



Perth and Kinross Council

Strategic Housing Investment Plan

2021/22 – 2025/26

‘Making Perth and Kinross a place where people have access to good quality, energy efficient housing, that they can afford, that is in a safe and pleasant environment’

December 2020

1. Introduction

- 1.1 Good quality homes and placemaking make a significant contribution to Perth and Kinross Council's (PKCs) wider aims of creating safe and sustainable communities where people aspire to live.
- 1.2 The Strategic Housing Investment Plan (SHIP) 2021/22 – 2025/26 sets out investment priorities for affordable housing consistent with aims & objectives of the Local Housing Strategy (LHS).
- 1.3 Demand for housing across all tenures within Perth and Kinross is high. The SHIP seeks to address housing need generated through a very significant projected population increase over the next 5-year period and beyond and takes account of predicted demographic changes.
- 1.4 The SHIP proposes to deliver 1265 affordable homes over the next 5-year period. Resource Programming Assumptions (RPA) have not been confirmed by the Scottish Government at the time the SHIP has been submitted however our programme confirms the commitment to continue to exceed the LHS target of 150 affordable homes per year. Indications are that the RPA will be known early 2021.
- 1.5 [Appendix 1](#) details all projects approved and a breakdown of site starts and completions during the term of the SHIP.

2. Local Housing Strategy (LHS) Vision

- 2.1 The LHS provides the strategic framework and sets out our vision where we will:

'make Perth and Kinross a place where people have access to good quality, energy efficient housing that they can afford, and is in a safe and pleasant environment.

- 2.2 The SHIP is aligned with key aims and objectives outlined in the LHS that reflect national and local policy objectives, the four principle themes being:

- 1 supply of housing and sustainable communities
- 2 housing and homelessness
- 3 independent living
- 4 house condition, fuel poverty and climate change

3. SHIP Prioritisation Framework

- 3.1 PKC's SHIP Prioritisation Framework is a tool for prioritising investment that assesses potential affordable housing proposals across PKC's strategic aims and objectives, deliverability, and community benefits. All proposals are assessed against the prioritisation framework and recommendations are

made to the New Build Project Board (NBPB) for a decision to include in the SHIP.

- 3.2 [Appendix 2](#) provides a list of the Members of the NBPB.
- 3.3 PKC balances investment decisions for all affordable housing proposals to be delivered by PKC (as developer), Registered Social Landlords (RSL's) and Private Developers (PDs) via a range of affordable housing tenures across all the Housing Market Areas (HMA's) within Perth and Kinross. [Appendix 3](#) provides a list of HMAs

4. Review Mechanism – Response & Resolution of Constraints

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

5 Affordable Housing Supply Programme – Progress towards Completions

- 5.1 As indicated in Section 4, PKC regularly reviews SHIP affordable housing projects, both internally and with RSLs and the Scottish Government More Homes Team, to ascertain progress towards delivery by completions.
- 5.2 According to Scottish Government records, during 2019/20 a total of 320 affordable homes were completed within Perth and Kinross (Completion Certificates received). The breakdown included 308 Social Rent (69 Affordable homes for PKC, and 239 affordable homes for our RSL partners) and 12 RSL Mid-Market Rent Homes.
- 5.3 [Appendix 4](#) confirms the affordable homes completed in Perth and Kinross from 2016/17 according to Scottish Government records.

6. Rapid Rehousing Transition Plan Priorities (RRTP)

- 6.1 Addressing the key Homelessness and Rough Sleeping Action Group (HARSAG) recommendation, PKC aligns strategic housing priorities consistent with the RRTP, and ensures new supply of affordable housing is fully integrated with the Perth and Kinross Home First model.

7. Child Poverty Action Report

- 7.1 Alignment with PKC's Child Poverty Action Report is evidenced by progress relative to:

- increasing the supply of new affordable homes within Perth and Kinross all achieving the Building Technical Silver Standard (Aspects 1 & 2) as a minimum to help address fuel poverty
- building on the success of Home First to reduce the potential impact of homelessness on families

8. Local Plans to Support Wheelchair Accessible Housing

- 8.1 PKC is committed to increasing the supply of wheelchair accessible homes in accordance with requirements set out in the Guidance note (MHDGN 2019/02) issued by the Scottish Government. PKC is currently consulting internally and with our RSL partners, with a view to agreeing a robust and flexible approach to delivering wheelchair accessible homes across urban and rural Perth & Kinross. For the 2021/22 financial year a target of 6 wheelchair accessible homes has been set for Perth and Kinross.
- 8.2 We have included this indicative target for the supply of new affordable wheelchair accessible housing within a target for the supply of houses to meet the needs of people with limited mobility (ambulant disabled standard) in the Action Plan of the latest Local Housing Strategy (LHS) up-date. This target will be reviewed as part of the full redraft of the LHS to be submitted April 2022.

9. Affordable Homes Projects for Gypsy/Travellers

- 9.1 There are no plans in the current SHIP for affordable homes for Gypsy/Travellers. There is ongoing consultation with the Gypsy Traveller community and a survey of Council accommodation for Gypsy Travellers will take place as part of the Local House Condition Survey. The information from this survey will be used to plan future investment and maintenance of the existing sites.

10. Affordable Housing Supply Programme (AHSP)

- 10.1 To date, no future funding assumptions have been provided by the Scottish Government on what funding will be available from the Scottish Government to assist with the Affordable Housing Supply programme. It is expected that the announcement of funding for the year 2021/22 onwards will be announced January 2021.
- 10.2 The focus of the SHIP is not only the use of the AHSP resources, but other funding streams that can be used to support the LHS priorities for affordable housing.

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

Funding Resources to support delivery of SHIP priorities are summarised:

- **Housing Revenue Account (HRA)**

11.1 Prudential borrowing via the HRA is the key funding component used in addition to Scottish Government Housing Subsidy to support the delivery of new affordable homes for PKC affordable housing.

- **Developer Contributions**

11.2 Applications that meet published criteria can be made to PKC to support the delivery of affordable homes from Developer Contributions (DCs). Information on applications received over the past year in respect of supporting the delivery of affordable homes are detailed below:

Developer	Project	Affordable Homes	Year	Amount of DCs used
Caledonia HA	Crieff Road, Perth (Perth HMA)	6 nr	2019	£70,000.00
Caledonia HA	Atholl Road, Pitlochry (Highland HMA)	12 nr	2020	£158,916.00
Perth & Kinross Council	Milne Street, Perth (Perth HMA)	8 nr	2020	£188,000.00
Hillcrest Homes	Muirton OTS Purchase 1 (Perth HMA)	10 nr	2020	£150,000.00
Hillcrest Homes	Muirton OTS Purchase 2 (Perth HMA)	12 nr	2020	£180,000.00

11.4 As at 31 March 2020 there is £2.9m available within Developer Contributions to assist in bringing forward affordable housing developments throughout Perth and Kinross. Policy requires these funds to be invested in the same market area they were collected.

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

11.5 PKC have funding available through income raised each financial year from Council Tax (Empty Homes and 2nd Homes). This funding assists in supporting the delivery of affordable homes within Perth and Kinross.

Between 2015/16 and 2019/20 this has assisted PKC in delivering 717 affordable homes using £2.76m of funds from Council Tax.

- 11.6 These funds have also been used to support the Vacant Property Development Team bring empty homes back into use for housing. The following empty properties have been brought back into use as housing through assistance of these funds:

Financial Year	Empty Homes Brought Back into Use
2015/16	149
2016/17	138
2017/18	146
2018/19	145
2019/20	139
TOTAL	717

- 11.7 As at 31 March 2020 the balance of funds remaining from Council Tax for the delivery of affordable housing was £5.8m.

12. Empty Homes

- 12.1 The Vacant Property Development Team provide advice and assistance to owners of long-term empty properties. The Vacant Property Feasibility Grant enables match funding of professional fees for owners to undertake feasibility studies into repairing or re-purposing their empty properties. In addition Empty Homes Initiative grants enable owners to upgrade or repair their properties in return for the properties being let through our Rent Bond Guarantee Scheme for a period of 5 years at current Local Housing Allowance rent levels. The aim is to bring 150 privately owned empty properties back into use each year. They also work closely with Perth & Kinross Heritage Trust who administer the Perth City Heritage Fund which can grant fund tenement properties in need of common repairs..

13 Housing Infrastructure Fund (HIF) Projects

- 13.1 Perth and Kinross Council will continue to consider where the Infrastructure Fund could be useful in assisting with delivery of affordable housing. Since the announcement of this fund, PKC have not been successful in obtaining grant funding from this source.

14 Consultation and Collaboration

- **Registered Social Landlords (RSLs)**

- 14.1 Meetings are held monthly with RSLs to review progress of affordable housing projects and they are invited to submit potential development proposals which are prioritised according to the agreed prioritisation framework. On some larger projects PKC have worked in partnership with an RSL developing a

Mixed Tenure development. Blackthorn Place, Blairgowrie was a successful partnership arrangement between PKC and Hillcrest Homes to deliver a mixed tenure development consisting of Social Rent, Mid-Market Rent and Shared Equity properties.

- **Developers**

14.2 PKC have frequent meetings with developers to discuss development sites and how housing developments can contribute to LHS priorities through inclusion of their proposed developments in the SHIP. PKC have procured housing through the Scottish Procurement Framework as well as through Section 75 agreements being made with Developers in fulfilling the requirements of the Affordable Housing Policy.

- **Communities**

14.3 In taking forward the LHS and the SHIP, workshop events are organised to consult on the objectives of the strategy and thoughts on how objectives can best be met are invited from a wide audience of partners and community representatives.

- **All Stakeholders and Partner Agencies**

14.4 The SHIP document is widely circulated, and comments are invited ahead of finalisation.

15. Equalities

15.1 PKC is fully committed to equalities and diversity. The General Equality Duty has three main aspects: -

- eliminate discrimination
- advance equality of opportunity
- foster good relations between communities

15.2 PKC will respond to the different needs and service requirements of people regardless of sex, race, colour, disability, age, nationality, marital status, ethnic origin, religion or belief, sexual orientation or gender re-assignment. The planning and delivery of good quality housing and appropriate information, advice and support services in Perth and Kinross embraces the principle of equal opportunities and the equality outcomes.

16. Strategic Environmental Assessment

16.1 The Strategic Environmental Assessment (Scotland) Act 2005 requires that all qualifying plans, programmes and strategies, including policies, are screened to assess the potential environmental impact of the plan. A Strategic

Environmental Assessment (SEA) ensures that environmental issues are considered by decision makers alongside social and economic issues.

- 16.2 The SHIP, as part of the LHS, was considered under the Environmental Assessment (Scotland) Act 2005 and pre-screening identified that the plan will have no, or minimal, environmental effects. It is, therefore, exempt and the SEA Gateway has been notified.

17 Monitoring

- 17.1 The SHIP is closely monitored, and funding is claimed as promptly as possible to promote and maximize the funding invested within Perth and Kinross. Annual reviews of progress in increasing the supply of housing is reported to the Council's Housing and Communities Committee, as part of the review of progress in implementing the LHS.

APPENDIX 1 - Strategic Housing Investment Plan

Affordable Housing Site Starts

AH Site Start Breakdown	2021/22	%	2022/23	%	2023/24	%	2024/25	%	2025/26	%	TOTAL	%age of Programme Site Starts
PKC	54	30%	203	59%	79	38%	172	68%	66	88%	574	54%
KHA	68	37%	34	10%	88	42%	60	24%	9	12%	259	24%
HH	30	16%	106	31%	0	0%	0	0%	0	0%	136	13%
CHA	30	16%	0	0%	43	20%	21	8%	0	0%	94	9%
TOTAL	182		343		210		253		75			1063

Affordable Housing Completions

AH Completion Breakdown	2021/22	%	2022/23	%	2023/24	%	2024/25	%	2025/26	%	TOTAL	%age of Programme Completions
PKC	108	33%	40	23%	203	66%	64	33%	184	69%	599	47%
KHA	76	23%	68	39%	34	11%	88	45%	60	23%	326	26%
HH	69	21%	55	32%	69	23%	0	0%	0	0%	193	15%
CHA	73	22%	10	6%	0	0%	43	22%	21	8%	147	12%
TOTAL	326		173		306		195		265			1265

Pre 2021/22 site starts with completions 2021/22+

Project Address	Area	Developer	General Needs	Specialist	Wheelchair	Total Units	Site Start Pre 2021/22	Completions pre 2021/22	Completions 2021/22	Completions 2022/23
Milne Street,	Perth	PKC	8	0	0	8	8	0	8	0
Huntingtower	Perth	PKC	70	0	0	70	70	40	30	0
Newburgh Road (Ph1)	Abernethy	PKC	10	0	0	10	10	0	0	10
149-151 Dunkeld Road	Perth	PKC	0	4	0	4	4	0	4	0
Former FCC	Perth	PKC	16	0	2	18	18	0	18	0
Lynedoch Road	Methven	PKC	20	0	4	24	24	0	24	0
Broich Road (Ph1)	Crieff	KHA	20	0	0	20	20	0	20	0
Glenalmond Road (Ph3)	Ratray	KHA	20	0	0	20	20	0	20	0
Bertha Park (Ph2A)	Perth	KHA	28	0	0	28	28	0	28	0
Bertha Park (Ph2B)	Perth	KHA	6	0	2	8	8	0	8	0
GoodlyBurn	Perth	HH	39	0	0	39	39	0	39	0
Old Causeway	Kinross	HH	8	0	0	8	8	0	0	8
Abbeyfield	Crieff	HH	0	10	0	10	10	0	0	10
Burrelton	Burrelton	CHA	11	1	0	12	12	0	12	0
Guildtown (SR)	Guildtown	CHA	32	0	0	32	32	0	32	0
Guildtown (SE)	Guildtown	CHA	9	0	0	9	9	0	9	0
TOTAL						320	320	40	252	28

2021/22 site starts with completions 2021/22+

Project Address	Area	Developer	General Needs	Specialist	Wheelchair	Total Units	Site Start 2021/22	Completions 2021/22	Completions 2022/23	Completions 2023/24
Buybacks	Various	PKC	24	0	0	24	24	24	0	0
Newburgh Rd (Ph2)	Abernethy	PKC	6	0	0	6	6	6	0	0
Luncarty	Luncarty	CHA	20	0	0	20	20	20	0	0
Scone North	Scone	CHA	10	0	0	10	10	0	10	0
Bertha Park (Ph3)	Perth	KHA	54	0	0	54	54	0	54	0
Broich Rd (Ph2)	Crieff	KHA	14	0	0	14	14	0	14	0
Westpark*	Blairgowrie	HH	63	4	0	67	67	30	37	0
TOTALS						195	195	80	115	0

*Westpark – 30 AH Site start 21/22, with 37 site start in 22/23. (Recorded as per HARP)

2022/23 site starts with completions 2022/23+

Project Address	Area	Developer	General Needs	Specialist	Wheelchair	Total Units	Site Start 2022/23	Completions 2022/23	Completions 2023/24	Completions 2024/25
Buybacks	Various	PKC	24	0	0	24	24	24	0	0
Bertha Park (Ph4)	Perth	PKC	54	4	2	60	60	0	60	0
Rossie Pl (Ph1+2)	Auchterarder	PKC	40	0	0	40	40	0	40	0
Grewar Farm	Coupar Angus	PKC	38	0	2	40	40	0	40	0
Inchture	Inchture	PKC	35	4	0	39	39	0	39	0
Oudenarde	Bridge of Earn	HH	30	0	0	30	30	0	30	0
St Andrews St	Perth	HH	39	0	0	39	39	0	39	0
Broich Rd (Ph3)	Crieff	KHA	16	0	2	18	18	0	18	0
Milnathort	Milnathort	KHA	16	0	0	16	16	0	16	0
TOTALS						306	306	24	282	0

2023/24 site starts with completions 2023/24+

Project Address	Area	Developer	General Needs	Specialist	Wheelchair	Total Units	Site Start 2023/24	Completions 2023/24	Completions 2024/25	Completions 2025/26
Buybacks	Various	PKC	24	0	0	24	24	24	0	0
Rosie Place (Ph3)	Auchterarder	PKC	16	4	0	20	20	0	20	0
Central Perth	Perth	PKC	35	0	0	35	35	0	0	35
Broich Rd (Ph4)	Crieff	KHA	12	0	0	12	12	0	12	0
Bertha Park (Ph5)	Perth	KHA	52	4	4	60	60	0	60	0
Stanley PhA	Stanley	KHA	16	0	0	16	16	0	16	0
Strathmore	Alyth	CHA	41	2	0	43	43	0	43	0
TOTALS						210	210	24	151	35

2024/25 site starts with completions 2024/25+

Project Address	Area	Developer	General Needs	Specialist	Wheelchair	Total Units	Site Start 2024/25	Completions 2024/25	Completions 2025/26	Completions 2026/27
Buybacks	Various	PKC	24	0	0	24	24	24	0	0
Rossie Place (Ph4)	Auchterarder	PKC	16	2	2	20	20	0	20	0
Borlick	Aberfeldy	PKC	63	0	0	63	63	20	20	23
Perth West	Perth	PKC	65	0	0	65	65	0	65	0
Pitlochry	Pitlochry	CHA	21	0	0	21	21	0	21	0
Bertha Park (Ph6)	Perth	KHA	60	0	0	60	60	0	60	0
TOTALS						253	253	44	186	23

2025/26 site starts with completions 2025/26+

Project Address	Area	Developer	General Needs	Specialist	Wheelchair	Total Units	Site Start 2025/26	Completions 2025/26	Completions 2026/27	Completions 2027/28
Buybacks	Various	PKC	24	0	0	24	24	24	0	0
Rossie Place (Ph5)	Auchterarder	PKC	20	0	0	20	20	20	0	0
Stanley Ph2	Stanley	PKC	20	0	2	22	22	0	22	0
Stanley Ph2	Stanley	KHA	9	0	0	9	9	0	9	0
TOTALS						75	75	44	31	0

Appendix 2 –
List of New Build Project Board Members

Name	Position within PKC
Clare Mailer	Depute Director Communities
Peter Marshall	Service Manager – Planning and Housing Strategy
Nicola Lennon	Service Manager - Housing
Norma Robson	Team Leader – Planning and Policy
Steven Coyle	Finance and Governance Team Leader
Norman Ballantine	Capital Programme Manager

**Appendix 3
List of HMAs**

Perth and Kinross Settlements by HMA

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

Appendix 4
2016/17 to Present.
Affordable Housing Completions* (2020/21 not known until 31 March 2021)

Financial Year	PKC	Hillcrest Homes	Kingdom Housing Association	Caledonia Housing Association	Fairfield Housing Association	TOTAL
2016/17	45	16	0	0	25	86
2017/18	66	38	0	98	32	234
2018/19	93	24	0	52	30	199
2019/20	69	102	137	12	0	320
TOTAL	273	180	137	162	87	839

Target is 150 Affordable Homes per year. Currently PKC and its Partners are averaging 210 Affordable Homes per year (40% over target).

*Completion figures in this table are Scottish Government records on completions.