

PERTH AND KINROSS COUNCIL**Housing and Health Committee
29 October 2014****Strategic Housing Investment Plan and Strategic Local Programme
2015/16 – 2019/20****Report by Executive Director (Housing and Community Care)****PURPOSE OF REPORT**

This report seeks approval for the Perth and Kinross Council Strategic Housing Investment Plan (SHIP) and Strategic Local Programme (SLP) 2015/16 - 2019/20. The SHIP (Appendix 1) sets out affordable housing investment. The SLP (Appendix 2) details specific projects which will be developed from 2015/16 – 2019/20. The report also seeks approval for authority to enable officials to assign other agreed projects in the programme to take the place of any projects which fail to progress within the anticipated timescale.

1. BACKGROUND

- 1.1, Delivering high quality housing in safe and secure neighbourhoods is a key priority for Perth and Kinross Council and its partners. The Strategic Housing Investment Plan (SHIP) sets out how Scottish Government funding for the development of affordable housing will be used to work towards the objectives of the Local Housing Strategy (LHS). The SHIP therefore reinforces the position of the local authority as the strategic housing authority and the importance of the outcomes and targets set in the Local Housing Strategy.
- 1.2 The Perth and Kinross Council Local Housing Strategy (LHS) 2011-16 (report no. 11/539) outlines the strategic housing investment priorities based on the findings of the 2009 Perth and Kinross Housing Needs and Demand Assessment highlighting where imbalances in local housing markets in Perth and Kinross require to be addressed.
- 1.3 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.
- 1.4 The SHIP details how investment in affordable housing across Perth and Kinross will address, and align with, the targets set in the LHS, Housing & Community Care Business Management Improvement Plan (BMIP) and the Community Plan/Single Outcome Agreement.
- 1.5 The Scottish Government invites local authorities, working in partnership with housing associations, to put forward a Strategic Local Programme (SLP) of social and affordable housing projects.

- 1.6 Based on Resource Planning Assumptions (RPAs) the SLP details projects for delivery to March 2020. Approved SHIPs and SLPs must be formally submitted to the Scottish Government by 28 November 2014.

2. PROPOSALS

- 2.1 The Strategic Housing Investment Plan (SHIP) sets out how Perth and Kinross will use the funding available to invest in housing developments aimed at achieving our ambition of affordable, safe, sustainable housing that meets the needs of our communities. Investing in housing developments which meet the needs of the most vulnerable sections of our community is a central aim of the SHIP.
- 2.2 Projects in the SHIP have been prioritised using the following criteria:
- Contribution to Community Plan/Single Outcome Agreement (SOA) and Local Housing Strategy (LHS) objectives
 - Contribution to meeting significant local housing need
 - Deliverability
 - Inclusion, equality and meeting particular needs
 - Impact on communities and regeneration
 - Contribution to meeting strategic housing needs profile defined by Housing Needs and Demand Assessment
- 2.3 Details of the method of prioritisation and the projects are Appendix 1.
- 2.4 It should be noted that prioritisation is an ongoing process dependent upon a number of factors, such as financial assumptions, development constraints, land supply, and legal and procedural issues.
- 2.5 Government Guidance on Resource Planning Assumptions (RPAs) for this round of SHIPs became available in October 2013 and the Council has been advised of the Resource Planning assumption figure for 2015/16. Resources available for future RPAs will depend on future budget decisions by the Scottish Parliament. However, the Government recognises that securing optimal outcomes from the programme requires long term planning and that a high proportion of future completions will be from developments which need to be initiated now, especially where projects are complex and require long lead times. Therefore, to permit the necessary advance planning, at this stage it is advised that the Council should proceed on the assumption that the Council's RPAs will be at least what is indicated in Table 1 below:

Financial Year	Resource Planning Assumption
2015/16	£7.951M
2016/17	£5.867M
2017/18	£4.029M
2018/19	£2.686M
	£20.533M

- 2.6 In accordance with guidance from the Scottish Government on the preparation of Strategic Housing Investment Plans 'extra' projects are included in the programme to allow scope for substitution of projects should any projects fail to come forward in the timescale anticipated. A local authority's approved Strategic Housing Investment Plan is normally the route by which projects are brought into the Strategic Local programme. These decisions will be taken jointly between Scottish Government and local authority officers and the appropriate delivery agent. Any windfall projects which post-date the SHIP submission will be assessed using the same methodology to prioritise projects before being added to the programme.

3. CONCLUSION AND RECOMMENDATIONS

3.1 The Housing and Health Committee is asked to:

- (i) Approve the Perth and Kinross Council Strategic Housing Investment Plan (SHIP - Appendix 1) 2015/16 – 2019/20 and Strategic Local Programme (SLP - Appendix 2) 2015/16 – 2019/20.
- (ii) Allow local authority officials to assign other agreed SHIP projects in place of specific projects which fall out of the Strategic Local Programme.

Author

Name	Designation	Contact Details
Norma Robson	Team leader, Planning and Policy	Email: nerobson@pkc.gov.uk Tel: 01738476090

Approved

Name	Designation	Date
John Walker	Executive Director, Housing and Community Care	19 October 2014

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

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

1. Strategic Implications

Community Plan/Single Outcome Agreement

- 1.1 The Perth and Kinross Community Plan/Single Outcome Agreement 2013-2023 and Perth and Kinross Council Corporate plan 2013-18 have five concurrent outcomes which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. The following are relevant to this report:

- 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.

Corporate Plan

- 1.2 Proposals contained in this report address the following Corporate Plan Priorities:

- Promoting a prosperous, inclusive and sustainable economy
- Supporting people to lead independent, healthy and active lives;and
- 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 Appendix 2). In addition to the Scottish Government Grant, the second home Council Tax fund and developers' contributions for affordable housing will be used to support the delivery of the programme. Detailed resource implications in the use of these funds will be reported to respective Council committees when final details are known. The Head of Finance was consulted on these proposals as part of the Capital Budget and HRA Capital Plan budget setting process.

Workforce

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

Asset Management (land, property, IT)

- 2.3 The Depute Director (Environment) and The Head of Finance and Support Services, Housing and Community Care were consulted on this report and are in agreement with the proposals.

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 allows the Council to demonstrate that it is meeting these duties.
- 3.2 The proposals have 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. However, no action is required as the Act does not apply to the matter presented in this report. 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.

Sustainability

- 3.4 These proposals meet the following sustainability criteria;
- Where possible, using materials from sustainable sources.
 - Energy conservation through improved insulation measures.
 - More efficient heating systems.
 - More efficient lighting systems.

Legal and Governance

- 3.5 The Head of Legal Services has been consulted and there are no direct legal implications of this report.

Risk

- 3.6 The Housing and Community Care Senior Management Team regularly review capital monitoring reports that highlight individual project progress and risks.

4. Consultation

Internal

- 4.1 The Heads of Finance and Legal Services have been consulted on this report.

External

- 4.2 The LHS was developed through detailed inter-agency working and consultation. Achieving LHS objectives is progressed through successful joint working with partner agencies.
- 4.3 The SHIP is developed corporately through the 'Affordable Housing Working Group' with colleagues within The Environment Service and the Chief Executive's Service. Registered Social Landlords, Homes for Scotland, private developers and rural landowners are also involved through groups such as the Housing Forum alongside regular liaison meetings the Scottish Government.
- 4.4 The Strategic Local Programme has been developed with individual Housing Associations.
- 4.5 Registered Social Landlords and the Scottish Government have been consulted in the preparation of this report.

5. Communication

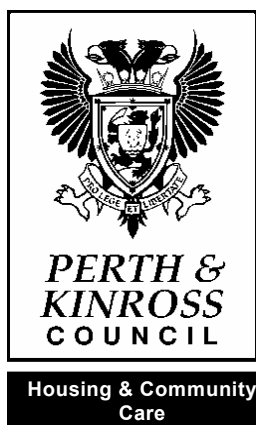
- 5.1 There are no direct communication issues with regard to this report.

2. BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

3. APPENDICES

Appendix 1 to this report is the SHIP which sets out affordable housing investment priorities to achieve the outcomes set out in the Local Housing Strategy. Appendix 2 is the SLP and it details specific projects which it is proposed will be developed 2015/16 - 2019/20.



Perth and Kinross Council

Strategic Housing Investment Plan

2015/16 – 2019/20

October 2014

Contents	Page
1. Introduction	3
2. The Strategic Planning Context	6
3. Investment Strategy	8

How can you have your say on the SHIP?

You can write with your comments to:

Norma Robson
 Team Leader (Planning and Policy)
 Housing and Community Care
 Perth and Kinross Council
 5 Whitefriars Crescent
 Perth PH2 0PA

Tel:01738476090
 Fax:01738476822
 Email:nerobson@pkc.gov.uk

Is the SHIP Available in Other Formats?

The SHIP is available in Braille, large print, audio and in some community languages, upon request. Please use the contact details below for further information or copies.

1. Introduction

1.1 Introduction

Delivering high quality housing in safe and secure neighbourhoods is a key priority for Perth and Kinross Council and its partners.

The Strategic Housing Investment Plan (SHIP) sets out how Scottish Government funding for the development of affordable housing will be used to achieve the objectives of the Local Housing Strategy (LHS). The SHIP therefore reinforces the local authority as the strategic housing authority and the importance of the outcomes and targets set out in the Local Housing Strategy.

The main focus of this SHIP is the use of the Scottish Government's Affordable Housing Supply Programme (AHSP). Other funding streams, such as developers' contributions (collected through the implementation of the Affordable Housing Policy) and the Council Tax funding for affordable housing, are frequently used to compliment the funding available from the Scottish Government. These funds help provide additional housing and can be useful when development costs are higher than usual. High development costs are often experienced where housing is being provided through renovating a redundant building or where land servicing costs (often for rural sites) are higher than usual.

The SHIP looks forward for a period of five years, and is designed to be working tool which:

- Improves longer-term strategic planning.
- Provides a practical plan detailing how investment in affordable housing will be directed over a five year period to achieve the outcomes set out in the Local Housing Strategy.
- Provides an opportunity for local authorities to set out key investment priorities for affordable housing and demonstrate how these will be delivered and identifies 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.
- Develops actions identified in the Local Housing Strategy relating to the equalities agenda, as appropriate.
- Informs the allocation of resources from a national to a local authority level.

The SHIP includes affordable housing supply through new build, replacement, rehabilitation and re-modelling. It also includes details of the programme of house-building planned by the local authority. The Appendix to the SHIP sets out projects to be taken forward on a site-by-site basis. This information will be used by the Scottish Government to draft Strategic Local Programme Agreements. Once agreed, Strategic Local Programme Agreements will form the basis of individual RSL and Local Authority programme agreements.

1.2 Partnership working to produce the SHIP

The implementation and monitoring of the SHIP will be overseen by a multi-agency Local Housing Strategy (LHS) Steering Group with representation from key services within the Council, Scottish Government, NHS Tayside, Registered Social Landlord representation.

The LHS Group is chaired by Perth and Kinross Council's Housing and Community Care Services. Partner involvement and consultation on the LHS including the SHIP is a continuous process. Events take place with a variety of stakeholders to ensure that all our partners and stakeholders have their say in developing the actions for forthcoming years.

In addition, a corporate Affordable Housing Group enables the contribution of other Council services towards increasing the supply of affordable housing. This group reports to a Member Officer Working Group which specifically focuses on affordable housing projects and issues. Specific events and processes linked to the SHIP include:

- Consultation on development funding joint priorities and the SHIP with RSLs and the Scottish Government.
- Consultation on development priorities with elected member/officer working group on affordable housing.
- Involvement of corporate Affordable Housing Group in progressing development opportunities.
- Local Housing Forum seminars with a wide range of stakeholders (e.g. RSLs, private developers, housing support providers) to raise awareness of LHS priorities.
- Monitoring and evaluating related strategies (e.g. Local Housing Strategy, Tenant Participation Strategy and The Neighbourhood services and Homelessness Strategy).

1.3 How is the SHIP Monitored?

A detailed LHS monitoring and evaluation framework, measuring its impact has been developed and annual reviews are done to provide information and encourage accountability.

Annual updates include what has been delivered during the previous financial year, what was expected to be delivered during the previous financial year but has not been, and the reasons for delay or changes in approach. This monitoring is linked to the ongoing review of existing and planned new services. Progress on implementing the LHS and SHIP is reported to Housing and Health Committee.

1.4 Equalities

Perth and Kinross Council is fully committed to equalities and diversity. The General Equality Duty has three main aspects:

- Eliminate discrimination, or
- Advance equality of opportunity, or
- Foster good relations between communities

The SHIP plays a significant role in promoting this agenda. Individuals with specialist needs should have, wherever possible, the opportunity to live independently within their own homes. The aim is for all housing to be built to housing for varying needs standard and a small number of fully wheelchair standard units incorporated where needed. Where a site is suitably located, the need for specialist accommodation in the area will be considered and incorporated into the development where required. At present, the details of many of the developments in the programme have not been finalised and the potential of many developments to meet specialist provision needs is still to be fully assessed. It is anticipated that the proportion of housing for people with specialist needs will increase once specific development details are finalised. The aim is that at least 12% of the total programme will be dedicated towards meeting the specialist needs of equalities groups. This exceeds the level of special needs accommodation set out by the Scottish Government of a minimum of 10% of all housing built.

Perth and Kinross Council supports equal opportunities and diversity, responding 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 in Perth and Kinross embraces the principle of equal opportunities and the equality outcomes published within the Strategic Objectives of Perth and Kinross Council's Corporate Plan.

The SHIP, as part of the LHS, has undergone an equality impact assessment. While it was found that there would be no significant adverse impact in terms of equalities, it is anticipated that those with specific needs should be more accurately assessed and incorporated into future strategies.

1.5 Strategic Environmental Assessment

The Strategic Environmental Assessment (Scotland) Act 2005 requires that all qualifying plans, programmes and strategies (PPS), 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.

The SHIP as part of the LHS was considered under the Environmental Assessment (Scotland) Act 2005 and pre-screening has identified that the Plan will have no or minimal environmental effects. It is therefore exempt and the SEA Gateway has been notified. The reason for concluding that the Plan will have no or minimal environmental effects is that after consideration of the analysis provided to the SEA Gateway by the Council, the Council has received confirmation from the SEA authorities that the LHS is not likely to have significant

environmental effects. Therefore the Council has made a 'screening determination' and submitted this to the Scottish Government.

2. The Strategic Planning Context

2.1 Scottish Government's National Housing Priorities

To make sure everyone has access to suitable housing, the Scottish Government published 'Firm Foundations: The Future for Scotland's Housing' which sets out its vision for housing. The vision underpinning this plan was:

- For a housing system which provides an affordable home for all, to achieve a strong recovery in the construction sector and a substantial increase in the number of homes of all types, including housing to meet the needs of disabled people and older people for independent living.
- An improvement in the quality of housing, so that everyone has a warm and comfortable home, whether they own it, part own it, rent it privately, or rent from a social landlord.

'Homes Fit for the 21st Century' sets out the Scottish Government's strategy for housing for 2011-2020 and focuses in particular on:

- Investigating new ways of generating investment in affordable housing.
- Making better use of existing housing stock.
- How people are supported in the housing market.
- Reducing carbon emissions.

It also identified four major housing related targets. These were that:

1. By December 2012, all unintentionally homeless households were entitled to settled accommodation.
2. By April 2015, all social landlords must ensure that all their dwellings pass all elements of the Scottish Housing Quality Standard.
3. By November 2016, so far as is reasonably practicable, nobody will be living in fuel poverty in Scotland.
4. By December 2020, improved design and greater energy efficiency in housing will have made a contribution to Scotland's commitments to reduce our energy consumption by 12% and our greenhouse gas emissions by 42%.

These were translated into the following strategic objectives:

- To build the new, high quality, affordable homes, (including social housing), to meet current need and the demand arising from Scotland's growing and ageing population.

- To maximise the sustainable housing options available across all tenures, including for people living on lower incomes, and to significantly improve the quality of the existing housing stock and the places we create.

The Scottish Government's vision of a Scotland that is greener, safer, smarter, healthier, wealthier and fairer is aligned with the Council's priorities. The SHIP is an integral element of the Perth and Kinross Local Housing Strategy (LHS) 2011-2016 which sets out four main investment priority themes:-

- **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. Design standards will ensure that new houses built are more fuel efficient and environmentally sustainable – reducing fuel poverty and carbon emissions.
- **Assisting People with Specialist Needs** to ensure there is a range of house sizes and types available with appropriate support to meet the needs of people with specialist needs.

The LHS sets out how the SHIP links with other national and regional influences and the detailed local strategic context and are an integral part of the Council's priorities. LHS objectives are fully consistent and aligned with corresponding Perth and Kinross Community Plan/ Single Outcome Agreement, Perth and Kinross Council Corporate Plan and, related plans of our partners.

2.2 Strategic Context for Selection of Housing Local Housing Market Areas (LHMAs)

Perth and Kinross Council covers an area of 5,286 square kilometres. While approximately one third of the population in the area lives in Perth and 60% live either within Perth or within a 'commuter village' just outside Perth. Throughout the rural area there are a number of sizeable settlements with a historical status of being the former 'county towns'. Analysis carried out for the current housing needs and demand assessment highlighted that the level of 'containment' of Local Housing Market Areas (LHMAs) is reducing in relation to the owner-occupied sector. This indicates that when all the house moves are considered, there are more households moving between housing market areas (or further) rather than moving locally within the same housing market area. Demand for social rented housing and the housing search pattern for those seeking affordable housing tends to be more self-contained.

The assessment of housing need and subsequent related targets in the delivery of affordable housing is divided into five LHMAs. The SHIP identifies investment programmes at LHMA level and efforts will be made in future years to address any imbalances occurring in the investment programme. Such imbalances arise

where there is a lack of opportunities for investment in areas assessed as having high levels of housing need.

Table 1: Local Housing Markets in Perth and Kinross

LHMA in Annexes	LHMA
Perth	Perth and the surrounding villages
Eastern	Blairgowrie, Alyth, Coupar Angus, Eastern Perthshire
Highland	Pitlochry, Aberfeldy, Dunkeld, Highland Perthshire area
Strathearn	Crieff, Auchterarder, Strathearn area
Kinross	Kinross and Kinrosshire

Source: Perth and Kinross Council

3. Investment Strategy

3.1 Overview

The cost of developing housing to meet LHS priorities varies depending on the area and/or type of housing required. The cost of developing housing in high pressure areas is more expensive due to higher land values. However, increasing the supply of affordable housing in these areas remains the highest priority as a shortage of affordable housing can have a big impact on the economy of these areas.

In some parts of Perth and Kinross, as well as a shortage of affordable housing, there is a lack of housing choice, in terms of type or tenure. In such areas the council undertakes an option appraisal to assess the long term viability of the stock and the need for re-provisioning to provide a better housing mix to meet for needs and aspirations.

Perth and Kinross is a diverse area with a number of different housing priorities, even within the same LHMA. The planned provision to tackle these priorities is outlined in Appendices. High levels of housing need exist across all tenures. The LHS outlines how the local authority, acting in partnership with other providers and policy makers influence the operation of the housing system in order to maximise the supply of housing in the area and ensure the wellbeing of communities throughout Perth and Kinross. In particular the LHS focuses upon the delivery of affordable housing and targets on the supply of additional affordable housing are incorporated into the Corporate Plan for the Perth and Kinross area.

The targets set for delivery of affordable housing take account of the level of housing need in the area while giving due cognisance to the level of funding which it was reasonably expected to be available for delivery of additional affordable housing. An assessment of the housing needs (in accordance with the Scottish Government methodology) was completed in 2009 and a more recent assessment was done by the strategic planning authority (TAYplan) in 2013. This assessment of housing need, carried out in accordance with the Scottish Government Guidance, indicated that the scale of housing need in Perth & Kinross remains at a similar level to that of the previous assessment carried out by Perth & Kinross Council. The Council is due to carry out a further assessment of housing need at a housing market area level to inform the redraft of the Local

Housing Strategy in 2015. A summary of the previous assessment of housing need carried out in 2008 is detailed in the table 2 below.

Current need is most heavily concentrated in the Greater Perth HMA, which accounts for 43% of the backlog. The Highland HMA accounts for 19% of the total requirement, followed by Strathearn (13%), Eastern (12%) and Kinross (12%).

The pattern of newly arising need is very relevant in informing the balance of the future investment programme.

Table 2: Aggregated Affordable Housing Need

Housing Market Area	A. Current Need Backlog (Total Backlog)	Aa. 20% of Current Need Backlog - backlog spread over 5 years	B. Newly Arising Need	C. Affordable Housing Supply	(Aa+B)-C Total annual Affordable Housing Need (Shortfall)
Eastern	270	54	157	125	86
Highland	481	96	75	56	115
Kinross	204	41	65	53	52
Greater Perth	995	199	592	534	258
Strathearn	309	62	93	92	62
Total	2120	424	994	861	557 (574)*

Source: Arneil Johnston Consulting/Perth and Kinross Council*Differences due to rounding of figures

Table 2 shows that an estimated 2,120 households are in current need (backlog need) and will require an affordable housing solution when households who can have their needs met through in situ solutions and those who can afford to buy are excluded (Column A). Column Aa provides these figures annually based on the assumption that the current need for housing will be eliminated over a five year period.

Column B in the above table shows the level of newly arising need on an annual basis. This figure considers the number of newly forming households based on household projections from National Records of Scotland (NRS) and removes a percentage of these households who can afford to access market solutions. It also considers the newly arising need from homeless applicants assessed as having a 'priority need'.

Column C shows the total annual supply of social rented housing through lettings in Perth & Kinross.

The final column in the above table demonstrates an annual shortfall of 557 units of affordable supply in the Perth & Kinross area when the current annual backlog is added to the newly arising need and the annual supply is subtracted from this figure.

The Housing Needs and Demand Assessment found that newly arising need is heavily concentrated in the Greater Perth area (60%), with the remaining 40% spread across the remaining LHMA's:

- Eastern = 16%
- Highland = 8%
- Kinross = 7%
- Strathearn = 9%.

This information together with information from social rented sector waiting lists, turnover and vacancy trends in stock is used to help inform the shape of the investment programme to prioritise projects which will address housing needs in areas with the most acute shortage of housing.

Investment priorities are derived through reference to the housing needs throughout the area as assessed by the Housing Needs and Demand Assessment together with information on waiting lists and vacancies in the social rented stock which allows for more detailed settlement level information to be considered. The pattern of investment underway at present is also taken into account in ensuring that the investment profile across Perth and Kinross addresses priority housing needs.

3.2 Affordable Housing Supply Programme (AHSP)

The projects detailed in the annexes are based upon an AHSP resource planning assumptions for Perth and Kinross of £20.533M being available for investment in affordable housing in Perth and Kinross over the four financial years 2015-19. In addition to the funding available through the Scottish Government directly, Perth and Kinross Council accumulates approximately £1.1M additional monies annually for affordable housing from the reduction in discount in the level of Council Tax for second homes and properties which are empty for a long term. The major proportion of the funding available for the Affordable Housing Supply Programme (AHSP) in Perth and Kinross is utilised to provide additional affordable houses.

The main focus of the SHIP is the use of the AHSP resources, but other funding streams utilised to address LHS priorities for affordable housing or complement the AHSP resources are also detailed. The SHIP will ensure that AHSP funding is allocated in support of the LHS and that the local authority has a realistic and practical plan for delivering investment priorities.

In developing the investment programme detailed in the SHIP, in accordance with the Scottish Government guidance, projects have been categorised as 'high', 'medium' or 'low' in line with the definitions given (i.e. 'high' having higher priority, 'low' being lower priority). Major factors in deciding the category of each project

were issues relating to whether or not the site is currently in the ownership of the council or a RSL, whether or not the site has planning permission and whether or not the site was dependent upon a larger site being developed by the private sector. As accurate as assessment as possible was enabled, through discussion of each project listed, with the individual agencies bringing forward the development and colleagues in the Council's planning services.

3.3 AHSP Assumptions

The assumptions that have been used in this SHIP to calculate funding requirements are as follows:

- Scottish Government Grant Levels are based on average grant levels available to RSLs – actual grant levels will reflect the mix of houses sizes on each site once the project details have been finalised.
- Grant funding levels put against projects are at the level for greener not being met – this can be adjusted if it is going to be possible to meet greener standards within the individual developments as the projects become more fully developed.
- No allowance has been made for inflation.

3.4 AHSP by Year Profile

As highlighted in Appendix 2, 151 units are programmed to commence in 2015/16. In future years 191 units are programmed to start in 2016/17, 115 units in 2017/18, and 309 in later years 2018/20. In addition to new housing being built, the Council intends to continue a programme of buying back properties to increase the social rented sector. It is anticipated that grant assistance from the Scottish Government will be received towards buying back 10 properties in each year of the programme. This amounts to a potential programme of 816 units in total (including the buy back properties).

There will be many changes in the timing of projects and even the projects listed over the period of this programme but to list the opportunities that we are aware of gives comfort that it should be possible to develop a programme of affordable housing to address identified housing need throughout Perth & Kinross. If projects identified to come forward during the earlier years of the project fail to progress, it may be possible to accelerate some of the projects listed for later years. If the funding available is less than anticipated, projects will be prioritised according to the programme detailed.

3.5 Additional Resources to Support and Complement AHSP

In addition to the AHSP the following resources may be used in order to deliver the SHIP in Perth and Kinross:

- Housing Revenue Account (HRA)

Using its own resources to fund additional borrowing the Council has plans to develop 200 houses for rent over the SHIP period at an estimated cost of approximately £27M, funded through council tax funding, prudential borrowing and grant assistance from the Scottish Government.

- Affordable Housing Policy (AHP) and Developer Contributions

The level of funding available through this source is difficult to predict in that there are many variable factors which will influence this such as the amount of development being undertaken by developers and the number of sites being brought forward where the payment of a commuted sum in lieu of onsite provision of Affordable Housing is considered to be appropriate. There is currently approximately £0.652M (not included committed funds) at time of writing, held in this account to enable the development of affordable housing.

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

With effect from 01 April 2005 Local Authorities were given discretion to reduce the 50% discount once a dwelling had been empty for 12 months. PKC reduced the discount to 10% (the minimum allowed) and the revenue raised from this change was “ring fenced” to be used solely for the provision of affordable social housing.

In 2012 the Council Tax (Variation for Unoccupied Dwellings) (Scotland) Act gave Council new powers aimed at reducing the number of empty dwellings. On 26 June 2013, Perth and Kinross Council agreed to adopt a new policy with effect from 01/04/2014. Under the terms of this policy the minimum discount of 10% is awarded for dwellings empty for between 6 and 12 months and for 2nd homes. For long-term unoccupied dwellings there will be no discount (standard 100% charge) for 2014/15 and surcharges will be phased in as follows:

2015/16	130%
2016/17	150%
2017/18	200%

Properties that are being actively marketed for sale or let will retain discount of 10% for two years from the date they became unoccupied. Purpose built holiday homes, job related dwellings and unfurnished properties where major work is ongoing or is required to render it habitable, will continue to receive the 50% protected discount as long as they meet the appropriate criteria.

Through these measures the council currently raises approximately £1.1M per annum which is currently employed for investment in the provision of affordable housing through the Council and other RSLs. It may be anticipated that revenue raised through this means will increase in future years although the main aim of the policy is to reduce the number of empty properties and to encourage owners to bring them back into use

- Housing Support/Social care

The Council is committed to funding the revenue cost of the housing support/social care services for the respective housing developments currently in development. Any future particular needs developments requiring revenue funding for housing support services will be discussed in advance by Perth and Kinross Council, Scottish Government, support providers and respective RSLs.

3.6 Risk Management and Constraints

Risk management is the process of identifying, gauging and responding to risks in a particular programme or project, for example project cost, schedule or quality. Risk management planning establishes a consistent approach to programme and project risk management. There are three elements, these are risk identification, risk assessment and risk control. As with any long term financial plan, including those of RSLs, there is a need to keep the projections and assumptions used under constant review to ensure that the level of investment that has been assumed can actually be delivered. The main risks, or variables, that have to be managed include:

- Development constraints.
- Financial assumptions.
- Land supply.
- Infrastructure constraints.
- Planning constraints.
- Legal procedural constraints.

As previously outlined, securing sites for the AHSP is challenging, particularly in the most pressured areas where land values are highest. Equally, while developing on brown field sites is a key regeneration priority, these sites often present their own challenges, in terms of ground condition problems and site access etc.

Any known site constraints are identified against individual sites. However the most common constraints are summarised below, as well as the action that is taken to mitigate these problems.

Table 4: Identified AHSP Programme Constraints and Possible Mitigating Actions

Constraint	Mitigating Actions
Funding – lack of certainty regarding future investment levels	<ul style="list-style-type: none"> • Effective liaison with Scottish Government to prioritise projects and progress site acquisitions to enable projects to be pulled forward if required.
Funding – reduction in Housing Association Grant levels	<ul style="list-style-type: none"> • Work with Scottish Government to progress efficiency agenda. • Work with Scottish Government to ensure sufficient flexibility in system to recognise higher

Constraint	Mitigating Actions
	development costs in certain areas and/or house types.
Availability of land in pressured areas	<ul style="list-style-type: none"> • Continuation of Affordable Housing Policy. • Identification of additional land supply through Local Plan process.
Ground condition problems/ abnormal costs	<ul style="list-style-type: none"> • Site Investigation at early stage. • Ensure land values reflect remediation costs.
Scottish Water connections	<ul style="list-style-type: none"> • Early discussions with Scottish Water to identify constraints.
Access/ Planning issues	<ul style="list-style-type: none"> • Early discussions with planning services regarding road layouts/school catchment areas etc. • Effective internal liaison arrangements within the council. • Ensure Affordable Housing Policy procedures are robust.
Affordable housing is part of larger development reducing ability to bring forward site	<ul style="list-style-type: none"> • Carefully consider the timing and possible phasing of developments to make realistic assumptions on when affordable housing will proceed
Difficulties in gaining agreement of owners of adjacent land if way leaves etc. are required through their land	<ul style="list-style-type: none"> • Identify any issues as early as possible in the development process so that negotiations can get underway as early as possible • Have a sufficient supply of sites in the system to accommodate unforeseen slippage in the timing of projects coming forward
Difficulty in linking site to services at reasonable cost	<ul style="list-style-type: none"> • Where possible abnormal costs should be deducted from the land purchase price • Unforeseen costs may be met through either the Council Tax Fund or developer contributions

3.7 Procurement and Joint Working

There is a strong history of partnership working in Perth and Kinross with RSLs working closely with the Council to deliver the housing programme. This ranges from identification and sale of sites, securing planning permission and a joint housing waiting list and liaison on nominations when the houses are ready for let. The Council will continue to work closely with Scottish Government to support them in reviewing procurement arrangements to deliver increased efficiency in the delivery of the Affordable Housing Supply Programme in Perth and Kinross.

Increasing the supply of sites for affordable housing is seen to be fundamental to reducing the impact of the issues identified above. From previous experience it is recognised that the potential supply of sites for affordable housing must be far greater than would be possible to develop within the funding available to allow for slippage in projects coming forward. Work is therefore being taken forward by a corporate Affordable Housing Group to focus on the search for sites for affordable housing.

The Group reviews any change of use in Council owned sites as well as reviewing any possible sites which the Council could secure which are currently privately owned. This group also considers the most effective use of resources available through the Council Tax Fund and developer contributions to increase the supply of land for affordable housing. These funds can be used either to fund the purchase of a site to bring forward additional housing, or developers contributions can be used to enable an RSL to purchase a site on the open market by bridging the gap between the affordable value and the open market value. These funds can also be drawn upon to meet exceptional unforeseen costs of a development which would otherwise mean that the development would not progress.

3.8 Project Priority Options Appraisal Criteria

Projects have been prioritised with reference to the following criteria:

- (1) Contribution to SOA and LHS objectives.
- (2) Contribution to meeting significant local housing need.
- (3) Deliverability.
- (4) Inclusion, equality and meeting particular needs.
- (5) Impact on communities and regeneration.
- (6) Contribution to meeting strategic housing need profile defined by Housing Needs and Demand Assessment.

These are explained below.

(1) Contribution to Community Plan/SOA and LHS Objectives

Each project was assessed in terms of the overall contribution it would make to the strategic objectives of the Community Plan/Single Outcome Agreement and the Local Housing Strategy. All projects were assessed to make either a medium or high contribution to objectives depending upon how many objectives the specific project was assessed as making a contribution towards. Scoring structure as per tables:

- 4 = High.
- 2 = Medium.
- 1 = Low.

(2) Contribution to Meeting Significant Local Housing Need

Information on the level of housing need throughout the council area from the Housing Need and Demand Assessment together with administrative information from waiting lists, turnover and vacancy trends within the affordable housing stock provides a detailed view of housing need throughout Perth and Kinross. Projects were assessed according to whether the area was one with very high level of local need for additional social rented housing. Scoring structure as per tables:

- 3 = High.
- 2 = Medium.
- 1 = Low.

(3) Deliverability

In assessing whether or not a project is likely to be deliverable within Plan timescales a number of factors were considered. These include the planning status for the project, whether or not the site is in the ownership of the Council or RSL, and the progress anticipated to be achievable by the Council or RSL. These crucial factors were taken into account in scoring the likelihood of the project coming forward on time. Scoring structure as per tables:

- 4 = High.
- 3 = Medium.
- 1 = Low.

(4) Inclusion, Equality and Meeting Specialist Needs

Most projects are anticipated to make a contribution towards meeting the housing needs of households with specialist needs. If a project is planned to make an additional provision to meet specialist needs this factor was taken into account in prioritising the project. Scoring structure as tables:

- 4 = High.
- 2 = Medium.
- 1 = Low.

(5) Impact on Communities and Regeneration

In some cases a project was assessed as holding potential to make a significant contribution to the regeneration of an area. A project which is likely to achieve this as well as meeting the housing need in an area was awarded additional points to give the project a higher priority within the programme. Scoring structure as per table 5 is:

- 4 = High.
- 2 = Medium.
- 1 = Low.

(6) Contribution to Meeting Strategic Housing Need Profile Defined by Housing Needs and Demand Assessment

The Perth and Kinross Housing Needs and Demand Assessment in accordance with guidance circulated by the Scottish Government was undertaken during 2009. This is used to inform the balance in the investment programme for affordable housing.

Projects were therefore assessed in terms of the contribution they would make to ensuring that the programme addresses the balance of housing need identified for the various LHMA's across Perth and Kinross. In assessing the relative contribution specific projects would make to the balance of the programme consideration was also given to the developments underway at present. Scoring structure as per table 5 is:

3 = High.

2 = Medium.

1 = Low.

3.9 Options Appraisal Results

The projects put forward by RSLs for inclusion in the Supply Programme have been prioritised with reference to these factors. The following tables detail how the projects have been prioritised and list the projects in order of priority.

It should be noted that prioritisation is an ongoing process dependent upon a number of factors such as development constraints, financial assumptions, land supply, and legal and procedural issues. Priorities shall be reviewed at least annually through the SHIP process.

Annex 1: Affordable Housing Supply Programme

Prioritisation of Projects

	Criteria/Score						
	1	2	3	4	5	6	7
	Contribution to SOA/LHS objectives 4 = High 2 = Med 1 = Low	Contribution to Meeting Significant Local Housing Need 3 = High 2 = Med 1 = Low	Deliverability 4 = High 3 = Med 1 = Low	Inclusion, Equality and Meeting Specialist Needs 4 = High 3 = Med 1 = Low	Impact on Communities and Regeneration 4 = High 2 = Med 1 = Low	Contribution to Meeting Strategic Housing Need Profile Defined by HNDA 3 = High 2 = Med 1 = Low	Total Score
Projects to Start 2015/16 (unit numbers)							
CHA – Caledonian Rd Ph 2 (25)	4	3	3	3	4	3	20
F – Canal St, Perth (38)	4	3	3	3	4	3	20
LA – S Methven St, Perth (20)	4	3	3	3	4	3	20
H – Hillside Hospital Site (26)	4	3	3	3	2	3	18
LA – Hillside Hospital (10)	4	3	3	3	2	3	18
CHA – Back Loan, Milnathort (5)	4	3	3	3	2	2	17
LA – Lathro, Milnathort (15)	4	3	3	3	2	2	17
H – Auchterarder MMR (12)	2	2	3	1	1	2	11
Total -151							
CHA = Caledonia Housing Association LA = Local Authority K= Kingdom H = Hillcrest							

	Criteria/Score						
	1	2	3	4	5	6	7
	Contribution to SOA/LHS objectives 4 = High 2 = Med 1 = Low	Contribution to Meeting Significant Local Housing Need 3 = High 2 = Med 1 = Low	Deliverability 4 = High 3 = Med 1 = Low	Inclusion, Equality and Meeting Specialist Needs 4 = High 3 = Med 1 = Low	Impact on Communities and Regeneration 4 = High 2 = Med 1 = Low	Contribution to Meeting Strategic Housing Need Profile Defined by HNDA 3 = High 2 = Med 1 = Low	Total Score
Projects to Start 2016/17 (unit numbers)							
CHA – Muirton Ph 6 (45)	4	2	4	3	4	2	19
CHA – YMCA (24)	4	3	1	3	4	3	18
H -Strathearn Hotel, Crieff (20)	4	2	3	3	4	2	18
LA – Birch Av, Scone (12)	4	3	3	3	2	2	17
CHA – Ballinluig (10)	4	2	3	3	1	3	16
H – Bridgefauld Rd, Milnathort(10)	4	3	3	3	1	2	16
LA – Bridgefauld Rd, Milnathort(10)	4	3	3	3	1	2	16
H – Hillside Hospital Site MMR(12)	4	3	3	1	2	3	16
K – Bertha Park (20)	4	2	3	3	1	2	15
LA – Sites to be identified (28)							
Total - 191							
CHA = Caledonia Housing Association LA = Local Authority K= Kingdom H = Hillcrest							

	Criteria/Score						
	1	2	3	4	5	6	7
	Contribution to SOA/LHS objectives 4 = High 2 = Med 1 = Low	Contribution to Meeting Significant Local Housing Need 3 = High 2 = Med 1 = Low	Deliverability 4 = High 3 = Med 1 = Low	Inclusion, Equality and Meeting Specialist Needs 4 = High 3 = Med 1 = Low	Impact on Communities and Regeneration 4 = High 2 = Med 1 = Low	Contribution to Meeting Strategic Housing Need Profile Defined by HNDA 3 = High 2 = Med 1 = Low	Total Score
Projects to start 2017/18 (unit numbers)							
CHA – Muirton (45)	4	2	4	3	4	2	19
K – Bertha Park (30)	2	2	3	3	1	2	13
LA – Council Houses (40)							
Total – 115							
CHA = Caledonia Housing Association LA = Local Authority K= Kingdom H = Hillcrest							

Projects 2018-2020 (Unit Nos.)	Criteria/Score						
	1	2	3	4	5	6	7
	Contribution to SOA/LHS objectives 4 = High 2 = Med 1 = Low	Contribution to Meeting Significant Local Housing Need 3 = High 2 = Med 1 = Low	Deliverability 4 = High 3 = Med 1 = Low	Inclusion, Equality and Meeting Particular Needs 4 = High 3 = Med 1 = Low	Impact on Communities and Regeneration 4 = High 2 = Med 1 = Low	Contribution to Meeting Strategic Housing Need Profile Defined by HNDA 3 = High 2 = Med 1 = Low	Total Score
CHA - Borlick, Aberfeldy (20)	4	3	3	3	1	2	16
LA – Luncarty (10)	4	3	3	3	1	2	16
CHA - Hill Primary, Blairgowrie (20)	4	3	1	3	2	2	15
CHA – Burrelton (12)	2	3	3	1	2	2	13
K - Bertha Park (2 phases) (40)	2	2	3	3	1	2	13
CHA - Tulloch (20)	2	3	1	3	2	2	13
CHA - Newton Farm (20)	2	3	1	3	1	2	12
CHA - Broxden East (28)	2	3	1	3	1	2	12
H – Auchterarder (20)	2	3	1	3	1	2	12
H – Oudenarde (20)	2	3	1	3	1	2	12
H - Burnside, Dunning (7)	2	2	1	1	2	3	11
CHA - Red House, Coupar Angus (12)	2	2	1	3	1	2	11
CHA - Guildtown(10)	2	2	1	3	1	2	11
LA – Council Houses (70)							
Total – 309							
CHA = Caledonia Housing Association LA = Local Authority K= Kingdom H = Hillcrest							

STRATEGIC HOUSING INVESTMENT PLAN/STRATEGIC LOCAL PROGRAMME

APPENDIX 2

Table 1 - Years 1-3 2015/16 - 2017/18

PROJECT	RSL	SUB-AREA	PRIORITY	UNITS - TYPE				UNITS - SITE STARTS				SG FUNDING REQUIRED (£M)		
				GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	PRE 2015/16	2015/16	2016/17	2017/18	2015/16	2016/17	2017/18
			Low / Medium / High											
Caledonian Rd, Perth (Ph1)	Caledonia Housing Association	Perth	High	20	4		24	24				£1.350		
Caledonian Rd, Perth (Ph2)	Caledonia Housing Association	Perth	High	25			25		25			£1.390		
Muirton Ph 5	Fairfield Housing Co-op	Perth	High	25			25	25				£1.000		
Crieff Road, perth	Caledonia Housing Association	Perth	High	7			7	7				£0.208		
Cherrybank, Perth	Hillcrest Housing Association	Perth	High	14			14	14				£0.750		
Canal Street, Perth	Fairfield Housing Co-op	Perth	High	38			38		38			£2.334		
South Methven St, Perth	Local Authority	Perth	High	20			20		20			£1.000		
Hillside Hospital Site, Perth	Hillcrest Housing Association	Perth	High	26			26		26			£0.300	£1.208	
Hillside Hospital Site, Perth	Local Authority	Perth	High	10			10		10			£0.500		
Back Loan, Milnathort	Caledonia Housing Association	Kinross	High	5			5		5			£0.220		
Lathro, Milnathort	Kingdom Housing Association	Kinross	High	15			15		15			£0.750		
Kirkton, Auchterarder (MMR)	Hillcrest Housing Association	Strathearn	Medium	12			12		12			£0.380		
Muirton (Ph 6)	Caledonia Housing Association	Perth	High	45			45			45			£2.796	
YMCA, Atholl St, Perth	Caledonia Housing Association	Perth	High	24			24			24		£0.200	£1.098	
Strathearn Hotel, Crieff	Hillcrest Housing Association	Strathearn	High	20			20			20		£0.500	£0.660	
Birch Avenue, Scone	Local Authority	Perth	High	12			12			12		£0.600		
Ballinluig	Caledonia Housing Association	Highland	High	10			10			10		£0.620		
Bridgefauld Road, Milnathort	Hillcrest Housing Association	Kinross	Medium	10			10			10		£0.300	£0.252	
Bridgefauld Road, Milnathort	Local Authority	Kinross	Medium	8	2		10			10		£0.500		
Bertha Park	Kingdom	Perth	Medium	16	4		20			20		£1.242		
Hillside Hospital Site, Perth(MMR)	Hillcrest Housing Association	Perth	Medium	12			12			12		£0.100	£0.250	
LA Sites to be identified				28			28			28		£1.400		
Muirton, Perth	Caledonia Housing Association	Perth	High	45			45				45	£0.200	£2.596	
Bertha Park	Kingdom Housing Association	Perth	Medium	30			30				30		£1.750	
LA Sites to be identified				40			40				40		£0.200	
LA Buybacks			Medium	10			10		10			£0.250		
LA Buybacks			Medium	10			10			10		£0.250		
LA Buybacks			Medium	10			10				10		£0.250	
Total				547	10	0	557	70	161	201	125	£10.532	£10.066	£6.806

DRAFT FIVE YEAR STRATEGIC LOCAL PROGRAMME - 2015/2020

Table 2 - Years 4 & 5 - 2018/19 - 2019/20

PROJECT	RSL	SUB-AREA	PRIORITY	UNITS - TYPE				UNITS - SITE STARTS		SG FUNDING REQUIRED	
				GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2018/19	2019/20	2018/19	2019/20
Borlick, Aberfeldy	Caledonia Housing Association	Highland	Medium	20			20	20		£1.260	
Luncarty	Local Authority	Perth	Medium	10			10	10		£0.500	
Hill Primary, Blairgowrie	Caledonia Housing Association	Eastern	Medium	16	4		20	20		£1.240	
Burrelton	Caledonia Housing Association	Eastern	Medium	10	2		12	12		£0.620	
Bertha Park	Kingdom Housing Association	Perth	Medium	20			20	20		£1.240	
LA Build	Local Authority			30			30	30		£1.500	
Auchterarder	Hillcrest Housing Association	Strathearn	Low	20			20	20		£1.260	
Bertha Park	Kingdom Housing Association	Perth	Medium	20			20		20		£1.240
Tulloch	Caledonia Housing Association	Perth	Medium	20			20		20		£1.260
Newton Farm	Caledonia Housing Association	Perth	Low	20			20		20		£1.260
Broxden East	Caledonia Housing Association	Perth	Low	28			28		28		£1.736
Oudenarde	Hillcrest Housing Association	Perth area	Low	20			20		20		£1.260
Burnside, Dunning	Hillcrest Housing Association	Perth area	Low	7			7		7		£0.434
Red House, Coupar Angus	Caledonia Housing Association	Eastern	Low	12			12		12		£0.744
Guildtown	Caledonia Housing Association	Eastern	Low	10			10		10		£0.620
LA Build				40			40		40		£0.200
LA Buybacks				10			10	10		£0.250	
LA Buybacks				10			10		10		£0.250
Total				323	6	0	329	142	187	£7.870	£9.004

Note :- Projects in the programme may be rearranged to work towards maximising the spend each year. This would be in situations where projects fail to progress within the anticipated timescale.

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 -

LOCAL AUTHORITY: PERTH AND KINROSS

NON AHSP PROJECTS

Project Address	Sub-Area	Priority	Developer	Programme	2015/16	2016/17	2017/18	Total Unit Starts	2018/19	2019/20	Total Units Complete	Total SG Funding Required (if applicable) (£M)
Birch Avenue, Scone	Perth	High	LA	Housing Capital Programme		8		8			8	£0.000
								0			0	
								0			0	
								0			0	
								0			0	
								0			0	
								0			0	
								0			0	
								0			0	
								0			0	
Total					0	8	0	8	0	0	8	£0.000

STRATEGIC HOUSING INVESTMENT PLAN

LOCAL AUTHORITY: PERTH AND KINROSS

TABLE 4.1: COUNCIL TAX ON SECOND AND EMPTY HOMES

DEVELOPER CONTRIBUTIONS	SUM RAISED	SUM USED TO ASSIST HOUSING	UNITS ASSISTED	SUM CARRIED FORWARD TO 2014/15
2012/13	£1,192.000	£1,618.000	92	£1,992.000
2013/14	£1,113.000	£480,000	24	£2,625.000
	£2,305.000	£2,078,000	116	

TABLE 4.2: PROJECTS ASSISTED BY COUNCIL TAX ON SECOND AND EMPTY HOMES

PROJECT (1)	2012/13		2013/14	
	SUM USED	UNITS ASSISTED (2)	SUM USED	UNITS ASSISTED
Muirmont Crescent, Bridge of earn	£200, 000	18		
Kenmore, PHA	£110,000	8		
Maxton Road, Crieff - Hillcrest	£40,000	8		
Springbank Road, Alyth	£643,000	19		
Dalchampaig, Pitlochry	£295,000	6		
Ph 2, Scone	£100,000	10		
Lower Oakfield, Pitlochry	£60,000	6		
Quinns Cinema, Blairgowrie	£170,000	17		
Jeanfield Rd, Perth			£320,000	16
Inchtute			£160,000	8
TOTAL	£1,618,000	92	£480,000	24

STRATEGIC HOUSING INVESTMENT PLAN 2015/16-2019/20

LOCAL AUTHORITY: PERTH AND KINROSS

TABLE 5.1: DEVELOPER CONTRIBUTIONS

DEVELOPER CONTRIBUTIONS	SUM RAISED	SUM USED TO ASSIST HOUSING	UNITS ASSISTED	SUM CARRIED FORWARD TO 2014/15
2012/13	£221,125	£319,000	22	£374,388
2013/14	£277,426	£100,000	8	£277,426
	£498,551	£419,000	30	£651,814

TABLE 5.2: PROJECTS ASSISTED BY DEVELOPER CONTRIBUTIONS

PROJECT (1)		2012/13		2013/14		CONTRIBUTION TYPE
		SUM USED	UNITS ASSISTED (2)	SUM USED	UNITS ASSISTED	
Lower Oakfield, Pitlochry		£121,000.000	14	N/A	N/A	Commuted Sum
Maxton Road, Crieff		£198,000.000	8	N/A	N/A	Commuted Sum
Jeanfield Road, Perth		N/A	N/A	£100,000.000	8	Commuted Sum
TOTAL		£319,000.000	22	£100,000.000	8	

Notes

1. Project can be either direct provision of affordable housing or other assistance to affordable housing.
2. If tax is used to contribute to housing provision enter the total number of units in the project, not the proportion assisted by tax.

Affordable Housing Policy
Land
Commuted Sum
Section 75
Other

STRATEGIC HOUSING INVESTMENT PLAN 2015/16-2019/20

LOCAL AUTHORITY: PERTH AND KINROSS

TABLE 6: ADAPTATIONS

Financial Year	Council Housing Stock		Private Housing Stock		Total	
	Number of Adaptations	Funding Requirement (£M)	Number of Adaptations	Funding Requirement (£M)	Number of Adaptations	Funding Requirement (£M)
2015/16	350	£0.400	210	£1.100	560	£1.500
2016/17	360	£0.450	210	£1.100	570	£1.550
2017/18	375	£0.500	210	£1.100	585	£1.600
2018/19	375	£0.500	210	£1.100	585	£1.600
2019/20	375	£0.500	210	£1.100	585	£1.600
	1,835	£2.350	1,050	£5.500	2,885	£7.850