

PERTH AND KINROSS COUNCIL

Housing & Social Wellbeing Committee

15 March 2023

LOCAL HOUSING STRATEGY 2022-2027

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

1. PURPOSE

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

2. RECOMMENDATIONS

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

3. STRUCTURE OF REPORT

- 3.1 This report is structured over the following sections:

- Section 4 - Background
- Section 5 - Context
- Section 6 – Preparation and Engagement
- Section 7 – Perth and Kinross Local Housing Strategy 2022-2027
- Section 8 – Monitoring and Review
- Section 9 – Conclusion
- Appendices

4. BACKGROUND

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

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

5. CONTEXT

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

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

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

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

6. PREPARATION AND ENGAGEMENT

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

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

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

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

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

7. PERTH AND KINROSS LOCAL HOUSING STRATEGY 2022-2027

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

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

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

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

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

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

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

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

Priority 3: Delivering housing for people with varying needs

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

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

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

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

8. MONITORING AND REVIEW

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

9. CONCLUSION

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

Author

Name	Designation	Contact Details
Hannah Kettles	Planning and Policy Officer, Planning and Housing Strategy	(01738) 475000 ComCommitteeReports@pkc.gov.uk

Approved

Name	Designation	Date
Barbara Renton	Executive Director (Communities)	3 March 2023

APPENDICES

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

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

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

1. Strategic Implications

Corporate Plan

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

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

1.2 This report relates to all these objectives.

2. Resource Implications

Financial

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

Workforce

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

Asset Management (land, property, IT)

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

3. Assessments

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

Equality Impact Assessment

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

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

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

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

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

Strategic Environmental Assessment

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

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

Health Inequalities Impact Assessment

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

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

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

Sustainability

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

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

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

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

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

Legal and Governance

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

Risk

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

4. Consultation

Internal

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

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

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

External

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

5. Communication

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

2. BACKGROUND PAPERS

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