

PERTH AND KINROSS COUNCIL

Housing & Social Wellbeing Committee

19 June 2024

ANNUAL UPDATE ON PERTH AND KINROSS LOCAL HOUSING STRATEGY 2022-2027

Report by Strategic Lead – Housing and Communities
(Report No. 24/191)

1. PURPOSE

- 1.1 To note progress in implementing the Local Housing Strategy for Perth and Kinross previously approved at Housing and Social Wellbeing Committee on 15 March 2023 and to approve priorities for the current year.

2. RECOMMENDATIONS

- 2.1 It is recommended that Housing and Social Wellbeing Committee:
- Notes the progress made during 2022-2023 and 2023-2024 towards achieving the outcomes set out within the LHS Action Plan (Appendix 1).
 - Approves the priorities for 2024-2025 set out in Section 7 below.

3. STRUCTURE OF REPORT

- 3.1 This report is structured over the following sections:

Section 4 – Background

Section 5 – Context

Section 6 – Perth and Kinross Local Housing Strategy 2022-2027 Annual Progress Update Year 1 and Year 2

Section 7 – Implementation and Review

Section 8 – Conclusion

Appendix

4. BACKGROUND

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

- 4.2 The LHS outlines what the Council and its partners would like to deliver for all areas within Perth and Kinross during the five-year period 2022-2027. The LHS 2022-2027 was prepared in accordance with the Scottish Government's [Local Housing Strategy Guidance 2019](#) which sets out statutory requirements, essential links and outcomes that should be considered within the LHS framework.
- 4.3 Annual updates are to be provided on how the LHS is implementing its priorities and plans for the delivery of housing and housing related services within the five year period of the strategy.
- 4.4 The Local Housing Strategy 2022-2027 was approved at Housing and Social Wellbeing Committee on 15 March 2023 (Report No.23/82). Due to delays in approving the LHS 2022-2027 and subsequent impacts on reporting on progress, it was agreed that the first update of the LHS would be delayed until 2024 and would include an update on the first two years of the strategy. This is the first annual progress update to Housing and Social Wellbeing Committee in implementing the strategy and presents progress of the first two years covering the period 2022 to 2024.

5. CONTEXT

- 5.1 The LHS 2022-2027 is firmly aligned to the priorities and vision of the [Corporate Plan](#) 2022/23 – 2027/28 (December 2022) for a Perth and Kinross where everyone can live life well, free from poverty and inequality. The LHS 2022-2027 reflects the views of our communities, elected members, stakeholders, and partner organisations. These views have helped influence the development of the LHS priorities and outcomes which are most important for Perth and Kinross, in enabling Perth and Kinross Council and partners to deliver high quality housing and housing services to meet the needs of local people in all housing tenures.

6. PERTH AND KINROSS LOCAL HOUSING STRATEGY 2022-2027 ANNUAL PROGRESS UPDATE 2022-2024 YEAR 1 AND YEAR 2

- 6.1 The annual progress report for Year 1 (2022-23) and Year 2 (2023-24) is attached in Appendix 1. The Local Housing Strategy has the following four priorities for action. Key areas of progress in delivering the outcomes include the following:

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

- 6.2 Our aim is to evidence local housing need and set a strategic vision over the next five years for housing across public and private sectors, by providing the right size, type, and tenure of housing in sustainable, well-connected places.

- 6.3 During 2022-23 to 2023-24, we delivered new [affordable homes](#) for social rent, low-cost home ownership, and mid-market rent across the Perth and Kinross area. We increased the Council's own housing stock through the purchase of buybacks and bringing empty homes back into use for affordable housing. We supported a number of projects to identify the potential for more housing in rural areas through housing needs assessments, feasibility studies and establishing our first [Self-Build Register](#). Our [Sustainable Inclusive Homes Net Zero Carbon Design Guide](#) was also published to support delivery of new build affordable homes through construction innovation and house design. We also undertook consultation [for Short Term Let \(STL\) control areas](#), with research and feedback helping to shape the associated non-statutory Planning Guidance.
- 6.4 The impact of these activities has been to help meet housing need in the area and provide affordable housing across tenures. The additional social housing has enabled turnover within the overall stock. Additional buybacks and empty homes ensure we have more homes of the right type and size in areas people want to live in. This has reduced waiting lists and met a range of housing needs in the area including overcrowding, under occupying, alleviating homelessness, and meeting mobility needs.

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

- 6.5 Our aim is to set out the role that housing can play in improving housing choice across all housing tenures and the LHS contribution to tackling child poverty and further development of the Council's Rapid Rehousing Transition Plan (RRTP), building on the Home First model.
- 6.6 During 2022-23 to 2023-24, we increased our support to households to sustain their tenancy through our Tenancy Sustainment Fund, Financial Inclusion Project and Think Yes budget. We made it easier for people to access a range of housing options through the launch of a new self-serve [online Housing Options service](#). We continued to support people from Ukraine to settle into accommodation and further developed our approach to Rapid Rehousing via the Home First model through minimising the number of children in temporary accommodation and increasing our spend on essential goods for moving home and assistance through our Property Ready and Prevention Funds. We commissioned an Intensive Housing Support service to provide enhanced personalised transitional housing support to homeless households with the service already at capacity. We [consulted on our Common Allocations Policy](#) which includes proposing a new downsizing policy with improved incentives to enable better targeting of properties that are under-occupied. We are also set to become a local authority member of the City of Sanctuary with a commitment to resettle 20 people per year.

- 6.7 The impact of these activities has been to support people to have increased awareness and access to suitable housing options to mitigate the impact of housing induced poverty and poor housing affordability. We have reduced the stigma associated with homelessness and minimised the impact and duration of households experiencing homelessness in Perth and Kinross.

Priority 3: Delivering housing for people with varying needs

- 6.8 Our aim is to deliver accessible homes, wheelchair homes and particular forms of provision such as supported accommodation for key client groups to enable people to live independently and well, for as long as possible, through investment in property adaptations, technology, care and support services.
- 6.9 During 2022-23 to 2023-24, we supported investment in adaptations to Council and Housing Association properties and supported private tenants and homeowners through our Care and Repair Scheme. We have undertaken a review of our Occupational Therapy (OT) provision for social housing to support this delivery further. We delivered further wheelchair accessible and adapted properties through our new build programme, and supported wheelchair users to move into fully adapted housing with our Housing OT service. Through our multi-agency Independent Living Panel, we continued to match individuals with housing and support needs to supported and bespoke accommodation. We delivered a number of refurbishment and new build core and cluster projects, including for wheelchair users, with built-in technology linked to 24/7 onsite staff support. We have continued to work collaboratively to promote the benefits of technology within a housing setting and launched an [online interactive smart house](#). We secured funding of almost £4 million to transform our Gypsy Traveller site with new energy-efficient accommodation and upgrades to create a sustainable environment for residents and support climate change ambitions. A review of our buyback policy has also been carried out to include increasing the number of buybacks the Council will aim to purchase and to consider where buybacks may be suitable to support those with adaptation needs.
- 6.10 The impact of these activities has been to enable people to live independently and well for as long as possible through investment in property adaptations, technology, care, and support services. Through increased partnership working, and an increase in preventative housing and support services, more people have been enabled to remain in their own home, leave hospital or out of area placements and to live in their chosen community independently with support, close to family and support networks.

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

- 6.11 Our aim is to provide the strategic framework for improving the quality and energy efficiency of homes across all tenures, driving improvement in housing induced poverty and proactively tackling fuel poverty through investment in housing condition and energy improvements; and setting a road map for reducing domestic carbon emissions.

- 6.12 During 2022-23 to 2023-24, we have developed and [consulted on our Local Heat and Energy Efficiency Strategy \(LHEES\)](#) setting out energy efficiency improvements across all tenures and established a LHEES Coordination Team. We have increased the energy efficiency advice offered to households through working with Save Cash and Reduce Fuel (SCARF) and our Home Energy Advice Team (HEAT) service, resulting in savings for residents, reductions in carbon emissions and removing some residents from fuel poverty. We have invested in existing stock and new build housing with installation of energy efficiency improvements. We have invested £150k in communal repairs for homeowners through our Missing Shares service. We have progressed pilot projects to incorporate net zero planning and retrofit opportunities and continue to address Council stock which requires additional work to meet the Scottish Housing Quality Standard (SHQS). In partnership with Registered Social Landlords, 65 new build properties have benefited from fibre installation.
- 6.13 The impact of these measures ensures that people can live in and benefit from homes which meet energy efficiency, climate change and housing quality ambitions. Investment in housing condition and energy improvements, including mechanisms and support to enable landlords and owners to invest in repairs and maintenance has improved the quality of housing for residents.

7. ONGOING IMPLEMENTATION AND CHALLENGES

- 7.1 While good progress is being made towards delivering LHS outcomes, various challenges remain.
- 7.2 In particular, the Scottish Government More Homes Division confirmed on 28th March 2024 that the Resource Planning Assumption (RPA) for Perth and Kinross Council for 2024-25 is £12.216m, which is a reduction of approximately £4.429m, down from £16.645m. In line with the Strategic Housing Investment Plan for 2024-25, this will be carefully coordinated throughout the year. It is currently projected that there are no projects at direct risk from the funding reduction and anticipated that the reduced RPA for 2024-25 can be managed within the SHIP where updates will be reported to the PKC Strategic Housing Board.
- 7.3 During 2024-25 we intend to continue to work with partners to deliver progress on LHS actions, including the following priorities:

Priorities for 2024-25

Priority 1:

- Accelerate delivery of our affordable housing programme of 1,050 homes over the five year LHS period, through our Strategic Housing Investment Plan and actions to build the affordable housing land supply.
- Increasing our buyback target to 40 for the coming year
- Develop an Empty Homes Action Plan which targets investment in areas where housing pressure is evidenced.

- Further embed our newly published Net Zero Carbon Design Guide in all new build developments to implement design and enhanced energy efficiency standards.
- Continue to support delivery of local Housing Need Assessments and Community-led projects in rural areas.
- Make a further report on potential for Short Term Let Control Area(s) to the relevant committee.

Priority 2:

- Continue to develop and improve tailored debt advice and welfare assistance to households across Perth and Kinross.
- Explore potential projects to deliver key worker housing in Northern Perthshire.
- Continue to work with partners to offer housing and support options to refugees in response to national dispersal and resettlement programmes.
- Increase engagement with private landlords in Perth and Kinross to improve awareness of proposed Private Rented Sector reforms and investment regarding energy efficiency measures.

Priority 3:

- Update our Housing Contribution Statement
- Progress with publication of our first Mobility Strategy
- Develop dementia-friendly design for social rented new build developments through our Design Guide.
- Ensure planning policy, placemaking and housing investment contribute to health and wellbeing, particularly through development in rural areas in partnership with RSLs and HSCP.
- Implement any revised Scottish Government Housing for Varying Needs standards through our Design Guide once published, including a minimum of 10% of all affordable homes built to wheelchair and adaptable standards.
- Further engagement with our Gypsy Traveller community through face to face satisfaction survey work.

Priority 4:

- Support implementation of LHEES Delivery Plan to improve energy efficiency across all tenures.
- Build an understanding of the current and future skills and training requirements of the construction sector to deliver quality homes.
- Further facilitate delivery of high-speed broadband into social housing

7.4 Committee is asked to approve these priorities identified within the LHS Action Plan 2022-2027 for the coming year 2024-2025.

8. MONITORING AND REVIEW

- 8.1 Actions are being implemented through the LHS Delivery Group and by operational teams. The LHS Delivery Group continues to build on the strong partnerships already in place, recognising that achieving LHS priorities will require a collective effort from delivery partners, stakeholders, communities, and residents of Perth and Kinross.
- 8.2 The LHS Communications Plan has set out how the Delivery Group are conducting regular consultation and engagement with stakeholders. It also ensures there is awareness of the key housing priorities for Perth and Kinross until 2027.

9. CONCLUSION

- 9.1 The report outlines the significant outcomes achieved in the first two years of delivering actions within the Local Housing Strategy 2022-2027, alongside the key priority actions for 2024-2025.

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APPENDICES

- Appendix 1 – Local Housing Strategy (LHS) 2022-2027 Annual Progress Report

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

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

1. Strategic Implications

Community Plan/Single Outcome Agreement

- 1.1 The proposal aims to set out how the LHS will deliver more affordable homes in sustainable places; improve housing choice and reduce inequality; support independent living; ensure homes are easy and affordable to heat; and ensure housing contributes to tackling the climate emergency and therefore directly contribute to the delivery of the Perth and Kinross Community Plan / Single Outcome Agreement in terms of:

- (i) *Giving every child the best start in life*
- (ii) *Developing educated, responsible and informed citizens*
- (iii) *Promoting a prosperous, inclusive and sustainable economy*
- (iv) *Supporting people to lead independent, healthy and active lives*
- (v) *Creating a safe and sustainable place for future generations*

Corporate Plan

- 1.2 The LHS 2022-2027 reflects the Council's Corporate Plan objectives listed above and therefore the proposal in this report would directly contribute to the achievement of the priorities:

- (i) *Giving every child the best start in life;*
- (ii) *Developing educated, responsible and informed citizens;*

- (iii) *Promoting a prosperous, inclusive and sustainable economy;*
- (iv) *Supporting people to lead independent, healthy and active lives; and*
- (v) *Creating a safe and sustainable place for future generations.*

2. Resource Implications

Financial

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

Workforce

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

Asset Management (land, property, IT)

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

3. Assessments

All impact assessments carried out in the development of the Local Housing Strategy 2022-2027 and previously approved at Housing and Social Wellbeing Committee (Report No.23/82) cover the duration of the LHS until 2027.

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

Equality Impact Assessment

- 3.1 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.

The Equality Impact Assessment undertaken can be viewed by clicking [here](#).

The proposals were considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as **relevant** and the following positive outcomes expected through implementation:

The broad ranging remit of the Local Housing Strategy and the range of actions outlined in the priorities should have a broad spectrum of positive impacts across Perth and Kinross residents.

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

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

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

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

Strategic Environmental Assessment

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

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

Health Inequalities Impact Assessment

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

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

Recommendations made by the Health Inequalities Assessment for integration into the LHS are available to view [here](#).

Sustainability

3.3 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:

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

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

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

Legal and Governance

3.4 The Strategic Lead, Legal and Governance has been consulted and there are no direct legal implications in this report.

Risk

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

4. Consultation

Internal

- 4.1 LHS Delivery Group officers were involved in preparing this update.

External

- 4.2 Consultation as part of LHS priority actions were carried out and included in Section 6 of the report.
- 4.3 The Tenant Committee Report Panel were consulted on this report.

5. Communication

- 5.1 An LHS 2022-2027 Communications Plan is in place.

2. BACKGROUND PAPERS

- 2.1 All documents that have been relied on in preparing the report are already referenced within the main body of the report in Section 4 and 5 and Appendix 1.