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Council Building
2 High Street
Perth
PH1 5PH

26/10/2022

A hybrid meeting of the **Housing and Social Wellbeing Committee** will be held in the **Council Chamber** on **Wednesday, 02 November 2022** at **10:00**.

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 Andy Chan
Councillor Stewart Donaldson
Councillor Michelle Frampton
Councillor Ian James
Councillor Brian Leishman
Councillor Iain MacPherson
Bailie Claire McLaren
Councillor Frank Smith

Housing and Social Wellbeing Committee

Wednesday, 02 November 2022

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 7 SEPTEMBER 2022 FOR APPROVAL** **5 - 8**
(copy herewith)
- 4 OUTSTANDING BUSINESS STATEMENTS (OBS)** **9 - 10**
(copy herewith 22/260)
- 5 COMMUNITY PLANNING PARTNERSHIP UPDATE** **11 - 18**
Report by Head of Cultural and Community Services (copy herewith 22/261)
- 6 STRATEGIC HOUSING INVESTMENT PLAN 2023/24 - 2027/28** **19 - 74**
Report by Executive Director (Communities) (copy herewith 22/262)
Note: There will be a Presentation on above item.

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HOUSING AND SOCIAL WELLBEING COMMITTEE

Minute of hybrid meeting of the Housing and Social Wellbeing Committee held in the Chambers on 15 June 2022 at 10.00am.

Present: Councillors K Allen (substituting for Councillor F Smith), P Barrett, B Brawn, R Brock, S Donaldson, J Duff (substituting for Councillor A Chan), A Forbes (substituting for Councillor C Ahern), M Frampton, I James, B Leishman, I MacPherson, S McCole, T McEwan, C McLaren and J Welch.

In Attendance: B Renton, Executive Director (Communities); C Mailer, E Ritchie, L Brady (up to and including Item 6), N Sutherland (up to and including Item 6), M Dow, J McColl, P Smith (up to and including Item 6), M Lynch (up to and including Item 6), N Lennon, C Hendry, M Smith, A Clegg, D Stokoe (up to and including Item 7) and L Haxton (up to and including Item 7) (all Communities); A Taylor, A Brown, M Pasternak and (all Corporate and Democratic Services).

Also in Attendance: Chief Superintendent P Davison and Chief Inspector T Leonard (up to and including Item 5) (both Police Scotland) and; Area Manager S Gibson and Station Commander M Rungay (up to and including Item 5) (both Scottish Fire and Rescue Service).

Apologies: Councillors C Ahern, A Chan and F Smith

Councillor T McEwan, Convener, Presiding.

The Convener led the discussion on Items 1-6 and 8-9, with Vice-Convener McCole on Item 7 and Vice-Convener Welch on Item 8.

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

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

3. MINUTE OF PREVIOUS MEETING

The minute of the meeting of the Housing and Communities Committee of 15 June 2022 was submitted and approved as a correct record.

4. OUTSTANDING BUSINESS STATEMENTS (OBS)

Resolved:

The Outstanding Business Statement be noted.

5. POLICE AND FIRE REFORM: LOCAL SCRUTINY AND ENGAGEMENT

The Convener made reference to the recent retiral of Group Commander Ewan Baird from the Scottish Fire and Rescue Service after nearly twenty eight years' service. He paid tribute to the role and substantial contribution Ewan had made to the work of the Committee over the years and wished him all the very best for the future and an enjoyable retirement. Councillors Brawn and P Barrett also paid tribute to Ewan and wished him well in his retirement.

(i) SCOTTISH FIRE AND RESCUE SERVICE QUARTER 4 PERFORMANCE REPORT – 1 APRIL 2022 TO 30 JUNE 2022

There was submitted a report by Area Manager S Gibson, Scottish Fire and Rescue Service (22/199) containing performance information relating to the first quarter, (1 April - 30 June 2022) of 2022/23 on the performance of the Scottish Fire and Rescue Service.

Area Manager Gibson and Station Commander Rumgay 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 April to 30 June 2022, be noted.

(ii) PERTH AND KINROSS LOCAL POLICING AREA QUARTER 4 POLICE REPORT – 1 APRIL 2022 TO 30 JUNE 2022

There was submitted a report by Chief Superintendent P Davison, Police Scotland 'D' Division (Tayside) (22/200) 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 first quarter, 1 April to 30 April 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 April to 30 June 2022, be noted.

CHIEF SUPERINTENDENT P DAVISON, CHIEF INSPECTOR T LEONARD, AREA MANAGER S GIBSON AND STATION COMMANDER M RUMGAY ALL LEFT THE MEETING AT THIS POINT.

6. PRESENTATION – COST OF LIVING CRISIS

C Mailer, Executive Lead – Strategic Planning and Transformation provided a [slide-based presentation](#) on the current cost of living crisis and its effects on the people of Perth and Kinross.

C Mailer answered members' questions thereon.

L BRADY, N SUTHERLAND, P SMITH AND M LYNCH ALL LEFT THE MEETING AT THIS POINT.

VICE-CONVENER McCOLE TOOK THE CHAIR FOR THE FOLLOWING ITEM

7. COMMUNITY PLANNING PARTNERSHIP UPDATE

There was submitted and noted a report by the Head of Culture and Community Services (22/201) providing an update on progress with Community Planning priorities since 15 June 2022.

Resolved:

The contents of Report 22/201, be noted.

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

VICE-CONVENER WELCH TOOK THE CHAIR FOR THE FOLLOWING ITEM

8. ANNUAL ASSURANCE STATEMENT 2021/22 – SCOTTISH HOUSING REGULATOR

There was submitted a report by the Executive Director (Communities) (22/202) providing a brief overview of the Scottish Housing Regulator's Regulatory Framework and appending the Annual Assurance Statement 2021/22 for approval.

Resolved:

- (i) The requirement to submit an Annual Assurance Statement, be noted.
- (ii) The Annual Assurance Statement as detailed in Appendix 2 of Report 22/202, be approved.

CONVENER RE-TOOK THE CHAIR AT THIS POINT

9. LEASE OF NEW-BUILD HOUSING TO KINGDOM HOUSING ASSOCIATION

There was submitted a report by the Executive Director (Communities) (22/203) (1) providing an overview of a new-build housing development of 18 flats on a Perth and Kinross Council owned site in Perth previously occupied by the Fairfield Community Centre; and (2) outlining the background to the development and the options that have been considered to transfer the completed units to Kingdom Housing Association.

Resolved:

- (i) The background to this development and the context which resulted in the development being progressed by Perth and Kinross Council rather than Kingdom Housing Association, be noted.
- (ii) The proposal to lease the 18 flats to Kingdom Housing Association, subject to the terms outlined in Report 22/203, be approved.

10. BOBBIN MILL GYPSY / TRAVELLER SITE TRANSFER

There was submitted a report by the Executive Director (Communities) (22/204) (1) providing an update on the agreed further consultation and engagement with residents of Bobbin Mill Gypsy / Traveller site; (2) outlining the long-term benefits for residents from transferring the site from the Council's General Fund to the Housing Revenue Account; and (3) seeking approval for this transfer.

Resolved:

The transfer of Bobbin Mill Gypsy / Traveller site from the General Fund to the Housing Revenue Account, be approved.

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## HOUSING AND SOCIAL WELLBEING

### OUTSTANDING BUSINESS STATEMENT (OBS)

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 |
|----|-----------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------|----------------------|-----------------|
| 3. | 7 September 2022<br>Item 5(ii). Report 22/200 | Police Scotland Quarter 1 Police Report – 1 Apr – 30 June 2022 | Provide Committee with some further information regarding the issuing of receipts for stop and searches and whether there were any improvement targets being set or work being done locally around this issue | TBC                                                                                       | Police Scotland       | TBC                  | 2 November 2022 |
| 4. | 7 September 2022<br>Item 6                    | Presentation – Cost of Living Crisis                           | Share the Slides from the Presentation with the Committee.                                                                                                                                                    | Slides used during Presentation circulated via email to all Members on 27 September 2022. | C Mailer              | <b>COMPLETE</b>      | 2 November 2022 |
| 5. | 7 September 2022<br>Item 6                    | Presentation – Cost of Living Crisis                           | Provide Committee with some                                                                                                                                                                                   | Further information on school meal registration                                           | C Mailer              | <b>COMPLETE</b>      | 2 November 2022 |

| No | Date / Minute Reference / Report Number | Subject Title | Outstanding Action                                                          | Update                                       | Lead Officer /Service | Action Due/completed | Action Expected |
|----|-----------------------------------------|---------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------|----------------------|-----------------|
|    |                                         |               | information on school meal registration against actual school meal take up. | emailed to all Members on 27 September 2022. |                       |                      |                 |

## PERTH AND KINROSS COUNCIL

### HOUSING AND SOCIAL WELLBEING COMMITTEE

2 November 2022

### COMMUNITY PLANNING PARTNERSHIP UPDATE

**Report by Head of Cultural and Community Services**  
(Report No 22/261)

#### 1. PURPOSE

- 1.1 This report provides an update on the work of the Community Planning Partnership (CPP) since the previous report on 7 September 2022.

| 2. RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>2.1 It is recommended that Council notes the following CPP activity:</p> <ul style="list-style-type: none"> <li>• approval of the Local Outcomes Improvement Plan</li> <li>• the submission of a bid for a Cash First Partnership</li> <li>• work on fleet management and public transport through the Climate Change Working Group</li> <li>• the publication of a Digital Participation Action Plan</li> <li>• finalisation of joint training sessions for CPP partners.</li> </ul> |

#### 3. STRUCTURE OF REPORT

- 3.1 This report is structured over the following sections:
- Section 4: Local Outcomes Improvement Plan (LOIP) and Community Planning Partnership (CPP) Governance
  - Section 5: Cash First Partnership
  - Section 6: Climate Change
  - Section 7: Digital Participation Research
  - Section 8: Joint training for CPP Partners
  - Section 9: Conclusion
  - Appendices

#### 4. LOCAL OUTCOMES IMPROVEMENT PLAN (LOIP) AND COMMUNITY PLANNING PARTNERSHIP (CPP) GOVERNANCE

- 4.1 The final version of the LOIP was approved by the Community Planning Partnership Board in September 2022. The new LOIP was also approved by Full Council on 28 September 2022.

- 4.2 The existing structure of the CPP was established prior to the first LOIP in 2017, with: a Board, an Executive Officer Group; a series of Outcome Delivery Groups; and seven Local Action Partnerships. The new LOIP has a deliberate focus on specific inequalities, meaning that the CPP needs to review and update its governance. This will ensure that the actions within the LOIP can be delivered effectively and efficiently. Governance will be a key focus for CPP Board in 2023.
- 4.3 CPP Board further agreed to focus on three immediate issues over the winter period:
1. Cash First Partnership (more in Section 5).
  2. A “Cosy Spaces” initiative to provide venues and activities for people who may find heating their homes financially difficult.
  3. Food insecurity to support community foodbanks and larders to meet the expected increase in demand over the winter.

## **5. CASH FIRST PARTNERSHIP**

- 5.1 CPP Board has approved a proposal to submit an application to pilot a Cash First Partnership (CFP) in Perth and Kinross. CFPs bring services together in order to move away from a model in which food banks are often the first or sole point of referral, to a model which focuses on income maximisation. Referrals to food banks would continue where appropriate, however, the ambition would be to help individuals and households maximise their income and ultimately give them the dignity of choice. This would mean that when someone seeks emergency support, the CFP will help them to apply for a crisis grant and complete a benefits check to ensure that they are maximising their income. The CFP can also provide a referral to partner organisations such as food banks if required. This process requires training and additional resourcing, which is being made available as part of a Scottish Government funded pilot initiative.
- 5.2 Scottish Government have made funding available to support 10 pilot CFPs in Scotland and a bid, led by the CPP will be submitted once the deadline is confirmed. A variety of Council services, including the Welfare & Benefits Service will be at the centre of this proposal. Updates on the bid for a CFP will be reported through the Cost of Living Working Group and CPP Executive Officer Group.

## **6. CLIMATE CHANGE**

- 6.1 The Climate Change Working Group, which was set up as the CPP’s forum for collective action around climate change, met on 26 October 2022 for a discussion focused on transport. Members invited other officers with a role in transport and fleet management to the meeting to contribute to the discussion. TACTRAN presented their plans for a public consultation, with the intention of gathering feedback on how barriers to using public transport could be removed. This will form part of the new Regional Transport Strategy for TACTRAN.

## **7. DIGITAL PARTICIPATION RESEARCH**

- 7.1 In March 2021, the Digital Participation Working Group commissioned Nicki Souter Associates to undertake a study of digital participation in Perth and Kinross. The intended outcomes of this study were to:
- provide a baseline for current levels of digital participation in Perth and Kinross;
  - identify the main barriers to people accessing or using digital media/sources; and
  - develop an Action Plan setting out how these barriers could be mitigated, reduced or removed.
- 7.2 The consultant used a mix of doorstep and online surveys to complete a representative total of just over 1,000 surveys. The report provided baseline information on participation levels for Perth and Kinross as a whole, and a breakdown based on age and geographic location. The consultant also undertook a series of interviews with organisations who support minority groups with digital connectivity. This information has been used to identify themed actions which can tackle those specific issues.
- 7.3 Examples of the key research findings and proposed actions are summarised below. Some of the actions require continuing support for national programmes, whilst others require a Perth and Kinross or local community response.

### **Research Findings**

- 91% of participants have internet access in the home. The national average in Scotland is 88%.
- The Council wards with lowest levels of internet access are:
  - Perth City Centre (83.7%)
  - Blairgowrie & The Glens (84%)
  - Highland (86.2%)
- Those who have no access to the internet cite the following reasons:
  - no interest in using it (79.6%)
  - lack of confidence and skills (19.4%)
  - lack of a suitable device (11.8%)
- The following points were highlighted as enablers to increased levels of participation:
  - faster broadband (27.5%)
  - more reliable broadband (25.3%)
  - 4G and 5G connectivity (8.5%)

## Proposed Actions

- continue roll out of fibre broadband and 4G/5G Networks
- provide funding support for access to digital technology and training to those in most need
- recruit additional Digital Champions to provide support for digital skills
- Develop Digital Inclusion and Accessibility Factsheets covering:
  - Capacity building support
  - Access to technology and connectivity
  - How software and technology can be adapted for specific needs

7.4 The full Action Plan is being considered by the Digital Participation Working Group on 4 November 2022 and will form the main focus of the Working Group for the short to medium term. The Working Group will also review its own membership and governance to ensure it can take these actions forward effectively.

## 8. JOINT TRAINING FOR CPP PARTNERS

8.1 As part of the development of the LOIP, partners agreed that joint training and awareness raising opportunities would help to enable better partnership working. To that end, a programme of training focussing on poverty / cost of living, mental wellbeing and domestic violence / hate crime is being developed through the Council's Organisational Development team, with input from other partners. The programme was finalised and shared with CP partners w/c 10 October. The first session took place on 26 October, with a focus on mental health and wellbeing.

## 9. CONCLUSION

9.1 This is an update on Community Planning related activity in Perth and Kinross, since the last update on 7 September, covering the LOIP, CPP Governance, Cash First Partnership, Climate Change, Digital Participation Research and Training.

### Author(s)

| Name       | Designation                    | Contact Details                                                                                      |
|------------|--------------------------------|------------------------------------------------------------------------------------------------------|
| Lee Haxton | Community Planning Team Leader | <a href="mailto:Communityplanningpartnership@pkc.gov.uk">Communityplanningpartnership@pkc.gov.uk</a> |

### Approved

| Name           | Designation                      | Date            |
|----------------|----------------------------------|-----------------|
| Barbara Renton | Executive Director (Communities) | 21 October 2022 |

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION, AND COMMUNICATION

|                                                     |                   |
|-----------------------------------------------------|-------------------|
| <b>Strategic Implications</b>                       | <b>Yes / None</b> |
| Community Plan / Single Outcome Agreement           | <b>Yes</b>        |
| Corporate Plan                                      | <b>Yes</b>        |
| <b>Resource Implications</b>                        |                   |
| Financial                                           | <b>None</b>       |
| Workforce                                           | <b>None</b>       |
| Asset Management (land, property, IST)              | <b>None</b>       |
| <b>Assessments</b>                                  |                   |
| Equality Impact Assessment                          | <b>None</b>       |
| Strategic Environmental Assessment                  | <b>None</b>       |
| Sustainability (community, economic, environmental) | <b>None</b>       |
| Legal and Governance                                | <b>None</b>       |
| Risk                                                | <b>None</b>       |
| <b>Consultation</b>                                 |                   |
| Internal                                            | <b>None</b>       |
| External                                            | <b>None</b>       |
| <b>Communication</b>                                |                   |
| Communications Plan                                 | <b>None</b>       |

### 1. Strategic Implications

#### Community Plan/Single Outcome Agreement

- 1.1 The Improvement Actions identified in the report may impact all of the strategic objectives but are likely to be most relevant to:

- (ii) Developing educated, responsible and informed citizens
- (iii) Promoting a prosperous, inclusive, and sustainable economy
- (v) Creating a safe and sustainable place for future generations

#### Corporate Plan

- 1.2 The Improvement Actions identified in the report may impact all of the strategic objectives but are likely to be most relevant to:

- (ii) Developing educated, responsible and informed citizens
- (iii) Promoting a prosperous, inclusive, and sustainable economy
- (v) Creating a safe and sustainable place for 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.

# **PERTH AND KINROSS COUNCIL**

## **Housing & Social Wellbeing Committee**

**2 November 2022**

### **STRATEGIC HOUSING INVESTMENT PLAN 2023/24 – 2027/28**

#### **Report by Executive Director (Communities)**

(Report No 22/262)

## **1. PURPOSE**

- 1.1 To seek approval of the Strategic Housing Investment Plan (SHIP) 2023/24 – 2027/28. (Appendix 1)

| <b>2. RECOMMENDATIONS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.1                       | <p>It is recommended that Perth and Kinross Council, Housing &amp; Social Wellbeing Committee approves:</p> <ol style="list-style-type: none"> <li>1 the content of the Strategic Housing Investment Plan 2023/24 – 2027/28.</li> <li>2 the ongoing development of the SHIP and gives delegated authority to the Strategic Affordable Housing Board to ensure that where projects fall out of the plan, alternative projects, prioritised in the same way are substituted for them.</li> <li>3 submission of the SHIP to the Scottish Government.</li> </ol> |

## **3. STRUCTURE OF REPORT**

- 3.1 This report is structured over the following sections:

- Section 4 – Background / Main Issues
- Section 5 – Proposals
- Section 6 – Conclusion
- Appendices

## 4. BACKGROUND / MAIN ISSUES

### 4.1 The context for the SHIP is:

- National
  - o [Housing to 2040](#), which sets out the Scottish Government's vision and strategy for housing.
- Local
  - o The approved [Local Outcomes Improvement Plan](#) and draft [Corporate Plan](#), which set priorities for the Council and its partners and identify the importance of delivering new affordable homes to meeting those priorities.
  - o The Council's [Local Housing Strategy](#) (LHS), which is currently being updated. The new LHS will be reported to this Committee in early 2023.

### 4.2 The SHIP sets out the strategic investment priorities for affordable housing over a five-year period to achieve the strategic vision set out within the Local Housing Strategy (LHS) to *'provide more homes at the heart of great places.'*

### 4.3 The SHIP sits alongside the LHS as one of its core delivery mechanisms. It has been developed through engagement with Community members, Registered Social Landlords (RSLs), the Housing Service, the Planning Service, the Economic Development Team, the Health and Social Care Partnership and developers.

### 4.4 The Council prepares the SHIP annually in its role as Strategic Housing Authority. It ensures that the Council, and its partners, deliver housing that meets the needs of the community, reflecting and aligning with outcomes and housing policies as set out in our LHS.

### 4.5 The SHIP informs the Scottish Government of our planned affordable housing programme for the preparation of a Strategic Local Programme Agreement.

### 4.6 The Council and its RSL partners remain ambitious in our plans to increase the supply of affordable housing across all Housing Market Areas (HMAs) (Appendix 2) of Perth and Kinross. These plans are linked to housing need, including those with particular support needs, in each HMA.

4.7 In March 2021, the Scottish Government published Scotland's first ever long-term national housing strategy. The Housing to 2040 strategy sets out the Scottish Government's vision that *'everyone to have a safe, energy efficient home that is affordable and meets their needs in the place where they want to be'*. The strategy is based on the principles of social justice, equality and human rights and includes a target to deliver 100,000 affordable homes in 10 years to 2031-32, with 70,000 of these for social rent. This will be delivered through a range of measures including:

- the Housing and Planning Delivery Framework which reinforces the links between planning and housing requirements to support the provision of the right homes in the right places to create and sustain thriving communities.
- the LHS which underpins the strong alignment between housing and planning to support new and existing neighbourhoods based on place-making principles to promote housing's role in the building of successful and sustainable places.
- the Affordable Housing Supply Programme.
- innovative funding models.
- making best use of existing homes and bringing empty homes back into use.
- Gypsy/Traveller Sites.

4.8 For the SHIP period 2023/24 to 2027/28, the Council has estimated that the Resource Planning Assumption (RPA) funding, as detailed in Table 1, amounting to £83.995m, will be available from the Scottish Government to assist in the delivery of new affordable homes within all HMAs of Perth and Kinross.

**Table 1** – estimated breakdown of RPA Funding

| Financial Year  | 2023/24 | 2024/25 | 2025/26 | 2026/27* | 2027/28* | TOTAL   |
|-----------------|---------|---------|---------|----------|----------|---------|
| RPA (£Millions) | £16.587 | £16.645 | £16.921 | £16.921  | £16.921  | £83.995 |

\*Note RPA funding is only known until 2025/26. Scottish Government Guidance is to use 25/26 amount for future years until announced.

4.9 The Council aims to increase the scale and pace of delivery of affordable housing over the next five years, by continuing the partnership approach to maintain, and exceed, the delivery of affordable housing, as seen throughout the previous 5-year period. Both the Council and its RSL partners new build plans include both mainstream housing and housing suitable for particular support needs. It is acknowledged that the latter are more expensive to deliver, as they often provide bespoke accommodation to meet the needs of the individual or family.

- 4.10 Affordable housing within the SHIP includes new build projects, refurbishment, and renovation projects, off the shelf acquisitions and buybacks. The Scottish Government will use this information to draft a Strategic Local Programme (SLP) Agreement which, once agreed, will form the basis of the Council and our Partner Programme Agreements.
- 4.11 All projects identified as priorities for funding over the 5-year period are identified within Appendix 1. They have been input via the Scottish Government's Housing and Regeneration Programme (HARP) system.
- 4.12 Since 2016/17, the Council and its partners have delivered 1271 affordable homes in all Housing Market Areas of Perth and Kinross, averaging 212 affordable homes per year against our LHS target of 150. During the 2021/22 Financial Year 308 Affordable homes were completed which was a significant achievement for the Council and our partners, particularly given the disruption and supply chain issues caused by the ongoing pandemic.
- 4.13 We are continuing to see new build affordable housing projects delayed between 6 – 12 months. Although the Council and its partners are making good progress on projects, it remains a challenging operating environment, as a result of factors such as high cost, labour issues and time implications.
- 4.14 The global supply chain for sourcing materials has continued to be significantly affected which has resulted in a shortage of raw materials and increased market demand. Overall, the Council and its partners are faced with rising costs driven by increasing material costs, pressure within the labour market and increased demand within the construction sector.

## **5. PROPOSALS**

- 5.1 The SHIP 2023/24 – 2027/28 seeks to absorb the deferred work from the pandemic and from over planning with continued investment for affordable housing which is focused on the long-term regulatory changes around building safety, Housing to 2040, Energy Efficiency Standard for Scottish Housing (EESH) 2 and net zero and decarbonisation efforts.
- 5.2 Despite the local and global challenge, the Council will continue to develop affordable housing across brownfield sites within Perth and Kinross. Brownfield sites are *'land which has previously been developed on, which is or was occupied by a permanent structure.'* The Council and its partners recognise the challenges when developing on brownfield sites which often result in costs that are potentially higher to develop in comparison to greenfield sites.

- 5.3 The SHIP estimates that almost 1500 affordable homes could be delivered during the period 2023/24 - 2027/28 by the Council and its partners, utilising Scottish Government subsidy of circa £83.995m. The Scottish Government confirmed the Council's Five-year Resource Planning Assumption (RPA) for the period 2021/22 to 2025/26 during July 2021. The 2026/27 and 2027/28 Financial Year RPA have mirrored the allocations of the 2025/26 Financial Year until future RPA is announced – See Table 1 – Paragraph 4.7.
- 5.4 The Scottish Government's return of multi-year funding agreements has been welcomed and is a major step forward in enabling the Council and its partners to forward plan large investment in affordable housing.
- 5.5 To promote the delivery of the 2023/24 – 2027/28 SHIP, the Council continues its partnership approach with the Scottish Government, RSLs and the Private Sector to explore all possible affordable housing options that will help maximise the delivery programme.
- 5.6 Through the Council's successful partnership, Table 2 demonstrates a significant number of affordable homes that are currently on site or due to start on site during the 2022/23 Financial Year. This achievement is the result of the strong SHIP partnership arrangement outlined above.

**Table 2:** Affordable Housing Developments currently on site or due to start during 2022/23 Financial Year

| Development Name                      | HMA        | Tenure    | Amount of Affordable Homes |
|---------------------------------------|------------|-----------|----------------------------|
| Buybacks                              | Various    | SR        | 30                         |
| Newburgh Road, Abernethy              | Perth      | SR        | 10                         |
| Newburgh Road, Abernethy              | Perth      | NSSE      | 6                          |
| Former Fairfield Neighbourhood Centre | Perth      | SR        | 18                         |
| Lynedoch Road, Methven                | Perth      | SR        | 24                         |
| Guildtown                             | Perth      | SR & NSSE | 43                         |
| Bowerswell                            | Perth      | SR        | 3                          |
| Broich Road (Ph2), Crieff             | Strathearn | SR        | 14                         |
| Bertha Park (Ph2A), Perth             | Perth      | SR        | 28                         |
| Bertha Park (Ph2B), Perth             | Perth      | SR        | 7                          |
| Bertha Park, (Ph3), Perth             | Perth      | SR        | 41                         |
| Glenalmond Rd (Ph3), Rattray          | Strathmore | SR & MMR  | 29                         |

|                          |            |    |     |
|--------------------------|------------|----|-----|
| Milnathort               | Kinross    | SR | 16  |
| Westpark,<br>Blairgowrie | Strathmore | SR | 73  |
| Goodlyburn,<br>Perth     | Perth      | SR | 39  |
| Old Causeway,<br>Kinross | Kinross    | SR | 8   |
| Abbeyfield,<br>Kinross   | Kinross    | SR | 9   |
|                          |            |    | 398 |

**Notes: SR = Social Rent, NSSE - Shared Equity, MMR - Mid-Market Rent**

- 5.7 Approval of the SHIP 2023/24 – 2027/28 will ensure that the Council continues to successfully deliver a range of affordable housing tenure options for those in housing need within Perth and Kinross. Therefore, positively contributing towards the following outcomes of the LHS by:
- providing more homes at the heart of great places
  - providing a range of housing options that people can easily access, afford, and keep
  - delivering housing for people with varying needs
  - delivering quality homes with affordable warmth, zero emission and SMART technology.
- 5.8 The Council is required to submit its SHIP to the Scottish Government via its HARP system by 28 October 2022. As a result, the document has been issued to the Scottish Government on the basis that it is subject to Committee approval and any changes required will be reported to the Scottish Government. Following approval, the SHIP will form the basis of the SLPA with the Scottish Government.
- 5.9 The attached (PKC SHIP 23-28) document (Appendix 3) provides an overview of the SHIP 2023 – 2028 that will be included via the Perth and Kinross Council Website.

## **6. CONCLUSION**

- 6.1 This report outlines the Perth and Kinross Strategic Housing Investment Plan 2023/24 – 2027/28 (Appendix 1).



**Author**

| <b>Name</b> | <b>Designation</b> | <b>Contact Details</b>                                                                               |
|-------------|--------------------|------------------------------------------------------------------------------------------------------|
| Andy Saum   | Housing Strategy   | (01738) 475000<br><a href="mailto:ComCommitteeReports@pkc.gov.uk">ComCommitteeReports@pkc.gov.uk</a> |

**Approved**

| <b>Name</b>    | <b>Designation</b>                  | <b>Date</b>     |
|----------------|-------------------------------------|-----------------|
| Barbara Renton | Executive Director<br>(Communities) | 25 October 2022 |

**APPENDICES**

- Appendix 1 – Strategic Housing Investment Plan 2023/24 – 2027/28
- Appendix 2 – Housing Market Areas.
- Appendix 3 – PKC SHIP 23-28 (website information)

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.

## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

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

### 1. Strategic Implications

#### Community Plan/Single Outcome Agreement

- 1.1 This report supports the delivery of the Strategic Objectives within Perth and Kinross Community Plan / (Local Outcomes Improvement Plan) 2017-2027.

#### Corporate Plan

- 1.2 The following are relevant to this report as outlined in the Corporate Plan 2018-2022:

- Promoting a prosperous, inclusive, and sustainable economy
- Supporting people to lead independent, healthy, and active lives
- Creating a safe and sustainable place for future generations

## 2. Resource Implications

### Financial

- 2.1 Resource implications arising directly from this report emanate from the proposed local authority new build housing programme (as detailed in the SHIP appended). In addition to the Scottish Government Grant, the second home Council Tax fund and developer's contributions for affordable housing will be used to support the delivery of the programme including prudential borrowing. Detailed resource assumptions on the use of these funds will be reported to respective Council Committees when final details are known.
- 2.2 The Team Leader, Finance and Governance was consulted on these proposals as part of the Capital Budget and HRA Capital Plan budget setting process.

### Workforce

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

### Asset Management (land, property, IT)

- 2.4 Some of the sites identified via the SHIP 2023/24 – 2027/28 are in ownership of the Housing Revenue Account and the General Fund. Discussions are ongoing with various departments regarding potential valuations, transfers to the Housing Revenue Account for the delivery of affordable housing.

## 3. Assessments

### Equality Impact Assessment

- 3.1 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 allow the Council to demonstrate that it is meeting these duties.
- 3.2 This report has been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:
- (i) Assessed as **not relevant** for the purposes of EqIA

### Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals. No further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

### Sustainability

- 3.4 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.
- 3.5 The information contained within this report has been considered under the Act. However, no action is required as the act does not apply to the matters presented in this report.

### Legal and Governance

- 3.6 Not applicable.

### Risk

- 3.7 Not applicable.

## **4. Consultation**

### Internal

- 4.1 Heads of Service and senior managers from Housing, and Planning have been consulted on the content of this report.
- Planning
  - Education
  - Health and Social Care Partnership
  - Housing
  - Estates
  - Economic Development
  - Occupational Health
  - Finance
  - Asset Management

## External

4.2 Consultation via various organisations progressed through external meetings from May 2022 – September 2022 with the following: -

- Scottish Government
- Scottish Water
- Housing Developers
- Registered Social Landlord Partners

## **2. BACKGROUND PAPERS**

2.1 The following background papers were used to inform this report:

- Scottish Government – Guidance on preparing Strategic Housing Investment Plans: Guidance Note MHDGN 2022/01 [Strategic Housing Investment Plan \(SHIP\) guidance note MHDGN 2022/01 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/mhdgn-2022-01/pages/default.aspx)
- Scottish Government - Affordable Housing Supply Programme: Process and Procedures MHDGN 2020/20 [Affordable Housing Supply Programme: process and procedures MHDGN 2020/02 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/mhdgn-2020-20/pages/default.aspx)



### Strategic Housing Investment Plan 2023/24 – 2027/28

#### Affordable Housing Site Starts (2023/24 – 2027/28)

| Developer                               | 23/24      | 24/25      | 25/26      | 26/27      | 27/28      | Total AH    |
|-----------------------------------------|------------|------------|------------|------------|------------|-------------|
| PKC                                     | 110        | 91         | 180        | 50         | 52         | 483         |
| KHA                                     | 93         | 115        | 74         | 60         | 0          | 342         |
| HH                                      | 77         | 35         | 60         | 0          | 140        | 312         |
| CHA                                     | 0          | 85         | 0          | 21         | 0          | 106         |
| PfP                                     | 218        | 0          | 0          | 37         | 0          | 255         |
| Ark                                     | 26         | 0          | 0          | 0          | 0          | 26          |
| <b>Total SHIP Programme Site Starts</b> | <b>524</b> | <b>326</b> | <b>314</b> | <b>168</b> | <b>192</b> | <b>1524</b> |

PKC – Perth and Kinross Council. KHA – Kingdom Housing Association. HH – Hillcrest Homes.

CHA – Caledonia Housing Association. PfP – Places for People. Ark – Ark Housing Association.

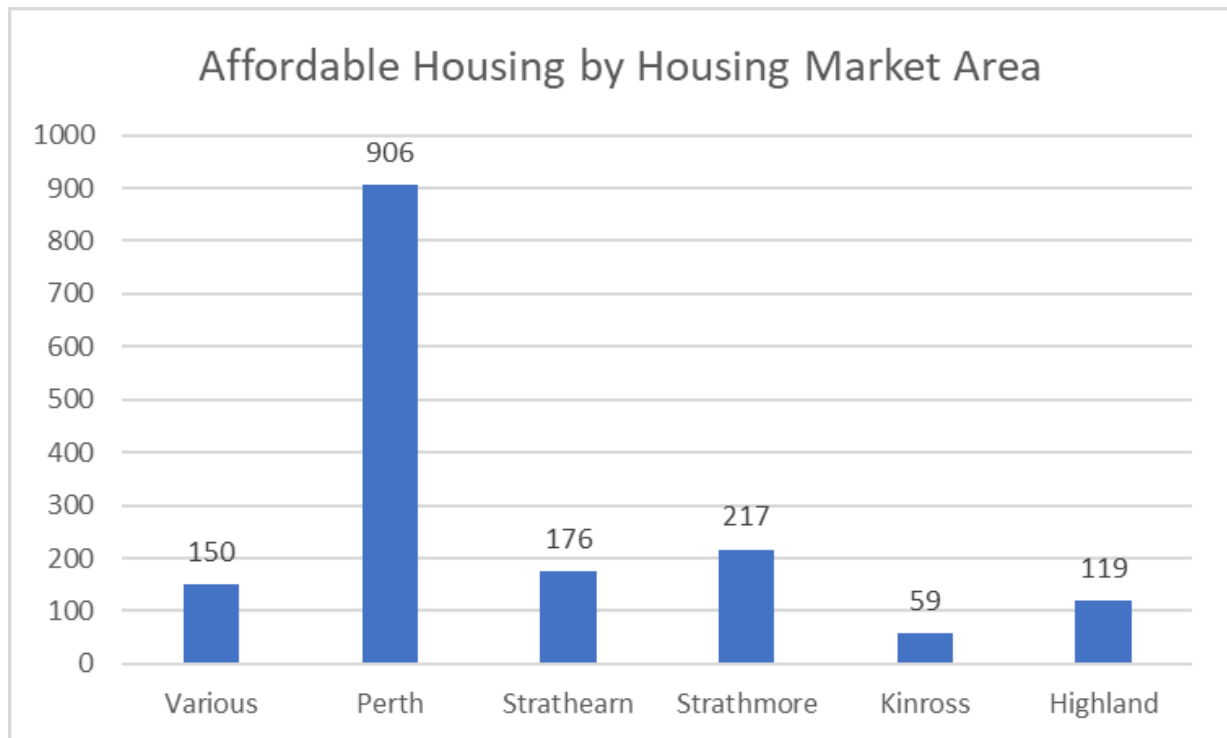
#### Affordable Housing Completions (2023/24 – 2027/28)

| Developer                               | 23/24     | 24/25      | 25/26      | 26/27      | 27/28      | Total AH    |
|-----------------------------------------|-----------|------------|------------|------------|------------|-------------|
| PKC                                     | 54        | 70         | 153        | 88         | 120        | 485         |
| KHA                                     | 21        | 59         | 154        | 72         | 68         | 374         |
| HH                                      | 17        | 45         | 67         | 0          | 60         | 189         |
| CHA                                     | 0         | 0          | 30         | 55         | 21         | 106         |
| PfP                                     | 0         | 75         | 143        | 0          | 37         | 255         |
| Ark                                     | 0         | 18         | 8          | 0          | 0          | 26          |
| <b>Total SHIP Programme Completions</b> | <b>92</b> | <b>267</b> | <b>555</b> | <b>215</b> | <b>306</b> | <b>1435</b> |

PKC – Perth and Kinross Council. KHA – Kingdom Housing Association. HH – Hillcrest Homes.

CHA – Caledonia Housing Association. PfP – Places for People. Ark – Ark Housing Association.

### Delivery of Affordable Housing by Housing Market Area





**Pre 2023/24 Site starts with Completions in 2023/24+**

| <b>Project Address</b>      | <b>HMA Area</b> | <b>HARP</b> | <b>Developer</b> | <b>Total Units</b> | <b>Site Start Pre 23/24</b> | <b>Comps 23/24</b> | <b>Comps 24/25</b> | <b>Comps 25/26</b> |
|-----------------------------|-----------------|-------------|------------------|--------------------|-----------------------------|--------------------|--------------------|--------------------|
| Lynedoch Road, Methven      | Perth           | P44746      | PKC              | 24                 | 24                          | 24                 | 0                  | 0                  |
| Broich Road, Crieff (Ph2)   | Strathearn      | P42217      | KHA              | 14                 | 14                          | 14                 | 0                  | 0                  |
| Bertha Park, Perth (Ph2B)   | Perth           | P44623      | KHA              | 7                  | 7                           | 7                  | 0                  | 0                  |
| Bertha Park, Perth (Ph3)    | Perth           | P42218      | KHA              | 41                 | 41                          | 0                  | 41                 | 0                  |
| Old Causeway, Kinross       | Kinross         | P44839      | HH               | 8                  | 8                           | 8                  | 0                  | 0                  |
| Abbeyfield, Crieff          | Strathearn      | P44843      | HH               | 9                  | 9                           | 9                  | 0                  | 0                  |
| Westpark, Blairgowrie (Ph1) | Strathmore      | P44842      | PfP              | 73                 | 73                          | 0                  | 30                 | 43                 |
|                             |                 |             |                  | <b>176</b>         | <b>176</b>                  | <b>62</b>          | <b>71</b>          | <b>43</b>          |

**2023/24 Site Starts with Completions 23/24+**

| Project Address                      | HMA Area   | HARP Project Ref | Developer | Total Units | Site Start 23/24 | Comps 23/24 | Comps 24/25 | Comps 25/26 |
|--------------------------------------|------------|------------------|-----------|-------------|------------------|-------------|-------------|-------------|
| Buybacks                             | Various    | P42103           | PKC       | 30          | 30               | 30          | 0           | 0           |
| Rossie Place, Auchterarder (Ph1 & 2) | Strathearn | P42212           | PKC       | 40          | 40               | 0           | 20          | 20          |
| Coupar Angus, Grewar Farm            | Strathmore | P42189           | PKC       | 40          | 40               | 0           | 20          | 20          |
| Broich Road, Crieff (Ph3)            | Strathearn | P44834           | KHA       | 18          | 18               | 0           | 18          | 0           |
| Milnathort, Kinross                  | Kinross    | P43762           | KHA       | 16          | 16               | 0           | 0           | 16          |
| Lathro Farm, Kinross                 | Kinross    | P45490           | KHA       | 35          | 35               | 0           | 0           | 35          |
| Meikle                               | Strathmore | P46242           | KHA       | 24          | 24               | 0           | 0           | 24          |
| Aberfeldy (TBC)                      | Highland   | P46274           | HH        | 25          | 25               | 0           | 25          | 0           |
| Oudenarde                            | Perth      | P42329           | HH        | 40          | 40               | 0           | 20          | 20          |
| Moncur Farm, Inchtute                | Perth      | P46275           | HH        | 12          | 12               | 0           | 0           | 12          |
| Scone North                          | Perth      | P46276           | PfP       | 60          | 60               | 0           | 15          | 45          |
| Almond Valley                        | Perth      | P46277           | PfP       | 0           | 85               | 0           | 30          | 55          |
| Westpark, Blairgowrie (Ph1)          | Strathmore | P46307           | PfP       | 73          | 73               | 0           | 30          | 43          |

|                                |                |        |        |            |            |           |            |            |
|--------------------------------|----------------|--------|--------|------------|------------|-----------|------------|------------|
| Former<br>Crieff PS,<br>Crieff | Strathea<br>rn | P46288 | Ark HA | 0          | 8          | 0         | 0          | 8          |
| Hawarden<br>Tce, Perth         | Perth          | P46308 | Ark HA | 18         | 18         | 0         | 18         | 0          |
|                                |                |        |        | <b>431</b> | <b>524</b> | <b>30</b> | <b>196</b> | <b>298</b> |

**2024/25 Site Starts with Completions 2024/25+**

| Project Address                 | HMA Area   | HARP Project Ref | Developer | Total Units | Site Start 24/25 | Comps 24/25 | Comps 25/26 | Comps 26/27 |
|---------------------------------|------------|------------------|-----------|-------------|------------------|-------------|-------------|-------------|
| Buybacks                        | Various    | P43429           | PKC       | 30          | 30               | 30          | 0           | 0           |
| Rossie Place, Auchterdeer (Ph3) | Strathearn | P42226           | PKC       | 20          | 20               | 0           | 20          | 0           |
| Balhousie PS, Perth             | Perth      | P42225           | PKC       | 25          | 25               | 0           | 25          | 0           |
| St Catherine's Square, Perth    | Perth      | P46289           | PKC       | 30          | 30               | 0           | 30          | 0           |
| Pitlochry                       | Highland   | P46290           | PKC       | 8           | 8                | 0           | 8           | 0           |
| Bertha Park, Perth, (Ph4)       | Perth      | P44820           | KHA       | 54          | 54               | 0           | 40          | 14          |
| Broich Road, Crieff (Ph4)       | Strathearn | P44836           | KHA       | 12          | 12               | 0           | 12          | 0           |
| Bridge of Earn                  | Perth      | P45521           | KHA       | 27          | 27               | 0           | 27          | 0           |
| Alyth                           | Strathmore | P44828           | CHA/PKC   | 43          | 43               | 0           | 20          | 23          |
| Luncarty                        | Perth      | P42216           | CHA/PKC   | 20          | 20               | 0           | 10          | 10          |
| Milnab St, Crieff               | Strathearn | P46921           | HH        | 10          | 10               | 0           | 10          | 0           |
| Western Tomanock, Crieff        | Strathearn | P46292           | HH        | 25          | 25               | 0           | 25          | 0           |

|                |       |        |     |            |            |           |            |           |
|----------------|-------|--------|-----|------------|------------|-----------|------------|-----------|
| Stanley<br>H31 | Perth | P46293 | CHA | 22         | 22         | 0         | 0          | 22        |
|                |       |        |     | <b>326</b> | <b>326</b> | <b>30</b> | <b>227</b> | <b>69</b> |

## 2025/26 Site Starts with Completions 2025/26+

| Project Address                  | HMA Area  | HARP Project Ref           | Developer | Total Units | Site Start 25/26 | Comps 25/26 | Comps 26/27 | Comps 27/28 |
|----------------------------------|-----------|----------------------------|-----------|-------------|------------------|-------------|-------------|-------------|
| Buybacks                         | Various   | P46806                     | PKC       | 30          | 30               | 30          | 0           | 0           |
| Rossie Place, Auchterarder (Ph4) | Strathern | P42231                     | PKC       | 20          | 20               | 0           | 20          | 0           |
| Borlick (Ph1), Aberfeldy         | Highland  | P42208<br>P42221<br>P42227 | PKC       | 65          | 65               | 0           | 30          | 35          |
| Perth West                       | Perth     | P44832                     | PKC       | 65          | 65               | 0           | 30          | 35          |
| Bertha Park, Perth (Ph5)         | Perth     | P42228                     | KHA       | 58          | 58               | 0           | 20          | 38          |
| Stanley H30                      | Perth     | P42215                     | KHA       | 16          | 16               | 0           | 16          | 0           |
| Thimblerow                       | Perth     | P46295                     | HH/PKC    | 60          | 60               | 0           | 0           | 60          |
|                                  |           |                            |           | <b>314</b>  | <b>314</b>       | <b>30</b>   | <b>116</b>  | <b>168</b>  |

### 2026/27 Site Starts with Completions 2026/27+

| Project Address             | HMA Area   | HARP Project Ref | Developer | Total Units | Site Start 26/27 | Comps 26/27 | Comps 27/28 | Comps 28/29 |
|-----------------------------|------------|------------------|-----------|-------------|------------------|-------------|-------------|-------------|
| Buybacks                    | Various    | P45485           | PKC       | 30          | 30               | 30          | 0           | 0           |
| Beechgrove, Perth           | Perth      | P42222           | PKC       | 20          | 20               | 0           | 20          | 0           |
| Bertha Park, Perth (Ph6)    | Perth      | P43764           | KHA       | 60          | 60               | 0           | 30          | 30          |
| Pitlochry                   | Highland   | P44832           | CHA       | 21          | 21               | 0           | 21          | 0           |
| Westpark, Blairgowrie (Ph2) | Strathmore | P46296           | PfP       | 37          | 37               | 0           | 37          | 0           |
|                             |            |                  |           | <b>168</b>  | <b>168</b>       | <b>30</b>   | <b>108</b>  | <b>30</b>   |

### 2027/28 Site Starts with Completions 2027/28+

| Project Address   | HMA Area | HARP Project Ref | Developer | Total Units | Site Start 27/28 | Comps 27/28 | Comps 28/29 | Comps 29/30 |
|-------------------|----------|------------------|-----------|-------------|------------------|-------------|-------------|-------------|
| Buybacks          | Various  | P46297           | PKC       | 30          | 20               | 30          | 0           | 0           |
| Stanley H30 (Ph2) | Perth    | P42214           | PKC       | 22          | 22               | 0           | 22          | 0           |
| Oudenarde         | Perth    | P45527           | HH        | 140         | 140              | 0           | 40          | 100         |
|                   |          |                  |           | <b>192</b>  | <b>182</b>       | <b>30</b>   | <b>62</b>   | <b>100</b>  |





## Strategic Housing Investment Plan 2023/24 – 2027/28

## Perth and Kinross Housing Market Areas (HMAs)

| HMA           | PKC Settlements                                                                                                                                                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Greater Perth | Abernethy, Abernyte, Almond bank, Balbeggie, Bankfoot, Bridge of Earn, Dunning, Errol, Forgandenny, Glencarse, Glenfarg, Guildtown, Inchtute, Invergowrie, Longforgan, Luncarty, Methven, Murthly, Perth, Scone, Stanley, St Madoes, Wolfhill |
| Highland      | Aberfeldy, Ballinluis, Blair Atholl, Dunkeld, Fearnan, Kenmore, Kinloch Rannoch, Pitlochry                                                                                                                                                    |
| Kinross       | Blairingone, Crook of Devon, Glendevon, Keltybridge, Kinnesswood, Kinross, Milnothort, Powmill, Scotlandwell                                                                                                                                  |
| Strathearn    | Aberuthven, Auchterarder, Blackford, Bract, Comrie, Crieff, Gilmerton, Gleneagles, Greenloaning, Muthill, St Fillans                                                                                                                          |
| Strathmore    | Alyth, Ardler, Blairgowrie, Bridge of Cally, Burrelton, Caputh, Coupar Angus., Kettins, Kirkmichael, Meigle, Meikleour, New Alyth, Spittalfield, Eastern Perthshire, Woodside                                                                 |





## **Perth and Kinross Council**

### **Strategic Housing Investment Plan**

**2023/24 – 2027/28**

***‘Everyone in Perth and Kinross has access to the right home, in the right place and at the right cost’***

**November 2022**

## **1. Introduction**

- 1.1 Good quality homes in well-designed places make a significant contribution to Perth and Kinross Council's (PKCs) wider aims of creating safe and sustainable communities where people aspire to live.
- 1.2 The Strategic Housing Investment Plan (SHIP) 2023/24 – 2027/28 outlines investment priorities for affordable housing which will support delivery of the outcomes that are set out through our Local Housing Strategy (LHS).
- 1.3 Good quality affordable homes can have a positive impact on quality of life. With demand for housing in Perth and Kinross continuing, and the housing needs of our communities becoming increasingly complex, our commitment to providing a range of affordable housing options remains a key strategic priority. We remain committed to building more homes and overseeing a long-term programme of new affordable housing development to meet local needs and to support the Scottish Government's Housing to 2040 strategy.
- 1.4 The SHIP 2023/24 – 2027/28 proposes to deliver 1435 affordable homes over the next 5-year period. This confirms our commitment to continue with the scale, pace of delivery, and exceed the forthcoming LHS 2022 - 2027 target of 210 affordable homes per year.
- 1.5 The SHIP has been developed in partnership with Community members, Registered Social Landlords (RSLs), the Health and Social Care Partnership, the Planning Service, and the Housing Service.
- 1.6 The SHIP is designed to be a working tool which:
  - improves longer-term strategic planning
  - provides a practical plan detailing how investment in affordable housing will be directed
  - provides an opportunity for the Council to set out key investment priorities for affordable housing and demonstrates how these will be delivered and the resources which will help deliver these priorities
  - forms the basis for more detailed programme planning
  - provides a focus for partnership working
  - informs, and is informed by, the preparation of Registered Social Landlord (RSL) development funding plans
  - informs the allocation of resources from a national to a local authority level.

- 1.7 Confirmation of our Resource Planning Assumption (RPA) was announced during July 2021 by the Scottish Government which covered the period 2021/22 – 2025/26. For the Financial Years 2026/27 – 2027/28, the 2025/26 RPA has been used in line with Scottish Government Guidance until further announcements are made.

Table 1

| Financial Year  | 2023/24 | 2024/25 | 2025/26 | 2026/27* | 2027/28* | TOTAL   |
|-----------------|---------|---------|---------|----------|----------|---------|
| RPA (£Millions) | £16.587 | £16.645 | £16.921 | £16.921  | £16.921  | £83.995 |

\*More Homes Division Guidance Note 2020/02 only covers a 3-year period.

- 1.8 The Council will continue to increase the scale and pace of delivery of affordable housing over the next five years through an estimated RPA of circa £84m as highlighted in Table 1.
- 1.9 All projects identified as priorities for funding and delivery over the 5-year period are identified in Appendix 1. All projects are recorded through the Scottish Government's Housing and Regeneration Programme (HARP) system.
- 1.10 Projects included within the SHIP as affordable housing will be delivered through new build, buybacks, regeneration, renovation, and re-modelling. The Scottish Government will use this information to draft a Strategic Local Programme (SLP) Agreement. Once agreed, the SLP will form the basis of the Council's and our partner RSL Programme Agreements.
- 1.11 It should be noted that this SHIP is subject to developments coming forward timeously, including obtaining the necessary approvals and consents where appropriate. The varying levels of restrictions on building site activity during the pandemic has had a significant effect on housebuilding over the past two years, and will continue to have an impact going forward. In Scotland as a whole, there were 33% fewer new homes completed in 2020-21 compared to 2019/20 which the Scottish Government has attributed to the COVID-19 restrictions on housebuilding.

- 1.12 There are significant challenges with the development of affordable housing projects. These challenges relate to:
- market volatility being experienced in the construction sector
  - increasing energy prices
  - significant material prices increase
  - labour and material shortages
  - construction boom
  - the war in Ukraine
  - economic uncertainty
  - inflation
  - risk allocation
  - an element of opportunism
  - legislative change in fuel duty.
- 1.13 Some of the above factors have resulted in substantial tender prices increases and contractor claims, along with contractors unwilling to tender or hold prices for any length of time. During 2022/22, there has been an increase in construction materials with some components e.g., steel rising 25% in a month. Tender returns have increased in the region of 40% over the past year with some projects in excess of that figure.
- 1.14 This is particularly significant in relation to contributions from the private development industry to affordable housing through the Local Development Plan's Affordable Housing Policy where 25% of new housing developments must include affordable housing. A high proportion of current and future affordable housing provision is, or will be, as a consequence of this policy. As such, the pace of this provision will be dictated by the development industries build-out rate, intrinsically linked to the performance of the economy and local housing markets.
- 1.15 Due to unprecedented conditions within the construction market, there is extreme volatility both with the pricing and availability of materials & labour. Combined with capacity pressures, due to delays caused by the consequences of Covid, this makes public sector tendering for such projects a relatively unattractive prospect for bidders. In many cases, the only way to secure appetite for a project is to negotiate a direct award through a framework as suppliers do not have the resources to participate in competitive tenders where there are no guarantees of a successful outcome.
- 1.16 It should be noted that some sites which are included in the SHIP are identified for forward planning purposes only and their inclusion does not represent a contract or award of funding for projects.

## 2. The Strategic Context

- 2.1 The planning and delivery of affordable housing is focused on meeting local needs by supporting the *‘right homes in the right place’*. The Council, as both the statutory housing and planning authority, is responsible for assessing housing requirements and for ensuring appropriate land in the right places to enable the delivery of housing.
- 2.2 The LHS sets out our strategic vision for housing, considering both national policy objectives and local priorities, based on housing need and demand evidence. As well as our strategic response to national outcomes and national housing priorities, the LHS sets out the approach to meeting other statutory housing responsibilities, including fuel poverty, house condition and homelessness. It also provides people with a vital opportunity to have their say and influence the future delivery of housing and housing related services in their communities.
- 2.3 The forthcoming LHS 2022 – 2027, due to be presented for Committee approval in early 2023, sets out how PKC and its partner RSLs will continue to deliver our vision *that ‘Everyone in Perth and Kinross has access to the right home, in the right place and at the right cost.’*
- 2.4 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 [OBJ] supplying high quality homes that are affordable to live in, within sustainable communities where people want to live, 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 [OBJ] connect to services, facilities, and transport links. This is guided by the [OBJ] principle that housing is provided in the right places to create and sustain [OBJ] thriving local [OBJ][OBJ][OBJ]in prioritises [OBJ][OBJ] connectivity.
- 2.5 If approved, the new LHS will incorporate the following to meet the aims set out in Housing to 2040:
1. providing more homes at the heart of great places
  2. providing a range of housing options that people can easily access, afford and keep
  3. delivering housing for people with varying needs
  4. delivering quality homes with affordable warmth, zero emission and SMART technology.
- 2.6 This will be achieved through a set of outcomes which reflect local priorities, national policy objectives and provide a clear strategic direction for the SHIP 2023/24 – 2027/28.

- 2.7 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. The strategy has four key themes:
- More homes at the heart of great places
  - Affordability and choice
  - Affordable warmth and zero emissions
  - Improving the quality of all homes
- 2.8 PKC through the Housing to 2040 commitment will increase housing supply by assisting to deliver the Scottish Government's ambition to deliver 110,000 affordable homes over the next ten years up to 2031/32 where at least 70% of these homes will be for social rent.
- 2.9 The Housing to 2040 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
- 2.10 We have reviewed our strategic priorities considering the ongoing impact of COVID and new/emerging challenges, particularly the cost-of-living crisis and its impact on our communities and the growing climate emergency.
- 2.11 Through the draft Perth and Kinross Corporate Plan 2022 – 2027, we have set a vision where everyone can live life well, free from poverty and inequality. The Corporate Plan will guide PKC to help make decisions about where to prioritise activity and resources in the future. This is as the Council transforms as an organization, to deliver on our commitments, to listen to communities and work in partnership to tackle poverty, reduce inequalities, improve wellbeing, and support sustainable communities.
- 2.12 The Perth and Kinross Offer sets out how we, together with local communities, will deliver on our ambition to recognise that everyone in Perth and Kinross has something to offer. Our ambition is to make sure that we acknowledge this across the area, drawing on the strengths and assets of individuals and communities, working together so everyone in Perth and Kinross can live life well.



2.13 The PKC Offer will be delivered through the SHIP by ensuring that:

- people will be at the heart of everything that we do
- people will be happier, healthier, and more resilient - with communities empowered to make decisions
- Perth and Kinross will be a better, greener, and fairer place for people to live, learn, work, play and visit
- resources will be directed to where communities need them most
- people's needs will be met in a better way, and we will make working with us easier
- we will improve our digital services to make contacting and accessing services simpler
- staff are empowered to do what needs to be done to improve people's lives - being solution-focused and thinking "yes".

2.14 *The Community Planning Partnership* has revised its ambition for ***our area to be the best place in Scotland for everyone to live life well, free from poverty and inequality***. We will do this through:

- Reducing Poverty
- Physical and Mental Wellbeing
- Digital Participation
- Skills, Learning and Development
- Employability

2.15 The Scottish Government are currently preparing a new spatial plan for Scotland that will look ahead to 2050. The fourth National Planning Framework (NPF4) will set out a vision for what Scotland, as a place, could and should look like in 2050. This will include national planning policies and provide a plan for future development in Scotland. Driven by the overarching goal of addressing climate change, this long-term strategy is expected to focus on achieving four key outcomes which the Council will incorporate into its future delivery of affordable housing through the SHIP 2023/24 – 2027/28:

- Net Zero Emissions
- A Wellbeing Economy
- Resilient Communities
- Better Greener Places

- 2.16 In addition to the 'Housing to 2040 Strategy', the SHIP takes cognisance of the Scottish Government's Housing and Planning Delivery Framework (HPDF) which promotes more efficient collaboration between Housing and Planning Services in relation to the Local Housing Strategy, Housing Need and Demand Assessment and Scottish Planning Policy. Perth and Kinross Council's Strategic Housing Investment Plan, the Local Housing Strategy, and the Local Development Plan all aim to support the implementation of the Housing and Planning Delivery Framework which aims to:
1. increase the supply of housing
  2. make the housing system more responsive to demand
  3. improve long term housing affordability
  4. reduce volatility in the housing market
- 2.17 A range of key strategic and planning documents including the Strategic Development Plan (SDP), the Local Development Plan (LDP), the Housing Land Audit and the Perth and Kinross Health and Social Care Partnership Strategic Investment Plan and the Rapid Rehousing Transition Plan have also informed the SHIP.
- 2.18 The Council's Child Poverty Action Report plays a pivotal role in investment priorities for affordable housing to put poverty at the heart of housing to reduce the cost of living and invest in areas where child poverty is highest within Perth and Kinross. We do this by:
- increasing the supply of affordable homes within Perth and Kinross by achieving as a minimum the Building Technical Silver Standard (Aspects 1 & 2) to address fuel poverty
  - continuing to build on the success of the 'Home First' initiative to reduce the potential impact of homelessness on families
- 2.19 The SHIP also recognises the fundamental role housing has in tackling poverty. This SHIP aims to support the delivery of a range of property types and sizes that meet the needs of households of all sizes through the creation of high-quality energy efficient homes in sustainable communities that support health, wellbeing, and educational attainment.
- 2.20 As such, our investment priorities are reflected by significant regeneration investment in areas where levels of poverty are highest.
- 2.21 The Council has allocated resources to identify opportunities for new affordable housing in all rural areas across Perth and Kinross, current activity is focused throughout Highland Perthshire where a lack of affordable housing is particularly acute.

- 2.22 The Rural Housing Fund (RHF) is available specifically for Affordable Housing projects in rural areas. In the current period to 2026, £25 million is available to fund rural projects, which is open to community-led projects, landowners and private/charitable sector organisations. This fund is not open to Councils. However, to progress this opportunity the Council is working closely with the rural specialist agency Community Housing Trust (CHT) who have a proven track record of working with rural communities to deliver community-driven affordable housing projects. To support this, the Council have also increased resources in this area and are focused on maximising RHF investment in rural communities in the current period to 2026.

### **3. Housing Need and Demand**

- 3.1 The Perth and Kinross Housing need and Demand Assessment (HNDA) was conducted across the Tayplan area which includes Angus, Dundee, Perth and Kinross and Northern Fife during 2021.
- 3.2 For development planning purposes, the Perth and Kinross housing market is considered in terms of five Housing Market Areas (HMAs) (Appendix 2 provides a list of the HMAs) and the need for additional housing is reported at this level. The report on our most recent HNDA is due to be complete by the end of October 2022. The information from this will be used to inform Housing Supply Targets to be adopted in our revised LHS.
- 3.3 The LHS sets an annual Housing Supply Target which determines the type of market and affordable housing required to meet housing need and demand throughout the LHS period. This includes the level of affordable housing required to meet housing needs and a target for the delivery of affordable homes for households with particular needs.
- 3.4 In order to increase housing supply and contribute towards the Housing Supply Target, the Council, and its partners, will aim to deliver a minimum of 210 affordable homes per year. During the period 2016/17 – 2020/21 PKC delivered 963 affordable homes, delivering on average 193 affordable homes per year. During the 2021/22 Financial Year, the Council and its partners delivered 308 affordable homes.
- 3.5 Our Vacant Property Development and Private Sector Housing Teams provide advice and assistance to owners of long-term empty properties. Having empty homes as an integral part of affordable housing provision ensures a coordinated approach within Perth and Kinross. Through Vacant Property Feasibility Grants, funding of professional fees for owners enables them to undertake feasibility studies to enable repairing or re-purposing of their empty properties. Initiative grants also enable owners to upgrade or repair their properties in return for the properties being let through the Rent Bond Guarantee Scheme for a period of 5 years, not exceeding current Local Housing Allowance rent levels. The Council's aim is to bring back 130 privately owned empty properties back into use as housing each year.

- 3.6 The housing needs and accommodation activity of Gypsy/Traveller communities continues to be closely monitored by the Council. Although there are no plans in the current SHIP for affordable homes for Gypsy/Travellers, work is progressing to establish the unmet needs of transient Gypsy/Travellers. Consultation is also continuing with the local Gypsy/Traveller community through the findings of the Local House Condition Survey and following the transfer of two sites to the Housing Revenue Account (HRA). The information obtained will be used to plan future investment and maintenance of existing sites. Recognising that needs may change, the Council will continue to monitor the position and be ready to embrace this through new LHS guidance.
- 3.7 The Council will support applications to develop land into permanent or transit sites for Gypsy/Travelers. The land does not need to be identified in the Local Development Plan and no evidence of need is required. Consultation is currently ongoing regarding Gypsy / Traveler site standards.

#### **4. Wheelchair & Particular Needs Housing**

- 4.1 We are committed to increasing the supply of wheelchair accessible homes in accordance with requirements set out in the Scottish Government Guidance Note MHDGN 2019/02.
- 4.2 Work is currently underway with our RSL partners to deliver wheelchair accessible homes across urban and rural Perth and Kinross. Through our Strategic Local Plans, the aim is to ensure that where possible, 10% of all homes built are suitable for people with particular needs, such as wheelchair users, where this can be met within affordable housing development sites.
- 4.3 Improvements in information on the requirement for wheelchair accessible homes alongside demographic information has developed a clearer picture of the future requirement for wheelchair accessible housing. This is incorporated into the 2022-27 LHS to support developers to include specialist housing provision in private sector developments.

#### **5. Rapid Rehousing Transition Plan (RRTP) Priorities**

- 5.1 Addressing the key Homelessness and Rough Sleeping Action Group (HARSAG) recommendation, the Council aligns strategic housing priorities consistent with the RRTP and ensures that the new supply of affordable housing is fully integrated within the Council's 'Home First' model.
- 5.2 The Council's 'Home First' model was introduced in 2017 and its aim is to assist homeless households move straight into settled accommodation and avoiding the use of temporary accommodation. Minimising the duration, impact, stigma, and cost of homelessness is the key objective as well as ensuring the best outcome for homeless households.

- 5.3 Increasing the supply of affordable housing will assist in meeting the RRTP strategic aims of prevention of homelessness. In addition, it will also support the commitment to ensuring that those in housing need to find the fastest route to safe and secure accommodation to help them resettlement in their new homes quickly and successfully with support.
- 5.4 With a strong focus on the prevention of homelessness, the Council identifies and supports those at highest risk of homelessness. This is whilst also assisting those who find themselves homeless to be rehoused as quickly as possible, promoting choice, and ensuring positive outcomes to reduce the stress and trauma that homelessness brings to individuals and families.

## **6. Partnership Working, Consultation and Collaboration**

- 6.1 The SHIP has been developed and implemented through close partnership working with the Scottish Government, RSLs, Perth and Kinross Health and Social Care Partnership, Housing, Planning Division and Community members. A number of mechanisms are in place to ensure that a range of partners participate in the ongoing delivery of the SHIP.
- 6.2 There is a strong history of partnership working in Perth and Kinross with RSLs and internal and external partners to deliver the ambitious housing programme. There are five RSLs with active projects within the SHIP. They also have a keen interest in continuing the partnership working to develop affordable housing within Perth and Kinross.
- 6.3 A number of other RSLs have expressed an interest in delivering affordable housing within Perth and Kinross within the period of the SHIP.
- 6.4 The Council will continue to explore options for joint working around innovative delivery mechanisms that support the provision of affordable housing throughout Perth and Kinross. Both the Council and RSL Partners will continue to look for efficiencies in construction methods and will work with the construction industry and design teams to determine the suitability of non-traditional construction methods for projects included with the SHIP.
- 6.5 Monthly updates with the RSL partners continue to take place. The RSL partners continue to engage with the PKC Affordable Housing Enablers about potential future development opportunities. The monthly meetings bring an opportunity for partners to discuss the wider programme and strategic issues including updates from the Scottish Government, Scottish Water, the SHIP, and site prioritisation. Every two months, updates are provided to the Scottish Government to discuss the programme and key requirements throughout the programme year (focus is specific project issues relating to planning, public utilities and slippage impacting current/future year funding).

- 6.6 This structure provides the Council with a proactive approach to monitoring project progress which complements discussions on strategic issues affecting the delivery of affordable housing in Perth and Kinross.
- 6.7 In developing the SHIP 2023/24 – 2027/28, all RSLs provided project proposals. All proposals were assessed alongside Council projects by the New Build Project Board (NBPB) see Appendix 3. The NBPB were provided with projects that were assessed against the SHIP prioritisation Framework (See Appendix 4) and approved which projects to include within the SHIP.
- 6.8 The Perth and Kinross multi-agency Independent Living Panel provides key information to the SHIP. They meet monthly and are made up of Housing and Health and Social Care Partnership representatives, including RSL and Care Providers. The Panel provides an integrated approach to meeting housing, health and social care needs of people who have been assessed with the eligibility criteria as requiring support to enable them to live as independently as possible in their own home or within specialist provision.
- 6.9 The Panel reviews and analyses and authorises the allocation of appropriate housing provision for individuals as requiring specialist housing, care, and support to live independently in Perth and Kinross.
- 6.10 The Independent Living Panel:
- makes recommendations for the allocation of accommodation for the provision for independent living need
  - ensures that an overview of demand and supply for independent living needs in Perth & Kinross is maintained and regularly reviewed
  - provides a link between NHS, PKC, HSCP and third sector partners to ensure a joined-up approach and co-design of housing solutions for those with specialist housing, care, and support needs
  - links with the New Build Programme to ensure gaps in service provision are met effectively and to inform the future planning and development of services
  - seeks reviews on placements in specialist accommodation to ensure the provision is being used appropriately for those in most need
  - conducts quality assurance checks on cases referred to the Panel to ensure consistency across and within the allocation process and the provision of specialist accommodation
  - ensures the efficient and effective use of resources
- 6.11 The Council has frequent meetings with developers to discuss development sites and how housing developments can contribute to LHS priorities through inclusion of their proposed developments in the SHIP. The Council have procured housing through the Scottish Procurement Framework as well as through Section 75 agreements being made with Developers in fulfilling the requirements of the Affordable Housing Policy.

- 6.12 In taking forward the LHS and the SHIP, workshop events are organised to consult on the objectives of both and thoughts on how objectives can best be met are invited from a wide audience of partners and community representatives.
- 6.13 The SHIP document is widely circulated, and comments are invited ahead of finalisation.

## **7. Review Mechanism - Response & Resolution of Constraints**

- 7.1 The Council regularly reviews affordable housing projects, both internally and with RSL Partners, to ascertain progress through monthly meetings. Tripartite meetings with officers from the Council, RSLs and the Scottish Government will take place every 2 months.
- 7.2 Frequent, formal review process assists with the identification of constraints and potential slippage in the programme at an early stage. Early contact and liaison with internal stakeholders, such as Planning, or external stakeholders, such as Scottish Water, has assisted the Council in resolving constraints and achieving effective programme management outcomes.

## **8. Affordable Housing Supply Programme (AHSP)**

- 8.1 The Affordable Housing Supply Programme forms part of the Scottish Government's More Homes Scotland approach, which aims to increase and accelerate the supply of homes across all tenures. The Programme supports the Council in delivering our affordable housing priorities, by providing quality homes in mixed communities that fit local need.
- 8.2 The grant subsidy which is available through the Affordable Housing Supply Programme supports the delivery of social rented housing, homes for mid-market rent, and the provision of housing for low-cost home ownership (most notably the new supply shared equity scheme).
- 8.3 Resource Planning Assumptions (RPA) support the delivery of new affordable homes across Perth and Kinross by providing grant support at flexible benchmark rates for each affordable home developed.
- 8.4 The Council RPA for the 2023/24 Financial Year is £16.587m. Future years 2024/25 – 2025/26 RPA funding was agreed during July 2021 as highlighted within Table 1, (paragraph 1.8). Through Scottish Government Guidance MHDGN 2022/02, it advises to use the 2025/26 RPA as the basis for future years until announced. As such, it is prudent to take a conservative approach for future years within the SHIP until further information on RPA levels post 2026 is known, to avoid abortive work or other cost risks.
- 8.5 The Affordable Housing Enablers continue to identify additional projects and liaise with RSL partners to bring further opportunities for affordable housing into the programme.

- 8.6 The SHIP projects that 1435 affordable homes could be delivered in the period to 2027/28.
- 8.7 The Funding from the Scottish Government, required to deliver the proposed affordable Housing projects as outlined within the SHIP 2023/24 – 2027/28, as per Table 1.
- 8.8 Over and above the increased flexible grant benchmark rates, additional grant funding is available from existing Resource Planning Assumptions to affordable housing developers who meet Scottish Government criteria in relation to specific quality and design features. This includes:
- the delivery of homes to Silver Level of the 2019 Building Regulations in respect of Energy for Space Heating
  - the provision of balconies within flatted developments where the provision of private or communal outdoor space is not possible
  - the provision of space for home working or study where it is not possible to incorporate such space within the design of the homes under current space standards
  - by ensuring that all new social rented homes are digitally enabled with tenants able to arrange for an internet connection without the internet service provider having to provide additional cabling to the premises
  - the installation of ducting infrastructure for electric vehicle charge point connectors
  - the installation of automatic fire suppression systems; and
  - installation of heating systems which produce zero direct emissions at the point of use
- 8.9 The increased flexible benchmark rates of grant and additional grant being made available to affordable housing developers who incorporate enhanced design elements is being met from current known RPA. This may have an impact on the number of new affordable homes being delivered as the level of grant for each property increases.
- 8.10 The Council, alongside its RSL partners, has sought to be as realistic as possible in detailing the programme. Projects that have been assessed as having completions by March 2023 have been programmed within the first year of this SHIP. Years 2 and 3 of the SHIP see the conclusion of large projects with a fewer number of projects detailed in later years. It should be noted that the SHIP is reviewed every year.
- 8.11 The Council, in consultation with the Scottish Government, will continue to manage the AHSP in conjunction with its Housing Capital Plan, Housing Revenue Account investment, Council Tax 2<sup>nd</sup> Homes Funds, Commuted Sums to support and maximise delivery of affordable housing in priority areas during the SHIP period.



## 9. Funding Resources, Housing Revenue Account, Developer Contributions and Council Tax (Second Homes)

Funding Resources to support delivery of SHIP priorities are summarised:

- **Housing Revenue Account (HRA)**

- 9.1 Prudential borrowing via the HRA is the key funding component used in addition to Scottish Government Housing Subsidy to support the delivery of new affordable homes for PKC affordable housing. The financial viability of all potential Council new build projects is assessed in terms of the Housing Revenue Account 30-year business plan, to ensure that the capital costs generate a reasonable return on investment over the long term. The new build programme is monitored as part of the HRA capital monitoring process between finance, housing, and property.

- **Developer Contributions**

- 9.2 Applications that meet the criteria can be made to PKC to support the delivery of affordable homes from Developer Contributions (DCs). Information on applications received during 2021/22 in respect of supporting the delivery of affordable homes are detailed below:

| DEVELOPER   | PROJECT                 | AFFORDABLE HOMES | HMA        | DCs Used £  |
|-------------|-------------------------|------------------|------------|-------------|
| KHA         | Earlsgate, Scone        | 51               | Perth HMA  | £765,000.00 |
| KHA         | Bertha Park (Phase 2A), | 28               | Perth      | £196,000.00 |
| KHA         | Rattray                 | 6                | Strathmore | £78,000.00  |
| PKC         | Milne Street, Perth     | 8                | Perth      | £188,000.00 |
| Rannoch CDT | Feasibility             | N/A              | Highland   | £5,300.00   |

- 9.3 As of 1 September 2022, there was £1,700,000.00 available within Developer Contributions to assist in bringing forward affordable housing developments throughout Perth and Kinross. Policy requires these funds to be invested in the same HMA they were collected.

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

- 9.4 The Council has funding available through income raised each financial year from Council Tax (Empty Homes and 2<sup>nd</sup> Homes). This funding assists in supporting the delivery of all affordable homes delivered by the Council (new build and Empty Homes) and new builds for RSLs.
- 9.5 These funds are used to support the Vacant Property Development and Private Sector Teams bring empty homes back into use for housing. The following empty properties have been brought back into use as housing through assistance of these funds:

| Financial Year | Empty Homes Brought Back into Use |
|----------------|-----------------------------------|
| 2015/16        | 149                               |
| 2016/17        | 138                               |
| 2017/18        | 146                               |
| 2018/19        | 145                               |
| 2019/20        | 139                               |
| 2020/21        | 93                                |
| 2021/22        | 130                               |
| <b>TOTAL</b>   | <b>940</b>                        |

- 9.6 As of 1 April 2022, the balance of funds remaining from Council Tax for the delivery of affordable housing was £4,281,000.00. Since 2015/16 through the delivery of New Build affordable housing and Empty homes, the Council has used funding of over £11m from this to assist with the delivery of affordable homes.

## **10. Affordable Housing Policy**

- 10.1 The Developer Contributions and Affordable Housing Supplementary Guidance (2020) sets out the contribution that developers must make towards the delivery of affordable housing as a condition of securing planning approval for a new build development. The Supplementary Guidance requires new housing developments within Perth and Kinross to provide a 25% Affordable Housing Contribution.
- 10.2 Affordable Housing can include a variety of forms, such as social rent, Low-Cost Home Ownership options such as Shared Equity, Mid-market / intermediate rent, and self-build plots. Sites delivered through the Supplementary Guidance make a significant contribution to the SHIP.

- 10.3 Commuted Sums make a great contribution towards the delivery of affordable housing in Perth and Kinross. The Council continues to utilise contributions resulting from the Supplementary Guidance to support the delivery of affordable homes within its own programme and with RSL partners where appropriate.

## **11. SHIP Prioritisation Framework**

- 11.1 All affordable housing proposals that are to be included within the SHIP are prioritised by the SHIP Prioritisation Framework (PF) (APPENDIX 4). This framework prioritises investment whilst assessing the proposals against the Council's strategic aims and priorities, along with deliverability, and the community benefits it will provide
- 11.2 In assessing projects for inclusion in the SHIP, the Council considers the following:
- Whether the development assists with the delivery of LHS outcomes
  - The extent to which the development addresses housing needs
  - Site attributes
  - Whether planning approval is in place
  - Funding requirements
  - Strategic priority
  - Deliverability
- 11.3 The PF is not intended to provide the only assessment of priority; however, the Council will continue to balance its investment decisions through a mixture of Council, RSL and developer delivery and by considering a range of affordable housing tenures to meet housing need across all the HMAs.
- 11.4 In recognising the need for housing to address particular support needs, including wheelchair accessible homes, projects which provide this type of housing will attract extra points under the scoring criteria.

## **12. Energy Efficiency**

- 12.1 The Council seeks to maximise the opportunities for energy efficiency and reduction of fuel poverty through achieving the 'Greener' energy efficiency standard in new builds where practical. To meet this standard, homes must meet Section 7 (Aspect 1 & 2) of the 2011 Building Regulations in relation to Carbon Dioxide emissions and energy for space heating.
- 12.2 The standard may not be attainable in all projects, particularly where an existing building is to be redeveloped or where homes form part of a larger development for market provision or through the PKC Buyback scheme.

- 12.3 The Council supports RSL partners to develop to Silver Standards as a minimum and to provide enhanced levels as set out within the Scottish governments Housing to 2040 vision.
- 12.4 The Council are currently in the process of developing its new net zero Design Guide. It is anticipated by 2023/24 that all PKC new build affordable homes will meet the 'Gold Standard' as a minimum and meet some of the key objectives within the Council's climate change strategy and action plan.

### **13. Equalities**

- 13.1 The Council are fully committed to equalities and diversity. The General Equality Duty has three main aspects:
- Eliminate Discrimination
  - Advance equality of opportunity
  - Foster good relations between communities.
- 13.2 The Council will respond to the different needs and service requirements of people regardless of sex, race, colour, disability, age, nationality, marital status, ethnic origin, religion or belief, sexual orientation, or gender re-assignment. The planning and delivery of good quality housing and appropriate information, advice and support services embrace the principle of equal opportunities and equality in outcomes.
- 13.3 The SHIP plays a vital role in promoting this agenda. People with specialist needs should have the opportunity to live independently in their own homes and community. To address specialist needs, at least 10% of new affordable homes will be delivered to meet particular support needs (this also includes wheelchair accessible).

### **14. Strategic Environmental Assessment**

- 14.1 The Strategic Environmental Assessment (Scotland) Act 2005 requires that all qualifying plans, programmes, and strategies, including policies are screened to assess the potential environmental impact of the plan. A Strategic Environmental Assessment (SEA) ensures that environmental issues are considered by decision makers alongside social and economic issues.
- 14.2 The SHIP, as part of the LHS, was considered under the Environmental Assessment (Scotland) Act 2005 and pre-screening identified that the SHIP would have no, or minimal, environmental effects. It is therefore exempt, and the SEA Gateway has been notified.

## **15. Monitoring**

- 15.1 The SHIP is closely monitored, and funding is claimed promptly to promote and maximise the funding invested within Perth and Kinross. Annual reviews of progress in increasing the supply of housing are reported to the Council's Housing and Social Wellbeing Committee, as part of the review of progress in implementing the LHS.
- 15.2 A range of project management activities are used to ensure resources are managed effectively with projects progressing as planned. These include:
- ongoing liaison between services within the Council and between the Council and Registered Social Landlord partners on specific projects
  - multi-agency project group meetings
  - quarterly tripartite meetings involving the Council, individual developing Registered Social Landlord partners and the Scottish Government
  - six weekly internal Board meetings to review progress. Throughout the duration of this SHIP progress will continue to be monitored to support project delivery

## APPENDIX 1 - Strategic Housing Investment Plan (2023/24 – 2027/28)

### Affordable Housing Site Starts (2023/24 – 2027/28)

| Developer                | 23/24      | 24/25      | 25/26      | 26/27      | 27/28      | Total AH    |
|--------------------------|------------|------------|------------|------------|------------|-------------|
| PKC                      | 110        | 91         | 180        | 50         | 52         | 483         |
| KHA                      | 93         | 115        | 74         | 60         | 0          | 342         |
| HH                       | 77         | 35         | 60         | 0          | 140        | 312         |
| CHA                      | 0          | 85         | 0          | 21         | 0          | 106         |
| PfP                      | 218        | 0          | 0          | 37         | 0          | 255         |
| Ark                      | 26         | 0          | 0          | 0          | 0          | 26          |
| <b>Total Site Starts</b> | <b>524</b> | <b>326</b> | <b>314</b> | <b>168</b> | <b>192</b> | <b>1524</b> |

### Affordable Housing Completions (2023/24 – 2027/28)

| Developer                | 23/24     | 24/25      | 25/26      | 26/27      | 27/28      | Total AH    |
|--------------------------|-----------|------------|------------|------------|------------|-------------|
| PKC                      | 54        | 70         | 153        | 88         | 120        | 485         |
| KHA                      | 21        | 59         | 154        | 72         | 68         | 374         |
| HH                       | 17        | 45         | 67         | 0          | 60         | 189         |
| CHA                      | 0         | 0          | 30         | 55         | 21         | 106         |
| PfP                      | 0         | 75         | 143        | 0          | 37         | 255         |
| Ark                      | 0         | 18         | 8          | 0          | 0          | 26          |
| <b>Total Completions</b> | <b>92</b> | <b>267</b> | <b>555</b> | <b>215</b> | <b>306</b> | <b>1435</b> |

PKC – Perth & Kinross Council, KHA – Kingdom Housing Association, HH – Hillcrest Homes, CHA – Caledonia Housing Association,  
PfP – Places for People, ARK – Ark Housing Association

**Pre 2023/24 Site starts with Completions in 2023/24+**

| Project Address             | HMA        | HARP   | Developer | Total Units | Site Start Pre 23/24 | Completions 23/24 | Completions 24/25 | Completions 25/26 |
|-----------------------------|------------|--------|-----------|-------------|----------------------|-------------------|-------------------|-------------------|
| Lynedoch Road, Methven      | Perth      | P44746 | PKC       | 24          | 24                   | 24                | 0                 | 0                 |
| Broich Road, Crieff (Ph2)   | Strathearn | P42217 | KHA       | 14          | 14                   | 14                | 0                 | 0                 |
| Bertha Park, Perth (Ph2B)   | Perth      | P44623 | KHA       | 7           | 7                    | 7                 | 0                 | 0                 |
| Bertha Park, Perth (Ph3)    | Perth      | P42218 | KHA       | 41          | 41                   | 0                 | 41                | 0                 |
| Old Causeway, Kinross       | Kinross    | P44839 | HH        | 8           | 8                    | 8                 | 0                 | 0                 |
| Abbeyfield, Crieff          | Strathearn | P44843 | HH        | 9           | 9                    | 9                 | 0                 | 0                 |
| Westpark, Blairgowrie (Ph1) | Strathmore | P44842 | PfP       | 73          | 73                   | 0                 | 30                | 43                |
|                             |            |        |           | <b>176</b>  | <b>176</b>           | <b>62</b>         | <b>71</b>         | <b>43</b>         |

**2023/24 Site Starts with Completions 23/24+**

| Project Address                      | HMA        | HARP    | Developer | Total Units | Site Start 23/24 | Completions 23/24 | Completions 24/25 | Completions 25/26 |
|--------------------------------------|------------|---------|-----------|-------------|------------------|-------------------|-------------------|-------------------|
| Buybacks                             | Various    | (INPUT) | PKC       | 30          | 30               | 30                | 0                 | 0                 |
| Rossie Place, Auchterarder (Ph1 & 2) | Strathearn | P42212  | PKC       | 40          | 40               | 0                 | 20                | 20                |
| Coupar Angus, Grewar Farm            | Strathmore | TBC     | PKC       | 40          | 40               | 0                 | 20                | 20                |
| Broich Road, Crieff (Ph3)            | Strathearn | P44834  | KHA       | 18          | 18               | 0                 | 18                | 0                 |
| Milnathort, Kinross                  | Kinross    | P43762  | KHA       | 16          | 16               | 0                 | 0                 | 16                |
| Lathro Farm, Kinross                 | Kinross    | P45490  | KHA       | 35          | 35               | 0                 | 0                 | 35                |
| Meigle                               | Strathmore | TBC     | KHA       | 24          | 24               | 0                 | 0                 | 24                |
| Aberfeldy (TBC)                      | Highland   | TBC     | HH        | 25          | 25               | 0                 | 25                | 0                 |
| Oudenarde                            | Perth      | TBC     | HH        | 40          | 40               | 0                 | 20                | 20                |
| Moncur Farm, Inchtute                | Perth      | TBC     | HH        | 12          | 12               | 0                 | 0                 | 12                |
| Scone North                          | Perth      | TBC     | PfP       | 60          | 60               | 0                 | 15                | 45                |
| Almond Valley                        | Perth      | TBC     | PfP       | 0           | 85               | 0                 | 30                | 55                |
| Westpark, Blairgowrie (Ph1)          | Strathmore | TBC     | PfP       | 73          | 73               | 0                 | 30                | 43                |



|                          |            |        |        |            |            |           |            |            |
|--------------------------|------------|--------|--------|------------|------------|-----------|------------|------------|
| Former Crieff PS, Crieff | Strathearn | TBC    | Ark HA | 0          | 8          | 0         | 0          | 8          |
| Hawarden Tce, Perth      | Perth      | P42222 | Ark HA | 18         | 18         | 0         | 18         | 0          |
|                          |            |        |        | <b>431</b> | <b>524</b> | <b>30</b> | <b>196</b> | <b>298</b> |

**2024/25 Site Starts with Completions 2024/25+**

| Project Address                | HMA        | HARP   | Developer | Total Units | Site Start 24/25 | Completions 24/25 | Completions 25/26 | Completions 26/27 |
|--------------------------------|------------|--------|-----------|-------------|------------------|-------------------|-------------------|-------------------|
| Buybacks                       | Various    | TBC    | PKC       | 30          | 30               | 30                | 0                 | 0                 |
| Rossie Place, Auchterder (Ph3) | Strathearn | P42226 | PKC       | 20          | 20               | 0                 | 20                | 0                 |
| Balhousie PS, Perth            | Perth      | P42225 | PKC       | 25          | 25               | 0                 | 25                | 0                 |
| St Catherines Square, Perth    | Perth      | TBC    | PKC       | 30          | 30               | 0                 | 30                | 0                 |
| Pitlochry                      | Highland   | TBC    | PKC       | 8           | 8                | 0                 | 8                 | 0                 |
| Bertha Park, Perth, (Ph4)      | Perth      | P44820 | KHA       | 54          | 54               | 0                 | 40                | 14                |
| Broich Road, Crieff (Ph4)      | Strathearn | P44836 | KHA       | 12          | 12               | 0                 | 12                | 0                 |
| Bridge of Earn                 | Perth      | P45521 | KHA       | 27          | 27               | 0                 | 27                | 0                 |
| Alyth                          | Strathmore | P44828 | CHA/PKC   | 43          | 43               | 0                 | 20                | 23                |
| Luncarty                       | Perth      | P42216 | CHA/PKC   | 20          | 20               | 0                 | 10                | 10                |
| Milnab St, Crieff              | Strathearn | TBC    | HH        | 10          | 10               | 0                 | 10                | 0                 |
| Western Tomanock, Crieff       | Strathearn | TBC    | HH        | 25          | 25               | 0                 | 25                | 0                 |
| Stanley H31                    | Perth      | TBC    | CHA       | 22          | 22               | 0                 | 0                 | 22                |
|                                |            |        |           | <b>326</b>  | <b>326</b>       | <b>30</b>         | <b>227</b>        | <b>69</b>         |

**2025/26 Site Starts with Completions 2025/26+**

| Project Address                  | HMA        | HARP                       | Developer | Total Units | Site Start 25/26 | Completions 25/26 | Completions 26/27 | Completions 27/28 |
|----------------------------------|------------|----------------------------|-----------|-------------|------------------|-------------------|-------------------|-------------------|
| Buybacks                         | Various    | TBC                        | PKC       | 30          | 30               | 30                | 0                 | 0                 |
| Rossie Place, Auchterarder (Ph4) | Strathearn | P42231                     | PKC       | 20          | 20               | 0                 | 20                | 0                 |
| Borlick (Ph1), Aberfeldy         | Highland   | P42208<br>P42221<br>P42227 | PKC       | 65          | 65               | 0                 | 30                | 35                |
| Perth West                       | Perth      | P44832                     | PKC       | 65          | 65               | 0                 | 30                | 35                |
| Bertha Park, Perth (Ph5)         | Perth      | P42228                     | KHA       | 58          | 58               | 0                 | 20                | 38                |
| Stanley H30                      | Perth      | P42215                     | KHA       | 16          | 16               | 0                 | 16                | 0                 |
| Thimble row                      | Perth      | TBC                        | HH/PKC    | 60          | 60               | 0                 | 0                 | 60                |
|                                  |            |                            |           | <b>314</b>  | <b>314</b>       | <b>30</b>         | <b>116</b>        | <b>168</b>        |

**2026/27 Site Starts with Completions 2026/27+**

| Project Address             | HMA        | HARP   | Developer | Total Units | Site Start 26/27 | Completions 26/27 | Completions 27/28 | Completions 28/29 |
|-----------------------------|------------|--------|-----------|-------------|------------------|-------------------|-------------------|-------------------|
| Buybacks                    | Various    | TBC    | PKC       | 30          | 30               | 30                | 0                 | 0                 |
| Beechgrove, Perth           | Perth      | TBC    | PKC       | 20          | 20               | 0                 | 20                | 0                 |
| Bertha Park, Perth (Ph6)    | Perth      | P43764 | KHA       | 60          | 60               | 0                 | 30                | 30                |
| Pitlochry                   | Highland   | P44832 | CHA       | 21          | 21               | 0                 | 21                | 0                 |
| Westpark, Blairgowrie (Ph2) | Strathmore | TBC    | PfP       | 37          | 37               | 0                 | 37                | 0                 |
|                             |            |        |           | <b>168</b>  | <b>168</b>       | <b>30</b>         | <b>108</b>        | <b>30</b>         |

**2027/28 Site Starts with Completions 2027/28+**

| Project Address   | HMA     | HARP   | Developer | Total Units | Site Start 27/28 | Completions 27/28 | Completions 28/29 | Completions 29/30 |
|-------------------|---------|--------|-----------|-------------|------------------|-------------------|-------------------|-------------------|
| Buybacks          | Various | TBC    | PKC       | 30          | 20               | 30                | 0                 | 0                 |
| Stanley H30 (Ph2) | Perth   | P42214 | PKC       | 22          | 22               | 0                 | 22                | 0                 |
| Oudenarde         | Perth   | TBC    | HH        | 140         | 140              | 0                 | 40                | 100               |
|                   |         |        |           | <b>192</b>  | <b>182</b>       | <b>30</b>         | <b>62</b>         | <b>100</b>        |

## Appendix 2 - HMAs

### Perth and Kinross Settlements by HMA

| HMA                                                |                                                                                                                                                                                                                                              |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Greater Perth                                      | Abernethy. Abernyte. Almond bank. Balbeggie. Bankfoot. Bridge of Earn. Dunning. Errol. Forgandenny. Glencarse. Glenfarg. Guildtown. Inchtute, 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 (formerly Eastern Perthshire) | Alyth. Ardler. Blairgowrie. Bridge of Cally. Burrelton. Caputh. Coupar Angus. Kettins, Kirkmichael, Meigle. Meikleour, New Alyth. Spittalfield. Woodside                                                                                     |

### Appendix 3

#### New Build Project Board Members –

| Name              | Position within PKC                             |
|-------------------|-------------------------------------------------|
| Elaine Ritchie    | Senior Service Manager (Housing)                |
| Ben Wilson        | Service Manager – Planning and Housing Strategy |
| Nicola Lennon     | Service Manager - Housing                       |
| Andy Saum         | Team Leader – Housing Strategy                  |
| Steven Coyle      | Finance and Governance Team Leader              |
| Norman Ballantine | Capital Programme Manager                       |

## **Appendix 4 – SHIP Prioritisation**

### **Methodology Prioritisation Framework Scoring**

#### **Introduction**

The Prioritisation Framework provides a tool to prioritise investment which balances the Council's strategic objectives, deliverability, and community benefits. It is used to assess projects for inclusion in the SHIP, which will assist in deciding whether we bring projects forward to SHIP inclusion.

The framework does not provide the only assessment of priority and Perth and Kinross Council will continue to balance its investment decisions through a mixture of Council, Registered Social Landlord and Developer delivery by considering a range of affordable housing tenures to meet housing needs across its Housing Market Area.

As projects develop there may be a need to adjust to the scoring output as, for example, planning permission is granted, or wider community benefits are realised. This may cause the priority of a project to be revised during the life of the SHIP.

#### **Scoring Criteria**

##### **1. Contribution to general unmet Housing Need:**

What level of demand can we evidence for a project? How much need is there in the area for affordable housing? What are the waiting lists like? What are we predicting for future trends? The scoring structure for demand:

- High - between 7 and 10
- Medium - between 4 and 6
- Low - between 0 and 3

##### **2. Inclusion, Equality and Meeting Particular Needs**

If a project is planned to make additional provision for particular needs (such as wheelchair accessible housing) and/or meets a particular needs demand in an area it should score more highly.

- High - between 7 and 10
- Medium - between 4 and 6
- Low - between 0 and 3



### **3. Wider Community benefit and Regeneration:**

If a project delivers wider community amenities or benefits that make a significant contribution to the regeneration of an area it should score more highly. Points should also be awarded if the project secures the future of a historic or listed building or reuses a brownfield site.

- High - between 7 and 10
- Medium - between 4 and 6
- Low - between 0 and 3

### **4. Meets agreed strategic priority (Contribution to SOA and LHS Objectives)**

Project is assessed in terms of the overall contribution it would make to achieve the strategic objectives of the Single Outcome Agreement and the Local Housing Strategy. The project is assessed depending upon how many objectives the project was assessed as contributing towards. The scoring structure:

- High - between 7 and 10
- Medium - between 4 and 6
- Low - between 0 and 3

### **5. Project Deliverability**

This assesses whether a project is likely to be deliverable within the SHIP timescale. Factors that are considered are whether the site is in the ownership of Perth and Kinross or the RSL, and the progress anticipated to be achievable. The scoring structure:

- High - between 7 and 10
- Medium - between 4 and 6
- Low - between 0 and 3
- 

### **Weighting of scores**

Whilst all these measures are important considerations when deciding whether a project goes on to the SHIP, it is felt that the importance of criteria one should give it extra weighting relative to the other criteria.

Thus, the scoring will be out of a possible sixty, with each of the five criteria scored out of ten but with the score for criteria one doubled to reflect its importance.

The RAG rating for projects:

|                     |                        |                      |
|---------------------|------------------------|----------------------|
| <b>Low priority</b> | <b>Medium priority</b> | <b>High priority</b> |
| <b>1 – 20</b>       | <b>20 - 40</b>         | <b>40 +</b>          |

Reds should be presented to the project board with a recommendation not to add to the SHIP, Ambers would be considered for inclusion after reviewing any other pertinent factors, Greens would be strong recommendation for inclusion and progression as a priority.