place approach means encouraging collaboration between services and residents to design solutions that will deliver better outcomes in each local area.

The [Place Standard Tool](#) developed by the Scottish Government, NHS and Architecture and Design Scotland provides a simple framework to structure conversations about place. It allows you to think about the physical elements of a place (for example its buildings, spaces, and transport links) as well as the social aspects (for example whether people feel they have a say in decision making). The tool pinpoints the assets of a place as well as areas where a place could improve.

Tenants are being empowered to identify and prioritise environmental improvements that will benefit the wider community. Using the principles of the place model, the Council collaborates with local communities via the Environmental Improvement Programme to improve local environments and shape places. Through the Programme, the Council invested £260,000 in 2020/21 to improve safety and appearance of localities. These improvements have made communities safer to live in, improved accessibility for those with disability or frailty needs and enhanced the visual appearance of local areas. The Place approach identifies themes, priorities, and opportunities to achieve successful outcomes within a series of Local Place Plans. It's



essential that the new LHS is aligned to the Place model to support the delivery of sustainable homes and places at a local level.

The Council also takes a partnership approach with the PRS to progress projects for empty properties through Compulsory Purchase Orders (CPOs). However, CPOs will be considered as a last resort for dealing with long-term properties that cause problems for local communities and particularly where we struggle to satisfactorily engage with property owners.

The [National Transport Strategy 2](#) (2020) and [Programme for Government 2020](#) commits the Scottish Government to working with local government and other partners to take forward a national ambition to create 20-minute neighbourhoods. This offers the ability to meet most of your everyday needs locally within a 20-minute journey from home by walking, cycling, wheeling or by local public transport.

The outcomes of creating 20-minute communities include an improved local economy, improved quality of life for residents, decreased health and wellbeing inequalities and action to tackle climate change. The 20-minute community concept will be embedded in the forthcoming Perth and Kinross Mobility Strategy.

The Council supports the Scottish Government ambitions that Self and Custom Build housing can play in providing good quality homes and sustaining communities. The Council welcomes the Scottish Government's recent Self-Build Loan Fund announcement, where £6 million is available via the Communities Housing Trust for self-builders who are unable to access standard bank lending, with financial assistance of up to £175,000 to help with development costs.

An in-house register is being developed during 2022/23 which will hold key information on parties interested in self or

custom-build within all HMAs. The register will record details such as:

- Type of applicant
- Type of home
- Area/s of interest for plot location

The Planning and Housing Strategy Team will maintain the register of applicants alongside the register of land available. The Team will identify empty public sector land which will be the primary resource to meet demand, ensuring compliance with current legislation and net zero targets. A new set of web pages are being developed to provide this opportunity and will be available in Spring 2023.



The Covid-19 pandemic has had an immediate and longer-term impact on how we use homes and neighbourhoods to live, work and play. Furthermore, the new national planning framework is focused on delivering mixed developments and places which produce better outcomes for people, their wellbeing, and the environment. Housing delivery is central to the creation of 20-minute neighbourhoods by improving housing diversity and the range of options on offer.



The ability to 'age well in place', increased affordable housing options, plus safe spaces and streets will also be central to the creation of 20-minute neighbourhoods within the new LHS. Analysis of neighbourhoods will focus on key services that are required to ensure a liveable neighbourhood. As much of Perth and Kinross is classified as remote rural, work to identify clusters of villages, or a localised hub of amenities will be undertaken through spatial modelling using travel times. This cannot only help identify suitable locations for affordable housing but also the need for increased infrastructure and services.



5.2 LHS Priority 1: What do Residents, Partners and Stakeholders Think?

Informed by resident feedback and housing system analysis, partners and stakeholders came together to define the major barriers that should be overcome in the LHS to increase housing supply and promote placemaking. Key local challenges which drive the need for future partnership, investment and delivery activity include the following:

Key issue:

Overcome development barriers such as land availability and development constraints which is key to increasing the scale and pace of delivery

Key issue:

Ensure a strategic approach to planning and land assembly, including master planning approaches and developing new partnerships

Key issue:

Construction innovation should explore the ability of offsite construction technology to improve the pace, scale and cost of development

Key issue:

A locality approach to placemaking that includes a community led approach will be beneficial to the success of developing sustainable communities

Key issue:

Make better use of existing buildings to meet housing need including bringing redundant buildings or low demand housing back into effective use.

Key issue:

Provide a wide range of housing options that deliver tenure diversity, including development and growth of the PRS through Build to Rent and MMR

5.3 LHS Priority 1: Our Actions

Partners and stakeholders co-produced a range of options and ideas to proactively address the challenges associated with providing more affordable homes and delivering liveable communities in Perth and Kinross. The following priority actions have been identified to enable the Council and partners to deliver LHS Priority 1 Outcomes over the next 5 years:



Maximise the development of social housing through the Strategic Housing Investment Plan delivering a diverse mix of property sizes and more accessible, adaptable homes



Seek opportunities to deliver a wider range of affordable housing options e.g. intermediate housing, LCHO and affordable self-build etc.



Develop an empty homes strategy which targets investment in areas where housing pressure is evidenced



Maximise the potential to generate more homes through brownfield regeneration which encourages mixed developments and change of use for vacant properties



Continue to develop partnership working to ensure collaborative investment approach towards locality leadership and place planning processes through Community Action Plans and Local Place Plans



Embed the values of Perth and Kinross Offer to ensure investment and commitment across Services to develop and deliver the LHS Action Plan



Planning policy to be developed through the Local Development Plan 3 where appropriate for Short Term Let Control Areas

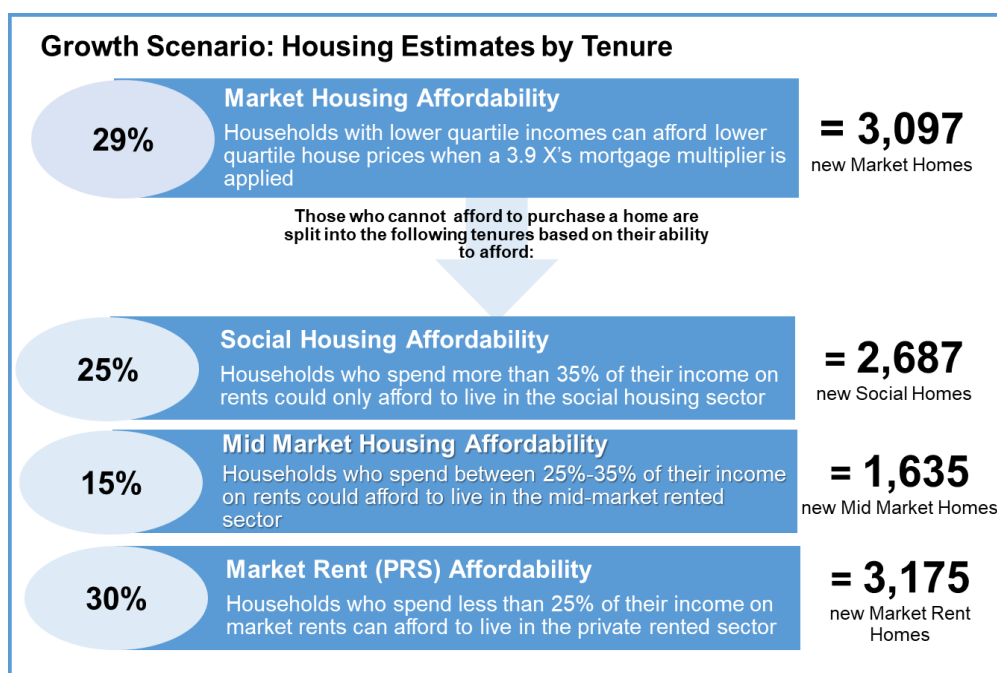


5.4 Tayside Housing Need and Demand Assessment 2022

To produce the evidence required to calculate local housing and land requirements over the next 20 years, the Council collaborated with partners across the Tayside region to produce a Housing Need and Demand Assessment (HNDA) including Angus, Dundee, and Fife Councils. The Tayside HNDA was signed off as 'robust and credible' by the Centre for Housing Market Analysis (CHMA) in 2022.

The Scottish Government has developed an HNDA calculation tool. The tool produces an estimate of the additional housing needed locally. The HNDA tool works by projecting forward the number of new households who will require housing in Perth and Kinross. This is based on household projections produced by the National Records of Scotland (NRS). The number of existing households who need to move to more suitable housing is also included. Economic scenarios are then applied to calculate housing affordability so that total housing estimates can be split into housing tenures.

The growth scenario for Perth and Kinross assumes an increase in the principal household projection of 0.5% per annum for the next 15 years. Based on this assumption, future housing estimates for Perth and Kinross require 10,596 new homes over the next 20 years. During the life of the LHS, a need for 4,743 new homes is estimated across Perth and Kinross.



About 29% of this is for market housing options, with 30% of housing estimates focused on the delivery of market rent, 25% on social rent, with a further 15% on below market rent options such as shared ownership / equity and mid-market rent. More than half of new homes are estimated to be needed in the Greater Perth area (55%), followed by Strathmore and Glens (14%) and Strathearn (13%).



5.5 Setting Housing Supply Targets

As part of the Tayside Housing Market Partnership, the Council have recently completed a HNDA which provides a statistical estimate of how much additional housing will be required to meet all future housing need and demand in the area. The housing estimates produced by the HNDA provide the starting point for setting a Housing Supply Target (HST) within the LHS.

The Housing Supply Target (HST) sets out the estimated level of additional housing that can be delivered on the ground and informs the definition of the Housing Land Requirement within the Local Development Plan (LDP).

An annual HST for Perth and Kinross has been provisionally set at 654 homes per year with a 32% target for affordable housing (210 homes) and a 68% target for market housing (444 homes).

The HST has been derived from HNDA housing estimates and takes into full consideration a range of factors that may influence housing delivery including historic completions, available resources, and policy considerations. An evidence paper detailing the approach to setting HSTs in Perth and Kinross is available in Appendix 6.

The target of 210 Affordable homes per year and 444 Market homes per year (in total 654) are ambitious and challenging targets in the context of:

- Recent completion rates
- Balancing the new build programme with work required to bring social housing up to the standard required through Housing to 2040, the Heat in Buildings Strategy (HIBS), EESSH2 and the social housing retrofit standard set out through [PAS 2035](#)
- Construction capacity
- Available resources

Despite the challenges above, this target represents a 40% increase on previous affordable housing targets as set out in the LHS 2016-2021 and meets the Council's key priorities in providing more affordable homes, in the right place and at the right cost.

It is intended that during the delivery of the LHS 2022-2027, further analysis and research will be undertaken to disaggregate the HST by housing market sub-area, considering a range of practical considerations that will influence housing delivery on a spatial basis. The HST therefore provides a strong starting point for informing the Housing Land Requirements within the next Perth and Kinross Local Development Plan (LDP 3), along with National Planning Framework 4.

The LDP3 and forthcoming Mobility Strategy will complement and support this aspect of the LHS.



6 LHS Priority 2: Providing a Range of Housing Options that People can Easily Access, Afford and Keep

The LHS provides the overarching framework to mitigate the impact of housing induced poverty and poor housing affordability on the ability of local households to access suitable housing options. It sets out housing's role in improving housing choice across all housing tenures and the LHS contribution to tackling child poverty.

The LHS also provides the framework for the further development of the Council's Rapid Rehousing Transition Plan (RRTP), building on the Home First model which has transformed the delivery of homelessness services in Perth and Kinross. Home First has been extremely successful in reducing the stigma associated with homelessness and improving the experiences of homeless households.

Tackling and preventing homelessness is an ongoing housing priority both nationally and locally. Ensuring local households have good awareness of housing options and are empowered to find the right home to meet their needs, is at the centre of a proactive and preventative model of improving housing access. In Perth and Kinross this also means finding opportunities to extend the range of housing options and choices available where they may be limited, including rural areas.

Equally, enabling households to keep their current home through the provision of person-centred housing support services is at the heart of LHS ambitions around improving housing sustainment and independent living.

The LHS is also required to provide evidence and policy direction in relation to:

- improving the range of housing tenures and accessibility of housing options
- supporting the growth, development, and operation of the PRS

- delivering preventative housing information, advice, and assistance within the Home First model
- providing support services, which meet housing and underlying needs to enable housing sustainment
- innovative ways of improving housing affordability and enhancing housing's role in tackling child poverty.

Informed by analysis of the main issues and housing system drivers, LHS Priority 2 focuses on **'Providing a range of housing options than people can easily access, afford and keep'** by:



Chapter 6 sets out the evidence base and outlines what the Council and partners are doing to address the main challenges in providing accessible and sustainable housing options and choice. It concludes with LHS priority actions for partnership, investment, and delivery activity.

6.1 LHS Priority 2: What's our Starting Point?

A detailed briefing which sets out the housing system evidence underpinning LHS Priority 2 can be accessed here: [Priority 2 Briefing](#).

LHS analysis suggests that the key issues which drive the need for action, investment, and partnership to improve the range of accessible and sustainable housing options in Perth and Kinross is as follows:

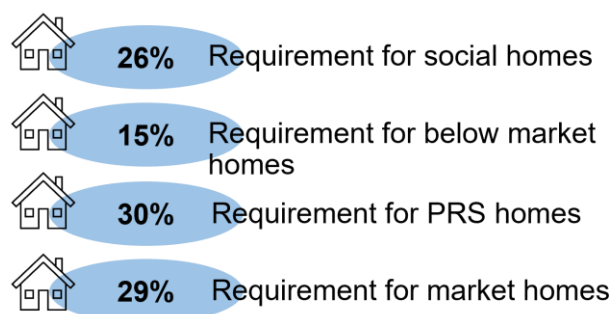


The housing system in Perth and Kinross is dominated by owner occupation with a higher proportion of homes in this tenure (63%) than is the case nationally (59%).

The scale of home ownership in Perth and Kinross potentially limits the range of housing options available to meet housing need. Furthermore, it could be the case that a more limited range of affordable housing options in the Perth and Kinross area is driving housing affordability pressures at a local level.

The HNDA 2022 Household Survey shows that (excluding empty and second homes) with the exception of the Highland HMA, most households are owner-occupiers. More households live in social housing in the Highland (29%) and Eastern (30%) areas than on average (23%). More than a quarter of Highland households (26%) live in the PRS, significantly higher than any other HMA. This is likely to reflect the nature of the rural economy. Tenants in the PRS are likely to be most at risk of housing and fuel poverty generally but given the structure of rural incomes, even more so in rural areas.

Future housing estimates from the recent HNDA 2022 identified the need for a more diverse range of housing tenure options. This includes more homes in the PRS and in intermediate housing tenure such as shared ownership, shared equity and mid-market rent as follows:



Tenure diversification and the growth of intermediate housing options is an important consideration in the new LHS.



The private rented sector in Perth and Kinross is slightly bigger (16%) than is the case for Scotland (14%) playing a key role in meeting housing need locally. There are currently

approximately 10,400 properties currently registered under the Private Landlord Registration Scheme in Perth and Kinross.

Evidence from the HNDA 2022 reveals that homes in the PRS tend to be flatted and smaller compared to other housing tenures. Furthermore, almost double the number of PRS tenants report problems with property condition (59%) than is the norm. Condition problems focus on dampness, condensation, and the need for structural building repairs.

There is evidence that the cost of private renting is out of reach for low-income households. A household requires to earn up to £27k to be able to afford the average PRS rent if they devote 30% of their income to housing costs. This is significantly beyond lower quartile incomes in Perth and Kinross (£19k).

The HNDA 2022 reveals that 62% of PRS households pay more than 25% of their income on housing costs, more than double the case for households in other tenures (25%).

The HNDA estimates that the PRS could meet up to 30% of the new homes required in the future. The delivery of more homes, offering a more diverse range of tenures could be an important aspect of LHS interventions to meet housing need. The role of Build to Rent developments by private developers and investors could play a role in increasing the PRS in Perth and Kinross. Equally, the delivery of more mid-market rent options by social developers could increase



the supply and range of affordable options in the rented sector.

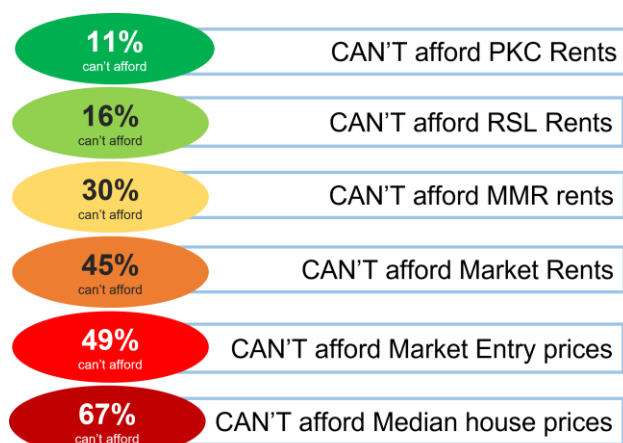


Analysis of housing affordability in Perth and Kinross reveals there are clear affordability pressures locally, particularly for those on low household incomes. A

significant proportion of households in Perth and Kinross (36%) earn less than £25k per annum despite average incomes which are 28% above the Scottish average.

Whilst social housing rents are affordable to more than 80% of households in Perth and Kinross, social housing is only available to roughly 16% of local households.

As part of the HNDA, the Council carried out housing affordability analysis to test the value of local incomes meet housing costs across a range of housing tenures. The analysis demonstrates the affordability pressures faced by local households when devoting 30% of household income to housing costs. The proportion of local households who cannot afford each tenure is as follows:



Income and child poverty



Perth and Kinross is a relatively affluent area, with average incomes being 10% above the Scotland average at £41,390. Despite this relative affluence, there is

evidence of income inequality. Whilst over 40% of local households earn more than £40k per annum, 1 in 3 (34%) earn less than £25k.

Whilst the average annual median income is 13% higher than the Scottish average, weekly wages in Perth and Kinross are 9% lower. Low pay is a widespread problem with roughly 1 in 3 workers in Perth and Kinross in lower paid jobs. 36% of people are living in or on the edge of poverty with 1 in 5 having no savings to fall back on or earning below the Living Wage.

Housing induced poverty refers to income levels after housing costs that do not enable a basic standard of living. The risks of housing induced poverty in Perth and Kinross are driven by poorly paid local employment, cost of living pressures and high housing costs. Tackling housing induced poverty is extremely challenging in rural areas and for households in the PRS.

Tackling housing induced poverty is extremely challenging in rural areas. There is evidence of income inequality in rural areas. Whilst almost 40% of households earn more than £40k per annum, more than 1 in 3 (36%) earn less than £25k. Furthermore, national research suggests that minimum living costs for households in remote rural Scotland typically add on 15-30% to a household budget, compared to urban areas.

As well as a high proportion of households on low incomes, housing costs are also higher in rural areas. In 2020, the average price for a property on the market in a rural area of Perth and Kinross was £217k, 10% higher than the Perth and Kinross average of £196k.



Welfare rights and income maximisation are essential in enabling low-income households to avoid poverty. In 2021/22, £5.3M of financial gain was delivered to households across Perth and Kinross by the PKC Welfare Rights Service.

The latest Child Poverty figures for Perth and Kinross show that Child Poverty increased by 2.7% between 2015 and 2020 increasing the numbers of children living in poverty from 4,869 to 5,515 (22.6%). This upward trend makes reaching the target of 18% of children in poverty by 2022 very challenging.

The Council has developed an Affordable Rents Toolkit to assess the affordability impact of current and proposed rent levels on households living in Perth and Kinross.



The toolkit has enabled PKC to ensure that families with children pay between 13% and 22% of their income on rent. This frees up much-needed cash for other essentials like food, childcare and transport.

The toolkit allows the Council to make sure that targeted support can be provided to localities or households who may be disproportionately affected by poor housing affordability as a result of their income level.

Home First



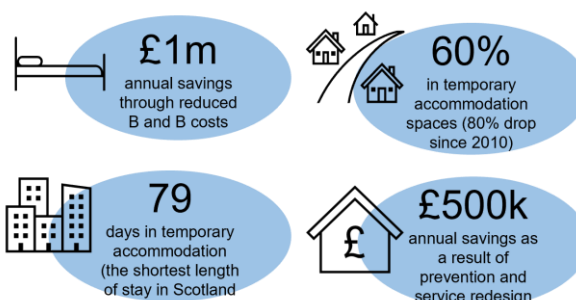
Whilst most local authorities in Scotland were embarking on a rapid rehousing journey in 2018, the Council had been progressively improving and

transforming services for homeless people since 2012. These improvements created the platform to develop and introduce Home First, enabling the Council to deliver positive outcomes for homeless people in Perth and Kinross. The Home First model is used as a national exemplar for Rapid Rehousing across Scotland.

The Home First approach seeks to ensure that homeless households move directly in to settled accommodation thereby avoiding the stigma, cost and uncertainty of temporary accommodation and homelessness in Perth and Kinross. Objectives are to:

1. Intervene early and prevent homelessness through enhanced advice, assistance, and support
2. Offer a route for homeless people to move directly to settled housing
3. Reduce the need for temporary accommodation and minimise the length of time spent in temporary accommodation

Since its launch in 2017, the Home First model has delivered:



In 2020/21, Perth and Kinross had the lowest prevalence of households in temporary accommodation at 0.5 households per 100,000 population.

In June 2021, there were 118 temporary accommodation places across Perth and Kinross. The vast majority of temporary provision is located in the Greater Perth Housing Market Area.

In 2020/21, the average length of stay in temporary accommodation was 79 days, which is less than half the Scottish figure at 199 days and the lowest in the country. As a result, the backlog of homeless households in temporary accommodation awaiting an offer of settled housing has reduced from 555 in 2014/15 to just 31 households in 2020/21.



The Council links regionally to ensure a joint approach on a range of housing activities such as through the Tayside, Fife and Central Housing Options Hub which share approaches to the prevention and alleviation of homelessness. The Hub has developed a regional action plan and the following actions have been used to ensure the LHS remains closely aligned, including to:

- Develop, implement, and promote the National Housing Options Toolkit
- Develop and share best practice around RRTPs
- Support Scottish Government implementing the Ending Homelessness Together strategy
- Develop and share best practice across housing access and homelessness prevention

The Council meets regularly with colleagues from Fife, Dundee City, Angus, Stirling and Clackmannanshire and Argyll and Bute as part of the Housing Options Hub. Work is focused on piloting ways for measuring the customer experience and enhancing the Housing Options approach within each local area.

The Hub is funded by the Scottish Government to assist in meeting national strategic priorities as set out by the strategic objectives in the [Housing Options Guidance 2016](#).



About 50% of homeless applicants in Perth and Kinross have no identified support needs, which is on par with the profile for Scotland at 52%. This means that half of all

homeless households in Perth and Kinross simply require access to settled housing to resolve their homelessness and to achieve a positive housing outcome.

On average over the last 3 years, approximately 10% of homeless households have presented with moderate to high support needs and have required housing support to ensure that a lasting, sustainable outcome is achieved in settled housing. Over the same period, each year between 60-80% of homeless applicants have been provided with housing support by a provider operating under the Housing First Model.

Floating Housing Support services are aimed at enabling vulnerable individuals who are at potential risk of losing their tenancy to live independently or to maximise their independence:

- It is short term, flexible, responsive and aims to support people to achieve agreed outcomes
- It aims to be in place for 6 to 9 months with regular outcome reviews during this time
- It works with people to identify outcomes and then agree a plan which will enable individuals to build on their independent living skills, or support and increase an individual's ability to manage independently

In 2020/21, 709 individuals received support via the Floating Housing Support Service. It is estimated that at any one time there are 286 individuals receiving assistance with 3.6 hours provided weekly per client.



6.2 LHS Priority 2: What do Residents, Partners and Stakeholders Think?

Informed by resident feedback and housing system analysis, partners and stakeholders came together to define the major barriers that need to be overcome in the Perth and Kinross LHS to improve the range of accessible and sustainable housing options and choices. Key local challenges which drive the need for future partnership, investment and delivery activity include:

Key issue:

Affordability in the PRS is problematic. Opportunities to deliver quality market and mid market rent options should be explored

Key issue:

Housing options, choice and affordability will be impacted by the deepening cost of living crisis and the on-going recovery from the COVID-19 pandemic

Key issue:

Access to affordable housing options is severely limited in many rural areas of Perth and Kinross

Key issue:

Tenancy sustainment for homeless households accessing settled accommodation through appropriate continued support should be considered

Key issue:

There is a need to address the mismatch in supply and demand of social rented housing

Key issue:

Funding availability to meet new supply, condition and energy targets will be a difficult balance for social landlords particularly with constrained land supply

6.3 LHS Priority 2: Our Actions

Partners and stakeholders co-produced a range of options and ideas to proactively address the challenges associated with delivering a range of housing options that people can easily access, afford, and keep in Perth and Kinross. The following priority actions have been identified to enable the Council and partners to deliver LHS Priority 2 Outcomes over the next 5 years:



Continue to develop and improve tailored debt advice and welfare assistance to households across Perth and Kinross to maximise financial inclusion



Develop a range of options that achieve a better match of households to homes



Review existing evidence base and consider feasibility of Build to Rent models to deliver high quality, energy efficient market rent options



Increase engagement with private landlords in Perth and Kinross to improve awareness of proposed PRS reforms and funding options that may be available to invest in PRS homes e.g. Home Energy Scotland, interest free loans



Continue to improve and further develop the Council's approach to Rapid Rehousing via the Home First model



Enhance personalised transitional housing support to homeless households with moderate to high support needs from temporary or supported accommodation to settled housing



Continue to work with partners to offer housing and support options to refugees and asylum seekers in response to national dispersal and resettlement programmes



7 LHS Priority 3: Delivering Housing for People with Varying Needs

The LHS has a key role to play in meeting national health and wellbeing targets in Perth and Kinross through the delivery of the Housing Contribution Statement (HCS). The HCS sets out the housing contribution to achieving the integration of health and social care services and aligns directly to the [HSCP Strategic Commissioning Plan 2020-2025](#).

The LHS plays a significant role in improving public health in Perth and Kinross by setting the framework for delivering accessible homes, wheelchair homes and particular models of provision such as supported accommodation for key groups. The LHS also sets the framework for enabling people to live independently and well for as long as possible through investment in property adaptations, technology, care, and support services.

Aligned to improving access to particular housing and enabling independent living, the LHS is required to provide evidence and policy direction in relation to:

- targets for delivering more wheelchair, accessible and specifically designed homes
- mechanisms to enable existing homes to be adapted to meet the changing needs of households via the Scheme of Assistance and investment programme of social landlords
- the need for particular housing provision across key groups
- the delivery of preventative housing support services to promote independent living
- maximising the use of technology enabled care and assistive technology

Informed by analysis of the main issues and housing system drivers, LHS Priority 3 focuses on **'Delivering housing for People**

with Varying Needs' in Perth and Kinross by:



Chapter 7 sets out the evidence base and outlines what the Council and partners are doing to address the main challenges to deliver housing for people with varying needs. It concludes with LHS priority actions for partnership, investment, and delivery activity.

7.1 LHS Priority 3: What's our Starting Point?

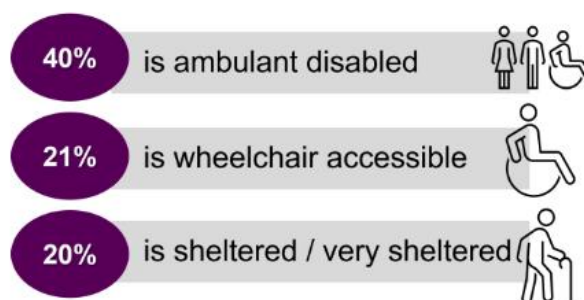
A detailed briefing which sets out the housing system evidence underpinning LHS Priority 3 can be accessed here: [Priority 3 Briefing](#).

LHS analysis suggests that the key issues which drive the need for housing for people with varying needs in Perth and Kinross are as follows:

Particular housing needs profile

There are 3,391 units of Independent Living housing stock held by social landlords across Perth and Kinross, representing 27% of the total stock. Of this

housing stock:





Information supplied by social landlords for the HNDA 2022 identifies that 174 accessible homes became available for let in 2020/21.

From 2018/19 to 2020/21, 542 new houses have been built to inclusive and universal design standards and 79 ambulant disabled properties have been built across Perth and Kinross.

Particular housing needs requirements



The Perth and Kinross waiting list for social housing identifies applicants with particular needs and health-related conditions which can be adversely affected by

their housing circumstances. Around 10% (346) of the waiting list have a requirement for particular housing.

The HNDA 2022 asked Perth and Kinross residents if they had unmet need for particular housing. 21% said they had an unmet need, with the majority of those who expressed an unmet need (60%) requiring accommodation without stairs.

As part of the 2022 LHS Early Engagement survey, local residents were asked to list their top 5 housing challenges for Perth and Kinross. 136 respondents (28%) thought a "Lack of accessible housing for people with health problems or disabilities including wheelchair, sheltered or adapted housing" was a top 5 challenge.

Of the 7,675 tenant households surveyed through our Local House Condition Survey (LHCS) 2020/22, 29.9% reported that at least one person suffered from a limiting long-term illness or disability. While 55.3% experienced no problems in the normal use of their home, the remaining 44.7% experience problems including climbing steps and stairs and using bathroom amenities.

Based on housing stock data returned by social landlords to the Scottish Housing Regulator (SHR), there are 722 social rent

wheelchair homes across Perth and Kinross. As of April 2022, there are 21 applicants on social housing waiting lists who require wheelchair accessible homes. The HNDA 2022 revealed there were 639 households across Perth and Kinross who had an unmet need for wheelchair housing across all tenures.



As part of the 2022 LHS Early Engagement survey, local residents were asked to list their top 5 housing challenges for Perth and Kinross.

136 respondents (28%) said a "Lack of accessible housing for people with health problems or disabilities including wheelchair, sheltered or adapted housing" was a top 5 challenge

In 2019 the Scottish Government issued guidance to all local authorities requiring them to confirm LHS targets to support the delivery of more wheelchair accommodation across all tenures. The aim of the Council's SHIP 2022-2027 is to ensure where possible 10% of all homes built are suitable for particular needs, such as wheelchair users. The Council and its partners are fully committed to increasing the supply of wheelchair accessible affordable housing through the LHS with a 10% target set through the SHIP. An all-tenure target is yet to be set by the Council. As per the LHS Guidance a target for new-build properties across all housing tenures will be set and reviewed annually within the LHS through the development of the LDP3 and NPF4.

NPF4 supports the development of quality homes by private developers to meet people's needs including the delivery of all-tenure wheelchair targets. The Council are investigating the ability to control and monitor any private target set through Policy 25: Housing Mix of the LDP 2019. Evidence from the HSCP will also assist us in setting a target that can support the delivery of new build wheelchair accessible homes within the private sector. Targets set for all tenure wheelchair homes will be monitored as part of the annual review, analysis of demand and discussions with partners and developers.



Further work will also be identified and co-ordinated as part of the forthcoming Mobility Strategy to consider access to local services from new build affordable housing developments including footways and paths.

Housing is one of the major concerns for many people when leaving the Armed Forces. The Council is signed up to the [Armed Forces Covenant](#) to ensure that those personnel that choose Perth and Kinross to settle are able to receive the support they need in transitioning into civilian life. The Common Allocations Policy prioritises the housing needs of armed forces personnel leaving full-time regular service through the Strategic Need pathway. The [Veterans First Guide](#) details further information on housing options available.

A vital part in preparing people in and leaving prison for successful reintegration into the community is ensuring that their housing needs are identified at the earliest opportunity. In order to improve pathways into secure housing for prison leavers, and to ensure we are operating in line with the [Sustainable Housing ON Release for Everyone \(SHORE\)](#) standards, the Council is part of a multi-agency partnership made up of Community Justice, Housing, Scottish Prison Service, and Third Sector partners including throughcare support providers.



The Perth and Kinross multi-agency [Independent Living Panel \(ILP\)](#) provides an integrated approach to meeting the housing, health and social care

needs of people who require support to enable them to live as independently as possible in their own home or within particular supported or bespoke housing. Our priority is to find innovative ways through housing, support and adaptations to support individuals and their carer's in order that their health and wellbeing and active involvement in their community is maintained.

The ILP aims to support individuals where there may be a diagnosis of mild, moderate, or complex needs which may include autism, learning disability, severe and enduring mental health, physical disability or acquired brain injury, to access suitable housing and support.

The ILP makes recommendations for a range of provision including 24/7 supported accommodation, bespoke new build, and wheelchair accessible homes with the option of support and mainstream housing with outreach support. An [Accommodation Guide to Independent Living](#) developed by the ILP is used to support early discussion and planning between services and families.

Over and above the mainstream waiting list, the ILP has received 173 referrals since November 2019. Of these referrals, the main diagnosis recorded includes Autism (23%); Learning disability (21%); Mental health (17%); and Physical disability (10%) with 13% of referrals also having Wheelchair need. Other diagnosis identified that are of a lower percentage include Downs syndrome, Profound and Multiple Learning Disabilities (PMLD), Learning difficulty, Fragile X syndrome and Acquired Brain Injury. Referrals also include those who are identified as Delayed Discharge (DD).

In line with the Scottish Government's [Coming Home Report](#) (2018) and subsequent [Coming Home Implementation Report](#) (2022), the ILP has worked jointly to identify individuals originating from Perth and Kinross with complex needs, including learning disabilities and autism, who are currently in out of area placements or long stay hospital who wish to return to the area.

At the time of writing, a new build bespoke core and cluster project has recently been completed which will support individuals with mild to moderate and complex needs to live independently in the community. This includes individuals currently in out of area placements who will be supported through a combination of shared and one to one 24/7 staff provision and assistive technology. An



additional core and cluster project is on site and due for completion in May 2023 which will further support the Council, HSCP and NHS Tayside to move individuals from out of area placements back into Perth and Kinross.

A further 2 projects are due to complete in Spring 2023 which will provide 24/7 shared supported accommodation. This will enable individuals to be supported with transitioning to independent living in the community, and to learn skills to manage a home and tenancy. Additional projects have been identified in the SHIP for the delivery of future supported accommodation for those with autism and mental health needs.

10% of applicants have been accommodated in existing mainstream or new build supported accommodation, including wheelchair provision, and approximately 14% have been matched to future developments through the SHIP to date.



A key focus of the Perth and Kinross Strategic Commissioning Plan 2020-2025 is to support carers through the provision of suitable accommodation options.

The Perth and Kinross Joint Carer Strategy, developed in accordance with the Carers (Scotland) Act 2016, sets out how the HSCP, working alongside other agencies including housing providers, will commission services and support for carers.



Between 2018 and 2043, the older population of Perth and Kinross is expected to substantially increase with a projected growth of 26% in the 66-84

population and growth of 19% in the 85+ age group. This will inevitably lead to an increasing demand for housing or housing support services for older people in the next 10-20 years. As well as housing for particular need, the Council are open to opportunities

to invest in homes that are more attractive to age in across tenures. In 2022, 4 affordable homes projects are underway or have been delivered, providing in excess of 80 homes. These projects include adaptable features, community spaces and flexible support services, fitting the gap between mainstream homes and homes for varying need.

A rapid movement from 'Third Age' into a frail cohort is on the horizon for planners, commissioners, and service providers. The ageing population has already resulted in increased demand for health and social care services locally which, set against a backdrop of continued fiscal constraints, has led to significant pressures on delivery. Innovative solutions will be required to enable older households to 'Age in Place'.

In April 2022 there were 152 applicants on the sheltered housing waiting list. In an average year only around 44 sheltered homes become available for let.

The increase in population will necessitate the need for further new accessible housing to be built as well as increases in the provision of adaptations to meet people's needs in their existing home. This will be particularly important in meeting the emerging needs of older people in rural areas.

Rural Wisdom carried out research with residents living and working within Highland Perthshire communities. Key findings in relation to delivering housing for people with varying need were:

- There is a lack of options to downsize for older people
- People want smaller affordable homes that are easy to maintain and remain in as they grow older, in a familiar area they know
- There is a need for sheltered housing that feels safe and works well for older people, allowing neighbours to support each other more



- There is a need for houses to be sold to people who want to stay in rural areas permanently, such as younger families, that would also enable older people to stay as part of a supportive community.

Aids and adaptations



Investment in aids and adaptations makes a significant contribution to ensuring that households with health conditions and disabilities can live independently and well in their own homes for as long as possible.

Our LHCS (2020/22) asked people whether they felt their current property would meet their household needs over the next 5 years. Whilst the majority of households (81.7%) find their current property suitable for their future needs, 9.4% thought their property would be unsuitable to their needs in the future with 34.8% quoting medical / mobility needs as the reason for this.

The Council and RSLs provide property aids and adaptations to improve the accessibility and suitability of tenants' homes. Over the last two years on average £3.5m has been spent per annum on aids and adaptations in the social housing sector by landlords who have some or all stock in Perth and Kinross.

Average times to complete adaptations vary amongst locally operating social landlords but is around 80 days on average. The Scottish average for 2019/20 and 2020/21 was 41 days and 58 days respectively.

The Council's Scheme of Assistance provides information on the assistance that can be provided in relation to repairs, maintenance, and adaptations to households in privately owned and private rented properties. Priority is given to essential adaptations for people with disabilities. There are two elements of the Scheme (1) Advice, Information, and Practical Support; and (2) Financial Assistance.

Since 2017, £2.9m of funding for 728 grants has enabled households to carry out

essential adaptations across Perth and Kinross.

From 2012 to 2017 there has been a 29% increase in the number of clients receiving home care. Over the same period the number of home care hours has increased by 126% with the number of clients receiving 10+ hours of home care, increasing by 68%.

Assistive technology



As of 2017, 3,420 clients used Telecare in Perth and Kinross with 1,950 (57%) having a community alarm, 200 (6%) telecare only and 1,270 (37%) having both.

During 2020/21, the TEC within Housing Group progressed actions to increase the range of TEC available for housing tenants. The work of this Group has led to the creation of a training package for staff to raise awareness of TEC options. The number of people supported through community alarms is now reported as 4,106 clients (2021/22). The 2022-2032 Community Plan includes action to increase levels of digital participation across the area to ensure people are able to remain in their own homes and to support their changing needs and ease loneliness and isolation.

Based on feedback from their most recent tenant survey, the Council identified that many of their tenants were digitally excluded and struggling to use online services without access to broadband. A digital Inclusion Project has been established to support tenants to access opportunities online.

Gypsy traveller community



The Council retains a statutory duty to assess the housing and support needs of Gypsy / Travellers and ensure that appropriate provision is made available.

In total, there are 50 pitches or units across Perth and Kinross. The 2 sites operated by PKC allow for permanent tenancies and



provide a total of 26 units of chalet style accommodation. There are no temporary or short stay pitches on these sites. Occupancy levels in the public site are typically 100%. There is a waiting list of 10 households with 6 of these waiting more than a year. In addition, there are 24 pitches across 3 private sites.

The HNDA identifies the need for more permanent Gypsy Traveller sites. As part of the 'Big Place Conversation' PKC's place standard engagement plan, Gypsy Travellers will be consulted to understand their long term needs and preferences in more detail with a view to updating the Gypsy Traveller Action Plan.

While Perth and Kinross have the second highest weekly rent it should be noted this is for chalet units and not pitches. The Council records one of the lowest satisfaction levels in Scotland with the management of their sites. Engagement work with site residents have resulted identifying solutions to change the management of the council owned sites to the Housing Revenue Account. This will enable planned maintenance programmes to ensure Scottish Housing Regulator standards are maintained in the future. The council secured £3.9m of Scottish Government funding, along with its own funding, for one of the sites to replace the chalets with energy efficient accommodation and installation of energy-efficient lighting, heating and hot water systems using renewable technologies. Site fencing and paths were improved and a new play park, community garden and playing field were created. Digital inclusion has been improved through the supply of free internet devices to residents. Further funding will be applied for to enable improvements at both sites along with the long-term management. These improvements will contribute to improving fuel poverty on the sites as well as health and wellbeing outcomes.

Perth and Kinross data on transient sites (Report 23/10) indicates that there are approximately 20 unauthorised encampments annually mostly frequently to Perth city, ranging in size on average from 2 to 6 caravans but also larger encampments of 11-16 caravans with an average stay of 50 days.

Following on from the success of the 'Leedsgate' model that showed improved community cohesion, reduced incidences of anti-social behaviour and better access to services such as health and education for Gypsy/Travellers, the council decided to participate in a 'Negotiated Stopping' Pilot scheme.

Intensive engagement, particularly through the covid pandemic found that the principles of the pilot did not meet the needs of visiting Gypsy / Travellers, or the local settled community and that demand was for a longer stay transient site in Perth City. Work has been undertaken to identify a site.



7.2 LHS Priority 3: What do Residents, Partners and Stakeholders Think?

Informed by resident feedback and housing system analysis, partners and stakeholders came together to define the major barriers that should be overcome in the Perth and Kinross LHS to provide housing for people with varying needs. Key local challenges which drive the need for future partnership, investment and delivery activity include:



Key issue:

Lack of awareness of in-situ solutions can lead to unnecessary housing applications.



Key issue:

Accessibility of and connectivity to community-based support and advice services including outreach and digital services




Key issue:

Gaps in support and care services to assist with tenancy sustainment as well as health and wellbeing



Key issue:

Improve design guides for all housing tenures and all types of housing for varying needs



Key issue:

Ensure sufficient supply of housing options for older people as demographics change and the elderly population grows



Key issue:

Enable households to remain in their homes for longer by embedding technology enabled care

7.3 LHS Priority 3: Our Actions

Partners and stakeholders co-produced a range of options and ideas to proactively address the challenges of providing housing for people with varying needs in Perth and Kinross. The following priority actions have been identified to enable the Council and partners to deliver LHS Priority 3 Outcomes over the next 5 years:



Ensure planning policy, placemaking and housing investment programmes contribute to improved and sustainable homes, outdoor space, health and wellbeing for all including people with varying needs



Ensure the effective prioritisation and promotion of Occupational Therapy provision for all tenures to support the delivery of property adaptations



Continue to improve working relationships, training, collaboration and knowledge exchange on equalities, advice and care and support services to enable independent living across Perth and Kinross



Work jointly with agencies to ensure future housing developments address barriers to employment and link to transport and childcare provision in the delivery of person-centred care and support services, with a focus on areas of deprivation and rural communities



Continue to work collaboratively to promote the benefits, increase awareness and make better use of technology within a housing setting



All affordable homes are built to revised HfVN standard and New Build Design Guide, with a minimum 10% of all affordable homes being built to wheelchair and adaptable standard



Work with Gypsy/Traveller community members to have a better understanding of their accommodation needs and preferences and explore and develop workable solutions



8 LHS Priority 4: Delivering Quality Homes with Affordable Warmth, Zero Emissions and SMART Technology

The LHS provides the strategic framework for improving the quality and energy efficiency of homes across Perth and Kinross, driving improvement in housing induced poverty and proactively tackling fuel poverty.

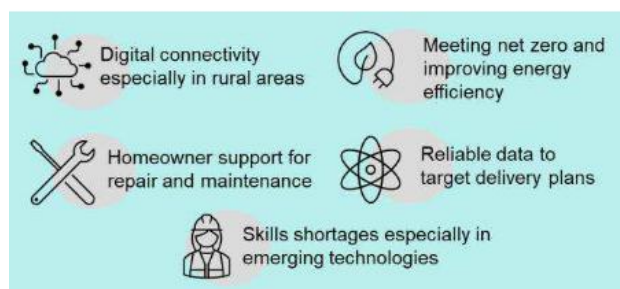
The LHS has a significant role to play in enabling Perth and Kinross to meet the ambitious energy efficiency, climate change and housing quality targets set by the Scottish Government with the overall ambition to achieve Net Zero by 2045. It sets out how affordable warmth can be delivered through investment in housing condition and energy improvements; and sets a road map for reducing domestic carbon emissions. The LHS also details the framework for improving the condition and quality of housing across all tenures, including the mechanisms and support to enable landlords and owners across Perth and Kinross to invest in repair and maintenance.

Aligned to delivering quality, low carbon, energy efficient and SMART homes, the LHS is required to provide evidence and policy direction in relation to:

- the strategy for delivering energy efficiency standards including the Energy Efficiency Standard for Social Housing (EESH2) and targets across all tenures in the Heat in Buildings Strategy (HIBS)
- the Local Heat and Energy Efficiency Strategy (LHEES)
- delivering affordable warmth and driving housing's reduction to climate change
- improving the condition of all homes by meeting housing quality and repairing standards
- supporting private owners and landlords to invest in housing repair and maintenance through the Scheme of Assistance (SoA)

- enabling the benefits and impact of digital connectivity in homes across Perth and Kinross.

Informed by analysis of the main issues and housing system drivers, LHS Priority 4 focuses on **'Delivering Quality Homes with Affordable Warmth, Zero Emissions and SMART Technology'** in Perth and Kinross by:



Chapter 8 sets out the evidence base and outlines what the Council and partners are doing to deliver quality, low carbon, energy efficient and SMART homes. It concludes with LHS priority actions for partnership, investment, and delivery activity.

8.1 LHS Priority 4: What's our Starting Point?

A detailed briefing which sets out the housing system evidence underpinning LHS Priority 4 can be accessed here: [Priority 4 Briefing](#).

LHS analysis suggests that the key issues which drive the need for action namely, investment and partnership to improve housing condition, energy efficiency, fuel poverty and digital connectivity in Perth and Kinross are as follows:

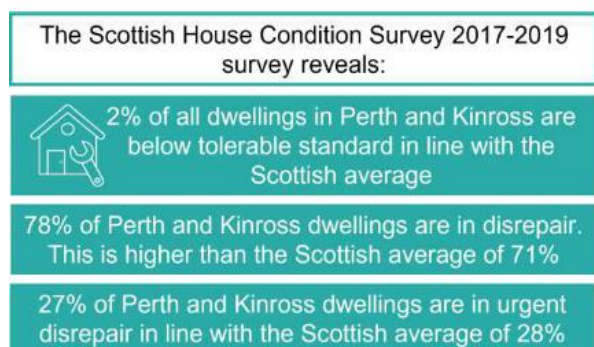


There are approximately 72,000 residential homes across Perth and Kinross. Perth and Kinross has more older homes than the Scottish average: 35% of Perth and Kinross homes were built pre1945 compared to the average for Scotland that is 30%.



The [Scottish House Condition Survey \(SHCS\)](#) provides a picture of the condition of Scotland's occupied housing stock. It covers all types of households, whether owned or rented, flats or houses. It involves two interlinked surveys – a physical inspection of the dwelling to examine the condition, and a social interview with the householder to record their views and experiences of living in the dwelling.

The [SHCS 2017-2019](#) identified that below tolerable standard (BTS) and urgent disrepair levels in Perth and Kinross are around the Scottish average. However, the percentage of dwellings in disrepair is higher in Perth and Kinross than is the case nationally.



As part of the SHCS, the [Scottish Housing Quality Standard \(SHQS\)](#) assesses the condition of Scotland's social housing sector. However, as the SHCS collects data on all tenures, the data can be compared across the housing stock although private owners and landlords are currently under no obligation to bring their properties up to this standard.

As of 31 March 2022, our SHQS pass rate for Council housing stock reduced significantly from 80.59% in 2020/21 to 46.83% in 2021/22 (7,895 properties at 31 March 2022). Nationally, the compliance rate also fell slightly to 74.6%.

This equates to 3,697 properties meeting the SHQS or 4,198 that did not meet the SHQS. Where Council non-exempt stock hasn't met the SHQS, figures for 2022-23 dropped mainly as a result of the inclusion of the

indicators for interlinked smoke detectors and Electrical Condition Reports (EICRs). Significant progress has been made this year with the installation of interlinked smoke detector systems and EICRs. We currently have only 1.03% of our stock requiring smoke detector installations and our EICR completion rate is 90% and we are on track to achieve 100% compliance by 31 March 2023. The achievement of this will significantly improve our SHQS pass rate this financial year.

In 2021/22, our EESSH pass rate for Council housing stock was 82% with 6,473 properties meeting the standards and 1,407 properties that do not meet the standards. Nationally, the percentage of properties meeting EESSH decreased slightly to 87.9%. Of the 1,407 properties that do not meet the standards, 640 properties are exempt due to technical reasons or excessive costs.

In order to improve on our SHQS and EESSH levels, we will:

- Focus on addressing the SHQS failures in relation to EESSH by making improvements through our 'energy efficiency' programme and 'heating / insulation' programme, as well as continued work and oversight to address outstanding EICR inspections and smoke detector installations
- Address abeyances where possible and look at options to engage with tenants to reduce the number of opt-outs, especially in relation to energy efficiency measures as these also impact on EESSH2 targets
- Continue to contact and routinely engage with other owners within blocks of properties where there is an abeyance due to lack of a secure door entry system
- Target and prioritise EPC surveys for our remaining cloned properties as we focus on the journey to reaching EPC Band D and B within SG timescales
- Use the findings of the LHCS for the Council Sector to review building elements where failures are highlighted in relation to expected lifespans; these



elements will be included within our planned improvements programmes to aim to replace or refurbish before they reach a stage where they would be considered to fail the standard

- Progress the Multi-Storeys Strategy and engage with tenants, residents and owners on upgrades and improvements
- Progress work in relation to EESSH2 targets and retrofitting of existing housing stock

Funding for Council stock which has not achieved SHQS will be taken from the Housing Revenue Account (HRA).

Housing quality is also related to climate change resilience, ensuring homes are protected against more extreme weather events. SCCAP2 Policy 1.2.3.1 'Resilient Residential Properties' addresses quality across tenures via Tolerable standards, Repairing Standard and Scottish Housing Quality Standard. Setting basic standards and requiring local authorities to support improvements to substandard housing through the Scheme of Assistance, providing advice and financial assistance enables all homes to be more resilient to the extremes of weather as well as supporting the health and wellbeing of residents.

The Council's Scheme of Assistance (SoA) provides information on the assistance the Council can provide in relation to repairs, maintenance, and adaptations to privately owned and privately rented properties. Assistance can include information, advice, and practical support as well as financial assistance. In the last 3 years, 19 BTS cases have been assisted under the SoA, with 16 of these being for rising or penetrating damp.

A Missing Shares Scheme was launched by the Council in September 2021 to provide financial assistance to owners of tenement properties in need of repair and where a minority of owners are unwilling or unable to contribute to the cost of essential common repairs. Since the launch, 50 enquiries have been received from property owners.

Care and Repair provides information, advice and practical assistance to homeowners and private tenants who are elderly and / or have a disability to enable them to repair, adapt or improve their homes. Care and Repair also administer a Small Repairs Scheme which is available to older, disabled, or vulnerable homeowners or tenants for repairs with the delivery of over 1,495 small repairs.



Fuel poverty

The [SHCS 2017-2019](#) revealed that 28% of households in Perth and Kinross are estimated to be fuel poor compared to 24% in Scotland.

Furthermore, 18% of households are estimated to be in extreme fuel poverty compared to 12% nationally. Our LHCS for the Council Sector (2020/22) reported that the areas of Perth and Kinross with the highest rates of fuel poverty are Kinross (22.3%); Eastern (17.8%); and Greater Perth (17.8%).

There is a higher prevalence of fuel poverty and extreme fuel poverty in the private rented sector. Key drivers affecting fuel poverty are poor inefficiency of the home, high energy costs, low household income and how energy is used in the home. These factors are interlinked, and people move into and out of fuel poverty as circumstances change. The pressure on current energy costs makes it increasingly important to understand the extent of fuel poverty in Perth and Kinross and take steps to address energy efficiency as far as possible. The Scottish Government 2021 Fuel Poverty Strategy outlines actions to make progress on fuel poverty both nationally and locally to progress on the four drivers of fuel poverty to ensure fewer people are at risk through systemic change and through tackling fuel poverty whilst decarbonising heating and powering homes.

Perth and Kinross has a challenging geography with around 47% of the population living in rural settlements. Many households have no access to the gas grid (the cheapest form of energy) and many properties in rural locations are older and more difficult to install



energy efficiency improvements. Home Analytics Scotland data estimated the average annual fuel bill in Perth and Kinross was £1,105 for a year; 17% higher than the Scottish average.

Energy efficiency



Home Analytics data for Perth and Kinross evidences lower energy efficient homes, more off gas grid, high probabilities of fuel poverty and a higher risk of non EESSH

compliance of properties in rural areas when compared to those in urban areas.

The Home Energy Efficiency Programmes for Scotland (HEEPS) is the Scottish Government initiative to tackle fuel poverty and increase energy efficiency in homes. HEEPS is a cluster of programmes currently including:

- Area Based Schemes (ABS)
- Warmer Homes Scotland
- Home Energy Scotland Loan Scheme

From 2013/14 to 2020/21, Perth and Kinross was awarded £14m in grants and has spent £12m on energy efficiency measures.

The Scottish Government's Heat in Buildings Strategy outlines a pathway to net-zero emission homes and buildings by 2045. The Strategy includes an overarching ambition for all homes to achieve at least EPC band C by 2033 where feasible and cost effective. The second EESSH2 milestone is that all social housing will meet EPC B or be as energy efficient as practically possible by 2032 and the Scottish Government has a Social Housing Net Zero fund that will assist social landlords to meet some of the costs associated with this target. In addition to this, by 2030 the vast majority of off gas homes that use high emission oil, LPG and solid fuels will have to convert to zero emission heating.

LHEES are at the heart of an area-based, locally led, and tailored approach to the heat transition. These local strategies will underpin

an area-based approach to the heat and energy efficiency planning and delivery. LHEES is the main vehicle for heat planning for all technologies on an area basis.

The Energy Savings Trust (EST) and Home Analytics data shows the extent and distribution of homes across Perth and Kinross that are estimated to have an EPC rating of D or lower.

EST Home Analytics estimates
60% of all Perth and Kinross homes have an EPC rating of D or lower

From the latest Annual Return on the Charter, 68% of PKC's housing stock has a valid EPC rating and currently 5% meet the EPC rating of B.

Charter data reveals:

68% of PKC stock has a valid EPC certificate as at 31 March 2021

Only 5% of the 5,258 PKC homes with an EPC certificate meet the EPC B rating

Climate change



28% of CO2 emissions in Perth and Kinross are estimated to come from the domestic sector. Since 2005 there has been a 41% reduction in the emissions from the

domestic sector with an 8% reduction in gas CO2 emissions and 69% reduction in domestic electricity emissions.

UK government statistics show that renewable electricity installations in Perth and Kinross come almost entirely from Photovoltaics. As of 2021, there were 3,279 photovoltaics in Perth and Kinross representing around 5% of the estimated households, slightly above the Scottish average of 3%.

Following a phase of pilot projects, all local authorities in Scotland have a statutory duty



to develop a Local Heat and Energy Efficiency Strategy (LHEES) and an associated Delivery Plan by 31 December 2023. The Heat in Buildings Strategy sets out a detailed description of what LHEES are expected to include and commits to publishing LHEES for all local authority areas by the end of 2023.

The LHEES will target poor building energy efficiency as a driver of fuel poverty in tandem with targeting transitioning from heating oil and LPG to renewables in off grid buildings. This generates two interlinked measures that will target rural homes and likely improve outcomes of housing for older people.

LHEES will set out the long-term plan for decarbonising heat in buildings and improving their energy efficiency across the entire area, with a key objective to also eliminate poor energy efficiency as a driver for fuel poverty. The Council is preparing a LHEES and Delivery Plan for adoption by the end of 2023, as required under the LHEES Statutory Order (2022). This will be developed in partnership with key stakeholders and provide a mechanism for strategic coordination of actions and investment.

The Scottish Government recognises that LHEES will evolve with the introduction of future standards and regulation, as well as new delivery and funding programmes. The first iteration of LHEES will reflect this and largely be focused on delivery within the scope of the current and near future funding, regulatory and policy landscape, for example: supporting the delivery of existing funding (e.g., HEEPS ABS, ECO4); while providing a pathway to meeting medium to long term targets and objectives set out nationally and locally where relevant.

The LHEES will also identify Potential Heat Network Zones informed by existing and ongoing heat networks projects including the Feasibility Study in Perth City Centre (supported by the Zero Waste Scotland Heat Network Feasibility Framework). Potential Zones will be reviewed in line with the Heat

Networks (Scotland) Act 2021. It is anticipated that Heat Network Zones if any, will be designated in 2024 on completion of the review, taking in to account the outputs of the LHEES and other related projects (Decarbonisation Plan for the Council's Domestic and Non-domestic Estate (retrofit), Local Area Energy Plan (LAEP) and Delivery plan) formally undertaken in line with the Heat Network Regulations once adopted.

The UK CCRA Priority Risk Area 6 gives due consideration to the supply of electricity as our 'dependence on electricity grows and the variability of our weather increases'. It is recommended to work with industry to review the electricity system. The Council has established partnerships with Councils (Dundee, Oxford City and County) and industry (SSE) in the Regional Energy System Optimisation Planning Project (RESOP). This pilot project will trial novel tools to combine datasets that can be used to plan the roll out of low carbon technologies (LCTs). This employs a whole system approach to improve the alignment of LHEES and the LAEP with infrastructure planning and enabling better informed decisions.

Digital connectivity









The Tay Cities Deal sets out ambitious plans for digital connectivity across Perth and Kinross. It recognises that digital connectivity is poor in many rural areas and most parts in the region lag behind others in Scotland in terms of high-speed broadband, fibre to premises, mobile coverage, and access to public wi-fi. All of these factors limit social inclusion and restrict economic performance.



8.2 LHS Priority 4: What do Residents, Partners and Stakeholders Think?

Informed by resident feedback and housing system analysis, partners and stakeholders came together to define the major barriers that need to be overcome in the Perth and Kinross LHS to improve housing condition, energy efficiency, fuel poverty and digital connectivity. Key local challenges which drive the need for future partnership, investment and delivery activity include:

 Key issue: Significant demand for advice, assistance and financial support for homeowners in relation to repair and maintenance with insufficient resources to meet this	 Key issue: Limited and fragmented advice to homeowners about what they can do to improve the condition and energy efficiency of their homes	 Key issue: Funding restrictions and rising costs are jeopardising the delivery of housing quality, net zero and energy efficiency targets
 Key issue: Skills shortages within emerging technologies that could impact on future proofing of social rented housing	 Key issue: Robust and reliable data in relation to stock condition and energy efficiency to ensure targeted delivery of resources	 Key issue: Digital connectivity, especially in rural areas, is leading to inequality and digital exclusion

8.3 LHS Priority 4: Our Actions

Partners and stakeholders co-produced a range of options and ideas to proactively address the challenges associated with delivering quality homes with affordable warmth, zero emissions and SMART technology. The following priority actions have been identified to enable the Council and partners to deliver LHS Priority 4 Outcomes over the next 5 years:



Support implementation of Perth and Kinross Local Heat and Energy Efficiency Strategy (LHEES)



Develop exemplar pilot projects that incorporate net zero planning across a range of sectors including fabric first, retro fitting and transport planning etc.



Build new affordable housing to enhanced energy efficiency standards and encourage private developers to do so too



Integrate existing information sources to enhance intelligence to target interventions to homes and households most in need



Develop a community benefits framework and training academy with the private sector, to encourage apprenticeship opportunities linked to workforce development programme for the construction industry



Expand capacity of energy and fuel poverty advice services and improve availability of information on fuel poverty and energy efficiency measures available to front line staff and service providers



Facilitate the delivery of low-cost, high-speed broadband into social housing in partnership with the private sector and investors using fibre infrastructure roll-out



Work with Scottish Government and other agencies to improve digital infrastructure particularly in rural communities



9 Delivering Local Housing Strategy Outcomes

9.1 LHS Implementation Framework

The actions set under each LHS Priority have been developed into a series of detailed Outcome Action Plans which set specific timescales, resources, and partner responsibilities to guide implementation and delivery, and provide a strong basis for monitoring LHS progress.

A range of LHS outcome measures have been developed to track change over time including baseline indicators and delivery targets. LHS Outcome Action Plans therefore provide the framework for evaluating the impact of housing led activity, partnership, and investment.

LHS Outcomes are best delivered through a strong partnership network. The LHS Delivery Group is a new mechanism to stimulate and co-ordinate this partnership activity based on the LHS Steering Group assembled to coordinate LHS Development. The LHS Delivery Group includes partners from Housing Services, Planning and Housing Strategy, Private Sector Housing Team, Economic Development, Climate Change and Sustainable Development, Place Development, Legal, Equalities, Welfare Rights, Health and Social Care Partnership, Public Health (NHS Tayside), Business Improvement and locally operating Registered Social Landlords.

The objectives of the LHS Delivery Group are as follows:

- to oversee, coordinate and track progress and measure impact via the LHS Monitoring and Evaluation Framework
- to ensure that LHS outcomes are linked effectively into other strategic plans across Perth and Kinross Partnerships
- to make strategic decisions, and consider investment priorities and maximise shared resources
- to improve communication channels between staff involved in the delivery of the LHS
- to seek ongoing feedback and enable full participation of, and consultation with stakeholders in implementing the actions within the LHS

The LHS Delivery Group will link into existing partnership forums which plan, implement, and deliver housing related investment and activity. The activity across this network will be coordinated by the LHS Delivery Group to ensure partnership, investment and collaboration maximises the opportunities to deliver LHS outcomes.

9.2 Monitoring and Evaluation

The LHS Outcome Action Plans will clearly set outcome targets for each LHS priority, together with the high level inputs, indicators and timescales that will underpin successful delivery. LHS Outcome Action Plans sets out in detail the delivery programme required to achieve each of the outcomes in the LHS; to drive implementation and facilitate monitoring and review against milestones.



The LHS will be monitored annually against each Outcome Action Plan, to track progress and to enable remedial actions to be pursued to ensure the milestones set out are achieved and seek assurance that services / partners are on track to deliver specific LHS workstreams.

LHS Outcome Action Plans will be reviewed annually by the LHS Delivery Group. In addition to strategic monitoring, partners will be responsible for monitoring the progress of related housing plans including the SHIP, the RRTP, the HCS, and the LHEES.

9.3 Resources

This is an ambitious LHS with considerable investment required to deliver each priority. LHS delivery is set within a challenging economic period not only in Perth and Kinross but across Scotland and the UK. This challenging financial and resource context is set against a backdrop of increasing need for housing services and demand for affordable housing. There is therefore a real need to ensure that LHS resources are maximised through partnership, innovation, and targeted preventative activity over the next 5 years.

There are substantial resources dedicated to LHS activity in Perth and Kinross, as outlined for each LHS Priority below.

Table 9.1: Main Resource and Funding Sources for each LHS Priority

Priority 1: Providing more affordable homes to support liveable and sustainable communities	Priority 2: Providing a range of housing options that people can easily access, afford, and keep	Priority 3: Delivering housing for people with varying needs	Priority 4: Delivering quality homes with affordable warmth, zero emissions and SMART technology
Housing Revenue Account (HRA) Scottish Government AHSP Council Tax 2 nd Homes Affordable Housing Policy Commuted Sums (AH Developer Contributions) RSL Partner Private Finance	Homeless Services Partnerships Private Sector landlords Private Developers Voluntary Organisations RRTP	Social Work Services HSCP Funding NHS Voluntary Organisations See Priority 1 Resources also	Scottish and UK Government Funding Initiatives Public Utilities NHS Funding RSL Funding Private Sector owners and landlords Private Sector lenders



Local Authority Borrowing, PWLB Private Developers NHS Rural and Island Fund Scottish Land Fund Local Development Plan Mobility Strategy Cycling Scotland Social Housing Partnership Fund Transport Scotland Residential Cycle Storage and Parking Fund			
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In addition to dedicated resources delivering LHS Outcomes, LHS implementation is supported by a wider resource framework of staff, land resources and the existing housing stock.

9.4 Affordable Housing Supply Programme

Perth and Kinross's Affordable Housing Supply Programme is supported by grant subsidy from the Scottish Government's AHSP. Based on SHIP Projections for 2022-2027, the total estimated investment in affordable housing will be £301m over the lifetime of this LHS, with £83m (£142m requested subsidy from SG as per 23/24 - 27/28 SHIP) of grant funding the programme and the remaining funding comprised of:

- £10.5m of Council Tax Second Homes discount money (see below)
- £2.4m of Developer Contributions (from Section 75 Agreements) based on 20% of RSL projects (430) receiving an average £12k assistance per unit.
- £46.7m of Prudential Borrowing against the HRA 30-year business plan
- £99.7m of private finance from RSLs

The Resource Planning Assumption (RPA) for the Council's strategic local programme for 2021/22 was £19.3m, with future subsidy amounting to £83.7m to support delivery of up to 1,050 new affordable homes in Perth and Kinross.



Financial Year	Resource Planning Assumptions
2022/23	£16,634,000
2023/24	£16,587,000
2024/25	£16,645,000
2025/26	£16,921,000
2026/27	£16,921,000
5 Year RPA Funding	£83,708,000

Table 9.2: SHIP Programme Resource Planning Assumptions 2022/23 – 2026/27 - Used 2025/26 RPA as per Guidance

Prudential borrowing against the Housing Revenue Account (HRA) is the key funding component used in addition to Scottish Government Housing Subsidy to support the delivery of new affordable homes in Perth and Kinross. This is a ring-fenced account primarily funded by rental income from Council tenants for services provided.

The estimated number of completions for the SHIP 2022-2027 is 1,050 homes, which on average is 210 homes per year. During the period 2016-2021, 963 affordable homes were delivered, equating to 193 per annum, above the annual target of 150.

Developer Contributions

As of April 2021, there was £2.4m of Developer Contributions made as a result of the Perth and Kinross Affordable Housing Policy to support the delivery of the affordable housing programme in Perth and Kinross. The Affordable Housing Policy requires funding from Private Developers to be invested in the same Housing Market Areas as they were collected.

As of September 2022, there was £1.7m of Developer Contributions within all HMAs of Perth and Kinross that is to be utilised towards Affordable Housing delivery. These funds are built up over a maximum period of 5 years and are only accepted by the Council if there are no suitable sites brought forward (or where there are restrictions to the availability of public subsidy) following the sequential test:

1. On-Site Provision of Affordable Housing, or Transfer of an area of serviced land on-site to the Council / RSL
2. Off-Site Provision of affordable housing, or Transfer of an area of serviced land off-site to Council / RSL
3. Commuted Payment where it is not possible to achieve appropriate affordable housing on site

Payments of these funds are used to assist Affordable Housing delivery through the Council or RSL Partners by making an equal and equivalent financial contribution through the fund that is managed by the Council. The Commuted Sum once received has a time limit of 5 years to be utilised or is handed back to the developer.



Council Tax Reserve Income from Reduction of Discount for Empty and Second Homes

Perth and Kinross have funding available through income raised each financial year from the Council Tax levy associated with Empty Homes and Second Homes. This funding assists in supporting the delivery of the affordable housing programme, funding both new build activity and the Empty Homes programme. The funding is used to support bringing empty homes back into use for housing, and has been successful in delivering over 600 homes in the last 5 years:

Financial Year	Empty Homes brought back into use
2016/17	138
2017/18	146
2018/19	145
2019/20	139
2020/21	93
Total	661

Table 9.3: Investment in the Empty Homes Programmes arising from Council Tax Second Homes Discount

Community Led Housing (CLH)

Significant funding is available to communities to develop local housing solutions in rural areas including new build, conversion, and refurbishment. Rural and Island Housing Fund, Scottish Land Fund, UK Government initiatives and charitable foundations will support community led projects. Bringing forward these will complement and extend the Council's existing housing budget.

Community Led Housing (CLH) projects are ideally suited to partnership working allowing PKC, RSL's and private developers to work in rural areas and take on projects which on their own would be unviable. Combining under a CLH project, partners benefit from economies of scale, cost sharing, diverse funding streams, increased diversification of affordable housing tenures and community support. These projects effectively increase funding available, benefit communities and reduce risk to all partners involved.

There is considerable demand and opportunity to develop affordable housing in rural Perthshire. Housing Needs Assessments undertaken by Community Housing Trusts (CHT) in 2022 in the areas of Mount Blair, Dunkeld and Birnam and Aberfeldy evidence strong demand for all housing types, particularly affordable rental, and low cost home ownership. Taking advantage of CLH opportunities could considerably extend the Council's affordable housing programme.



9.5 LHS Resource Projections

Lead partners have responsibility for meeting LHS resource requirements to deliver the LHS Outcome Actions, including the Scottish Government, the Council, local RSLs, NHS Tayside as well as the independent and private housing sectors and other public bodies.

Whilst it is difficult to predict the level of Scottish Government funding to be allocated to local authorities over the next five years, the 2022/23 baseline position provides an indication of potential funding availability.

The General Fund position for Perth and Kinross is outlined in Table 9.4 below:

Council General Fund Spend by Category	Total projected expenditure (2022/23) (£)
Homelessness and Temporary Accommodation	
Homeless Assessment and Housing Options	£999,000
Temporary Accommodation	£2,016,000
B and B	£6,000
Housing Support Services	
Commissioned Services from External Providers	£2,961,000
Private Sector Housing (including Scheme of Assistance)	
Private Landlord Registration	£96,000
Rent Bond Guarantee Scheme	£1,636,000
Care and Repair	
• Private Sector Disabled Adaptations	£986,165
• Small Repairs	£60,000
• Care and Repair Service Provision and Sundries	£348,000
Missing Shares	£37,000



Council Tax Levy on Empty Homes	£200,000
Total General Fund Housing Resources	£9,345,165

Table 9.4: Perth and Kinross Council General Fund Expenditure 2022/23

Spending on new housing and housing services from the Council Housing Revenue Account (HRA) together with the three major RSLs (Caledonia HA, Hillcrest Homes, Places for People, Ark HA, and Kingdom HA) who operate in Perth and Kinross is outlined Table 9.5:

Perth and Kinross Council	Expenditure Category	Total Projected Expenditure (£)
Revenue	Housing management and maintenance	£174,708,000
Capital	Standard Delivery Plan	£35,585,000
	New Build Housing	£26,074,000
	Buy Backs	£15,556,000
	Disabled Adaptations	£100,000
	Regeneration or Wider Role	£3,393,000
	Other Capital Investment	£588,000
Total projected expenditure (2022-27)		£256,004,000

Table 9.5: Project HRA and RSL Investment in Housing and Housing Services 2022-27

The resource impact of the LHS stretches far beyond meeting housing need. The delivery of housing and related services within Perth and Kinross supports the local economy and construction sectors, employment in the public, private and independent sectors alongside the valuable impact of preventative investment in housing on meeting health and social care needs.



10 Glossary

Acronym / Word / Term	Definition / Meaning
Accessible home	Home with additional, non-standard features that meets the needs of the occupier.
ADP	Alcohol and Drug Partnership
Affordable home / Affordable housing	Scotland's fourth National Planning Framework defines this as "Good quality homes that are affordable to people on low incomes. This can include social rented, mid-market rented, shared-ownership, shared equity, housing sold at discount (including plots for self-build), self-build plots and low-cost housing without subsidy."
Affordability	Rents are considered to be affordable if a household pays no more than 25%-35% of their income on housing costs
AHP	Affordable Housing Programme
AHSP	Affordable Housing Supply Programme
Ambulant	Non-wheelchair adapted housing for people with disabilities
ARC	Annual Return on the Charter
ASB	Anti-Social Behaviour
Below Market Housing	Property where the market rent is below the average market rent for the size and location
BME	Black and Minority Ethnic Communities
Brownfield	Defined by the Environmental Protection Agency as "a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." The term typically describes areas of land that were once used for commercial or industrial purposes such as factories and warehouses.
BTS	Below Tolerable Standard. A basic minimum quality standard set down in law which every property must meet to make it fit for a person to live in. See also Below the Tolerable Standard (BTS).
CAB	Citizens Advice Bureau
CACI	Californian Analysis Centre Incorporated (original name)
CAP	Common Allocations Policy
CATH	Churches Action for the Homeless
CERO	Carbon Emissions Reduction Obligation
CEWG	Community Empowerment Working Group
CHMA	Centre for Housing Market Analysis (Scottish Government)
CHR	Common Housing Register
CLH	Community Led Housing Projects are where the following three characteristics are in place: 1) Open, meaningful, community participation and consent takes place throughout the process 2. The community groups owns, manages, or stewards the homes in whichever way they decide 3) The housing development is of true benefit either for the local community, a specific group of people (an intentional community), or both. These benefits should be legally protected in perpetuity.



Acronym / Word / Term	Definition / Meaning
Complex Needs	As defined by the Scottish Government 'Coming Home' Report 2018, this is used to refer to people with learning disabilities who also have one or more of the following: <ul style="list-style-type: none"> • Severe challenging behaviour (it is noted that this may include behaviour, which is not severe in itself, but becomes severe due to its high frequency) • Forensic support needs • Mental health needs • Autism Profound and multiple disabilities
Core and Cluster	Typically, a cluster of 6 to 8 homes for people with independent living needs with a core staff based providing 24/7 shared support.
COSLA	Convention of Scottish Local Authorities
CPO	Compulsory Purchase Order
CPP	Community Planning Partnership
CSCO	Carbon Saving Communities Obligation
DD	Delayed Discharge is a hospital inpatient who is clinically ready to leave hospital and who continues to occupy a hospital bed beyond the DD date.
DHP	Discretionary Housing Payments
EBI	Estate-Based Initiatives
ECO	Energy Company Obligation
EESSH	Energy Efficiency Standard for Social Housing
EFIA	Equalities and Fairness Impact Assessment
EHl	Empty Homes Initiative
EPC	Energy Performance Certificate
EqIA	Equalities Impact Assessment
EST	Energy Savings Trust
FIT	Feed In Tariff
Floating Housing Support services	A short-term, flexible, responsive service aimed at enabling vulnerable individuals who are at potential risk of losing their tenancy to live independently or to maximise their independence.
GIRFEC	Getting it Right for Every Child
Greenfield	A greenfield site is an undeveloped land that can be used for commercial or residential development.
HAG	Housing Association Grant
HCS	Housing Contribution Statement
HEAT	Home Energy Advice Team commissioned by PKC and provided by SCARF
HEEPS-ABS	Home Energy Efficiency Programmes Scotland - Area-Based Scheme
HES	Home Energy Scotland
HfVN	Housing for Varying Need
HHCRO	Home Heating Cost Reduction Obligation
HIBS	Heat in Buildings Strategy



Acronym / Word / Term	Definition / Meaning
HLR	Housing Land Requirement
HMA	Housing Market Area
HMO	House in Multiple Occupation
HNDA	Housing Need and Demand Assessment
Home First model	In Perth and Kinross, Home First provides a settled home as a first response when homelessness occurs with the aim of minimising the impact of homelessness for individuals and families, avoiding the stigma, cost, and uncertainty of temporary accommodation where possible. See Advice for people who are or become homeless - Perth and Kinross Council (pkc.gov.uk)
HOSA	Housing Options Self-Assessment Tool
Housing Stock	The total number of houses and flats in an area.
HRA	Housing Revenue Account
HSCP	Health and Social Care Partnership
HST	The Housing Supply Target is a policy view of the number of homes PKC has agreed will be delivered in each housing market area over the periods of the Local Development Plan and the Local Housing Strategy. It considers wider economic, social, and environmental factors, issues of capacity, resources, and deliverability.
ICF	Integrated Care Fund
ILP	Perth and Kinross Independent Living Panel
Intermediate Housing	Refers to privately rented housing that is below the cost of market rented housing but above the cost of housing for social rent. Sometimes called mid-market rent or below market rent.
LAEP	Local Area Energy Plans
LCHO	Low Cost Home Ownership
LDP	Local Development Plan
Learning Disability	The keys to life explains this is a significant lifelong condition which is present prior to the age of 18 and which has a significant effect on a person's development. People with a learning disability will need more support than their peers to: <ul style="list-style-type: none"> • Understand information • Learning skills and • Lead independent lives
LHA	Local Housing Allowance
LHCS	Local House Condition Survey
LHEES	Local Housing Energy Efficiency Scheme
LHS	Local Housing Strategy
Mainstream Housing	General needs housing is housing with no adaptations or particular features and can be of various sizes and types.
MAPPA	Multi-Agency Public Protection Arrangements
Market Housing	Housing in a community which has rent or payment at a rate at or near Average Market Rent



Acronym / Word / Term	Definition / Meaning
Missing Share	Local authorities have the power to pay 'missing shares' when 1) one or more owners are unwilling or unable to pay 2) the owner cannot be found after reasonable enquiries 3) it is unreasonable to ask an owner to pay where a minority of owners do not pay their share of common repairs
OT	Occupational Therapy
Out of Area	This is when a person with support needs is living within a placement that is not within their own funding authority and could include living in either an NHS or private hospital.
Owner-occupied	Property which is lived in by people who have bought it rather than people who pay rent
PRS	Private Rented Sector
RHI	Renewable Heat Incentive
RoS	Registers of Scotland
RRTP	Rapid Rehousing Transition Plan
RSL	Registered Social Landlord (Housing Association)
RTB	Right to Buy
RTO	Registered Tenant Organisation
SCARF	Save Cash and Reduce Fuel
SDP	Strategic Development Plan
SDS	Self-Directed Support
SEA	Strategic Environmental Assessment
Self-Build	Homes built or commissioned by individuals or groups of individuals for their own use. Homes built this way, offer a unique alternative to standard market housing, and offer the opportunity to create innovative, greener, and more affordable homes than currently offered through standard housing options.
SGN	Scottish Gas Networks
SHCS	Scottish House Condition Survey
SHQS	Scottish Housing Quality Standard. The SHQS was introduced in 2004 and is the main way to measure housing quality in the social rented sector. It is the minimum standard which all social rented properties must meet
SHR	Scottish Housing Regulator
Shared Equity	A type of housing tenure where ownership is shared between the occupier and a third party, usually a council or Scottish Government
SLES	Smart Local Energy Systems
SMART technology	SMART devices can do many things that computers do e.g., connect to internet and use software. They use technology to deliver practical everyday improvements to methods, systems, and devices.
Social Housing	Properties provided by local authorities or Housing Associations which are more affordable than housing on the open market.
Supported Housing	This is an umbrella term used to describe a wide range of housing-based options for people with support needs. See Accommodation Guide to Independent Living for more info.



Acronym / Word / Term	Definition / Meaning
TEC	Technology Enabled Care
Tenure	Refers to legal method of housing ownership and occupation, for example, owner occupied, private rented, below market rent, shared equity, social rent, shared ownership. 'All tenure' refers to all housing assets across the tenure categories listed above
Third Age	Not a clearly defined age category but used to mean retired/ semi-retired people.
VAWP	Perth and Kinross Violence Against Women Partnership



Perth and Kinross Local Housing Strategy

2022-2027

Action Plan



1 Delivering Local Housing Strategy Outcomes

The Action Plan, activities and targets will be reviewed annually to ensure partners are able to respond flexibly to changes in need across Perth and Kinross. The LHS Outcomes identified to deliver LHS Priorities have been designed through the LHS development process and coproduced with partners and stakeholders from public, private and independent sectors. A full option appraisal was undertaken as part of the LHS development process which systematically assessed and prioritised the actions required to deliver LHS Outcomes in terms of impact, equalities, and maximising resources.

Full details of these LHS actions are detailed in the following Outcome Action Tables.



LHS Outcome 1: Providing more affordable homes to support liveable and sustainable communities

Supporting National Priorities, Plans and Targets and links to Local Improvement Plan/Locality Plans and Local Authority Plan

Outcome: Tayside HNDA 2022, Planning Advice Note (PAN) 2/2010: Affordable Housing and Land Audits, Perth and Kinross Local Development Plan, Scottish Planning Policy (SPP), 'A Place to Stay, A Place to Call Home: a Strategy for the Private Rented Sector in Scotland', Public Health Priority, Scotland's National Performance Network, Creating Places –A Policy Statement on Architecture and Place for Scotland, Designing Streets, Green Infrastructure: Design and Placemaking, Planning Advice Note 77: Designing Safer Places, Community Empowerment Act 2015, Place Standard, Town Centre First Principle, Supporting National Priorities, Plans and Targets and links to Local Improvement Plan/Locality Plans and Local Authority Plan Outcome: National Planning Framework 4, National Transport Strategy 2, 2022 Tayside HNDA, Planning Advice Note (PAN) 2/2010: Affordable Housing and Land Audits, Perth and Kinross Local Development Plan, Scottish Planning Policy (SPP)

Action No.	Action(s) and Commitments for Outcome Delivery	Baseline	Indicator or Measure	Milestone	Target / End Point	Action Lead / Coordinator
1.1	Deliver PKC's affordable housing programme of 1,050 homes over the next five years	800 affordable homes (Target in LHS 2016-2021) Urban (53%) / Rural (47%) split	Affordable housing completions Monitor the Urban / Rural split to ensure representative distribution	<ul style="list-style-type: none"> Achieve an average of 210 affordable housing completions each year 70% Social Rent (735/1050) 30% other affordable tenure (315/1050 - LCHO, MMR, Self Build) Maintain 53% / 47% split across urban and rural areas 	2027	Housing Strategy (Andy Saum)
1.2	Develop an Empty Homes Action Plan which targets investment in areas where housing pressure is evidenced	Current Empty Homes evidence Current pressure analysis and local housing systems analysis	Number of empty homes brought back into use	<ul style="list-style-type: none"> Develop evidence base to demonstrate areas of housing pressure Consultation with stakeholders and partners on action plan development Develop and implement action plan 	Ongoing 2024 2025	Place Development (John McCrone) Housing (Martin Smith)
1.3	Maximise the potential to generate more homes through brownfield	Vacant and Derelict Land Register	Number of completions on brownfield regeneration sites	<ul style="list-style-type: none"> Develop a register of potential brownfield regeneration sites 	2023	Planning and Housing Strategy



	regeneration which encourages mixed developments and change of use for vacant properties	Housing Land Audit	Number of homes created as a result of use for vacant properties	<ul style="list-style-type: none"> Develop a register of potential sites that would be suitable as housing subject to change of use Evaluate sites in line with SHIP criteria Carry out feasibility studies as required Deliver 50% affordable homes through brownfield regeneration and change of use for vacant properties 	2023 Ongoing Ongoing 2027	(Brenda Murray) Place Development (John McCrone) Housing Strategy (Andy Saum)
1.4	Seek opportunities to deliver a wider range of affordable housing options e.g., intermediate housing, LCHO and affordable self-build etc.	Average number of completions for each tenure per annum	Number of homes delivered by each tenure	<ul style="list-style-type: none"> Carry out feasibility studies Identify and develop partnerships to deliver wider range of affordable housing options Establish a Self-Build Register and identify self-build opportunities using the Development Management process. Increase range of affordable housing options in rural areas working in partnership with private estates, landowners, developers, funders, and local communities Undertake a targeted Housing Needs Assessments Programme (HNAP) in rural settlements where tackling a lack of AH has been identified as a priority in Community Action Plans (CAPs) 	Ongoing Ongoing 2023 Ongoing Ongoing	Housing Strategy (Andy Saum)

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				connectivity through investment in physical, social, and digital infrastructure		
1.6	Embed the values of the Perth and Kinross Offer to ensure investment and commitment across Services to develop and deliver the LHS Action Plan	Existing structures and groups	Demonstrate delivery of Perth and Kinross Offer	<ul style="list-style-type: none"> Develop and improve existing structures to pursue innovation in placemaking, master planning, construction innovation and housing design Develop collaborative partnerships which test innovation in housing design and modern methods of construction 	2023 Ongoing	Housing Strategy (Andy Saum)
1.7	Planning policy to be developed through LDP3 where appropriate for Short Term Let (STL) control areas	Number of Short Term Lets by postcode district and HMA	Outcome of analysis of impact of STLs on Housing Pressures, House Price, PRS, ASB, Community, Amenities and Facilities, Tourism, Economy	<ul style="list-style-type: none"> Complete feasibility study in relation to STL Control Area Community Consultation Local Development Plan Policy to be developed and implemented where appropriate for STL Control Areas 	2023 2026	Planning and Housing Strategy (Ben Wilson)
1.8	Pursue a pro-active master planning approach to assist development of planning and development frameworks and use powers where necessary to acquire land and property	LDP2 and Housing Land Audit	Master Plans in place	<ul style="list-style-type: none"> Use placemaking principles to engage urban and rural landowners, developers, and providers Identify opportunities and adopt Master Planning approach to effective land supply where appropriate 	Ongoing Ongoing	Planning and Housing Strategy (Ben Wilson) Estates (John McCrone)


LHS Outcome 2: Providing a range of housing options that people can easily access, afford, and keep
Supporting National Priorities, Plans and Targets and links to Local Improvement Plan/Locality Plans and Local Authority Plan

Outcome: Ending Homelessness Together Action Plan, Equally Safe -Scotland's Strategy for Preventing and Eradicating Violence Against Women and Girls and the Equally Safe Delivery Plan, Perth and Kinross Rapid Rehousing Transition Plan (Update January 2021), Scottish Social Housing Charter, Mobility Plan, Perth and Kinross Housing Contribution Statement

Action No.	Action(s) and Commitments for Outcome Delivery	Baseline	Indicator or Measure	Milestone	Target / End Point	Action Lead / Co-ordinator
2.1	Continue to develop and improve tailored debt advice and welfare assistance to households across Perth and Kinross to maximise financial inclusion	Existing services Number of households assisted	Services Provided Households assisted Income generated via assistance	<ul style="list-style-type: none"> Review existing services provided and develop promotional opportunities to raise awareness of these 	2024	Welfare Rights (Nicola Sutherland) Housing (Michelle Dow)
2.2	Develop a range of options that achieve a better match of households to homes	Current options	New and improved options available	<ul style="list-style-type: none"> Review mutual exchange process and raise awareness Review and enhance the tenant incentive scheme to encourage tenants of large properties to downsize 	2023 2024	Housing (Martin Smith) RSLs
2.3	Review existing evidence base and consider feasibility of Build to Rent models to deliver high quality, energy efficient market rent options	Existing Build to Rent Models	Review and feasibility study complete	<ul style="list-style-type: none"> Complete review Carry out feasibility study and evaluate findings 	2024 2024	Housing Strategy (Andy Saum)
2.4	Continue to work with partners to offer housing and support options to	Existing housing and support provision	Number of refugees and asylum seekers provided with	<ul style="list-style-type: none"> Continue to respond and support requirements in relation to national programmes 	Ongoing	Housing (Martin Smith / Jennifer Kent)



	refugees and asylum seekers in response to national dispersal and resettlement programmes	Current national dispersal and resettlement programmes	accommodation and support			
2.5	Enhance personalised transitional housing support to homeless households with moderate to high support needs from temporary or supported accommodation to settled housing	Existing house support provision Average number of households with moderate to high needs provided with support per annum	model developed Number of households assisted	<ul style="list-style-type: none"> Develop and implement model of enhanced personalised transitional housing support 	2024/25	Housing (Martin Smith) HSCP Planning and Commissioning (Scott McGoldrick)
2.6	Increase engagement with private landlords in Perth and Kinross to improve awareness of proposed PRS reforms and funding options that may be available to invest in PRS homes e.g., Home Energy Scotland, interest free loans	Current Private Landlord engagement forums and opportunities Information source of reforms and funding options	Number of engagement opportunities provided Number of landlords supported Information source developed	<ul style="list-style-type: none"> Develop and implement framework of engagement opportunities for private landlords Develop robust information/knowledge hub in relation to reforms and funding options for PRS homes 	2024/25 2024/25	Licensing (Debra Gilkison) Housing (Jennifer Kent)
2.7	Continue to improve and further develop the Council's approach to Rapid	RRTP 2022/23	Successful delivery of RRTP Housing options, support, and homeless prevention services	<ul style="list-style-type: none"> Work in partnership to deliver RRTP Lead role in continued development, implementation, and delivery of RRTP 	Ongoing Ongoing	Housing (Martin Smith)



	Rehousing via the Home First model		materials available in range of accessible formats and channels	<ul style="list-style-type: none"> Sustain or improve performance in relation to RRTP locally agreed targets for; <ul style="list-style-type: none"> Number of homeless households waiting for an offer of secure accommodation Average length of stay in temporary accommodation Average homeless case duration Provide communication materials in accessible formats to raise public awareness of available of housing options, support, and homelessness prevention services Review existing advice and information Identify communication formats and channels required Engage with stakeholders to understand requirements Develop and implement improved materials, formats, and channels of communication 	Ongoing	
					2024	
					2024/25	
					2024/25	
					2024/25	
					2024/25	



LHS Outcome 3: Delivering housing for people with varying needs

Supporting National Priorities, Plans and Targets and links to Local Improvement Plan/Locality Plans and Local Authority Plan

Outcome: Public Health Priority, National Health and Wellbeing Outcomes, 2022 Tayside HNDA, Good Mental Health for All, Keys to Life, Age, Home and Community –The Next Phase, Scottish Strategy for Autism, Race Equality Action Plan, Site Standards -Scottish Government guidance on minimum sites standards and site tenants' core rights and responsibilities, Scottish Social Housing Charter, Improving the lives of Gypsy/Travellers 2019-21, Foundations for well-being: Reconnecting Public Health and Housing, Perth and Kinross Council Housing Contribution Statement, Perth and Kinross Health and Social Care Partnership Strategic Plan 2019-2022, Perth and Kinross's Housing Contribution Statement, Perth and Kinross Health and Social Care Partnership Strategic Plan 2020-25

Action No.	Action(s) and Commitments for Outcome Delivery	Baseline	Indicator or Measure	Milestone	Target / End Point	Action Lead / Coordinator
3.1	Ensure planning policy, placemaking and housing investment programmes contribute to improved and sustainable homes, outdoor space, health, and wellbeing for all households including those with varying needs	Local Development Plan Number of Care and Repair Services Adaptations SHIP completions Common Allocations Policy	Delivery of SHIP including Independent Living projects Delivery Care and Repair Delivery of Adaptations Housing Options advice and assistance provided PKC New Build Design Guide	<ul style="list-style-type: none"> Prepare LDP3 and PKC Mobility Strategy Effective review, referral, prioritisation, and promotion of Occupational Therapy (OT) provision for all tenures to support the delivery of property adaptations Develop information, advice, and support in relation to provision of housing and related services for older people and those with dementia which enhance independence Contribute to enabling greater tenure choice and avoid crisis interventions at a later stage by testing the 	March 2023 March 2024 2025 2027	Housing (June McColl / Nicola Lennon / Martin Smith) HSCP / Independent Living Panel Planning and Housing Strategy (Ben Wilson) Housing Strategy (Andy Saum)



				<p>development of flexible tenure models and developing a housing options guide for older households and those with dementia</p> <ul style="list-style-type: none"> • Develop and implement Dementia Friendly design for social rented newbuild developments • Encourage the pre-planning of PKC's property adaptations at the void stage to enable early management of adaptations budgets and programme • Review Allocation Policy and Procedures • Improvements to Gypsy Traveller sites including energy efficiency chalets and renewable energy sources. • Engagement with developers to encourage more wheelchair accessible homes delivered through the Private Sector. All tenure wheelchair (Private) target to be considered for LDP3 for all sites. 	<p>2023/24</p> <p>2023</p> <p>2024</p> <p>2027</p> <p>2025</p>	
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3.2	Continue to improve working relationships, training, collaboration and knowledge exchange on equalities, advice and care and support services to enable independent living across Perth and Kinross	Existing training and collaboration opportunities	Number of ILP meetings and matches	<ul style="list-style-type: none"> Ensure all information and advice is available in accessible formats Review Accommodation Guide to Independent Living Develop information/knowledge hub of information and advice available Identify joint training opportunities and support delivery of same Identify collaboration opportunities across equalities, care, support, and independent living, carry out feasibility studies where appropriate and delivery of same where outcomes indicate these are required 	2024	Independent Living Panel (Co-Chairs Karen McNamara / Valerie Riddell)
		Existing knowledge exchange	Number of joint training opportunities		2024	
		Register of information in relation to equalities, advice and care and support	Information/knowledge hub sharing		2024	
			Number of promotional opportunities to highlight ILP and Accommodation Guide to Independent Living		2024	
					2024	
3.3	Work jointly with agencies to ensure future housing developments address barriers to employment and link to transport and childcare provision in the delivery of person-centred care and support services, with a focus on areas	Current workforce capacity	Workforce capacity increased	<ul style="list-style-type: none"> Update Housing Contribution Statement (HCS) Progress core and cluster projects through Independent Living Panel which provide additional staff base / office space, and explore inclusion of other communal spaces 	2024/25	Planning and Housing Strategy (Ben Wilson) Housing Strategy (Andy Saum) HSCP (Zoe Robertson)
		Evidence bases in relation to transport and accessibility issues in remote rural areas 5%	Evidence of improved transport and accessibility		Ongoing	
			Increase in person-centred care and support in areas of deprivation and rural communities		2027	



	of deprivation and rural communities	Rural communities HSCP Workforce Plan Housing Contribution Statement (HCS) PKC New Build Design Guide	Development of Independent Living projects Implementation / Adoption of PKC New Build Design Guide Implementation of PKC Mobility Strategy	<ul style="list-style-type: none"> Work with delivery partners to ensure that all new affordable homes meet standards set out in 4.1 External Spaces of PKC Net Zero Design Guide/Perth and Kinross Standard 2023. Take account of workforce capacity, transport and accessibility issues and site locations in preparation of LDP3 and 20 min neighbourhood analysis Engage HSCP and Third Sector in promotion of PKC Mobility Strategy Scope, develop and implement use of outreach and digital services 	2027 2024 Ongoing	Independent Living Panel Mobility Strategy (Elliot Williamson)
3.4	Continue to work collaboratively to promote the benefits, increase awareness and make better use of technology within a housing setting to enable people to live comfortably and independently in their own home	Current assistive technology in use within housing Number of households receiving assistive technology	Information/knowledge hub in relation to assistive technology Information and advice guide developed	<ul style="list-style-type: none"> Develop information/knowledge hub in relation to assistive technology Consider / create development of 'showcase' property to demonstrate assistive technology available Develop and promote advice and information guide 	Ongoing Ongoing 2024	HSCP TEC (Anthony Clark)



3.5	All affordable homes are built to revised HfVN standard and New Build Design Guide, with a minimum 10% of all affordable homes being built to wheelchair and adaptable standard	Revised HfVN Standards Affordable Completions Average wheelchair completions per annum Existing flexible tenure models Need and demand for flexible tenure models	Completions built to revised HfVN Standards Wheelchair Completions Research and testing complete	<ul style="list-style-type: none"> Implementation of revised HfVN standard and New Build Design Guide 10% wheelchair homes delivered Determine future targets across all particular requirements through collaboration with key partners and service users (person centred) Test and research flexible tenure models for households with varying needs to create individual housing journeys as their needs and circumstances change 	2023 Ongoing Ongoing Ongoing	Housing (Nicola Lennon) Housing Strategy (Andy Saum)
3.6	Consider widening the Buyback Scheme to purchase 'particular / adaptable homes' for households with varying needs to ensure existing adapted properties are matched to households with specific requirements	Number of households whose needs are currently unable to be met	Number of properties purchased to meet identified need Number of households receiving 'particular / adaptable homes' that meets their needs	<ul style="list-style-type: none"> Review scope of Open Market Purchase Scheme to include purchases of 'particular / adaptable homes' which are non-ex-Council properties Identify existing adapted properties on open market for sale Identify existing private sector properties with adaptations Identify number and location of households 	2023 2024 2024 2024	Housing Strategy (Andy Saum)



				whose needs cannot be met through existing social rented stock or by an in-situ solution		
3.7	Work with Gypsy/Traveller community members to have a better understanding of their accommodation needs and preferences and explore and develop workable solutions	HNDA Specialist Provision Chapter Scottish Government GT Count Local authority GT Information (LA Sites, Unauthorised Encampments etc) Forthcoming Gypsy Traveller Action Plan	Number of engagement opportunities Improved understanding of needs and preferences Workable solutions in place	Update the Gypsy Traveller Action Plan <ul style="list-style-type: none"> Continue to develop engagement opportunities with GT community Organise X engagement events/surveys Scope out accommodation needs and preferences along with solutions Pilot delivery of proposed solutions where feasible Pursue the establishment of a transient site for Gypsy Travellers 	2023 Ongoing Ongoing 2024 2024-27 2027	Housing (Michelle Dow) Environmental Health (Kirsty Steven) Equalities (David McPhee)
3.8	Continue to improve PKC's central housing database (NEC Housing) with information of all existing property adaptations and accessibility features to maximise the use of limited resources and match suitable properties to	NEC Housing Property Information	Improved intelligence gathering and reporting via NEC Housing	<ul style="list-style-type: none"> Continue to gather intelligence and populate NEC Housing with existing property adaptations and accessibility features Enhance processes and procedures to ensure that the allocation of properties takes account of system-based intelligence about 	Ongoing 2024	Performance and Business (Linda Montgomery) Housing (Jennifer Kent)



	appropriate households			adaptations and accessibility features		
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LHS Outcome 4: Delivering quality homes with affordable warmth, zero emissions and SMART Technology
Supporting National Priorities, Plans and Targets and links to Local Improvement Plan/Locality Plans and Local Authority Plan

Outcome: Local Heat and Energy Efficiency Strategies (LHEES), Sustainable Housing: Fuel Poverty and Climate Change Advice Note, Scottish Government's Energy Efficient Scotland Route Map, Fuel Poverty (Targets, Definition, and Strategy) (Scotland) Act 2019, Climate Action Plan (December 2021), Scottish Housing Quality Standard, Energy Efficiency Standard for Social Housing, Scottish Social Housing Charter, Scottish House Condition Survey, Local House Condition Survey (Council Sector)

Action No.	Action(s) and Commitments for Outcome Delivery	Baseline	Indicator or Measure	Milestone	Target / End Point	Action Lead / Co-ordinator
4.1	Support implementation of Perth and Kinross Local Heat and Energy Efficiency Strategy (LHEES)	Current Projects LHEES Delivery Plan Energy Efficiency of Council housing stock Energy Efficiency of PRS Properties Current funding opportunities	Delivery of Actions within LHEES Delivery Plan	<ul style="list-style-type: none"> LHEES Delivery Plan Developed Work in partnership to deliver identified projects and contribute to delivery and implementation of LHEES Delivery Plan Improving energy efficiency across all tenures by maximising the use of national funding programmes 	2023 Ongoing Ongoing	Climate Change and Sustainable Development (Divindy Grant / Shelley McCann)
4.2	Expand capacity of energy and fuel poverty advice services and improve availability of information on fuel poverty and energy efficiency measures available	Current information on support services/sign posting in relation to energy efficiency and	Improved information and advice Accessibility, format and channels for advice and information	<ul style="list-style-type: none"> Target advice and support for landlords on how to access sources of funding combined with enforcement of the new standards when they come in Target income maximisation and fuel 	Ongoing Ongoing	Housing (Nicola Lennon / Jennifer Kent) SCARF The HEAT Project



	to front line staff, service providers and to households most in need	property condition Current supports in relation to energy efficiency and property condition Number of households currently accessing information	Number of households accessing information and advice	<ul style="list-style-type: none"> poverty support to households living in PRS Deliver heating and energy efficiency advice and support directly and through partners as aligned with the LHEES Explore existing data and insight to develop a risk framework to households who are financially vulnerable and offer appropriate support Develop process to record number of households accessing information and advice 	<p>Ongoing</p> <p>Ongoing</p> <p>2024</p>	<p>Energy Advice Network</p> <p>Child Poverty (Margaret Lynch)</p> <p>Data Services (Ewan Walker)</p>
4.3	<p>Build an understanding of the current and future skills and training requirements to “green” the construction sector to ensure we can deliver quality homes with affordable warmth, zero emissions and SMART technology.</p> <p>Work in partnership with the CITB, local construction companies and</p>	To be developed	To be developed	<ul style="list-style-type: none"> A number of studies are underway at a national and regional level to review the Green Skills opportunity and to define what is required for various sectors including construction. Once these have reported and further analysis has been undertaken at a local level more milestones can be determined. 	<p>Ongoing / 2027</p>	<p>Alison Seggie (Employability)</p> <p>Housing (Nicola Lennon / Elaine Ritchie / June McColl)</p> <p>RSLs</p> <p>Housing Strategy (Andy Saum)</p> <p>Climate Change and Sustainable Development (Divindy Grant)</p>



	training providers including Perth UHI to ensure Perth and Kinross is well placed to provide appropriate re-skilling and training opportunities.					
4.4	Target investment to homes based on evidence and intelligence gathered	Identify existing information (Home Analytics, SHQS sources and information provided)	<p>Forthcoming Information sources identified (LHCS, Housing IoT data, 2022 Census, Cold Home App data, etc.)</p> <p>Improved intelligence (Gypsy Traveller Consultation, energy advisors intelligence etc.)</p>	<ul style="list-style-type: none"> Identify and quantify existing information sources Integrate existing and forthcoming information sources Improve understanding of intelligence available, identify gaps and solutions to address these Develop a delivery framework, integrating the outputs of the Risk framework in Action 4.2 Wider policy review update to map national and local policies, targets and strategies that are linked to, impact, or could be impacted by LHS (including LHEES, Smart Local Energy Systems (SLES), LDP, Local Area Energy Plans (LAEP) etc 	<p>2023</p> <p>2023</p> <p>2023</p> <p>2023</p> <p>2023</p> <p>2023</p>	<p>Housing (June McColl / Nicola Lennon / Jennifer Kent)</p> <p>Climate Change and Sustainable Development (Divindy Grant / Shelley McCann)</p>



				<ul style="list-style-type: none"> Align evidence underlying these policies to support policy integration and delivery 		
4.5	Undertake a review of the Council's Scheme of Assistance for private homeowners considering legislative changes	Scheme of Assistance Number of households assisted annually Average Annual Spend	Scheme of Assistance Reviewed Number of households assisted Annual Spend	<ul style="list-style-type: none"> Review Scheme of Assistance 	2024	Housing (June McColl) Environmental Health (Kirsty Steven) Missing Shares Officer
4.6	Build new affordable housing to enhanced energy efficiency standards and encourage private developers to do so too	Newbuild completions (SR and Private) Newbuild completions to Gold Standard (SR and private) LDP	Newbuild completions (SR and Private) Increase in newbuild completions to Gold Standard (SR and private)	<ul style="list-style-type: none"> Implement Design Guide to ensure all new affordable housing meet Gold Standard Ensure Design Guide continues to meet SG guidance on sustainability standards and principles 	2023/24 2027	Housing (Nicola Lennon) Housing Strategy (Andy Saum)
4.7	Work with Scottish Government and other agencies to improve digital infrastructure particularly in rural communities	Existing digital connectivity across rural communities	Increased number of rural households digitally connected	<ul style="list-style-type: none"> Explore digital infrastructure opportunities in rural communities 	Ongoing	Community Planning (Lee Haxton) Economic Development (Graham Pinfield) Housing (Michelle Dow)



4.8	Take action to ensure that housing is resilient to the possible effects of climate change and flooding, and makes a positive contribution to reducing the risks and impacts of flooding and climate change in the longer term	Existing flood and climate change position within PKC	Risk assessment of flooding and climate change in relation to Housing complete Mitigations identified and action plan developed	<ul style="list-style-type: none"> Understand existing flood and climate change risks Identify mitigations and develop and implement action plan Ensure Design Guide continues to reflect ongoing challenges as a result of climate change 	Ongoing Ongoing	Structures and Flooding (Peter Dickson) Housing (June McColl) Scottish Flood Forum
4.9	Develop and deliver exemplar pilot projects that incorporate net zero planning across a range of sectors including fabric first, retro fitting and transport planning etc.		Identify potential partners and projects Pilot exemplar projects	<ul style="list-style-type: none"> Identify potential partners and projects Explore feasibility of potential projects Pilot feasible projects and evaluate findings 	Ongoing Ongoing 2024-27	Housing (Nicola Lennon) Housing Strategy (Andy Saum)
4.10	Set out plans to address any local authority domestic stock where abeyances (delayed works due to human or social factors) or exemptions are applied, to meet the Scottish Housing Quality Standard (SHQS)	SHQS Performance 2021/22 Existing abeyances Existing exemptions	Improved SHQS Performance Reduction in abeyances Reduction in exemptions	<ul style="list-style-type: none"> Develop and implement plan for addressing SHQS abeyances (for social reasons) and exemptions (subject to technical, disproportionate cost or legal reasons) in Council stock 	Ongoing	Housing (Nicola Lennon) RSLs



4.11	Use the learning from the existing Internet of Things pilot 'Monitoring temperature humidity and CO2 in 50 homes to help tenants manage their energy, reduce fuel poverty and maintain their homes well' with a view to scale it up.	Pilot learning collated	Scaled-up Plan developed	<ul style="list-style-type: none"> Scaled-up plan approved Scaled-up plan implemented 	2024 2026	Housing (June McColl) Tenant Liaison Officer
4.12	Facilitate the delivery of low-cost, high-speed broadband into social housing in partnership with the private sector and investors using fibre infrastructure roll-out.	TBD	% of social housing with access to gigabit-capable broadband	<ul style="list-style-type: none"> 10% of social housing by 25% of social housing by 50% of social housing by 60% of social housing by 	2024 2025 2026 2027	Economic Development (Graham Pinfield) RSLs

PERTH AND KINROSS LOCAL HOUSING STRATEGY (LHS) 2022-2027 DELIVERY GROUP ROLE AND REMIT

Purpose

The purpose of this delivery group is to ensure that the Council and its Partners work continuously towards achieving the outcomes within the 2022-2027 Local Housing Strategy and future Local Housing Strategies and help meet the corporate objectives.

Remit

The group will work collaboratively to:

- Act as the main strategic link to the Perth & Kinross Community Planning Partnership regarding implementation of PKC Local Housing Strategy.
- Oversee implementation of the LHS Action Plan.
- Improve communication channels between staff involved in the delivery of the LHS.
- Undertake continuous review and development throughout the life span of the strategy and future strategies.
- Make strategic decisions to address issues within the strategy.
- Identify issues for future research.
- Co-ordinate joint activity to achieve jointly agreed objectives.
- Seek ongoing feedback and enable full participation of, and consultation with stakeholders in implementing the actions contained within this strategy and future strategies.
- Monitor the effectiveness of the strategy in helping to deliver corporate objectives.

Frequency of Meetings

The Delivery Group shall meet 6 weekly and if members of the group are unable to attend, they shall send a representative on their behalf.

The Action Plan Outcomes Table will be circulated not less than 5 working days before the meeting. Updates will be prepared and approved at the following meeting.

Membership

Membership of the group will comprise of:

- Senior Housing Service Manager (Chair)
- Planning and Housing Strategy Team
- Service Managers
- PR/Communications Team
- Business Improvement Team

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LHS 2022-2027 COMMUNICATIONS PLAN

Appendix 4

**Local Housing Strategy 2022-2027 Implementation
Communications Plan**

Version V0.1: V1

Project Lead:

Corporate Communication Lead: Lisa Potter

Service Communication Lead: Scott Watson

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Name	Title	Date of Issue	Version
Elaine Ritchie	Senior Service Manager (Housing)	March 2023	1
Ben Wilson	Planning and Housing Strategy Manager	March 2023	1

1. Introduction

The Housing (Scotland) Act 2001 places a statutory requirement on Local Authorities to produce a Local Housing Strategy (LHS) which sets out its strategy, priorities and plans for the delivery of housing and related services. The Act also states that the LHS must be supported by an assessment of housing provision and related services, that it must be submitted to Scottish Ministers, and that Local Authorities must keep their LHS under regular review.

The Perth and Kinross LHS for the period 2022-2027 is to be approved at Housing and Social Wellbeing Committee in March 2023. The first progress update on the strategy will be taken to Housing and Social Wellbeing Committee in September 2023 (TBC).

The LHS 2022-2027 sets out four strategic priorities:

Providing more affordable homes to support liveable and sustainable communities - More affordable homes and well managed stock to ensure that homes are the size, type and location people want to live in with access to suitable services and facilities

Providing a range of housing options that people can easily access, afford and keep - Communities are safe and secure for residents of Perth & Kinross with access to good quality, affordable accommodation with the necessary support in place to sustain them in their homes and prevent them from becoming homeless.

Delivering housing for people with varying needs - People live independently at home for as long as possible with help from the community and local support networks.

Delivering quality homes with affordable warmth, zero emission and SMART technology - Residents of Perth and Kinross live in warm, dry, energy efficient and low carbon homes which they can afford to heat.

When developing the LHS for 2022-2027, a wide range of consultation was carried out with our Partners and Stakeholders to agree the strategic priorities and key outcomes of the strategy. However, in order to understand and respond to the changing environment, it is important that we work continuously with our Partners; Stakeholders and our local Communities to create a better housing system for everyone living in Perth and Kinross.

This communications and engagement plan sets out the consultation and engagement which has already taken place to date (section 10) as well as the planned consultation and engagement events for 2023/24. Ongoing engagement with Partners; Communities and other stakeholders is crucial in order to continue

to improve housing and related services for residents within Perth and Kinross and deliver the outcomes specified within our 5-year strategy.

2. Communication Aim

The communication aim is to ensure that stakeholders are aware of and understand the key housing priorities for Perth and Kinross until 2027. It is also important that stakeholders are aware of the opportunities for involvement in helping to shape future actions to achieve the outcomes within the strategy.

3. Communication Objectives

This communication strategy is designed to:

- Achieve 20 social media placements on the Council's social media over the next year raising awareness of LHS and opportunities to participate;
- Achieve at least three stories in the local press to raise awareness of LHS and opportunities to participate;
- Achieve at least 50 items of feedback from stakeholders over the next 12 months;
- Ensure that the LHS is represented through at least five community engagement events over the next 12 months to raise awareness.

4. Stakeholders

We will communicate and engage with the following internal and/or external audiences:

- LHS Delivery Group Members
- Elected Members
- Community Planning Partnership
- Executive Officer Team
- Communities Senior Management Team
- Perth and Kinross Council Staff
- Tenants and Residents Groups
- Tenants
- SURE Team
- Community Councils
- Residents of Perth and Kinross
- Landlords (including Registered Social Landlords; Private Landlords; Private Estates)
- Estate Agents
- Private, Public and Third Sector (including Care at Home Providers; Care Homes)
- LHS Working Groups and Working Group Contacts for each Priority Theme

- Scottish Government
- NHS Tayside
- Integration Joint Board (IJB)
- Equalities Groups (including MEAD; MECOPP)
- Local press
- Interested Persons (database)

Local community and national organisations

National:

- National Parks
- Shelter
- Homes for Scotland
- Energy Providers
- Citizens Advice Scotland
- Age Scotland
- SCARF
- Federation of Housing Associations
- Energy Action Scotland
- Home Energy Scotland
- Energy Savings Trust
- Scottish Welfare Fund
- Scottish Association of Landlords
- Scottish Housing Regulator

Local:

- Perth College
- Police Scotland
- Scottish Fire and Rescue Service
- Scottish Prison Service
- Private Developers
- Homeless Voice
- PSPC
- Neighbouring Local Authorities
- Live Active Leisure

5. Key Messages

The key messages for this project are:

- The updated LHS is an important document which outlines how the Council and its community partners, plans to tackle housing needs and issues across the area over the next five years.
- The LHS is constantly evolving, and everyone is welcome to get involved and help shape the future strategy.

- By getting involved you can help us to make sure that everyone in Perth and Kinross has access to good-quality, energy efficient housing in safe and secure neighbourhoods.

6. Tactics

A wide range of communication channels will be used to ensure we reach all of our stakeholders.

The LHS will seek to draw on all forms of communication and engagement to shape the changing action plan and help achieve the outcomes within the strategy. Whilst specific events will be scheduled to consult or engage with stakeholders, we will also aim to use feedback from tenant organisations or other community groups, customer satisfaction surveys and estate walkabouts to inform the activities and events taking place as part of the communication and engagement plan.

Consultation and engagement will involve a range of media to encourage as wide a response as possible. The communication channels we will use will include:

- Organised Events
- Direct Mail
- Email
- Text Messaging (where that is preferred contact)
- Press Releases
- Facebook
- Twitter
- 'On The House' Magazine for PKC tenants
- Perth and Kinross News magazine
- Inside News magazine
- YouGov email newsletters
- Elected Members' Briefing Notes
- H&E newsletter
- Eric alerts
- Online survey
- Tenant participation
- Community events
- Website

7. Design and Branding

All design and print should be coordinated through the Council's Corporate Design Team. This will ensure corporate brand guidelines are adhered to; allow savings to be realised by using the Tayside Print Procurement Framework; and ensure other policies and procedures are complied with (eg around equality, data protection and copyright).

If additional print materials are required as the plan develops these will be costed separately and permission for purchase sought through the LHS Steering Group.

Design requirements:

8. Responsibilities

The diagram below illustrates who will be involved in the communication activities for this project/strand of work:

Communities	
Service Project Lead	Elaine Ritchie
Corporate Communications Lead	Lisa Potter
Service Communication Lead	Scott Watson
Service Communication Support	Raylla Duarte
Press Lead (Corporate)	Scott Watson
Internal Communications Lead (Corporate)	Scott Watson
Design Lead (Corporate)	Ishbel Valentine
ACCOUNTABLE TO: Project Lead and/or Communications Representatives Group	

9. Budget

This communications plan will be delivered in-house by existing employees. An additional budget may be required for any printing associated with this communications and engagement plan. If any funding for this is required, it will be discussed at the LHS Delivery Group Meetings.

10. Milestones

Date	Key milestone
September 2019	New LHS Guidance Document Issued to Local Authorities
October 2021	LHS Preparation Contract awarded to Arneil Johnston
December 2021 – January 2022	Early Engagement Consultation: Local residents and communities
January – March 2022	HNDA assembly and local housing systems analysis
March 2022	LHS Main Issues: analysis and definition
May 2022	LHS Development Conference
June 2022	Option refinement and appraisal workshops
July 2022	Write up of draft LHS

August – September 2022	Consulting on draft LHS through final feedback survey Impact Assessments undertaken: Strategic Environmental Assessment (SEA) Equalities and Fairness Impact Assessment (EFIA) Health Impact Assessment (HIA) Sustainability and Climate Change Impact Assessment (SCCIA)
September – December 2022	Scottish Government Peer Review
February 2023	LHS 2022-2027 Consultation Report published
March 2023	LHS 2022-2027 to Housing and Social Wellbeing Committee (15 th)
March 2023	Final Published LHS sent to Scottish Government and made available publicly
April 2023	Implementation of LHS through Delivery Group
September 2023	6-month update on Strategy to Committee TBC

11. Risks

Risks associated with the delivery of LHS actions are covered within the Housing Service Risk Profile.

12. Review & Evaluation

This plan will be regularly monitored and reviewed at the LHS Delivery Group 6-weekly Meetings.

13. Equalities Impact and other Assessments

The Council has a statutory obligation to ensure that all its functions and activities are exercised in full compliance with the requirements of the Equalities Act 2010 and the Fairer Scotland Duty (2018). Equality and fairness are at the heart of the Perth & Kinross Local Housing Strategy, with a commitment to understanding diversity central to the achievement of LHS priorities and outcomes. The Council aims to ensure that strategies and services deliver positive outcomes for everyone in Perth & Kinross by prioritising preventive approaches and tackling persistent inequalities where they exist.

- **Strategic Environmental Assessment**

The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals. The LHS is a broad policy document which sits within the framework of the TAYplan SDP (2016-2036) and the Perth and Kinross Local Development Plan (2019). The SDP defines the spatial strategy while the LDP allocates specific sites to meet identified demand. Strategic Environmental Assessments have been carried out in respect of both of these plans.

A report has been prepared for the LHS using the online integrated appraisal toolkit. Please follow link:

- **Equalities and Fairness Impact Assessment**

Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

The LHS Equalities and Fairness Impact Assessment (EFIA) is available online, setting out how the Council has addressed and seeks to mainstream equality and fairness in delivering the LHS. This assessment confirms that the LHS has been developed in full accordance with the principles of equality and diversity and actively promotes inclusion.

It acknowledges the crucial role of housing and housing services in the delivery of improved outcomes to all people and communities in Perth & Kinross.

We will continue to monitor and report on the equalities impact of the LHS over the next five years, with a focus on the nine protected characteristics of the Equality Act. If any negative impacts on a particular section of the Perth & Kinross community is identified, appropriate action will be implemented to redress the situation with the LHS Action Plan.

A report has been prepared for the LHS using the online integrated appraisal toolkit, please follow link:

- **Health Impact Assessment**

It is widely understood that housing is intricately linked to health and wellbeing alongside other health determinants. A working group of health and welfare professionals was established to assess the LHS from a health impact perspective in addition to the input of Health and Social Care professionals in the co-production phase of the strategy. The report and recommendations arising from the Health Inequalities Impact Assessment are available online <<insert link>>.

The HIIA has enhanced the LHS in a number of areas, strengthening the links between strategies that inform the LHS and feeding into the development of emerging strategies such as the Mobility Strategy, being clearer about

established working practice that supports health equality, and the significance of social rented sector to the strategy as a positive driver for socio-economic and health equality.

The HIIA also contributed to new actions to support access to active transport, and digital inclusion to support primary and secondary health benefits of improved socio-economic opportunity.

Ongoing collaboration with NHS, Housing Strategy, and Health and Social Care Partnership colleagues will support delivery of the strategy to improve health equality.

- **Sustainability and Climate Change Impact Assessment (SCCIA)**

Under the Climate Change (Scotland) Act 2009, the Council also has a duty relating to climate change and, in exercising its functions must act:

- in the way best calculated to contribute to delivery of the Act's emissions reduction targets
- in the way best calculated to deliver any statutory adaptation programme
- in a way that it considers most sustainable.

The LHS has been assessed against these duties, with the SCCIA assessment available online [<<insert link>>](#). The recommendations arising from the SCCIA have been integrated in the LHS Outcome Action Plan into fulfil the aspirations of these duties.

Throughout the communications and consultation process we will continue to ensure that people are provided with opportunities to request information in other languages and formats which are most suitable to them.

Events will also be arranged to try and make them as accessible as possible to people, however, it is recognised that not everyone will be willing/able to attend these meetings out with their home and arrangements will be made to allow them to feed in their views in an alternative way which is most suitable for them.

14. Planned Communication Activity

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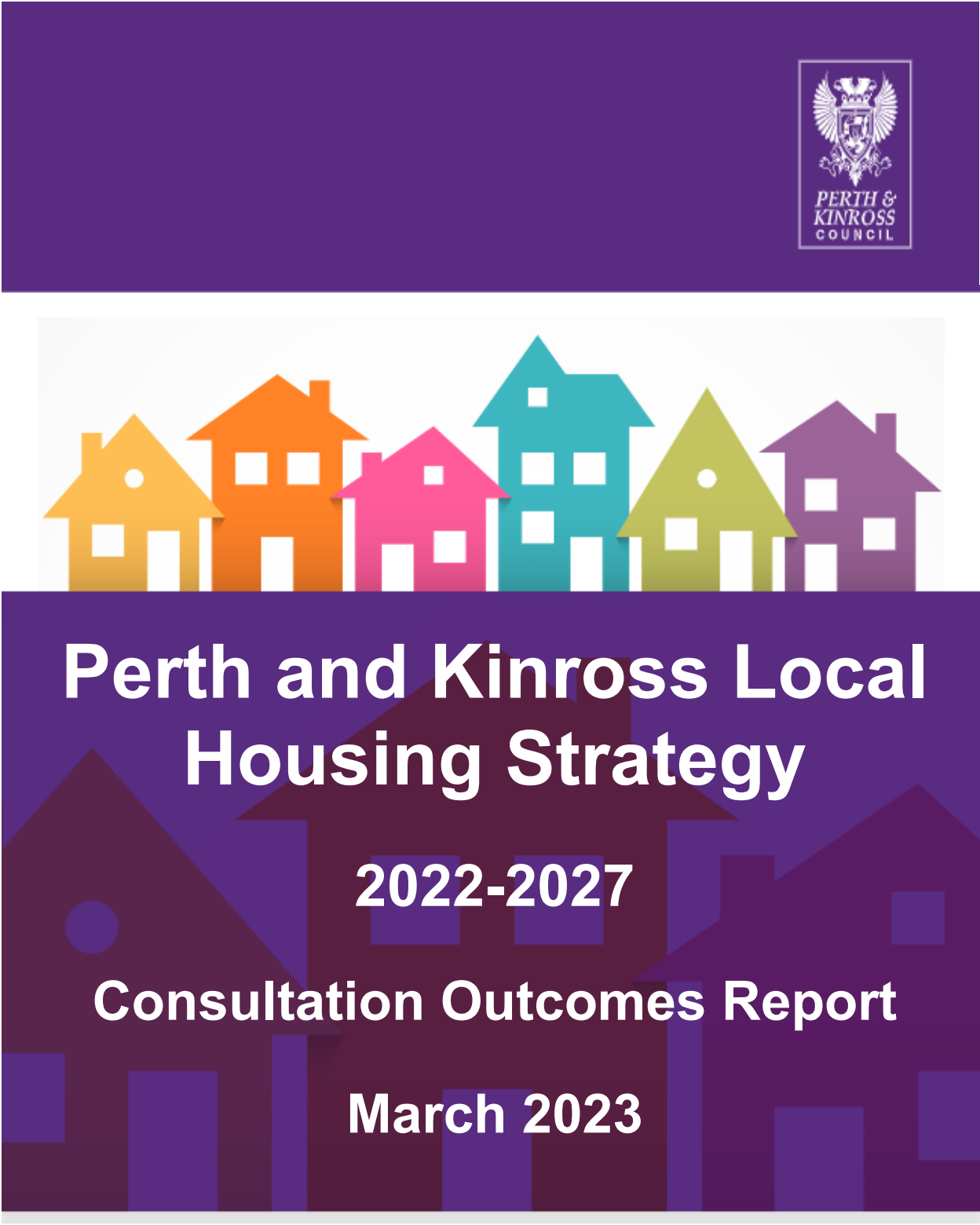




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Appendix A: LHS Conference Report

Appendix B: Option Appraisal Matrix – LHS Priority 1

Appendix C: Option Appraisal Matrix – LHS Priority 2

Appendix D: Option Appraisal Matrix – LHS Priority 3

Appendix E: Option Appraisal Matrix – LHS Priority 4

Appendix F: Draft LHS Consultation Document

Appendix G: Draft LHS Consultation Outcomes Report



1 Introduction: LHS Consultation Outcomes Report

The Housing (Scotland) Act 2001 requires local authorities to consult on their Local Housing Strategy (LHS), as does the statutory Equality Duty placed on public bodies to involve, consult and engage with as wide a range of local residents, tenants and communities of interest as possible.

A range of consultation opportunities have been provided throughout the course of developing this LHS, with opportunities for early engagement to help ensure local people, communities and wider stakeholders share their views on the most pressing housing challenges facing Perth & Kinross, as well as generating ideas for change and improvement as set out in the Perth and Kinross Offer.

A diverse range of partners, stakeholders and subject matter experts participated in developing the Perth & Kinross LHS 2022-27. An extensive consultation and engagement programme has been delivered to collect a range of views and enable this feedback to systematically inform the LHS development. These include:

- **LHS early engagement survey:** A survey to inform the new LHS was made available to communities and residents across Perth & Kinross, enabling them to express their views on which local housing issues 'matter most'. The survey was open for an 8-week period from 01/12/2021 – 31/01/2022. The early engagement survey was heavily promoted on social media, via the local press and via community networks and councils. The survey was made available in a range of formats including online, via telephone and freepost options.
- **Stakeholder conference:** To encourage and enable widespread participation, the full day conference was held digitally via Microsoft Teams. Over 70 partners and stakeholders attended the event,

including representatives from public, private, third and community sectors. The purpose of the conference was to co-produce an LHS vision, agree the main housing issues that should form the basis of LHS priorities and generate ideas and innovation as a basis for LHS actions. A conference report summarising the outcomes from the day can be accessed in Appendix A.

- **Option identification workshops:** Four half-day workshop sessions were held, to inform the definition of key LHS priorities together with a range of viable options for addressing them. Workshop participants were specialist stakeholders and subject matter experts from across the Council and partner organisations.
- **Option appraisal workshops:** Four half-day workshop sessions were held to systematically appraise LHS options. The outputs from these sessions form the basis of the LHS Outcome Action Plans.
- **Consultative Draft and Feedback Survey:** A final phase of consultation was carried out between 8th August and 9th September where a Consultative version of the Draft LHS was made available to communities and residents across Perth & Kinross, enabling them to express views on whether they agreed with the main vision and priorities for action set out in the draft LHS. This final phase included online and in person engagement with a wide range of stakeholders including Tenants, Residents and interest groups, as well as hard to reach groups. The consultation was heavily promoted on social media, via the local press and via community networks and councils. The survey was also made available in a range of formats including online, via telephone and freepost options.
- **Strategic engagement:** Mechanisms were put in place, as part of the LHS consultation plan to ensure the LHS is fully aligned with local strategies, policies and plans. These include partnership



working around the Housing Contribution Statement, the Local Development Plan and Perth & Kinross Council Climate Change Strategy.

- **Strategic governance:** The LHS development process has been commissioned by the LHS Steering Group which provides a multi-agency governance framework for the development and implementation of the LHS.
- **Peer Group Review:** As part of the validation process of the draft LHS, a review was undertaken of the draft document in December 2022 by the Scottish Government's More Homes Division and a Peer Group local authority, Aberdeenshire Council. This review provided feedback on areas of strength and areas for improvement.
- **Health Impact Assessment:** A Health Inequalities Impact Assessment (HIIA) was undertaken in December 2022, providing an opportunity to review the potential health impacts of the draft LHS, with housing recognised as a key driver of health outcomes. The process was a pilot with NHS Tayside and Public Health Scotland colleagues to integrate Health Impact Assessments into local authority practice.

1.1 Consultation Outcomes Report

This report summarises the outcomes associated with each stage of the Perth & Kinross LHS Consultation Programme detailing the views of residents, communities, partners and stakeholders on the strategy vision and strategic priorities for action. It sets out how consultation feedback and engagement outcomes informed and shaped each stage of the LHS development process, enabling a final strategy which was co-produced and validated by stakeholders.



2 Perth & Kinross LHS Consultation Programme

The Housing (Scotland) Act 2001 requires local authorities to consult on their proposed local housing strategy (LHS). In addition, the statutory Equality Duty on public bodies requires the involvement, consultation and engagement with as wide a range of local residents as possible. The current Scottish Government LHS guidance places significant emphasis on consultation with the public and stakeholders as part of the process of developing the strategy. The LHS Consultation programme was therefore designed to provide inclusive consultation and engagement opportunities to help shape priorities for the future delivery of housing and housing related services in Perth & Kinross.

2.1 Consultation channels and approach

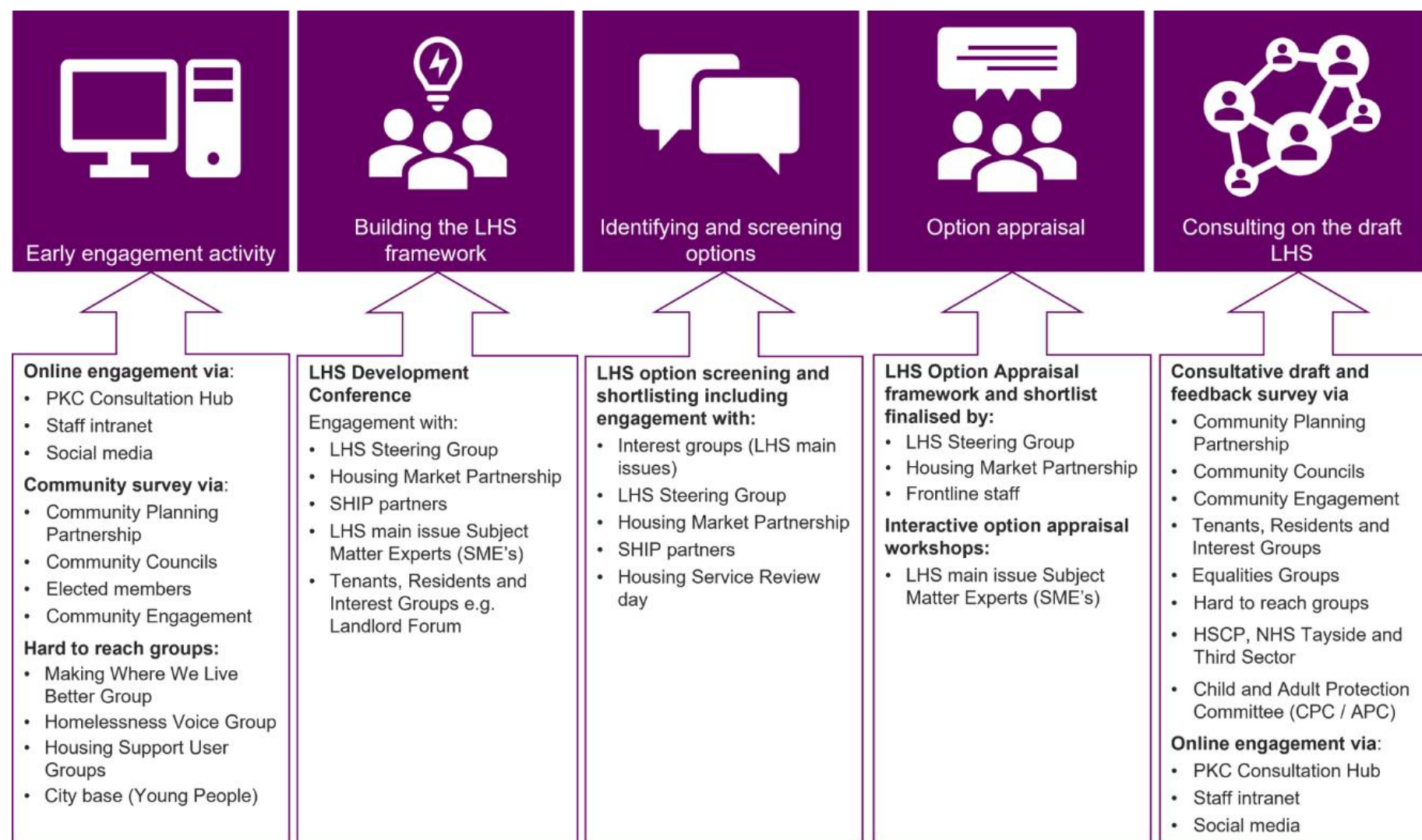
The LHS Guidance encourages early engagement with key partners and stakeholders to identify priorities and agree, through a range of options, how to deal with these priorities. The LHS development process also drew on information obtained through continuous engagement with residents, through tenant organisations, satisfaction surveys and specific topic consultations.

In order to ensure engagement with as many local communities, interest groups and individuals as possible, Perth & Kinross enabled consultation to take place using a range of media and communication channels. This ensured that the make-up of the local population was accurately reflected in the process. Every effort was also taken to engage with hard to reach groups, where traditional methods may not be effective.

A range of consultation methodologies were identified to enable strong engagement with key stakeholders throughout the LHS development process. These approaches were identified to maximise engagement opportunities using well established local communication channels and forums. They include:

- **Digital channels** where widespread consultation across residents and communities was hosted via the Council's consultation hub and digital tools. Digital channels were successful in capturing early consultation outcomes on local housing priorities and also proved to be key in validating that LHS priorities were addressed in the draft LHS document
- **Established consultation groups and frameworks** were used widely to offer perspectives on local housing issues and priorities at a:
 - Strategic level – Community Planning Partnership
 - Community level – Community Council network and Community Development Trusts
 - Expert level – reflecting the specialisms and experience of LHS delivery partners and stakeholders
 - Representative level – ensuring that specific interest groups, hard to reach groups or populations accessed consultation opportunities

These channels were instrumental in supporting the following LHS consultation and engagement programme, with details of the extent and nature of each consultation and engagement activity presented below:





As well as using corporate and community consultation frameworks to carry out regular and wide reaching consultation on emerging LHS issues and priorities; a programme of specific LHS development events, meetings and discussion forums were also developed to enable engagement with key stakeholders on the emerging LHS framework and draft document including:

- Distribution to partners, stakeholders and those who have participated in the development of the consultative draft including range of feedback survey options
- LHS Steering Group: LHS development meetings
- LHS Focus Groups via community or stakeholder interest groups
- Social Media (Facebook and Twitter): promoting consultation opportunities and channels
- Online consultation opportunities.

2.2 LHS stakeholder network

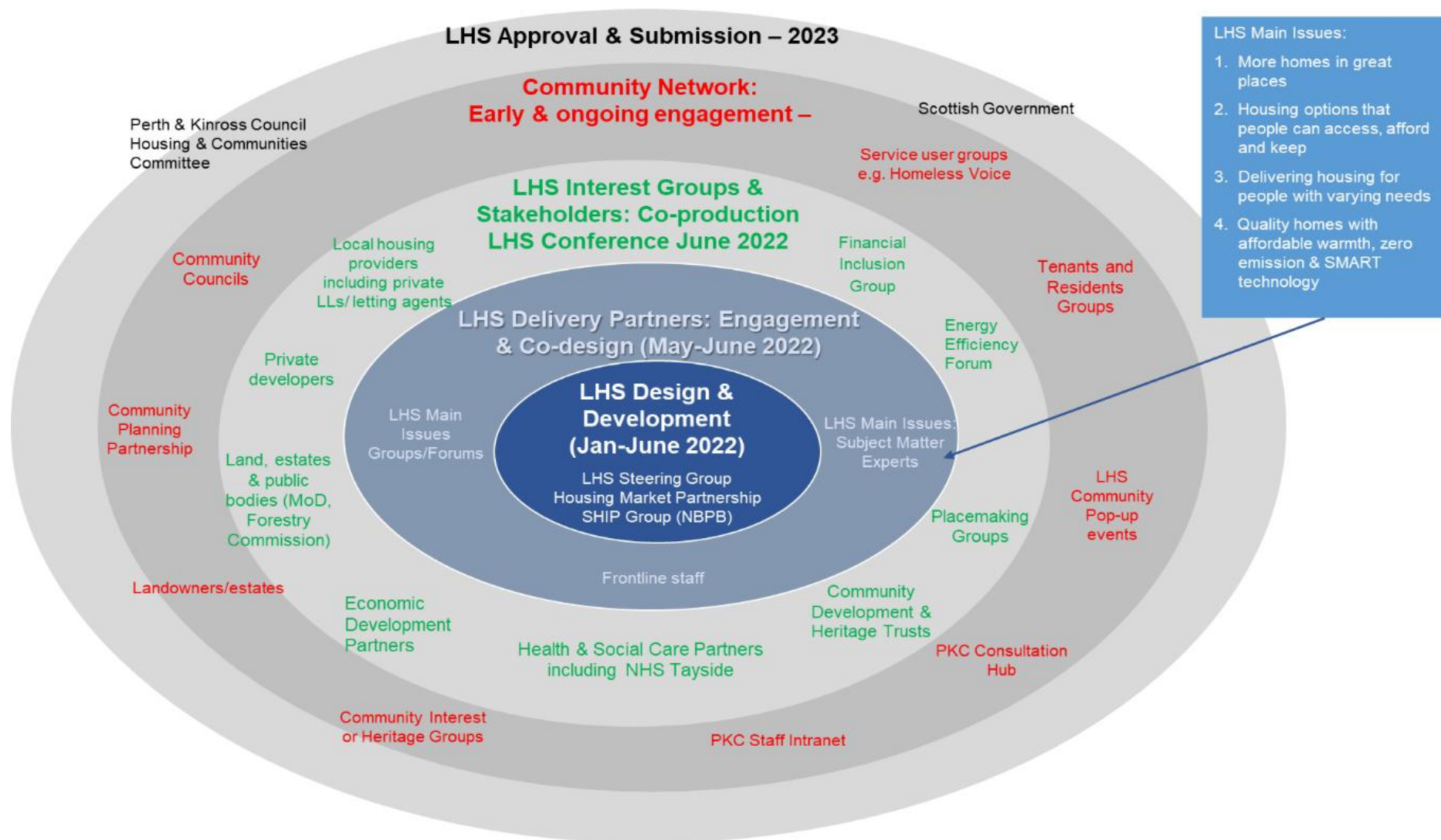
The consultation programme was underpinned by an LHS stakeholder map, which sets out the diverse range of interests and roles involved in developing the LHS ranging from:

- 1) **LHS design and development partners** who will be responsible for the design, development and evaluation of the LHS.
- 2) LHS partners and stakeholder who are **subject matter experts in emerging LHS priorities** and main issues and who will be involved in identifying housing system issues and codesigning potential solutions and interventions.
- 3) **Interest Groups and stakeholders** whose plans and strategies are aligned to or impact on the LHS.
- 4) **Wider community and service user networks** in Perth & Kinross including hard to reach groups.

5) LHS approval and submission including **Elected Representatives and the Scottish Government.**

The LHS Steering Group was responsible for the design, development and delivery of the Local Housing Strategy. Representatives included partners from Housing Services, Planning, Public Health (NHS Tayside), Equalities Team, Economic Development, Community Safety Team, Homes for Scotland and Registered Social Landlords including Kingdom HA, Caledonia HA and Hillcrest HA.

The following map sets out the categories of stakeholders and interest groups the consultation programme targeted at stage in the process:

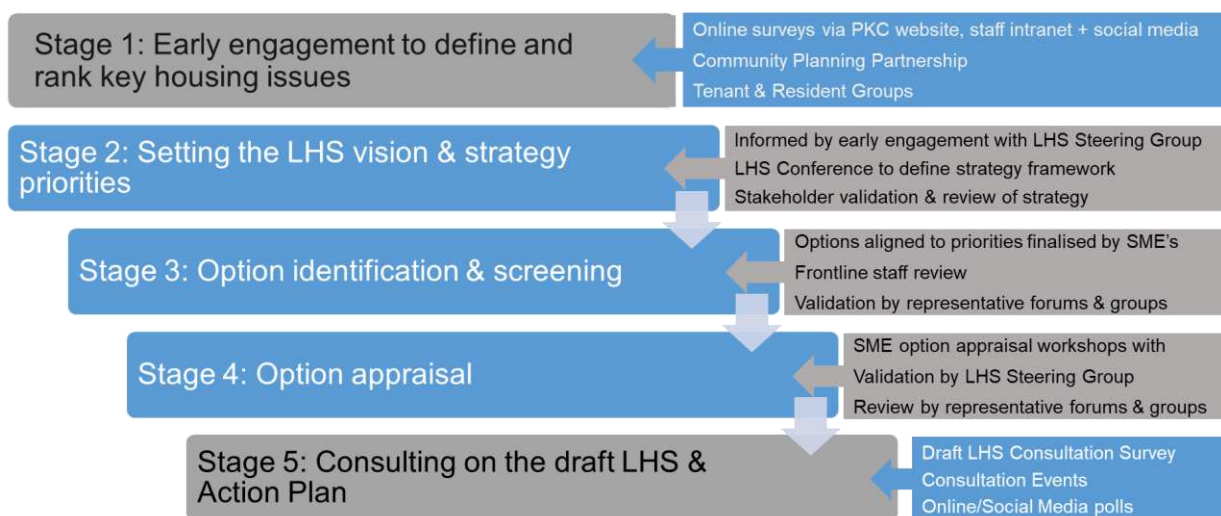




2.3 Stages in the LHS Consultation Programme

The LHS consultation programme details the range of approaches deployed to help shape the content of the LHS and to ensure that the principles of co-production were achieved in its development. The consultation programme ran in a series of phases from January 2022 – September 2022 offering a wide variety of methods and media to maximise participation and engagement. The Council engaged Arneil Johnston, independent housing consultants, to support the consultation and engagement process underpinning LHS development.

The consultation programme was structured into the following stages:



The remainder of this report details the feedback and outcomes associated with each stage in the LHS Consultation Programme.



3 Early Engagement Survey

Prior to defining and ranking the main issues that stakeholders considered to be LHS priorities; an early engagement exercise took place encouraging communities and residents across Perth & Kinross to express their views on 'what matters most' on local housing issues.

A short, interactive electronic survey was developed to encourage stakeholders to define and rank key housing system issues in Perth & Kinross; and to encourage respondents to identify issues, options or key questions for further analysis and debate. Residents also had the opportunity to identify important local issues which have been omitted from consultation options.

The online survey was made available to communities and residents across Perth & Kinross, enabling them to express their views on which local housing issues 'matter most'. The survey was open across an 8-week period from 1st December 2021 to 31st January 2022 and was made available in a range of formats including telephone and hard copy options for those who did not want to engage with digital channels. In total, 490 responses were provided by residents and community groups.

3.1 Early Engagement Survey Outcomes

The purpose of the early engagement survey was to identify issues, options or key questions for further analysis and debate through the LHS process with respondents having the opportunity to identify important local issues. The survey questionnaire focused on the following key areas:



There were 490 responses to the survey, the majority of respondents were in the following categories:

- 62% respondents lived in owner-occupied housing
- 33% were households with children
- 42% lived in Greater Perth

The first question respondents were asked was as follows:

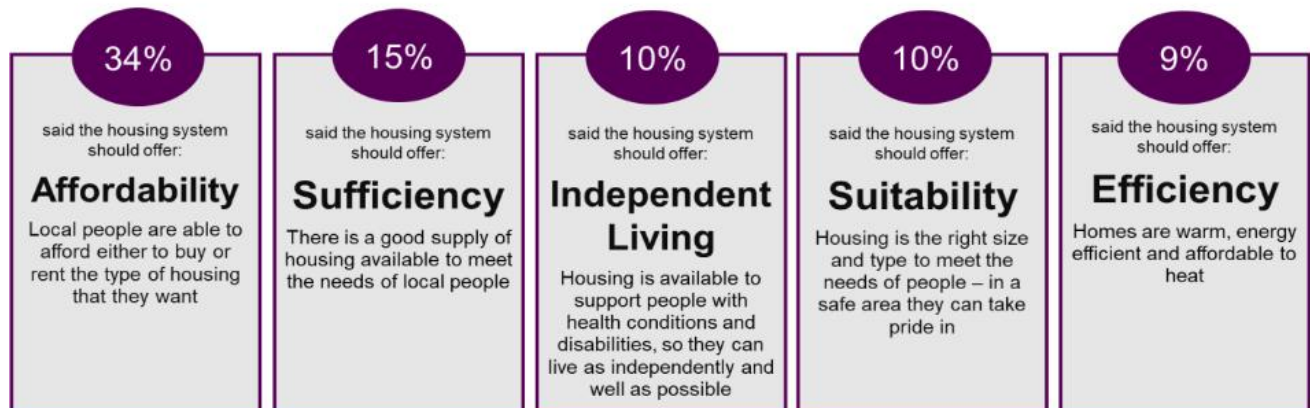
Household Survey Question 1

The aim of our Local Housing Strategy is to deliver a housing system that works well for Perth and Kinross. What do you think are the most important things housing should offer local residents and communities?

To answer this question, respondents were asked to select up to five priorities from a list of housing system characteristics to identify what 'mattered most' in terms of housing options and




experiences. If the LHS is successful, it will enable the delivery of a local housing system which functions well. The survey asked local residents and community groups how they would define a well-functioning housing system. The top priorities were defined as follows:



What mattered most to local residents was a housing system that could offer 'affordability', where local people could afford to buy or rent the type of housing they want. This was followed by priorities around a sufficient supply of homes to meet local need and homes that enable independent living for people with health conditions and disabilities. The final priorities in the top 5 focused on homes which are the right size and type of meet the needs of local communities and homes which are warm, energy efficient and affordable to heat.

The second question respondents were asked to consider was as follows:



Household Survey Question 2
What would you say are the top five housing challenges facing people who live in Perth and Kinross?

Again, local residents were asked to rank the top housing challenges currently facing people who live in Perth & Kinross from a long list of 20 potential housing challenges. The top 10 results were as follows:





The top five housing challenges in Perth & Kinross were dominated by options that focused on a lack of housing options and limited housing choice. Overwhelmingly, residents identified the biggest housing challenge in Perth & Kinross as 'a shortage of housing that people can afford' (59%). This primary challenge was followed by a general shortage of housing (36%), which perhaps drives affordability issues, followed by challenges around restricted housing choice including:

- limited options for young people and families
- limited alternative housing options such as low cost home ownership, share equity or mid-market rent

Fuel poverty and poor energy efficiency of homes was defined as a key housing challenge for almost one in three residents, as were challenges associated with wider community and neighbourhood issues, such as anti-social behaviour (30%) and poor transport or local amenities (24%). Again, the issues associated with a lack of accessible housing were raised as a key challenge (28%). Finally, one in five respondents identified poor housing quality and disrepair as a major housing challenge. Key issues for action, investment and partnership that according to residents should inform Local Housing Strategy activity include improving:

- improving housing choice and extending housing options
- improving housing condition, energy efficiency and tackling fuel poverty
- access to accessible housing for those with health conditions or disabilities
- community safety and connectivity

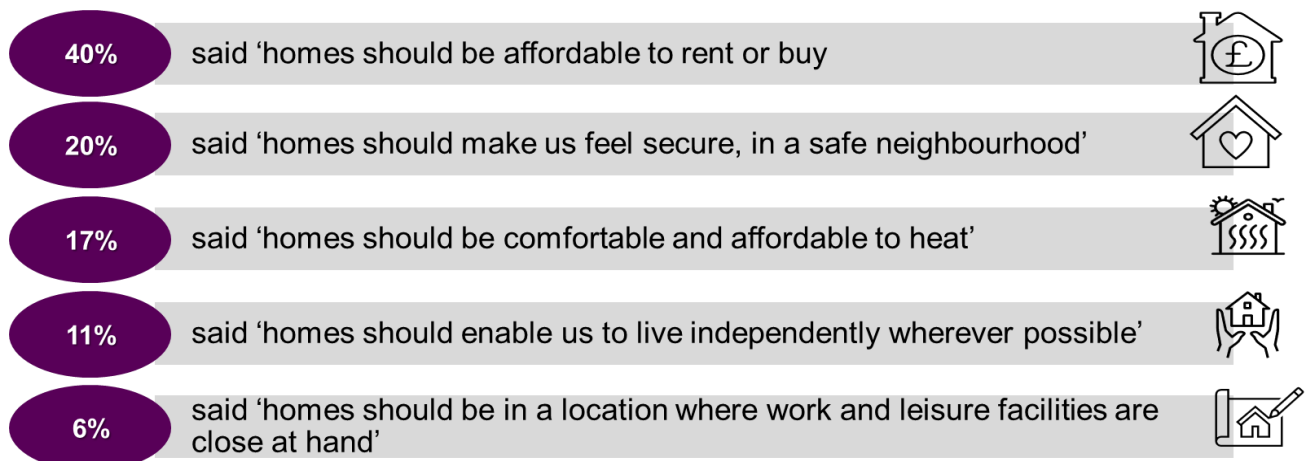
The third question respondents were asked to consider was intended to offer resident feedback on what might guide the delivery of the new Local Housing Strategy vision as follows:



Household Survey Question 3

In an ideal world, what should homes and communities look and feel like in Perth & Kinross in 2030?

In this question, residents were provided with five options and asked to choose which best reflected their preferred vision for homes and communities. The responses were as follows:





Whilst again, housing priorities focus on housing affordability, community safety and fuel poverty, different tenure groups appear to have a different perspectives on the future vision for homes and communities. 60% of private renters suggested that homes should be affordable to rent or buy whilst higher proportion of social housing tenants (27%) prioritised 'homes that are affordable to heat'. Almost one in four owner occupiers (24%) prioritised homes that 'make us feel secure, in a safe neighbourhood', higher than the overall sample at 20%.

Finally, survey respondents were asked:



Household Survey Question 4

If we could deliver one single thing that would have a major and positive impact on meeting housing need in Perth & Kinross, what would it be?

This was an open response question, where local residents could share their views freely. Whilst a wide range of responses were offered, the main themes that emerged from the consultation were as follows:

Challenges around housing affordability for local people

"The provision of affordable homes in locations that provide local services (schools, shops, GP practice, dentists etc.) and efficient/effective transport links in close proximity to the home is a priority. (We need to...) find some way to reduce the number of second and holiday homes"

"Local people cannot afford to buy homes. It would be great if there were new homes to buy that were for locals and key workers"

"(We need...) houses for local people who already live and work here. There are so many second and even third homes here which is a huge issue. Local people, even those with good paying local jobs are completely priced out of the housing market"

Increasing housing supply

"Build affordable, energy efficient housing for local people in their home areas ensuring there are sufficient local amenities to cater for a growing population"

"Build more and better new housing, able to meet the demands of the future in terms of heating, adequate space, suitability for disabled people and a safer community"

Energy efficiency and stock condition

"Well insulated homes, quicker maintenance of existing stock, building homes for families"

"More larger housing (needs) to be available. It's at a shortage at the moment which means longer waiting times for families who are in unsuitable, overcrowded, mouldy homes. Homes that are affecting family's mental health"

Community Safety

"There are many occupiers of flats or 4 in a blocks whose lives are made miserable by anti-social behaviour. A duty patrol to turn out and intervene to respond to incidents with continuity and time to take positive steps, rather than the short staffed Police Scotland, where there no continuity".



4 Local Housing Strategy Stakeholder Conference

Informed by early stakeholder engagement feedback from local communities and residents the LHS Steering Group designed and hosted an LHS development conference. Arneil Johnston facilitated a full day conference event to define and agree the draft LHS vision, strategic priorities and housing system interventions. On the day, a range of consultation methodologies were used to stimulate the debate and achieve genuine coproduction and engagement including structured discussion groups, system thinking techniques, interactive activities and electronic voting.

LHS Development Conference was held on Wednesday 4th May 2022. To encourage and enable widespread participation, the conference was held digitally via Microsoft Teams. Over 70 partners and stakeholders attended the event, including representatives from public, private, third and community sectors.

The objectives of the LHS Conference were to prompt thinking and aid debate on:



The LHS vision for a 'well functioning housing system' in Perth & Kinross



The main housing issues the LHS should tackle in the next 5 years



The ideas, options and innovation we should consider to guide action, investment & partnership



The one single action that should be prioritised to address the housing challenge in Perth & Kinross

Prior to the event, draft LHS aims were defined and agreed with the LHS Steering Group based on the main housing system issues which required stakeholder consideration and action. These issues were defined through housing systems analysis and early engagement outcomes. Briefing papers which detailed the main LHS issues, were provided to stakeholder in advance of the conference to structure stakeholder consultation activity with a number of questions posed in advance to aid and stimulate thinking and debate. To validate

LHS priorities, each draft LHS aim was used as a basis for structured focus groups to examine the impact of key housing system imbalances and validate the main LHS issues.

4.1 Developing a Local Housing Strategy Vision

Stakeholders were asked to consider the headline findings from the feedback received from the LHS household survey, including the five most important housing system characteristics defined by Perth & Kinross residents. 'Affordability' emerged as the characteristic with the greatest popular support; with over a third of residents ranking this as their top priority. 'Sufficiency', 'independent living', 'suitability' and efficiency ranked as the remaining characteristics in the top five.

Informed by these consultation outcomes, LHS stakeholders were split into three groups to consider and rank these characteristics in more detail, with the aim of defining a draft vision for the new LHS. The outcome of this exercise provided a number of draft vision options that were considered by the LHS Steering Group.

The final LHS vision agreed by the Local Housing Strategy Steering Group was:







"Everyone in Perth & Kinross has access to the right home, in the right place and at the right cost"

4.2 Validating LHS Priorities

Prior to the LHS Development Conference, stakeholders were pre-allocated workshop sessions (based on their expertise and preferences) focusing on the main housing issues in Perth & Kinross. Four main issues have been identified from analysis of the Perth & Kinross housing system, which are



proposed as strategic priorities in the new LHS, namely:

<p>1. Providing more homes to support liveable and sustainable communities</p> 	<p>2. Providing a range of housing options that people can easily access, afford and keep</p> 	<p>3. Delivering housing for people with varying needs</p> 	<p>4. Delivering quality homes with affordable warmth, zero emission & SMART technology</p> 
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In order to support attendance at the conference, stakeholders received briefing papers which presented housing system evidence on the main housing issue under consideration. These briefing papers also posed a series of discussion questions that stakeholders were asked to consider prior to attending the LHS Development Conference.

The four sections below outline the key issues along with the agreed outputs from each focus group session detailing the range of options and ideas generated to tackle the proposed strategic priorities for the new Perth & Kinross LHS.

More homes at the heart of great places

Based on the evidence presented on housing supply and placemaking, partners unanimously agreed that 'more homes at the heart of great places' should be a strategic priority within the new LHS for Perth & Kinross. Stakeholders suggested a number of key drivers which make prioritising the more

homes in great places agenda so important, including a need for the LHS to:

- respond proactively to changing demographics in Perth & Kinross including new households moving to the area and the growing population of older households
- control escalating house price inflation and address housing market barriers through increasing supply
- use a strategic commitment to housing supply and place to leverage funding opportunities
- further develop the placemaking agenda at a local level and a strategic ambition to achieve 20-minute neighbourhoods
- replace housing that may no longer be fit for purpose including older properties that may never meet energy efficiency targets or modern design standards.

Focus group discussion, allowed partners to identify the main barriers to delivering more homes in sustainable communities as follows:



Key issue:

Overcoming development barriers such as land availability and development constraints is key to increasing the scale and pace of delivery

Key issue:

Ensuring a strategic approach to planning and land assembly, including master planning approaches and developing new partnerships will be important

Key issue:

Construction innovation should explore the ability of offsite construction technology to improve the pace, scale and cost of development

Key issue:

A locality approach to placemaking that includes a community led approach to housing masterplans will be beneficial to the success of developing sustainable communities

Key issue:

Making better use of existing buildings to meet housing need including bringing redundant buildings or low demand housing assets back into effective use should be a priority

Key issue:

Providing a wide range of housing options that deliver tenure diversity, this includes development and growth of PRS through Build to Rent and MMR properties



A range of further views were expressed as follows:

“A workforce development strategy is needed in the construction sector - we need to build capacity. There are opportunities to look strategically at programmes to attract business and skills to the area given the pipeline of available work across both public and private housing developers in the area”.

“There are system barriers including infrastructure planning which create delay and barriers to development, but we should overcome these through partnership working. The options are there - tenure models, finance options - we just need to get better at using them and use partnership to reduce the risk”

“There are households who are excluded from social housing as they don’t meet allocations criteria but also don’t have the income to access home ownership. Intermediate housing options should be an ambition in meeting the needs of these households over the next 5 years”.

“We should aspire to delivering a more diverse housing mix for the full range of household types living in Perth & Kinross. And this should look beyond new build options but towards retrofitting opportunities too. Could we subdivide larger units to improve housing options and choice?”

Informed by focus group discussions, each participant was invited to identify a priority for action, investment or partnership that would be instrumental in tackling the barriers associated with LHS Priority 1. Six key themes emerged within the action points suggested including:

- Improve the pace and scale of housing delivery
- Invest in people and skills

- Strategic land assembly
- Make better use of existing homes and buildings to increase housing supply
- Prioritise placemaking
- Housing design and innovation.

As a result of focus group discussion a long list of LHS actions points were generated for potential inclusion in the LHS Action Plan.

Providing a range of housing options that people can easily access, afford and keep

Based on the evidence presented on improving housing options, choice and affordability, partners unanimously agreed that ‘providing a range of housing options that people can easily access, afford and keep’ should be a strategic priority within the new LHS for Perth & Kinross.

Stakeholders suggested a number of key drivers which make improving housing choice and affordability so important, including a need for the LHS to:

- address the clear affordability pressures facing many households, particularly in rural areas, which is exacerbated by cost of living pressures
- increase the supply of affordable housing in both urban and rural areas
- tackle poor affordability and options in the private rented sector
- build on the success of the Home First model which has transformed the delivery of homelessness services in Perth & Kinross.

Focus group discussion, allowed partners to identify the main barriers to improving housing options, choice and affordability as follows:

**Key issue:**

The affordability of the PRS is problematic. Opportunities to deliver quality market and mid market rent options should be explored

Key issue:

Housing options, choice and affordability will be impacted by the deepening cost of living crisis and the on-going recovery from the COVID-19 pandemic

Key issue:

Access to affordable housing options is severely limited in many rural areas of Perth & Kinross

Key issue:

Tenancy sustainment for homeless households accessing settled accommodation through appropriate continued support should be considered

Key issue:

Addressing the mismatch in supply and demand of social rented housing should be explored

Key issue:

Funding availability to meet new supply, condition & energy targets will be a difficult balance for social landlords particularly with constrained land supply

A range of further views were expressed as follows:

"We are just starting to feel the impact of COVID through a rise in volume of homeless presentations and it is only likely that this will significantly increase in the next 6 months. We are seeing that many households have built up personal debt during COVID. Anecdotal evidence suggests that the average household debt levels across Perth is now £16k per household which is greater than the Scottish average."

"There is real growing concern regarding the condition of some Private Rented Sector (PRS) stock in Perth and Kinross and the level of investment which will be required to bring this stock up to the required energy efficiency standard. We need to actively engage more with landlords and provide support and advice on legislative requirements and potential funding opportunities. If we don't, there will be a real risk that landlords start to sell up properties due to the future investment requirements placed on them".

"The impact of new build targets and improvement standards will undoubtedly put pressure on the Housing Revenue Account

(HRA) and on RSL business plans, meaning that there may need to be further increase rents to support these targets. There needs to be a financial balance struck between what is viable for the landlord and affordable for the tenant."

"As the Council has significant under occupation of some of its stock, we should be looking at alternative options to encourage people to downsize and release larger properties to create a better match of households to homes"

Informed by focus group discussions, each participant was invited to identify a priority for action, investment or partnership that would be instrumental in tackling the barriers associated with LHS Priority 2. Four key themes emerged within the action priorities suggested including:

- improving housing affordability
- improving access to housing and support services
- creating a more diverse range of intermediate housing options
- tackling imbalances between households and homes.



As a result of focus group discussion, a long list of LHS actions points were generated for potential inclusion in the LHS Action Plan.

Delivering housing for people with varying needs

Based on the evidence presented on the need for specialist housing, partners unanimously agreed that 'delivering housing for people with varying needs' should be a strategic priority within the new LHS for Perth & Kinross. Stakeholders suggested a number of key drivers which make prioritising the housing for varying needs agenda so important, including a need for the LHS to:

- assess shortages of wheelchair, accessible and adapted housing in both urban and rural areas
- prioritise the timely delivery of adaptations to enable people to live independently and well at home
- address limited access to health and support services in rural areas
- maximise the opportunities for technology based care.

Focus group discussion, allowed partners to identify the main barriers to delivering housing for varying needs as follows:



Key issue:

There is a lack of awareness of in-situ solutions can lead to unnecessary housing applications

Key issue:

Accessibility of and connectivity to community-based support and advice services including outreach and digital services is problematic

Key issue:

Gaps in support and care services across to assist with tenancy sustainment as well as health and wellbeing are evident

Key issue:

There is a need to improve design guides for all types of housing for varying needs and all housing tenures

Key issue:

Ensuring a sufficient supply of housing options for older people as demographics change and elderly population grows is crucial

Key issue:

Enabling households to remain in their homes for longer by embedding technology enabled care should be a priority

A range of further views were expressed as follows:

"It's a burning issue, there aren't enough wheelchair homes and there are lots of people on waiting lists"

"Needs may become more challenging as demographic changes happen, particularly with an ageing population. We will see more physical and mental health challenges in terms of long term health conditions such as dementia and Alzheimer's."

"Creating a database of homes that have been adapted could enable us to match households to suitable homes and recycle scarce equipment and resources which enable independence"

"We need to support older people to embrace TEC, showing them the advantages of this. We should be more confident that older people are ready for this, making it a key part of our housing strategy. For my Mum, Alexa is a lifesaver!!"

"We need to engage individuals and their families in the design process too, ensuring that they are at the heart of the design process. Culture change is needed in how we design homes – we need to empower service users to direct the process"

Informed by focus group discussions, each participant was invited to identify a priority for action, investment or partnership that would be instrumental in tackling the barriers associated with LHS Priority 3. Four key themes emerged within the action points suggested including:

- To improve design guides for all forms of specialist housing
- To ensure adequate budgets available for adaptations
- To continue to develop joint working across health, housing and social care to improve access to services
- To develop creative solutions that provide households with advice, information and support that meets their needs.

As a result of focus group discussion, a long list of LHS actions points were generated for potential inclusion in the LHS Action Plan.

Delivering quality homes with affordable warmth, zero emission & SMART technology

Based on the evidence provided on housing quality and affordable warmth, partners unanimously agreed that 'delivering quality homes with affordable warmth, zero emission and SMART technology' should be a



strategic priority within the new LHS for Perth & Kinross. Stakeholders suggested a number of key drivers which make prioritising housing condition, energy efficiency and digital connectivity so important, including a need for the LHS to:

- recognise statutory requirements and Scottish Government targets in relation to climate change
- help address the inequalities that rural households face in particular, in relation to housing quality and fuel poverty
- link with strategic priorities regarding the roll out of technology enabled care to support the growth in care at home
- offer solutions to address disrepair and support homeowners to overcome the barriers to remedying disrepair and improving the energy efficiency of their homes
- take cognizance of escalating fuel costs following an increase in the energy price cap with further increases expected.

Focus group discussion, allowed partners to identify the main barriers to improving housing quality, energy efficiency and digital connectivity as follows:



<p>Key issue:</p> <p>Significant demand for advice, assistance and financial support from homeowners in relation repair and maintenance with insufficient resources to meet required demand</p>	<p>Key issue:</p> <p>Limited and fragmented advice to homeowners what they can do to improve the condition and energy efficiency of their homes</p>	<p>Key issue:</p> <p>Funding restrictions and rising costs are jeopardising the delivery of housing quality, net zero and energy efficiency targets</p>
<p>Key issue:</p> <p>Skill shortages within in emerging technologies that could impact on future proofing of social rented housing</p>	<p>Key issue:</p> <p>Robust and reliable data in relation to stock condition and energy efficient to ensure targeted delivery of resources and delivery plans</p>	<p>Key issue:</p> <p>Digital connectivity, especially in rural areas, is leading to inequality and digital exclusion</p>

A range of further views were expressed as follows:

"We are seeing not just increasing costs of materials but supply shortages especially in new technologies."

"Funding of new builds needs to include maintenance of energy efficiency measures and consider if staff are trained to maintain systems and in the case of social tenants support them to use the new technology to maximise its effect."

People don't know where to start to improve their homes so need trusted advice and contractors."

"The average age of a gas installer is 55 so workforce planning needs to start now so we have the skills we need in the not too distant future."

"Compliance with PAS2035 is now mandatory and there just isn't the skilled and certificated trades available to install retrofitted energy efficiency measures."

Informed by focus group discussions, each participant was invited to identify a priority for action, investment or partnership that would be instrumental in tackling the barriers associated with LHS Priority 4. Four key themes emerged within the action points suggested including:

- improve digital connectivity
- invest in skills to support energy efficiency programmes
- enhance data insight and partnership working to target interventions and promote support services
- develop a Local Heat and Energy Efficiency Strategy and delivery plan for Perth & Kinross.

As a result of focus group discussion, a long list of LHS actions points were generated for potential inclusion in the LHS Action Plan.



5 Option screening and identification

Informed by the outcomes of the LHS Conference, the LHS Steering Group finalised the draft LHS vision and strategic priorities as the basis of the LHS framework.

To assess and refine the range of LHS actions defined by partners and stakeholders, four short life working groups were assembled to screen and shortlist options for inclusion in the LHS Action Plan. Each working group comprised subject matter experts in each LHS Priority, to enable a credible shortlist of LHS interventions and options to be developed. Subject matter experts reflected a wide range of stakeholder and sector interests including:

<p>1. Providing more homes to support liveable and sustainable communities</p>	<p>PKC Housing Strategy, Planning, Community Planning, Community Safety, Economic Development RSLs: Caledonia HA, Hillcrest HA and Kingdom HA Homes for Scotland Communities Housing Trust, Gannochy Trust</p>
<p>2. Providing a range of housing options that people can easily access, afford and keep</p>	<p>PKC Homelessness Team, Child Poverty, Equalities Team, Revenues & Benefits, Welfare Rights Scottish Association of Landlords NHS Tayside RSLs: Caledonia HA, Hillcrest HA and Kingdom HA CAB Perth, Third Sector Support Providers</p>
<p>3. Delivering housing for people with varying needs</p>	<p>PKC Housing Services, Equalities Team, Planning RSLs: Caledonia HA, Hillcrest HA, Bield HA, Blackwood Independent Living Panel Partners Health & Social Care Partnership/NHS Tayside Centre for Inclusive Living Perth & Kinross</p>
<p>4. Delivering quality homes with affordable warmth, zero emission & SMART technology</p>	<p>PKC Property Management, Energy Team, Climate Change Team RSLs: Caledonia HA, Hillcrest HA, Energy Savings Trust, Zero Waste Scotland, Warmworks Scotland</p>

A programme of half-day workshops were held so that the options defined at the LHS Conference could be examined, refined and finalised for further scrutiny at option appraisal workshops. To facilitate this, a longlist of the ideas and interventions was assembled under each LHS Priority based on Conference outcomes, related strategy material and ideas from other Local Housing Strategies in Scotland.

Each long list was subject to refinement by subject matter experts to ensure only the most credible ideas were selected for subject to detailed option appraisal. The shortlisted

options selected by subject matter experts under each LHS Priority are summarised below:

Providing more homes to support liveable and sustainable communities

1. Engage utility partners to align, prioritise and coordinate housing and infrastructure investment programmes
2. Seek opportunities to deliver a wider range of affordable housing options (e.g. shared equity and shared ownership), including testing the feasibility of an institutional investment model to fund market or mid-market rent developments
3. Invest in staff resources to develop and deliver the LHS Action Plan, developing capacity to pursue innovation in placemaking, master planning, construction innovation and housing design
4. Develop a coherent, multi-agency workforce strategy for the construction sector in Perth & Kinross ensuring that skills development supports capacity for investment in new and existing homes
5. Invest resources in locality leadership to stimulate and develop place planning processes, building capacity to support masterplanning, delegated decision making and budget management
6. Pursue a proactive master planning approach and effective land assembly mechanisms which use placemaking principles to engage urban and rural landowners, developers, infrastructure providers, funders, planning and communities
7. Maximise the potential to generate more homes through brownfield regeneration which encourages mixed developments and change of use for vacant properties
8. Consider Short Term Let control areas to restrict market growth in areas where local housing pressure is evidenced
9. Prioritise targeted investment in in the Council's empty homes strategy in areas where local housing pressure is evidenced



10. Develop clear definitions for liveable /20-minute neighbourhoods that enable partners, stakeholders and investors to pursue placemaking which improves connectivity through investment in physical, social and digital infrastructure
11. Develop collaborative partnerships which test innovation in housing design and modern methods of construction
12. Test the development of flexible tenure models which enable households to create individual housing journeys as their needs and circumstances change

Providing a range of housing options that people can easily access, afford and keep

1. Explore existing data and insight to develop a risk framework which can be applied to target individuals' households who are financially vulnerable and offer them a tailored package of support (e.g. crisis support, income maximisation and employability support)
2. Continue to provide tailored debt advice and welfare assistance to households across Perth & Kinross
3. Target income maximisation and fuel poverty support to households living in the PRS
4. Increase transitional housing support to homeless households with moderate to high support needs from supported accommodation to settled housing
5. Provide communication materials in accessible formats to raise public awareness of available housing options, support and homelessness prevention services
6. Increase the range of affordable housing options in Perth & Kinross including shared equity, shared ownership and mid-market rent options
7. Research market appetite/development feasibility of Build to Rent models that could deliver high quality, energy efficient market rent options
8. Increase the range of affordable housing options in rural areas working in partnership with landowners, developers, funders and local communities
9. Increase engagement with private landlords in Perth and Kinross to improve awareness of proposed PRS reforms and

funding that may be available e.g. Home Energy Scotland, interest free loans

10. Continue to work with partners to offer housing and support options to refugees and asylum seekers in response to national dispersal and resettlement programmes
11. Develop a range of options that achieve a better match of households to homes
12. Regenerate St Catherine's Square and create a vibrant, mixed community by transferring all of the properties into our mainstream letting stock

Delivering housing for people with varying needs

1. Consult, review and update design guidance and standards for all types of housing for people with varying needs (aligned to the national review of Housing for Varying Needs and Building Standards), using feedback from planners, commissioners, frontline staff and service users
2. Ensure planning policy, placemaking and housing investment programmes contribute to improved and sustainable homes, outdoor space, health and wellbeing for all households including with varying needs
3. Ensure the effective provision and promotion of Care and Repair and Occupational Therapy services to owner occupiers and private tenants to support the delivery of property repairs and adaptations
4. Continue to improve working relationships, training, collaboration and knowledge exchange on equalities, advice, care and support services to enable independent living across Perth and Kinross
5. Work jointly with Health and Social Care Partnership (HSCP) and third sector agencies to address workforce capacity, transport and accessibility issues in the delivery of specialist care and support services across all areas with a focus on areas of deprivation and rural communities including use of outreach and digital services
6. Continue to develop information and advice in accessible formats for those that require them in relation to independent



- living advice, information, options and support
7. Consider different models and develop information, advice and support in relation to provision of housing and related services for older people and those with dementia which enhance independence, provide greater tenure choice and avoid crisis interventions at a later stage
 8. Continue to work collaboratively to promote the benefits, increase awareness and make better use of technology within a housing setting to enable people to live independently in their own home
 9. All affordable homes are built to housing for varying needs standards with 10% of all homes being built to suitable standards for wheelchair users and determining future targets across all specialist requirement after reviewing outcomes of new Housing for Varying Needs Guidance
 10. Test development of flexible tenure models for households with varying needs to create individual housing journeys as their needs and circumstances change
 11. Consider widening the Open Market Purchase Scheme to purchase 'specialist homes' for households with varying needs to ensure adapted properties are matched to households with specific requirements
 12. Work with Gypsy/Traveller community members to have a better understanding of their accommodation needs and preferences

Delivering quality homes with affordable warmth, zero emission & SMART technology

1. Work with the Scottish Government to improve digital infrastructure particularly in rural communities
2. Develop a community benefits framework and training academy in conjunction with the private sector, to encourage apprenticeship opportunities, especially in renewables, linked to wider workforce development programmed for the construction industry

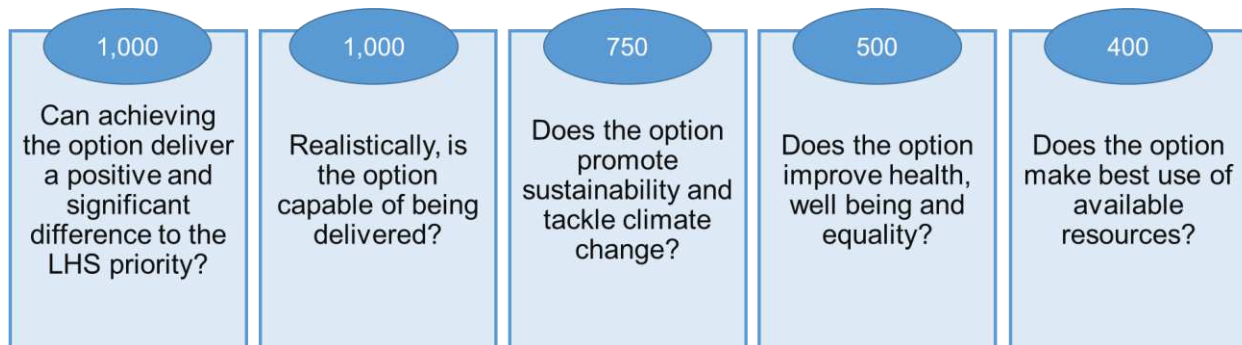
3. Integrate existing information sources (e.g. Home Analytics, Property Energy Analysis Tool, HES, SHCS, SSE mapping, benefits) to enhance intelligence to target interventions to households most in need
4. Improve information on existing support services to help all agencies signpost households to assist with energy efficiency and property condition challenges
5. Develop collaborative partnerships between Perth and Kinross Council, Local Energy Scotland and ECO 4 installers to test district heat network programmes with communities, setting targets to track success
6. Develop exemplar pilot projects to looking at transformational rather than incremental solutions that incorporate net zero planning including fabric first, retro fitting and transport planning etc.
7. Build new affordable housing to enhanced energy efficiency standards and encourage private developers to do so too
8. Improve energy efficiency across all tenures by maximising the use of national funding programmes
9. Encourage and support owners and private landlords to improve the energy efficiency of their properties to meet specific targets, reduce fuel bills and carbon emissions; accessing funding opportunities as appropriate, to achieve this
10. Take action to ensure that housing is resilient to the possible effects of climate change and flooding, and makes a positive contribution to reducing the risks and impacts of flooding and climate change in the longer term
11. Set out plans covering any housing with abeyances for meeting the Scottish Housing Quality Standard



6 Option appraisal workshops

Using the shortlisted options developed for LHS priority, a programme of half day option appraisal workshops were held with Subject Matter Expert Working Groups to define the range of actions to be programmed to deliver LHS outcomes.

Prior to option appraisal workshops, the LHS Steering Group defined the option appraisal criteria that should be consistently applied to all options in each LHS Priority as follows:



Option appraisal is a technique for considering strategic alternatives and analysing their relative costs and benefits against pre-agreed criteria. This approach was used to support LHS Subject Matter Experts to collectively assess the proposed LHS options from an impact, deliverability, resource and community perspective.

Subject matter experts were invited to a programme of Option Appraisal Workshops so that the options identified to tackle each LHS priority could be scored and prioritised for implementation. The methodology applied at each workshop was consistent, enabling an objective and evidence based approach to assessing LHS options to be achieved. The option appraisal methodology applied is set out as follows:

- each option is systematically assessed against the same criteria
- criteria are weighted by importance
- options are marked out of 10 against ability to meet criteria
- marks multiplied by weightings provide overall score
- high scoring options prioritised for implementation and inclusion in the LHS Action Plan.

This process enabled each subject matter expert group to identify the most effective range of actions under each LHS Priority for inclusion in the Perth & Kinross Local Housing Strategy Action Plan. Detailed Option Appraisal matrices which set out the scoring rational for each option against criteria are available in the Appendix B-E of this consultation report.

Using this framework has allowed each LHS Action Plan to be fully coproduced with LHS partners and stakeholders, in a transparent and evidence based manner.



7 Consultation on the Draft Perth & Kinross Local Housing Strategy

Following the LHS development process and delivery of the LHS consultation and engagement programme, the draft LHS document was made available for public consultation for 5 weeks between August and September 2022. The purpose of the survey was to find out from local people, communities and stakeholders whether the draft LHS vision and priorities were the right ones, and whether these priorities would make a positive difference to meeting housing need in Perth and Kinross. Respondents were also offered the opportunity to identify any missing priority actions that should be tackled in the LHS.

A consultation document was developed to provide respondents with an overview of the LHS process and to support them to answer a number of questions regarding the draft strategy. The LHS consultation strategy is available in Appendix F. The consultation was hosted on the Perth & Kinross Council online Consultation Hub, with a range of alternative formats including telephone interviews and paper copies available on request. The consultation process was promoted widely on the Council's social media channels, and via community development and Community Council networks.

As well as online consultation, the draft LHS document was subject to qualitative review by subject matter experts and Housing Market Partnership members including:

- HSCP Strategic Planning Group
- Community Equalities Advisory Group
- NHS Tayside
- Homelessness Voice
- Older Person's Sheltered Housing tenants
- Making Where We Live Better Group (MWWLB)
- Tenant & Residents Forum

- Aberfeldy and Dunkeld & Birnam Development Trusts.
- Scottish Government and Local Government Peer Group Review.

A number of questions were posed to seek consultation responses on the proposed LHS vision, priorities and actions. In total, 194 responses were received including online feedback and qualitative responses. Analysis of each aspect of the consultation process is set out below.

7.1 Draft LHS Consultation Findings and Outcomes

Analysis of the overall outcomes arising from the feedback produced by the consultation programme for the draft LHS, concludes that residents, partners and stakeholders are very positive and supportive of the LHS vision, priorities and outcomes.

A very high percentage of respondents (73%) agreed or strongly agreed with the LHS vision. Analysis of the comments of those who did not agree, focused on the vision being too ambitious which in turn could leave Perth & Kinross Council open to criticism, as well as raising questions around expectations, deliverability and finance. Other themes include concerns about the wording with a small number of respondents stating that they didn't understand what was meant by the words 'right home' and 'right cost'. Respondents also felt wording relating to the quality of housing and its impact on the environment and infrastructure was also missing, as well as the importance of sustaining local communities.



There was also a very positive consultation response to the four proposed LHS Priorities, with a high percentage of respondents (72%)



agreeing or strongly agreeing that they reflect the main housing issues which require to be tackled in Perth and Kinross. Seven key themes were emerged from analysis of respondent's comments.



Of the 20% of respondents who expressed some disagreement with proposed LHS Priorities, feedback analysis identifies the main themes and gaps as:

- challenges around infrastructure and access to local services
- impact of second homes/holiday lets/short-term lets
- housing challenges in rural areas of Perth and Kinross
- the repurposing of empty properties in town centres.

1.1. Draft LHS Consultation on Priority Actions

The positive support for the draft LHS strategy framework continued to be expressed from analysis of the consultation responses to questions on the key actions for each LHS Priority. The percentage of respondents agreeing or strongly agreeing with the Key LHS actions ranged from 75% of respondents for Priority 1, 76% for Priority 2, 85% for Priority 3 and 84% for Priority 4.

The main themes emerging from respondents who did not support the 5 top actions are highlighted in the following table, with similar themes to those identified from responses to the survey questions for the vision and the 4 priorities.



LHS Priority 1: Key Emerging Themes

- Actions do not address infrastructure and local services to ensure community connectivity
- A policy is required for second home/holiday lets and short term lets in rural areas
- There is a need for more focus on rural issues within the actions
- The LHS should identify areas requiring housing-led regeneration
- More focus on modernising existing social housing.

LHS Priority 2: Key Emerging Themes

- Consider other options to resolve homelessness e.g. provision of micro houses/pods
- Provide temporary accommodation in each local community
- Encourage and work more with the private rented sector
- Encourage people to take more responsibility for housing sustainment
- Consider higher density developments to provide more efficient use of land

LHS Priority 3: Key Emerging Themes

- Build more than 10% of new build affordable housing to wheelchair standards
- Include supporting living for people with learning disabilities and mental health issues
- Provide more community facilities for older people/disabled people in the community
- Improve the planning process to allow the adaptations of existing homes
- Provide more support to private sector landlords to assist tenants with varying needs

LHS Priority 3: Key Emerging Themes

- Incorporate more information on the climate emergency for Perth and Kinross
- Make it easier and clearer to homeowners on ways they can improve energy efficiency
- Include a statement about improving the energy efficiency of all housing in the area
- Resolve the issues with rural internet connectivity
- Look at other housing construction methods such as kit housing used in Sweden and Norway
- Funding and training concerns for implementing LHS priority 4.

1.2. Proposed Amendments and Next Steps

Analysis of the draft LHS consultation outcomes has identified that a very high proportion of respondents to the survey agree with the LHS vision, all four LHS priorities and key actions. It is therefore concluded and recommended that no fundamental changes need to be made to the LHS Strategy framework. However, there are some proposed amendments recommended for further consideration by the Council given the key emerging themes identified in the sections above. This should form next steps and complete the LHS draft consultation process.



LHS Draft Vision

- include the words 'quality' and 'communities'
- provide a definition to the words 'right home, right place and right cost'

LHS Draft Priorities

- ensure linkages with infrastructure, local amenities and service such as transport are clear in the LHS
- consider the suggestion for second homes policy and/ or short term lets/holiday homes
- explain the timescales associated with the LHS
- explain funding resources associated with the LHS
- provide a glossary with definitions

Priority Actions

- include actions which link with infrastructure, local services and amenities
- include focused action on rural areas
- ensure focus on modernising existing stock is clear
- ensure other housing options includes exploration of timber kit and pod/micro housing
- review the need for temporary accommodation in each local community
- review the target set for wheelchair and accessible housing
- undertake gap analysis for supported living models



8 Key LHS Consultation Themes & Outcomes

Opportunities for consultation and engagement have been a fundamental part of the development of the new LHS for Perth and Kinross and have been provided from the early engagement stages through to final validation of the LHS draft. To ensure a robust and inclusive representation of views, a wide and diverse range of stakeholders have been encouraged to be involved in the process including residents, communities, partners, subject matter experts and other stakeholders such as hard to reach households. The emerging themes and outcomes from analysis of consultation feedback has helped to shape and finalise a coproduced LHS vision, priorities, and action plan for Perth and Kinross.

Feedback from early engagement process with residents and communities assisted with identifying the key LHS priorities and views on a preferred LHS vision. Overwhelmingly feedback related to the affordability of housing to buy or rent in Perth and Kinross including a shortage of affordable housing; with limited alternative housing options, housing for people with varying needs and fuel poverty/energy efficiency also providing dominating the feedback.

The headline findings from the early engagement was used to develop the LHS vision and validate the four LHS priorities through the LHS Stakeholder Conference. The outcomes from early engagement survey were considered and ranked to define the draft LHS vision for further consultation. Through a series of briefing papers and discussion groups, key issues and outputs were developed for the new LHS. This approach helped to shape a co-produced LHS vision and list of actions under each LHS Priority for option refinement and appraisal, which was delivered through a series of workshops using subject matter experts.

Consultation and engagement on the draft LHS document concluded that local residents, partners and stakeholders were very supportive of the new LHS vision, strategic priorities and actions. On this basis, it has been concluded and recommended that no fundamental changes need to be made to the LHS Strategy framework.

The overall strategy priorities derived from each consultation process, which reflect resident, partner and stakeholder feedback can be summarised as follows:

- provide more affordable homes in both rural and urban areas to address the affordability pressure facing people
- increase the supply of new affordable housing using brownfield sites and opportunities for town centre regeneration
- provide affordable homes in places where people need them with access to local services and amenities through further development of the placemaking agenda
- provide a range of housing options to rent and buy which meet the needs of households in Perth and Kinross which people can afford
- deliver more housing for people with varying needs including the delivery of more wheelchair and accessible housing as well as adapting more existing homes to enable people to live independently.
- deliver and improve the quality and energy efficient homes through modernising and repairing existing housing stock in the public and private sector
- deliver warm affordable homes through the meeting climate change statutory requirements and national targets
- use SMART technology and new technologies to support independent living and to improve digital connectivity.



To conclude, the LHS engagement and consultation process has been instrumental in gathering information and feedback from a wide range of stakeholders to coproduce the new Local Housing Strategy. This has been delivered in an inclusive manner to ensure the key housing issues, challenges and ideas have been fully debated, considered and reflected in the final LHS.

Perth and Kinross Council
Housing Supply Targets 2022+

March 2023

1. Introduction

- 1.1 This report sets out the Council's approach to setting Housing Supply Targets (HSTs) to be incorporated into the Local Housing Strategy (LHS) 2022 - 2027. The Housing Needs and Demand Assessment (HNDA) influences affordable housing policies for the Council to make decisions about future housing investment and plan for enough housing land in the right places to meet housing need. Outputs from the HNDA do not automatically become the HST. This needs to be considered along with a series of other broader factors.
- 1.2 The principal policy and guidance context for setting HSTs is provided by:
 - HNDA Managers Guide, (Section 13), Beyond the HNDA – Housing Supply Targets
 - Local Housing Strategy Guidance (2019)
- 1.3 Local Authority housing and planning departments work together to jointly agree the HST which in turn needs to be agreed by the Housing Market Partnership (HMP). Whilst the Local Housing Land Requirement (LHLR) for the LDP is set by the new National Planning Framework 4 (NPF4) in the form of a Minimum All-Tenure Housing Land Requirement (MATHLR), the HST in the LHS will help inform how this Council-wide MATHLR will be distributed across Perth & Kinross.
- 1.4 This paper was prepared in 2022 to inform the preparation of the draft LHS using the MATHLR contained in the draft NPF4. Since then, NPF4 has been adopted (in February 2023). The MATHLR for Perth & Kinross, however, has not changed and this paper therefore still forms a suitable basis for the finalised LHS.

2. HNDA Results

- 2.1 The HNDA Tool produces estimates on the number of additional homes required to meet need and demand. It is expected that there is a clear alignment between the HNDA and the HST. The HST will take the HNDA as its starting point but will consider policy and practical considerations to reach a view on the level of housing to be delivered over a defined period.
- 2.2 The HNDA Tool, developed by the Centre for Housing Market Analysis (CHMA) uses a range of economic and demographic assumptions about the likely future performance of the housing market. Evidence from the HNDA was used to analyse what has happened in relation to incomes, house prices and rental prices within Perth and Kinross to anticipate what may happen in the future and decide what scenarios to choose in the HNDA Tool.

- 2.3 Assumptions of house prices, and incomes as an indication of affordability is input to the HNDA Planning Tool, which sets the household projections by tenure.
- 2.4 Through discussion between Planning, Housing and Homes for Scotland it was agreed that the most realistic and preferred scenario for Perth and Kinross in preparing the HST is HNDA Scenario 3. This scenario assumes an element of additional growth over and above that in the high migration projection.

Table 1 – Housing Estimates Years 1 – 20

Scenario 3 - Growth	2021-2025	2026-2030	2031-2035¹	2036-2040
Social Rent	1881	393	256	107
Below Market Rent	639	489	309	133
Private Rented	1129	920	673	314
Owner Occupation	1,092	906	651	313
Total - ALL	4,741	2,708	1,889	867
Total - Average per Annum	948	542	378	173
Cumulative	4,741	7,449	9,338	10,205

- 2.5 As per the HNDA 2021 Key findings of additional new future housing units there are currently 1,328 households in existing housing need over the next 5 years.
- 2.6 Table 1 estimates that for first five-year period of the HNDA there will be a greater need for additional homes with 4,741 homes required (47% of Scenario 3 Projection) within Perth and Kinross with the remaining 5,464 additional homes (53%) required from Years 5 to 20.
- 2.7 Applying Scenario 3 on a revolving 5 Year basis will result in the following:
- Year 1 – 5 (4741 additional homes) equates to annual completions of approximately 948 as follows:
 - 40% of additional homes as social rent (1881) = 376 per year
 - 14% Below Market (MMR/LCHO) (639) = 128 per year
 - 24% Private Rent (1129) = 226 per year
 - 23% Owner Occupation (1092) = 218 per year
 - Year 5 – 10 (2708 additional homes) equates to annual completions of approximately 542 as follows:
 - 15% of additional homes as social rent (393) = 79 per year
 - 18% Below Market (MMR/LCHO) (489) = 98 per year
 - 34% Private Rent (920) = 184 per year
 - 33% Owner Occupation (906) = 181 per year

^{1 1} The housing estimates in table 1 were taken from an earlier version of the HNDA and the figures for this 5-year period were thereafter revised slightly. This, however, has very little impact on the HSTs as they were subsequently calculated for the LHS and so the decision was taken not to amend these figures for the purposes of this background report.

- Year 10 – 15 (1889 additional homes) equates to annual completions of approximately 378 as follows:
 - 14% of additional homes as social rent (256) = 51 per year
 - 16% Below Market (MMR/LCHO) (309) = 62 per year
 - 36% Private Rent (673) = 135 per year
 - 34% Owner Occupation (651) = 130 per year
- Year 15 - 20 (867 additional homes) equates to annual completions of approximately 173 as follows:
 - 12% of additional homes as social rent (107) = 21 per year
 - 15% Below Market (MMR/LCHO) (133) = 27 per year
 - 36% Private Rent (314) = 63 per year
 - 36% Owner Occupation (313) = 63 per year

3. SETTING A HOUSING SUPPLY TARGET

- 3.1 The HNDA Managers Guide and the LHS Guidance (2019) identify the following factors that may have an impact on the pace and scale of housing delivery has been looked at:
- economic factors which may impact on demand and supply in particular parts of the area
 - capacity within the construction sector
 - the potential inter-dependency between delivery of market and affordable housing at the local level
 - availability of resources
 - likely pace and scale of delivery based on completion rates
 - recent development levels
 - planned demolitions
 - planned new and replacement housing brought back into effective use.
- 3.2 The first stage of setting HSTs was a meeting between Housing, Planning and Homes for Scotland (HfS). This explored the above issues and the views of HfS are set out below.

ECONOMIC FACTORS

- 3.3 The HNDA considered recent trends and factors that will impact on the future economy and housing market. Within the HNDA Tool factors such as income growth and distribution, house prices and affordability of different tenures have been taken into consideration as have the possible scenarios for these in future years.
- 3.4 The Group discussed the post pandemic trend of people moving out of cities and into more rural parts of the UK and felt that this could have an impact on demand through higher migration to the Perth and Kinross area, with a higher demand for

bigger and family homes.

“People are not only considering lifestyle changes post pandemic but also affordability with there being less of a need to live close to work. So, a more rural life with the option of more affordable, larger family properties is a reality for many.”

- 3.5 There was recognition that Perth and Kinross had opted for a growth factor that would make some allowance for this despite it being...

“Still too early to evidence the Covid-19 impact.”

- 3.6 The HNDA Scenario 3 recognises that although the economy is recovering it is still fragile and this is borne in mind when considering future house prices, rents, and incomes.

- 3.7 The Group were also mindful of the impacts on construction in terms of inflation, labour shortages and supply chain issues with materials. All these factors, in combination with increasing burdens from building regulations and standards, were having an impact on the cost of construction and pushing prices up.

“The economics of construction as well as new requirements to meet regulations and standards could constrain supply at a time when there is more demand.”

- 3.8 As these have already been taken into consideration, this should not have a negative or positive impact on demand and supply.

- 3.9 HfS advised that the time period Local Authorities have to plan is long and will go through a number of economic cycles. It is therefore important to reflect these potential changes in the allocation of the housing land supply. If the economy picks up, developers want to be able to meet demand.

Capacity within the Construction Sector

- 3.10 As stated in the Perth and Kinross response to the draft NPF4 MATHLR, completions recorded through the annual housing land audit show that house building on all sites exceeded 900 new homes in the mid-1990s and again in 2003, 2004 and 2008.

- 3.11 The financial crisis in the late-2000s obviously impacted significantly on completions post 2008 reaching a low level of around 340 new homes in 2014 but total completions since then they have been rising steadily and had very nearly reached 900 new homes again in 2020.

- 3.12 Despite the restrictions of the Covid pandemic, which resulted in supply shortages in building materials as well as no site activity during periods of lockdown, the results from the 2021 Housing Land Audit Survey showed a healthy number of completions

for the 2020/21 period on sites of 5 homes or more with 607 new homes completed compared with 771 during 2019/20 and 657 during 2018/19. Whilst the figures recorded during the 2022 survey showed that completions had taken a dip to 490, the under-construction totals seen during the survey are similar to previous years (465 for 2022 and 434 for 2021), so the activity level remains constant and there are several large capacity sites either under construction or with full consent or a current planning application awaiting a decision.

- 3.13 Based on the house building activity seen during the 2022 survey, future completions are likely to increase in line with those programmed in the 2022 Housing Land Audit, at a rate of approximately 800 per year in the medium term.

Affordable Housing Completions

- 3.14 Over the period of the previous Local Housing Strategy (2016–2021) the number of affordable homes completed has continued to increase and surpass the 150 Affordable Home Target as set out in the LHS. This is due to the successful partnership working arrangement between PKC and its RSL Partners.
- 3.15 In total (as seen in Table 2) the Local Housing Strategy reported that there were 1271 affordable home completions between April 2016 and 31 March 2022, averaging 212 annual affordable home completions.

Table 2: Affordable Housing Completions 01 April 2016 – 31 March 2022

Financial Year	PKC	RSL Partners	Affordable Homes completed*
2016/17	45	41	86
2017/18	66	168	234
2018/19	93	106	199
2019/20	69	251	320
2020/21	40	84	124
2021/22	179	129	308
Total	492	779	1271

*When a home in a project has been certified as complete by the architect/supervising officer and approved by the local authority for occupation.

- 3.16 As the number of affordable homes delivered are continuing to increase the majority of affordable homes delivered through funding in partnership with the Scottish Governments Affordable Housing Supply Programme (AHSP) has enabled 1166 (92%) of the completions in the period to be of Social Rent tenure with 105 (8%) being through Intermediate Rent and Low-Cost Home Ownership options.

4. RESPONSE TO DRAFT NPF4

- 4.1 The PKC area is well placed to generate additional growth and jobs. The Council's Corporate Plan 2022/23 – 2027-28 includes as a priority: developing a resilient,

stronger, and greener local economy. The PKC LDP2 also has a key objective to support local businesses to ensure economic growth in the region, and the Economic Wellbeing Plan 2020-2028 sets out a strategy and actions for economic recovery and sustainable growth.

- 4.2 45% of the total registered enterprises in 2020 were in Growth sectors – an overall increase of 12.5% over the period 2008-2020 with £1,147m of turnover and £511.3m Gross Added Value generated in 2018, an increase of 70% and 51% respectively over the period since 2008. The Tay Cities Deal (signed in December 2020) will also invest more than £150m over 15 years in Perth & Kinross with key projects bringing additional benefits. For example, the Cross Tay Link Road project will generate significant benefits up to 2035:

- 9,200 housing units
- 117.4 ha of employment land
- £966 million of private sector investment – £792 million in housing (82% of total) and £174 million in employment floorspace (18%)
- 5,359 net additional FTE jobs (per annum, once fully developed and occupied)
- 9,156 net additional person years of construction employment

- 4.3 These elements will contribute to at least a modest real growth scenario, possibly even strong growth, and a greater equality of income distribution with more people accessing job opportunities in sectors with higher paid jobs.

5. Summary of Housing Market Partnership and additional stakeholders' views

- 5.1 From the feedback sessions during the preparation of the HNDA, there was unanimous agreement on the 8,500 Minimum All Tenure Housing Land requirement (MATHLR) in the then draft NPF 4. The following feedback was recorded from the sessions:

- The existing need figure provided by the Scottish Government in their initial default estimate MATHLR calculations is way below all partners assessment of backlog need
- The methodology to arrive at the revised existing need in the HNDA (and then to feed into the revised MATHLR calculation) is robust and more credible than the initial default estimate MATHLR Scottish Government figure given the data sources used including primary research
- The 2021-26 SHIP projects 1,270 affordable housing completions which is half the initial default estimate MATHLR but covers only five years
- Assuming 3% of the Scottish Government 100,000 affordable home target based on P&K share of national population, the target for P&K will be 2,763. This is already higher than the initial default estimate MATHLR and excludes private tenure development
- PKC's housing supply target is currently 900 per annum so much closer to the revised MATHLR being preferred
- The Tay Cities deal will see key projects bringing additional benefits such as employment and housing land to the P&K area, with 9,200 housing units projected to 2035

- While there was one view that the 30% allowance (which is the default flexibility allowance for rural areas as defined within MATHLR calculations) could be too generous as the estimates are refined and increased, the opposing views were this allowance is reasonable to reflect issues with site/legal constraints and 30% is not too far from what has been experienced locally. In addition, the P&K area has many small rural sites (10-15% of total), and these could merit a higher allowance than 30% so overall the 30% is reasonable
- PKC is supportive of growth and believes the revised MATHLR of 8,500 is achievable given current demand, reasonable population growth and historic completions.
- The 8,500 is deliverable based on PKC's ambitions for growth and the housing land audit from 2020
- The P&K area is a highly desirable area attracting inward migration from the rest of Scotland and the UK but also larger proportions from overseas than is experienced elsewhere in the country
- The higher estimate is in line with current deliverables so is favoured and achievable
- There has been a recent trend of households moving from cities to rural locations and the expectation is that the P&K areas will continue to be a draw given the desirability of the area and particularly following the Covid-19 pandemic where more households looking to commute less and locate to rural areas with the ability for more homeworking

“The Perth and Kinross area is a highly desirable area to stay, attracting inward migration from Scotland, the UK and overseas. We expect the area to continue to be a draw and especially so post pandemic”

- The Housing Market Area assessment of housing need will be a crucial next step to assessing the deliverability of the 8,500 MATHLR 10-year estimate. This will also be the time to assess any local restrictions that need to be overcome such as school placements, medical centre provision and infrastructure such as alternatives to gas supply. There was strong opinion that public services and infrastructure needs to be tailored to housing demand for the area as opposed to being used to restrict demand which in turn drives up house prices and impacts on affordability for local people.

“We need to work out where people want to live and then ensure public services meet the demand rather than tailoring housing need to the restricted amenities which in turn pushes prices up and impacts on affordability”

- Section 75 contributions will be a continuing assistance with the provision of the public services such as schools. However, the use of the Developer Contributions policy does not fully protect the Council or other infrastructure and service providers from costs of serving housing growth.
- There is some evidence that P&K could support a higher MATHLR figure still, given most recent completions, demand, desirability, growth projections and impact from the Tay Cities Deal. However, the point was stressed that this is a starting point and minimum for the LDP and there is a need for ongoing monitoring of the housing market and a suggestion for a mid-term review of the LDP to check progress and ongoing assessment of reasonableness

- In addition, while the Council is supportive of growth, they are also mindful of a sizeable voice against growth

“The council is supportive of growth but are also mindful of the sizeable local voice against growth – so this needs careful balancing”

- The HFS completions data from 2019 could merit a higher still MATHLR figure however the Council’s view on this is that they could not reconcile to the HfS figure and that the 2019 completions were a record high and unlikely to be sustainable over the 10/15 years. Using the average of the three most recent years completions, the total is circa 700 so the 8,500 provides a generosity allowance.

6. Potential inter-dependency between delivery of market and affordable housing at local level

6.1 Perth and Kinross Council originally approved an affordable housing policy in 2005. The LDP and Supplementary Guidance adopted in 2019 represents the Council’s most up to date approach to the provision of affordable housing through the planning system and is an important material consideration in the determination of planning applications.

6.2 Affordable Housing Supplementary Guidance states:

For housing developments of 5 or more units, the Council will require a diversity of house types and tenures in order to create integrated communities. In particular there will be a requirement across the Council area for new housing sites to provide 25% of the total number of units as affordable housing.

6.3 The Council apply a sequential approach to the delivery of affordable housing

- On site provision
- Off-site provision
- Commuted sum payment

6.4 Developers are expected to work in partnership with the Council, National Housing Trust and/or Registered Social Landlords in the delivery of this policy. Provision through the policy as applied to recent and new sites, together with the on-going new build programmes of the Council and RSLs on smaller sites should make a significant contribution to improving access to affordable housing in the area.

7. Land Supply

7.1 The new NPF4 expects Local Authorities, through their LDPs, to identify a Local Housing Land Requirement (LHLR) for the area they cover. The LDP delivery programme is expected to establish a deliverable housing land pipeline for the

LHLR to provide a transparent view of the phasing of housing allocations so that interventions to enable delivery can be planned.

- 7.2 This is a new approach compared with the previous requirement for a 5-year effective land supply. The 2022 Housing Land Audit estimates that the supply of land for housing in Perth and Kinross would enable 4,002 houses (all tenures) to be built over the first 5-year period. For the vast majority of this land supply, it is anticipated that 25% of this supply will be available for affordable housing through the implementation of our Affordable Housing Policy.
- 7.3 If development of all of this land were to be realised – there would be land to facilitate the development of 1,000 affordable houses over 5 years which equates to 200 affordable houses per year.
- 7.4 This indicates that there may be difficulty in securing sufficient land to meet the estimated need for the Scenario 3 projection (1881 Social rent and 639 Below Market over Years 1-5 year) averaging 504 Affordable Homes per year.

8. Available Resources

- 8.1 Available resources will have a significant impact on the delivery of social sector housing as it is based on the Resource Planning Assumptions (RPA) and Affordable Housing Supply Programmes. RPA for Affordable Housing Grant over the next 5-year period totals at £83.708m.

Table 3 - Resource Planning Assumptions

Financial Year	RPA estimate
2022/23	£16.634m
2023/24	£16.587m
2024/25	£16.645m
2025/26	£16.921m
2026/27	£16.921m
Total	£83.708m

- 8.2 The SHIP submitted to the Scottish Government in October 2021 included projects totalling over £88m. Table 4 below highlights the number of affordable homes expected to be delivered annually in the SHIP. This table includes buy backs as well as new build properties.

Table 4: Affordable Housing Projects SHIP (submitted 2021)

Financial Year	No of Units	Scottish Government Funding
2022/23	230	£18.657m
2023/24	343	£20.012m

2024/25	238	£19.997m
2025/26	385	£17.286m
2026/27	212	£12.150m
TOTAL	1408	£88.102m

9. Likely pace and scale of delivery based on completion rates and recent development builds

- 9.1 This factor is similar to “capacity within the construction sector” as they are largely about past and anticipated completion rates. These taken together may be influential in providing a view of likely future delivery at least in the short term.

10 Planned Demolitions

- 10.1 There are currently no plans by the Local Authority or any RSLs in the area to demolish any stock during the lifetime of this LHS.

11. Planned new and replacement housing brought back into effective use buying back ex-local authority properties

- 11.1 The Council has made a commitment over the next 5 years to buy back 30 ex-council properties per annum. So far in the last 5 years the Council has bought back 155 properties.
- 11.2 There is potential to continue over the next 5 years and beyond to continue with the 30 buy backs per year therefore estimating over a 20-year period 600 additional buybacks into existing stock through this scheme.
- 11.3 There are signs that the market is improving with more properties going to a closing date. If more properties move to a closing date it will be very difficult for the Council to compete as there are checks that need to be undertaken by the Council which means the process is lengthier which limits how quickly the Council can offer on a property.

Bringing empty homes back into use

- 11.4 The Empty Homes Plan, sets out clear objectives and an action plan to reduce the number of private sector empty homes, thus increasing the number of properties available and tackling the blight associated with these properties.
- 11.5 The project has been very successful in bringing empty properties back into use with 795 properties brought back over the period of the LHS 2016 - 2021.

Table 5 – Empty Homes

Financial Year	Empty Homes brought back into use
----------------	-----------------------------------

2016/17	138
2017/18	146
2018/19	145
2019/20	139
2020/21	93
2021/22	134
TOTAL	795

- 11.6 The Empty Homes project is one example of how housing brought back into effective use increases the overall housing supply. It is anticipated that through an annual target, 675 homes could potentially be brought back into use through the lifetime of the LHS 2022 - 2027 at 135 per annum.

12. Infrastructure Constraints

- 12.1 Infrastructure costs such as transport and education contributions can have an additional impact on housing development. The school estate has identified capacity issues within various areas of Perth and Kinross. We continue to work in conjunction with colleagues in Education to take this into account. Flooding is recognised as constraining some areas.

13. Proposed Housing Supply Target

- 13.1 The Housing Need and Demand Assessment 2022 informs the Perth and Kinross LDP as well as the Local Housing Strategy. The HNDA projects housing need and demand for a period of 20 years (2022 - 2042).
- 13.2 In setting a housing supply target, local authorities must take account of economic and market factors. Influences and challenges include the build out rate of developers, previous levels of affordable housing delivery and the availability of resources.
- 13.3 Based on the assessment and the factors as mentioned in this report, the housing supply target for affordable housing for Perth and Kinross has been revised to incorporate the following:
- Affordable Housing (focused on a 20-year Affordable Housing Supply Target) will result in 210 Affordable Homes per year (an increase of 40% on the 2016 - 2021 LHS Target of 150 per annum).
 - 131 Social Rent properties per year
 - 79 Below Market (Intermediate Rent / Low-Cost Home Ownership Options)
 - This has been worked out by using the averages of the Y1-5, Y5-10, Y10-15, and Y15-20 as highlighted in Section 2.7. The averages of:

- Social Rent 524 over the 4 periods amount to 131 per year
- Below Market 315 over the 4 periods amount to 79 per year

14. CONCLUSION

- 14.1 As in the detail of this report, considering Scenario 3 projections, it is not achievable for Perth and Kinross Council or its RSL Partners to deliver on 377 Social Rent and 128 Below Market new build affordable housing per year within the first 5-year period. To reflect the availability of Scottish Government funding, and the land supply it is proposed to deliver the Affordable Housing Component over a 20-year period in line with the HNDA Scenario 3 projections. The Council recommend an ambitious 210 annual target (131 for Social Rent (62%) and 79 for Below Market (38%)).
- 14.2 Looking at the MATHLR 10-year estimate of 8500 homes would result (based on a 25% Affordable Housing Requirement) in 2125 homes over the 10 years, resulting in 213 Affordable Housing provision annually (which is in line with the proposed 210 projection as highlighted within Scenario 3).
- 14.3 PKC will continue to provide additional affordable housing in various ways to supplement the supply of housing with a view to meeting the identified need as far as possible. We will continue to explore other methods including Buybacks, bringing empty homes back into use, exploring funding models with developers around discounted sale, and initiatives with the Scottish Government such as the Rural Housing Fund to help address particular difficulties in developing affordable housing in rural areas.
- 14.4 The overall HST for Perth and Kinross Council over the 2022/23 – 2026/27 period should be set as highlighted in Table 6 Below:

Table 6: Housing Supply Targets Compared to HNDA Estimates

	HNDA Estimated Housing required (per annum) over 20 Years	Targets to be adopted (Per annum)
Social Rent – (this includes Council, RSL, Buy-backs, Conversions and Empty Homes)	131	131
Below Market (Intermediate Rent and Low-Cost Home Ownership – Shared Equity and Mid-Market Rent)	79	79
Affordable Housing New Supply Per Year	210	210

	HNDA Estimate Years 1-5	Targets to be adopted (Per annum)
Market (Owner Occupied)	1092	218
Private Rented Sector	1129	226
Total Market Housing Supply Per Year		444

14.5 The target of 210 Affordable homes per year and 444 Market homes per year (in total 654) are ambitious and challenging targets in the context of:

- recent completion rates
- balancing the new build programme with work required to bring social housing up to the standard required through Housing 2040, the draft Heat in Buildings Strategy, the draft New Build Heat Strategy, EESSH2 and PAS 2035
- construction capacity
- available resources

Despite the challenges above, this target represents a 40% increase on previous affordable housing targets as set out in the LHS 2016-2021 and meets the Council's key priorities in providing more homes, in the right place and at the right cost.

PERTH AND KINROSS COUNCIL

Housing And Social Wellbeing Committee

15 March 2023

COMMUNITY PLANNING PARTNERSHIP UPDATE

Report by Head of Cultural and Community Services
(Report No 23/83)

PURPOSE

- 1.1 This report provides an update on the work of the Community Planning Partnership (CPP) since the previous report on 25 January 2023.

RECOMMENDATION

- 2.1 It is recommended that Committee notes the following CPP activity:
- ongoing support around Cost of Living
 - development of a Risk Profile for the Local Outcomes Improvement Plan
 - input to Scottish Parliamentary Inquiry into Community Planning

STRUCTURE OF REPORT

- 3.1 This report is structured over the following sections:
- Section 4: Update from CPP Board
 - Section 5: Conclusion

UPDATE FROM CPP BOARD

- 4.1 The CPP Board met on 24 February 2023 and focused on three main items of business: Cost of Living; strategic risk in delivering the Local Outcomes Improvement Plan; and the Parliamentary Inquiry into Community Planning.
- 4.2 When approving the revised Local Outcomes Improvement Plan in September 2022 ([Report 22/48](#)), CPP Board agreed three short-term priorities around Cost of Living:
1. submitting a bid to be a pilot Cash First Partnership
 2. working with communities and wider partners to support the establishment and delivery of Cosy Spaces to provide dignified and sensitive support to individuals and families who may struggle over the winter period
 3. continuing to work with communities to support foodbanks and food larders to help tackle food insecurity.

- 4.3 A Cash First Working Group has been established to bid for a Cash First Partnership in Perth and Kinross. Work on this has temporarily paused as the Scottish Government reviews budgets. It is anticipated that the bidding process to pilot a Cash First Partnership will now open in the 2023/24 financial year.
- 4.4 The Council has allocated £420,000 worth of funding to support 94 community-led warm spaces and the distribution of warm home packs across Perth and Kinross, as well as ongoing support to community foodbanks. Information on warm spaces, including a map and database is available on the Council website at <https://www.pkc.gov.uk/warmspaces>. Each warm space that received Council funding will complete a monitoring report in March. This will focus on the usage levels, local impact and key learning points. A further update on the impact of warm spaces will be brought to Committee in due course.
- 4.5 Other CPP Board members reported taking the following steps to support communities over the winter in response to the cost of living crisis:
- distribution of emergency food, fuel and warm packs
 - income maximisation referrals across all services
 - welfare and benefits advice in in-patient settings
 - supporting local groups at the front line who were struggling with core costs, such as heating
 - increasing digital and outreach service options for clients to reduce travel
 - offering additional learning and training opportunities for staff to better understand the impact of poverty and how they can help
- 4.6 The Local Outcomes Improvement Plan (LOIP) is the Community Planning Partnership's shared strategy for tackling inequality across Perth and Kinross and a revised LOIP was approved in September 2022. CPP Board are developing a new risk register to ensure LOIP delivery risks are overseen at strategic level. CPP Board aims to have a finalised risk register in place by the end of April 2023.
- 4.7 The Scottish Parliament's Local Government & Communities Committee have recently commenced an Inquiry into community planning. Following on from the submission of an initial response approved by Committee on 25 January ([Appendix to Report 23/8](#)), Council officers gave evidence at a Committee session on 7 March. Also in attendance were colleagues from East Dunbartonshire, South Ayrshire, Orkney and Highland Councils.

CONCLUSION

- 5.1 This is an update on Community Planning related activity in Perth and Kinross, since the last update on 25 January 2023. It covers Cost of Living, strategic risks in delivering the Local Outcomes Improvement Plan and the ongoing Parliamentary Inquiry into Community Planning.

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Approved

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION, AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	None
Workforce	None
Asset Management (land, property, IST)	None
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	None
Consultation	
Internal	None
External	None
Communication	
Communications Plan	None

1. Strategic Implications

Community Plan/Single Outcome Agreement

1.1 This report supports all of the priorities within the Community Plan 2022-27.

- (i) *Reducing Poverty (including child poverty, fuel poverty and food poverty)*
- (ii) *Mental and physical wellbeing*
- (iii) *Digital participation*
- (iv) *Skills, learning and development*
- (v) *Employability*

Corporate Plan

1.2 This report supports the objectives within the new Corporate Plan:-

- (i) *Children and young people grow up safe, respected, well-educated, and confident in their ability to realise their full potential;*
- (ii) *People and businesses are increasingly able to prosper in a local economy which support low carbon ambitions and offers opportunities for all;*
- (iii) *People can achieve their best physical and mental health and have access to quality care and support when they need it;*
- (iv) *Communities are resilient and physically, digital and socially connected;*

- (v) *Perth and Kinross is a safe and vibrant place, mitigating the impact of climate and environmental change for this and future generations.*

2. Resource Implications

Financial

- 2.1 Not applicable.

Workforce

- 2.2 Not applicable.

Asset Management (land, property, IT)

- 2.3 Not applicable.

3. Assessments

Equality Impact Assessment

- 3.1 Proposals that have been considered under the Corporate Equalities Impact Assessment process (EqIA) are assessed as **not relevant** for EqIA.

Strategic Environmental Assessment

- 3.2 Proposals have been considered under the Act, and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

Sustainability

- 3.3 Not applicable.

Legal and Governance

- 3.4 Not applicable.

Risk

- 3.5 Not applicable.

4. Consultation

Internal

- 4.1 Staff in Communities Service have been consulted during the preparation of this report.

External

4.2 Not applicable.

5. Communication

5.1 Not applicable.

2. BACKGROUND PAPERS

2.1 No additional documents have been relied on in preparing the report, other than those committee reports already referenced within the main body of the report.