

**PERTH AND KINROSS COUNCIL****Housing and Health Committee – 31 October 2012****PERTH AND KINROSS LOCAL HOUSING STRATEGY 2011-2016  
PROGRESS REPORT 2012****Report by Executive Director (Housing and Community Care)****ABSTRACT**

This report provides information on the Perth and Kinross Local Housing Strategy 2011-2016 Progress Report 2012 and for an amended Strategic Local Programme.

**1. RECOMMENDATIONS**

It is recommended that Committee:

- 1.1 Note the Perth and Kinross Local Housing Strategy (LHS) 2011-16 Progress Report 2012 (Appendix 1) and its submission to the Scottish Government.
- 1.2 Approve the Strategic Local Programme (SLP) (Appendix 2).
- 1.3 Instruct the Executive Director (Housing and Community Care) to bring future Local Housing Strategy progress reports to future meetings of this Committee.

**2. BACKGROUND**

- 2.1 The Housing (Scotland) Act 2001 requires local authorities to undertake a comprehensive assessment of housing needs and conditions, and to produce local housing strategies to address the housing problems in their areas. The Housing and Health Committee approved the Perth and Kinross LHS 2011-2016 on 2 November 2011 (Report 11/539). Under section 89 of the Housing (Scotland) 2001 Act, the local authority is required to keep its strategy under review.
- 2.2 All local authorities are required to supplement their LHS with a Strategic Housing Investment Plan (SHIP), which shows how the affordable housing supply investment priorities articulated in the LHS will be delivered. The SHIP is submitted to the Scottish Government. It details how investment in affordable housing across Perth and Kinross will address, and align with, the targets set in the Local Housing Strategy, Business Management and Improvement Plan, Corporate Plan and Single Outcome Agreement.
- 2.3 The LHS and SHIP reinforce the local authority's position as the strategic housing body and give priority to the local authority's perspective on local housing needs.

- 2.5 Following agreement of new ways to operate the Affordable Housing Supply Programme (AHSP) announced in January 2012, the Scottish Government invited local authorities, working in partnership with housing associations, to put forward a Strategic Local Plan (SLP) of social and affordable housing projects. The Housing and Health Committee approved this year's SHIP and SLP on 15 August 2012 (Report 12/337).
- 2.6 The Scottish Government has subsequently announced an additional £40 million of capital funding across Scotland. This has allowed the SLP to be amended to take account of this funding opportunity and the proposed amended SLP is outlined in Appendix 2.

### 3. PROPOSALS

- 3.1 It is proposed that Committee note the Perth and Kinross Local Housing Strategy (LHS) 2011-16 Progress Report (Appendix 1) and its submission to the Scottish Government.
- 3.2 The Perth and Kinross LHS 2011-16 Progress Report 2012:
- Demonstrates the progress made in addressing the four main investment priority themes.
  - Highlights new legislative and policy requirements.
  - Draws attention to service developments in Perth and Kinross.
  - Highlights progress against key objectives and actions.
- 3.3 The Strategy sets out four main investment priorities. These are:
- **Addressing housing requirements** to enable housing supply in the size and type people need, in the areas they want to live, and that they can afford.
  - Developing appropriate housing and related services to **promote sustainable and mixed communities**.
  - **Improving stock conditions and energy efficiency** helping to reduce fuel poverty.
  - **Assisting people with particular needs** to ensure there is a range of house sizes and types available with appropriate support.
- 3.4 It is further proposed that Committee approve the amended Strategic Local Plan (Appendix 2).
- 3.5 It is further proposed that Committee instruct the Executive Director (Housing and Community Care) to bring forward future Local Housing Strategy progress reports to future meetings of this Committee.

#### **4. CONSULTATION**

- 4.1 The Head of Democratic Services, the Head of Environment Services, the Head of Legal Services and the Head of Finance have been consulted on the content of this report.
- 4.2 The Perth and Kinross Tenants' and Residents' Federation were consulted about this report and support the management plan. They would like to note that they hope the Council are able to meet the House Building Target and that the Council take into the account the impact of welfare reform.

#### **5. RESOURCE IMPLICATIONS**

- 5.1 The resource implications of this report emanate from the local authority new build housing programme, use of land currently in Council ownership and use of the second home Council Tax fund for affordable housing. Whilst building new council housing to increase the supply of affordable housing is a clear priority for this Council, continuing and increased financial support from the Scottish Government is required to meet our strategic objectives.
- 5.2 The core activities and priorities identified in this report have been incorporated into the Service's revenue budget following approval at full Council on 9 February 2012 of the Council's Revenue Budget for 2012/13 (Report 12/52) and Housing Revenue Account approved by Housing and Health Committee on 1 February 2012 (Report 12/42). In addition, the report is influenced by Housing and Health Committee's approval for the use of Second Home Council Tax Reserve for affordable housing on 15 August 2012 (Report 12/338).
- 5.3 Detailed future resource implications will be reported to relevant Council committees.

#### **6. COUNCIL CORPORATE PLAN OBJECTIVES 2009-2012**

The Council's Corporate Plan 2009-2012 lays out five objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are all relevant to this report:

- (i) A Safe, Secure and Welcoming Environment.
- (ii) Healthy, Caring Communities.
- (iii) A Prosperous, Sustainable and Inclusive Economy.
- (iv) Educated, Responsible and Informed Citizens.
- (v) Confident, Active and Inclusive Communities.

## **7. EQUALITIES IMPACT ASSESSMENT (EqIA)**

- 7.1 The Council's Corporate Equalities Assessment Framework requires an assessment of functions, policies, procedures or strategies in relation to race, gender and disability and other relevant equality categories. This supports the Council's legal requirement to comply with the duty to assess and consult on relevant new policies to ensure there is no adverse impact on any community group or employees.
- 7.2 The function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Assessment Framework and assessed in relation to the Race/Disability/Gender Equalities Assessment. Consequently the following points were identified and actions
- Services that are the focus of this report provide positive outcomes through care, support and assistance to a range of client groups.

## **8. STRATEGIC ENVIRONMENTAL ASSESSMENT**

- 8.1 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies, including policies (PPS).
- 8.2 The matters presented in this report were considered under the Environmental Assessment (Scotland) Act 2005 and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

## **9. CONCLUSION**

The purpose of this report is to provide information on the Perth and Kinross Local Housing Strategy 2011-2016 Progress Report 2012 and to seek approval for an amended Strategic Local Programme. It also seeks approval for the Executive Director (Housing and Community Care) to bring future Local Housing Strategy progress reports.

**DAVID BURKE**

Executive Director (Housing and Community Care)

**Note:** The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (and not containing confidential or exempt information) were relied on to a material extent in preparing the above report. Guidance on Preparing Local Housing Strategies, Scottish Government, Edinburgh, 2008

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**PERTH AND KINROSS**

**LOCAL HOUSING STRATEGY**

**2011-2016**

**Progress Report**

**September 2012**

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## 1. Introduction

Delivering high quality housing in safe and secure neighbourhoods and ensuring that Perth and Kinross is a place where everyone enjoys good quality housing in a pleasant and safe environment is a key priority for the Perth and Kinross Community Planning Partnership and Perth and Kinross Council. The Local Housing Strategy (LHS):

- Provides the strategic framework for the future development of local housing, through which housing providers and investors can operate, so that needs and demands can be met more effectively with available resources.
- Establishes a shared understanding of the issues and priorities where some form of intervention is required and sets out actions on how these will be addressed by the Council and its partners.
- Sets objectives and targets and shows how progress will be monitored and evaluated.
- Identifies how the Strategy contributes to the achievement of the national housing priorities and the wider social objectives as identified in the Corporate Plan and Single Outcome Agreement.

The Strategy sets out four main investment priorities. These are:

- **Addressing housing requirements** to enable housing supply in the size and type people need, in the areas they want to live, and that they can afford.
- Developing appropriate housing and related services to **promote sustainable and mixed communities**.
- **Improving stock conditions and energy efficiency** helping to reduce fuel poverty.
- **Assisting people with particular needs** with a range of house sizes and types and appropriate support.

This is the Perth and Kinross Local Housing Strategy 2011–2016 Progress Report for 2012. It demonstrates the progress made over the last year in addressing the four main investment priorities. Section 2 highlights new legislative and policy requirements, while section 3 draws attention to local service developments. Sections 4 and 5 highlight the key issues and progress against key objectives and actions.

## 2. Update on National Legislation and Policy

### 2.1 **Scottish Social Housing Charter**

Section 31 of the Housing (Scotland) Act 2010 requires Scottish Ministers to set the standards and outcomes that all social landlords should aim to achieve when performing their housing activities. The Scottish Social Housing Charter came into effect on 1 April 2012 to help improve the quality and value of the services that a social landlord provides, and supports the Scottish

Government's long-term aim of creating a safer and stronger Scotland. The Charter:

- States what tenants and other customers can expect from social landlords and helps them to hold landlords to account.
- Focuses the efforts of social landlords on achieving outcomes that matter to their customers.
- Establishes a basis for the Scottish Housing Regulator to assess and report on how well landlords are performing.

The Charter has 7 sections covering:

- Equalities
- Customer/landlord relationship
- Housing quality and maintenance
- Neighbourhood and community
- Access to housing and support
- Getting good value from rents and service charges
- Other customers

The Scottish Social Housing Charter also has 16 outcomes and standards that social landlords should aim to achieve. The Charter will be implemented through the Council's Neighbourhood Services Strategy 2012.

## **2.2 Age, Home and Community; A Strategy for Housing for Scotland's Older People 2012-2021**

The Scottish Government has a longstanding policy of 'shifting the balance of care', supporting people to remain at home independently for as long as possible, rather than in care homes or hospitals. The benefits of providing the right housing and support at the right time could reduce the costs and trauma of unplanned hospital admissions.

Demographic change is expected to lead to an increase in demand for services at the same time as there will be a reduction in real terms in the Scottish Government's budget. It will therefore be essential for services to arrange and deliver services differently.

The national Wider Planning for an Ageing Population Working Group identified five key outcomes for housing and related support for older people, which form the framework for the strategy. These cover:

- clear strategic leadership
- information and advice
- better use of existing housing
- preventive support
- new housing provision

Underlying the outcomes are four key principles: older people as an asset; choice; planning ahead; and preventative support. The strategy presents a ten year vision and programme of action.

## **2.3 Universal Credit**

Universal Credit will be a single payment for people who are looking for work or on a low income. The UK Government's stated intent is to simplify and streamline the benefits system for claimants by bringing together a range of benefits and credits into a single system. It aims to ensure that claimants will be financially better off in work, which will help them and their families to become more independent. The new system aims to improve work incentives, smooth the transitions into and out of work, simplify the system, reduce in-work poverty and cut back on fraud and error. Universal Credit will be launched nationally in October 2013 and will replace a range of benefits such as:

- Income-based Jobseeker's Allowance.
- Income-related Employment and Support Allowance.
- Income Support.
- Child Tax Credits.
- Working Tax Credits.
- Housing Benefit.

There will be a potential significant impact on the Council and its customers and the Council is working with partner agencies to minimise these.

## **2.4 Potential Future Policy Changes**

### **2.4.1 Sustainable Housing Strategy**

*'Homes that don't cost the earth'* was a consultation on Scotland's Sustainable Housing Strategy which set out the Scottish Government's vision for warm, high quality, affordable, low carbon homes and a housing sector that helps to establish a successful low carbon economy across Scotland. The strategy's objectives are to:

- Deliver a step-change in provision of energy efficient homes to 2030 through retrofit and new build.
- Ensure that no-one in Scotland has to live in fuel poverty, as far as practicable, by 2016.
- Make a full contribution to the Climate Change Act targets
- Enable the refurbishment and house building sectors to contribute to and benefit from Scotland's low carbon economy and to drive Scotland's future economic prosperity.

These challenges are being addressed by Perth and Kinross Council's Low Carbon and Fuel Poverty Steering Groups and Fuel Poverty Statement.

#### **2.4.2 Developing an Energy Efficiency Standard for Social Housing**

The Scottish Government consulted on the proposed Energy Efficiency Standard for Social Housing (EESH) to further improve the energy efficiency of social housing in Scotland. The consultation proposes setting a minimum EPC rating (the Environmental Impact rating) which all social rented housing should meet by 2020.

The aim of the standard is to build on the achievements of the Scottish Housing Quality Standards (SHQS) and to help tackle climate change and fuel poverty. The consultation also proposes setting higher standards to be met beyond the initial 2020 deadline. The EESH is part of the wider Sustainable Housing Strategy which is subject to a parallel consultation (see 2.4.1 above).

#### **2.4.3 Housing Adaptations: Options for Change and Improvement**

This consultation was undertaken by the independent Adaptations Working Group to gather wider views on the future organisation and funding of housing adaptations for older people and disabled people. The consultation comprised of ten questions relating to the Group's conclusions on the current arrangements for delivery of adaptations and ideas about possible alternatives.

#### **2.4.4 The Future of Right-to-Buy in Scotland**

The Scottish Government consulted on ways in which the preserved right to buy could be reformed in order to make it fair for both tenants and landlords. There were 3 main policy proposals - move tenants with preserved right to buy entitlement onto modernised terms, to end right-to-buy entitlements altogether, or keep the status quo. The Scottish Government also sought views on more technical changes which could be made if the right-to-buy was retained, such as an option to repeal Section 69 of the Housing (Scotland) Act 1987, as well as an option to end the 10 year suspension for registered social landlords. Any right-to-buy reforms will be included as part of the next Housing Bill. Perth and Kinross Council provided a response to the proposals.

#### **2.4.5 Council Tax Charges on Long-Term Unoccupied Homes**

The Scottish Government is keen to encourage owners of empty homes to bring them back into use to increase the supply of housing to rent and buy in Scotland and to enhance communities where property owners have not maintained their properties. The Council has reduced the discount on Council Tax on long-term empty properties to 10% at present but this may be reviewed.

The Scottish Government has consulted on a proposal to allow Councils the power to increase council tax charges on certain types of unoccupied properties to encourage owners not to leave their properties empty. The Council's response advised that Council's should have the discretion to vary such levels.

### **3. Local Service Developments**

#### **3.1 Pressured Area Status**

On 1 February 2012, Perth and Kinross Council designated the entire local authority area as 'pressured' for a period of ten years in an effort to safeguard the continued availability of social rented housing for future generations.

This designation means that any tenant who entered their Scottish Secure Tenancy on or after 30 September 2002 but before 2 March 2011 or any tenant who has transferred property, been involved in a mutual exchange, or anyone who has succeeded to or been assigned a tenancy on or after 30 September 2002 will have their right to buy suspended until 31 January 2022. Tenants who entered their tenancy prior to 30 September 2002 will remain unaffected by this designation and can continue to exercise their right to buy entitlement.

#### **3.2 Safer Communities and Neighbourhood Services**

In 2011 a Safer Communities Team was established, amalgamating the Community Warden Service, Antisocial Investigation and the Antisocial Noise Teams in order to focus the efforts of these teams on areas of greatest need. Close partnership arrangements have been forged with Tayside Police to enhance delivery of this new service and 6 local tasking and co-ordinating groups were established across Perth and Kinross. Their remit is to effectively deal with community problems at a local level through the joint coordination of services. Neighbourhood Services continue to work closely with the Safer Communities Team and other partners to tackle anti social behaviour.

#### **3.3 Perth & Kinross Homeless Strategy 2009-2013**

Since October 2011 all homeless applicants to Perth and Kinross Council are no longer assessed with regard to Priority Need, and the only factors taken into consideration are homelessness, local connection and intentionality. The Government's deadline for achieving this target was December 2012 so Perth and Kinross was one of few Local Authorities to be ahead of deadline. Other achievements included:

- In 2012 there was an overall reduction of 13% in homeless presentations from all ages, but the reduction from young people in the age range 16-25 was significantly greater at 21%.

- The prison discharge protocol has reduced the number of emergency homeless presentations from prisoners on their day of release, has enabled discharged prisoners to return successfully to their own communities, enabled prisoners to hold on to their tenancies for the duration of short-term sentences and has been a contributory factor to the recent reduction in repeat homelessness.
- The Evictions Prevention Panel ensures a focus on support and tenancy sustainability and minimises the level of evictions. Tenancy sustainability of former homeless people is one of the highest in Scotland, at 92% after 6 months.
- The number of dispersed lets available to the Council at the beginning of financial year 2012-13 was 325 - a 105% increase from 2008.
- A successful Bed & Breakfast (B&B) reduction plan was introduced resulting in B&B only being used in extreme emergencies. No-one has been placed in B&B accommodation since November 2011.
- The Council is also developing a flat-mates' scheme to make better use of available properties.

A new Perth and Kinross Homelessness Strategy (2013-16) is in preparation and will be published in 2013.

### **3.4 Strategic Development Plan (SDP)**

TAYplan published the approved Strategic Development Plan (SDP) in June 2012, together with the Scottish Minister's letter of approval, with modifications. The approved SDP contains the Minister's modifications and took effect from 8th June 2012. This has replaced the Perth and Kinross, Dundee and Angus and Fife (north part within the TAYplan boundary) Structure Plans. It sets out a development strategy over the next 20 years of where new development should be located and a policy framework to help shape good quality places and enhance the quality of life in the city region. The Plan focuses on growing the city region's economy in a sustainable manner and sets out a planning framework which positively encourages investment within Dundee, Perth, and other principal settlements and within rural communities.

### **3.5 Local Development Plan (LDP)**

The Proposed Local Development Plan (LDP) was published for a period of representation in early 2012. The Council must now consider all the representations received and decide if it wishes to amend the Plan.

If as a result, changes are proposed to the Plan, a Modification(s) will need to be published for a minimum consultation period of 6 weeks prior to submission to the Scottish Ministers. However, if significant modifications are proposed which change the underlying aims or strategy of the Proposed Plan, this will require preparation and publication of a new Proposed Plan, adding approximately 12 months to the Plan timescales. If no modifications are made, a summary of unresolved issues must be prepared and submitted to Scottish Ministers along with the Proposed Plan.

They will then determine whether to appoint an independent Reporter(s) to undertake an examination in public. Following the examination the Reporter(s) will prepare a report setting out their findings, the Council is largely bound by the recommendations in this report and will amend the LDP in line with the recommendations unless there are reasonable or justifiable reasons for not accepting some of them. The Council will publicise its intention to adopt the Local Development Plan through a formal public notice. It is anticipated adoption of the LDP will be in December 2014.

### **3.6 Revised Rechargeable Repairs Policy**

The Revised Rechargeable Repairs Policy was approved by the Housing and Health Committee in March 2012 (Report 12/120). The report outlined the revised Rechargeable Repairs Policy and Procedure, including the introduction of advance payments by tenants for rechargeable repairs. This was intended to reduce the administrative aspect of the current invoicing process and improve the collection rate by making it easier for tenants to pay.

### **3.7 Review of Care and Repair in Perth and Kinross**

In 2012 a Review of Care and Repair services in Perth and Kinross was undertaken. This outlined key aspects of the current Strathearn and Kinross Care & Repair and Caledonia Care and Repair services. These include the provision of three main services: support to older and disabled people in adapting their home; a small repairs service; and advice and information. The Review made a number of recommendations for improvement and service development.

### **3.8 Tenant Participation**

Implementation of the Scottish Social Housing Charter will have a major impact on the way the Council engages and works with tenants and other customers, making sure they are fully involved in self evaluation, setting standards and improving our performance as a landlord. This will involve investment in people's learning, including through the accredited and informal learning of the Resident Academy programme. In the next year the Council will deliver programmes in partnership with other Registered Landlords, offering tenants and residents the opportunity to learn together. The expanded accredited programme offers community research, as well as resident inspection and with a view to offering community involvement later in 2013. These programmes are accredited by the Charter Institute for Housing at Level 2.

A successful outcome of our Resident Academies has been the creation of the Quality Panel. Graduates from the accredited learning programme and housing staff agree and develop Quality Checks that can be undertaken by Quality Panel members to check on services from the tenant/customer perspective. A checklist has been created for void properties and neighbourhood estates and the Quality Panel undertook a quality check of 16 sheltered housing sites in 2011.

The Council has also been working with and supporting different groups of tenants through forums such as the Learning Disability Housing Forum and the Homeless Voice Group. These groups meet regularly and have identified a number of changes and improvements to the way services are delivered. The plan is to use this approach to engage with older people in our communities.

An important development in the coming year will be a Scrutiny Panel which will represent a new way of tenant participation and partnership working.

### **3.9 Perth and Kinross New Build Programme**

In 2011/12 a total of 157 publically subsidised affordable houses were built in Perth and Kinross. 56 houses were completed through the Council's new-build programme and 101 were completed by Registered Social Landlords.

Following agreement on new ways to operate, the Affordable Housing Supply Programme (AHSP) announced in January 2012, the Scottish Government invited local authorities, in partnership with Registered Social Landlords (RSLs), to submit a Strategic Local Programme (SLP) of social and affordable housing projects for delivery up until March 2015. Approved SLPs must be formally submitted to the Scottish Government and the programme agreed with them and RSLs. Perth and Kinross was awarded £6.065m for new projects for 2013/14 - 2014/15.

It is anticipated that 47 Local Authority houses and 108 Housing Association houses for social rent will be built as part of this programme. In addition to the housing for social rent, it is proposed that a further 12 houses will be for mid-market rent with two of these being available for mid-market rent for a period of at least 30 years. All projects must be completed by March 2015.

### **3.10 Empty Homes Initiative**

The Empty Homes Initiative aims to make innovative use of some capacity within the Private Sector Housing Grant budget by allocating discretionary grants to bring empty residential properties back into use. One such measure is targeted at property owners who can receive repair grants to make their property available for rent through the Council's Rent Bond Guarantee Scheme for a period of five years.

### **3.11 Community and Town Centre Regeneration**

It is recognised that the refurbishment of existing housing and building new housing can make a significant contribution to the maintenance and revitalisation of town centres. A number of projects in the current Strategic Housing Investment Plan address these priorities.



For example Muirton in Perth is a key regeneration area for the Council. Several new build housing developments, contained within the Council's Strategic Local Programme, such as those planned at Caledonian Road and Jeanfield Road in Perth, as well as at Bridgefauld Road, Milnathort and Station Road, Blair Atholl will help contribute to town centre regeneration

#### **4. Key Notes**

The Local Housing Strategy is monitored and its impact measured through a set of 38 indicators which are outlined in Section 5. Some key points include:

- Overall targets have been met in 24 of the indicators, 10 have not and 4 are at the same level.
- In 2011/12 there were 157 Registered Social Landlord (RSL) and Council new build properties, an increase on 42 the previous year, and above the target of 100.
- To date around 500 households have been assisted through the Rent Bond Guarantee Scheme.
- Over 90% of all residents and Council residents were satisfied with their house and neighbourhood. Council tenants' satisfaction with their area was slightly lower at 87%.
- A further 11 residents have completed resident academy training.
- A higher proportion of rent lost due to voids and rent arrears was recorded in 2011/12 on the previous year.
- In 2011/12, a higher proportion of service users were satisfied with Anti-Social-Behaviour services than previously
- There was a lower proportion of households living in fuel poverty and extreme fuel poverty and a higher proportion of all dwellings with NHER energy efficiency rating of 7 or above, according to the Scottish House Condition Survey.
- A high number of properties were improved through the Council's Scottish Housing Quality Standards' (SHQS) delivery plan.
- The number of houses (671) adapted in Perth and Kinross exceeded the target of 250 in 2011/12. This, however, masked a reduction in Council and private sector properties on the previous year.
- There was an increase in the number of aids and/or equipment provided.
- In 2011/12 there was a reduction in the proportion of households presenting as homeless and the % cases reassessed as homeless or potentially homeless within 12 months.
- In 2011/2012 there was reduction of 13%, in homeless presentations from all ages, including a reduction of 21% from young people aged 16-25 years.



## 5. Monitoring the Local Housing Strategy

### 5.1 Addressing Housing Requirements

That there is sufficient supply of houses of the size and type people need, in the areas they want to live, and that they can afford.

No.	Objective	Indicator	Target	Baseline/Progress
1	Help address the shortfall of affordable housing by developing an average of 100 new supply publicly subsidised affordable housing units each year, including an average of 25 local authority new build units in priority areas.	Number of new Registered Social Landlord (RSL) houses built	75 per year	101 (Apr 11 - Mar12) 115 (Apr 10 - Mar 11) 350 (Apr 09 - Mar 10)
2		Number of new Council houses built	25 per year	56 (Apr 11- Mar 12) 0 (Apr 10 - Mar 11) 0 (Apr -0 - Mar 10)
3	Increase the effective housing land supply year on year with the aim of maintaining an effective 7 year housing land supply.	Housing land supply numbers (unit nos.)	6,370 by 2013/14 6,300 by 2012/13	10,679 (Mar 12) Provisional 5,961 (Mar 11) 5,521 (Mar 10)
4	Improve access to private rented housing for households that would normally be excluded from this sector due to their low income or reliance on benefits.	Number of households assisted through the Rent Bond Guarantee Scheme	150 tenancies per year	496 (June 2012) 300 (May 2011) 210 (Nov 2010)
		Number of properties acquired for PKC Lets social letting agency	Increase on baseline.	60 (June 2012) 45 (30 May 2011) 21 (Nov 2010)

## 5.2 Promoting Sustainable and Mixed Communities

Outcome - Develop appropriate housing and related services, through partnership working, that promotes and maintains sustainable and mixed communities.

No.	Objective	Indicator	Target	Baseline/ Progress
5	Improve the positive experiences of tenants living in social rented housing and of all residents' experiences of their homes and neighbourhoods.	% transfer requests to Council stock	Reduction on baseline	14.5% (Mar 12) 14.5% (Aug 11) 18% (Mar 10)
6		& turnover in Council stock	Maintain baseline (The 2012 figure includes 56 new build properties therefore the proportion is not comparable with previous year).	8% (Mar 12) 6% (Mar 11) 7% (Mar 10)
7		% Council tenants satisfied with house	90%	90% (Jul 11) 90% (Sep 09)
8		% Council tenants satisfied with area	90%	87% (Jul 11) 92% (Sep 09)
9		% all residents satisfied with house	90%	93% (Scottish House Condition Survey (SHCS)2008/10) 96% (Local House Condition Survey (LHCS) Sep 09)
10		% all residents satisfied with area/ neighbourhood	90%	96.5% (SHCS 2009/10) 97% (LHCS Sep 09)
11	Deliver a programme of mixed tenure houses in Muirton to complete the regeneration of the area in line with the Muirton Master Plan by 2016.	Number of houses	Improve on baseline	27(Mar 12) 0 (Mar 11) 70 (Mar 10)

No.	Objective	Indicator	Target	Baseline/ Progress
12	Increase the opportunities for tenants and other residents to influence decision making in local services by maintaining, at least, the number of tenant and resident organisations by 2016.	Numbers of Registered Tenants' Organisations (RTO)	Maintain baseline	9 (Jun 12) 9 (Jun 11) 10 (Sep 10)
		Numbers of resident academy trainees	Improve on baseline	11 completing, pass nos. tbc (Oct 12) 10 completing / 8 passes (Mar 11)
13	Continue to develop and improve Council housing management services that meet the requirements of the Scottish Housing Regulator.	% emergency repairs completed within target	2011/12 97% 2010/11 96%	95.4% (Mar 12) 95.4% (Mar 11) 95.3% (Mar 10)
14		% urgent repairs completed within target	2011/12 99% 2010/11 96%	98% (Mar 12) 99.1% (Mar 11) 99.0% (Mar 10)
15		% of routine repairs completed within target	2011/12 99% 2010/11 96%	88% (Mar 12) 98.0% (Mar 11) 98.6% (Mar 10)
16		Average time recorded to re-let non difficult-to-let properties	2011/12 30 days 2009/10 38 days	30 days (Mar 12) 34 days (Mar 11) 37 days (Mar 10)
17		Tenancy changes - % rent lost due to voids	2011/12 0.63% 2010/11 0.95%	0.72% (Mar 12) 0.69% (Mar 11) 0.87% (Mar 10)
18		Rent arrears - current tenant arrears as % of net amount of rent due in the year	2011/12 6% 2010/11 6%	7.5% (Mar 12) 7.2% (Mar 11) 6.3% (Mar 10)

No.	Objective	Indicator	Target	Baseline/ Progress
19		Rent arrears - % of current tenants owing more than 13 weeks' rent at the year end, excluding those owing less than £250	2011/12 4.0% 2010/11 4.5%	3.8% (Mar 12) 3.5% (Mar 11) 5.5% (Mar 10)
20	Improve satisfaction levels of service users with services which tackle anti-social behaviour.	% service users satisfied with Anti-Social Behaviour services	Improve on baseline	89.0% (2011/12) 88.1% (2010/11) 78.3% (2009/10)

### 5.3 Improving Stock Conditions and Energy Efficiency

That all houses in Perth and Kinross are in a good state of repair, well maintained and energy efficient.

No.	Objective	Indicator	Target	Baseline/ Progress														
21	Minimise proportion of households living in fuel poverty by 2012	% households living in fuel poverty	Reduction on baseline	34% (SHCS 2008/10) 18.3% (LHCS Sep 09) 36% (SHCS 2007/09)  NB. Scottish House Condition Survey (SHCS) Local House Condition Survey (LHCS)														
22		% households living in extreme fuel poverty	Reduction on baseline	9% (SHCS 2008/10) 3% (LHCS Sep 09) 13% (SHCS 2007/09)														
23	Increase proportion of dwellings with a NHER energy efficiency rating of 7 or above by 2016	% of all dwellings with NHER of 7 or above	Increase on baseline	41% (SHCS 2008/10) 61.2% (LHCS Sep 09) 38% (SHCS 2007/09)														
24		% Council and RSL dwellings with: LHCS - NHER of 7+ SHCS – NHER of 6-10	Increase on baseline	<table><tr><td></td><td>PKC</td><td>RSL</td></tr><tr><td>SHCS (2008/10)</td><td>69%</td><td>69%</td></tr><tr><td>LHCS Sep 09</td><td>67.1%</td><td>63.4%</td></tr><tr><td>SHCS (2007/09)</td><td>74%</td><td>74%</td></tr></table>				PKC	RSL	SHCS (2008/10)	69%	69%	LHCS Sep 09	67.1%	63.4%	SHCS (2007/09)	74%	74%
		PKC	RSL															
SHCS (2008/10)	69%	69%																
LHCS Sep 09	67.1%	63.4%																
SHCS (2007/09)	74%	74%																
25	% owner-occupied (OO) and private rented (PR) dwellings with: LHCS - NHER of 7+ SHCS – NHER of 6-10	Increase on baseline	<table><tr><td></td><td>OO</td><td>PR</td></tr><tr><td>SHCS (2008/10)</td><td>57%</td><td>57%</td></tr><tr><td>LHCS Sep 09</td><td>65.1%</td><td>29.5%</td></tr><tr><td>(SHCS 2007/09)</td><td>53%</td><td>53%</td></tr></table>				OO	PR	SHCS (2008/10)	57%	57%	LHCS Sep 09	65.1%	29.5%	(SHCS 2007/09)	53%	53%	
	OO	PR																
SHCS (2008/10)	57%	57%																
LHCS Sep 09	65.1%	29.5%																
(SHCS 2007/09)	53%	53%																
26	Increase the proportion of dwellings meeting the Scottish Housing Quality Standard year on year	Number of properties improved through the Council's Scottish Housing Quality Standards (SHQS) delivery plan	680 (2012/13) 863 (2011/12) 748 (2010/11) 4,079 (2009/10)	631 (Apr 11 - Mar 12) 538 (Apr 10 - Mar 11) 4,470 (Apr 09 - Mar 10)														

No.	Objective	Indicator	Target	Baseline/ Progress
27		% Council houses failing Scottish Housing Quality Standards (SHQS)  % of all houses failing SHQS	Reduction on baseline	41.0% (Mar 12) 49.7% (Mar 11)  61% (2008/10 SHCS) 62.6% (Sep 09 LHCS) 61% (2007/09 SHCS)



## 5.4 Assisting People with Particular Needs

Provision of a range of accommodation and support, appropriate to the needs of individuals and their carers, to enable them to receive the support and care they need within their own home and local community.

No.	Objective	Indicator	Target	Baseline/Progress
28	Increase the supply of new build housing suitable for people with 'varying and particular needs'.	Number of houses	100 per year	157 (Apr 11- Mar 12) 115 (Apr 10 - Mar 11)
29	Develop appropriate housing with support for frail older people, including the provision of housing with care and support places	Number of houses	Increase on baseline	0 (Mar 12) 0 (Mar 11)
30	Increase the availability of telecare packages for frail and vulnerable people.	Number of people receiving a community alarm	Increase on baseline	3,205 (Mar 12) 3,271 (Mar 11) 3,199 (Mar 10)
31		Number of clients receiving telecare	Increase on baseline	tbc
32	Meet the need for housing suitable for people with mobility problems by providing support and advice to owners, (e.g. through Care and Repair), and adapting at least 250 dwellings across all tenures each year.	Number of houses adapted	250 per year (all tenures)	(Mar 10) (Mar 11) (Mar 12)  135      119      127 RSL 203      238      175 Private 430      395      369 PKC
33	Provide at least 3,000 items of aids and/or equipment to support physically disabled people.	Number of aids and/or equipment	3,000 per year	6,007 (Mar 12) 5,109 (Mar 10) 4,000 (Mar 09)
34	Complete re-settlement programmes to support individuals in their own home or in a homely setting.	Number of people resettled with appropriate package of support	Increase in baseline	5 places completed for people with mental health problems (Nov 10)  10 places completed for people with learning disabilities (Apr 10)

No.	Objective	Indicator	Target	Baseline/Progress
35	Minimise numbers of homelessness presentations as % of total households by 2012	Percent of all households presenting as homeless	Reduction in baseline	1.4% (2011/12) 1.7% (2010/11) 1.6% (2009/10)
36	Minimise numbers of homelessness re-assessed as homeless or potentially homeless within 12 months of previous case completed by 2012	% of cases reassessed as homeless or potentially homeless within 12 months of the previous case being completed	Reduction in baseline	2% (2011/12) 3% (2010/11) 4%(2009/10)
37	Improve the range and number of temporary accommodation options for homeless households, by 2012	Types and numbers	Increase in baseline - (Nov 10) Council 148 RSL 20 Private sector 95 Total 263	(Jul 11) (Mar 12) Council 175 207 RSL 17 16 Private sector 93 77 Total 285 300
38	Reduce the average time spent in temporary accommodation by homeless households by 2012	Average time (days)	Reduction in baseline (Mar 09) Days B&B 20 Council 227 Greyfriars 54 Non Council 199 Private Sector 179 Council Rio Satellite 71	(Jul 11) (11/12) Days Days B&B 35 22 (to Dec 11) Council 261 290 Greyfriars 70 47 Non Council 230 281 Private sector 207 297 Council Rio Sat 164 331

NB Where a non-quantitative target is shown, this is due to the irregular occurrence of measure source data.

## **Appendix 2 - Strategic Local Programme 2012-15 (New money for local programmes £7.035)**

All local authorities are required to supplement their LHS with a Strategic Housing Investment Plan (SHIP) and Strategic Local programme (SLP), which shows how the affordable housing supply investment priorities articulated in the LHS will be delivered. The tables below show the SLP detailed priorities for investment in affordable housing across Perth and Kinross and 'slippage' projects.

Project Address	Developer	Units			Total	Units by Type		Total Project Cost	Total SG Grant
		Rehab	Off Shelf	New Build		General Needs	Particular Needs		
Muirton (5a) - social rent	Fairfield Housing Co-op	0	0	25	25	25	0	3.300	<b>1.090</b>
Caledonian Rd School, Perth - social rent	Caledonia HA	24	0	0	24	20	4	1.980	<b>1.045</b>
Auto point, Birnam - social rent	Caledonia HA	0	0	5	5	4	1	0.392	<b>0.218</b>
Kirkton, Auchterarder - social rent	Local Authority	0	0	12	12	10	2	1.584	<b>0.360</b>
Kirkton, Auchterarder - social rent	Hillcrest HA	0	0	12	12	10	2	1.584	<b>0.523</b>
Abernethy - mid market rent	Kingdom HA	0	0	12	12	12	0	0.264	<b>0.060</b>
Royal Hotel, Coupar Angus	Local Authority	9	0	0	9	9	0	0.990	<b>0.270</b>
Jeanfield Road, Perth - social rent	Local Authority	0	0	16	16	14	2	1.920	<b>0.480</b>
Jeanfield Road, Perth- social rent	Hillcrest HA	0	0	16	16	12	4	1.920	<b>0.672</b>
Jeanfield Road, Perth - mid market rent	Hillcrest HA	0	0	8	8	8	0	0.960	<b>0.240</b>
Bridgefauld Rd, Milnathort - social rent	Hillcrest HA	0	0	10	10	6	4	1.320	<b>0.436</b>
Bridgefauld Rd, Milnathort - social rent	Local Authority	0	0	10	10	8	2	1.320	<b>0.300</b>
Station Rd, Blair Atholl - social rent	Caledonia HA	0	0	10	10	6	4	1.320	<b>0.436</b>

Project Address	Developer	Units			Total	Units by Type		Total Project Cost	Total SG Grant
		Rehab	Off Shelf	New Build		General Needs	Particular Needs		
Inchtute - Social rent	Local Authority	0	0	8	8	8	0	1.056	<b>0.240</b>
Water Vennel, Perth - social rent	Caledonia HA	18	0	0	18	18	0	1.500	<b>0.749</b>
<b>Total</b>		<b>51</b>	<b>0</b>	<b>144</b>	<b>195</b>	<b>170</b>	<b>25</b>	<b>21.41</b>	<b>7.119</b>

### **Slippage Projects**

Project Address	Developer	Units			Total	Units by Type		Total Project Cost	Total SG Grant
		Rehab	Off Shelf	New Build		General Needs	Particular Needs		
Crieff Road, Perth - social rent	Caledonia HA	1	0	4	5	5	0	0.584	<b>0.216</b>
Cherrybank - social rent	Hillcrest HA	0	0	14	14	10	4	1.540	<b>0.560</b>
Balbeggie - Social Rent	Local Authority	0	0	12	12	8	4	1.584	<b>0.360</b>
Bridgefauld Rd, Milnathort -Social Rent	Local Authority	0	0	10	10	8	2	1.320	<b>0.300</b>
Springbank Road, Alyth	Local Authority	0	0	10	10	8	2	1.320	<b>0.300</b>
Church fields, Errol	Hillcrest HA	0	8	0	8	8	0	0.886	<b>0.240</b>
Strathearn View, Crieff	Hillcrest HA	0	10	0	0	10	0	1.032	<b>0.180</b>
East High Street, Crieff	Kingdom HA	17	0	0	0	17	0	1.870	<b>0.180</b>
Burrelton - Social Rent	Caledonia HA	0	0	12	12	12	0	1.584	<b>0.523</b>
Dunning - LIFT(RSL)	Link HA	0	0	15	15	15	0	1.800	<b>0.600</b>
Friarton Prison Site - Social rent	Caledonia HA	0	0	20	20	20	0	2.600	<b>0.860</b>
Phase 2, Blair Atholl - Mid market rent	Caledonia HA	0	0	10	10	10	0	1.320	<b>0.300</b>
Hill Primary, Blairgowrie - Social Rent	Caledonia HA	0	0	15	15	15	0	2.130	<b>0.654</b>