



Perth and Kinross Local Housing Strategy

2022-2027

March 2023



Table of contents

1	Introduction	4
1.1	Local Housing Strategy Purpose	4
1.2	Local Housing Strategy 2016-21 Outcomes and Achievements	5
1.3	Local Housing Strategy Consultation and Engagement	6
1.4	Local Housing Strategy Vision and Priorities	9
2	Local Housing Strategy Context	10
2.1	Strategic Context for Housing in Scotland	10
2.2	Strategic Context for Housing in Perth and Kinross	12
3	Equalities Impact and other Assessments	19
4	The Housing System in Perth and Kinross	21
4.1	Population and Households	24
4.2	The Ageing Population in Perth and Kinross	24
4.3	The Perth and Kinross Economy	25
4.4	The Perth and Kinross Housing Market	25
4.5	Perth and Kinross Housing Stock	27
4.6	Perth and Kinross Rural Housing Profile	27
5	LHS Priority 1: Providing more affordable homes to support liveable and sustainable communities	30
5.1	LHS Priority 1: What's our Starting Point?	30
5.2	LHS Priority 1: What do Residents, Partners and Stakeholders Think?	35
5.3	LHS Priority 1: Our Actions	35
5.4	Tayside Housing Need and Demand Assessment 2022	37
5.5	Setting Housing Supply Targets	38
6	LHS Priority 2: Providing a Range of Housing Options that People can Easily Access, Afford and Keep	39
6.1	LHS Priority 2: What's our Starting Point?	39
6.2	LHS Priority 2: What do Residents, Partners and Stakeholders Think?	44
6.3	LHS Priority 2: Our Actions	44
7	LHS Priority 3: Delivering Housing for People with Varying Needs	46
7.1	LHS Priority 3: What's our Starting Point?	46
7.2	LHS Priority 3: What do Residents, Partners and Stakeholders Think?	52
7.3	LHS Priority 3: Our Actions	52
8	LHS Priority 4: Delivering Quality Homes with Affordable Warmth, Zero Emissions and SMART Technology	54
8.1	LHS Priority 4: What's our Starting Point?	54
8.2	LHS Priority 4: What do Residents, Partners and Stakeholders Think?	59
8.3	LHS Priority 4: Our Actions	59
9	Delivering Local Housing Strategy Outcomes	61



9.1	LHS Implementation Framework	61
9.2	Monitoring and Evaluation	61
9.3	Resources.....	62
9.4	Affordable Housing Supply Programme	63
9.5	LHS Resource Projections.....	65
10	Delivering Local Housing Strategy Outcomes	Error! Bookmark not defined.
11	Glossary.....	67



1 Introduction

Perth and Kinross Council is pleased to present the new five-year Local Housing Strategy, covering the period 2022-2027.

The Local Housing Strategy (LHS) sets out the strategic vision, policies and plans that will enable the Council and partners to deliver high quality housing and housing services to meet the needs of local people in all housing tenures. The LHS also sets out the important contribution that housing makes to improving health and wellbeing; creating connected and sustainable places; reducing climate change and fuel poverty; supporting economic growth and reducing poverty across Perth and Kinross and in turn, reducing inequality and discrimination.

This new LHS builds on the progress of the LHS 2016-2021 and sits at the heart of all housing and planning arrangements and partnership activities in Perth and Kinross. Working collaboratively with all our stakeholders has been key to the delivery of our success. This will be further enhanced as the new LHS plays its part in the development of the [Perth and Kinross Offer](#).

It is an ambitious strategy, setting out what homes and communities should look like over the next five years. This vision includes delivering more homes, creating liveable and sustainable places which are well designed, safe, and connected. It also includes providing access to suitable, affordable and energy efficient housing options for all households. It aims to ensure that homes meet the individual needs of each household, and are well connected to local services, jobs, and communities.

The LHS has been developed with the backdrop of the Covid-19 pandemic, the UK exit from the European Union, as well as rising inflation and cost of living pressures. All of these factors will have significant impacts on the Perth and Kinross economy and local communities. The LHS therefore

comes at a crucial time and by aiming to support inclusive growth and tackle inequalities, will be instrumental to improving housing outcomes for everyone in Perth and Kinross.








1.1 Local Housing Strategy Purpose

The LHS sets out the vision of the Council and local partners for the supply of housing across all tenures and types of housing provision. The strategy aligns to national housing priorities, maximising investment opportunities, and building on the ambitious economic growth objectives set out in the Tay Cities Deal. The main purpose of the strategy is to:

- set out a shared understanding of need and demand for all types of housing, and for housing services now and in future
- provide clear strategic direction for housing investment including the development of new homes as well as investment in existing housing
- set out actions and targets to improve the quality, condition, and energy efficiency of homes
- provide a strong contribution to the integration of housing, health, and social care services to enable independent living and improved wellbeing outcomes
- help to ensure housing creates safer, stronger, attractive, sustainable, and integrated communities
- set the framework to prevent homelessness wherever possible and to resolve homelessness quickly and effectively when it does occur
- focus on the priorities and outcomes required to achieve the LHS vision.



In meeting the requirements of the Scottish Government LHS Guidance, the strategy must be:

-  Informed by latest housing insight and evidence
-  Developed in collaboration with partners, stakeholders and residents
-  Forward looking and delivery focused
-  Based on public service reform principles prevention, collaboration and innovation
-  Informed by extensive and inclusive consultation
-  Clear, concise and easy to read
-  Clear on the links to previous LHS priorities

1.2 Local Housing Strategy 2016-21 Outcomes and Achievements

This LHS builds on a strong foundation of positive housing outcomes delivered by the LHS 2016-21. Key outcomes achieved over the last 5 years are as follows:



Supply of Housing and Sustainable Communities

Delivery of 963 new affordable homes for local households

The purchase of 213 homes for affordable rent through the buy-back scheme

Completion of a housing-led regeneration project in Perth City Centre

661 empty homes brought back into use as affordable housing

Assisted 1,054 people to access private sector accommodation through the Rent Bond Guarantee Scheme.



Housing and homelessness

Transformation in the service experiences of homeless households in Perth and Kinross as a result of the

Home First model

A 19% reduction in the number of households presenting as homeless from 824 (2016/17) to 670 (2020/21)

An 80% reduction in the backlog of homeless households in temporary accommodation from 174 in 2016/17 to 38 in 2020/21

Reduced length of stay in temporary accommodation from 153 days in 2016/17 to 65 days in 2020/21 (the lowest in Scotland)

£1M savings as a result of the reduced use of B and B accommodation for people experiencing homeless crisis

Investment of £500k in homelessness prevention activity and service redesign.



Independent Living

Delivery of 621 new homes (2018/19 to 2020/21) designed to meet the needs of

households with limiting health conditions and disabilities

The development of a range pathways into housing for people with particular housing and support needs

Delivery of 8 independent living homes through regeneration, and 12 new tenancies created through the ILP for existing mainstream accommodation and commissioned projects.

Annual average investment of £3.5m on aids and adaptations in homes in the social housing sector supporting 1,400 households per year

Over £3m of investment, supporting 900 private homeowners to install aids and adaptations via the Scheme of Assistance

Delivery of short-term floating housing support to over 3,700 individuals, enabling independent living

An increase in the number of people with technology assisted packages increased from 3,745 in 2016/17 to 4021 in 2020/21



Delivery of over 1,000 hours of support to digitally excluded Council tenants and the recruitment of community digital champions.



House Condition, Fuel Poverty and Climate Change

Investment of up to £6m in energy improvement works via Home Energy Efficiency Programmes for Scotland

Investment of £3m in improving the condition and energy efficiency of Council housing including installation of renewable technology

Delivery of over 2,000 external wall insulations to homeowners since 2017, via the ECO funding programme

Delivery of over a 1,000 small repairs to homeowners through the Care and Repair small repairs service

Development of a Missing Shares Service to provide financial assistance to owners of tenement properties in need of repair

Support, advice, and assistance on fuel poverty to over 1,495 residents, including 600 home visits via the Home Energy Advice Team (HEAT)

1.3 Local Housing Strategy Consultation and Engagement

The Housing (Scotland) Act 2001 requires local authorities to consult on their LHS, as does the statutory Equality Duty placed on public bodies to involve, consult, and engage with as wide a range of local residents, tenants, and communities of interest as possible. See the Consultation Plan on p8 for examples of this.

A range of consultation opportunities have been provided throughout the course of developing this LHS, with opportunities for early engagement to help ensure local people, communities and stakeholders share their views on the most pressing housing challenges facing Perth and

Kinross, as well as generating ideas for change and improvement as set out in the Perth and Kinross Offer.

A diverse range of partners, stakeholders and subject matter experts participated in developing the Perth and Kinross LHS 2022-27. An extensive consultation and engagement programme has been delivered to collect a range of views and enable this feedback to systematically inform the LHS development. Between December 2021 and December 2022, this included:

- **LHS early engagement survey:** A survey to inform the new LHS was made available to communities and residents across Perth and Kinross, enabling them to express their views on which local housing issues 'matter most'. The survey was open for an 8-week period from 1st December 2021 to 31st January 2022. The early engagement survey was heavily promoted on social media, via the local press and community networks and councils. The survey was made available in a range of formats including online, via telephone and freepost options.
- **Stakeholder conference:** To encourage and enable widespread participation, the full day conference was held digitally via Microsoft Teams. Over 70 partners and stakeholders attended the event, including representatives from public, private, third and community sectors. The purpose of the conference was to co-produce an LHS vision, agree the main housing issues that should form the basis of LHS priorities and generate ideas and innovation as a basis for LHS actions. A conference report summarising the outcomes from the day can be accessed in Appendix 5.
- **Option identification workshops:** Four half-day workshop sessions were held, to inform the definition of key LHS



priorities together with a range of viable options for addressing them. Workshop participants were key stakeholders and subject matter experts from across the Council and partner organisations.

- **Option appraisal workshops:** Four half-day workshop sessions were held to systematically appraise LHS options. The outputs from these sessions created the basis of the LHS Outcome Action Plans.
- **Consultative Draft and Feedback Survey:** A final phase of consultation was carried out between 8th August and 9th September 2022 where a Consultative version of the Draft LHS was made available to communities and residents, enabling them to express views on whether they agreed with the main vision and priorities for action set out in the draft LHS. This final phase included online and in person engagement with a wide range of stakeholders including Tenants, Residents, and interest groups, as well as hard to reach groups. The consultation was heavily promoted on social media, via the local press and via community networks and councils. The survey was also made available in a range of formats including online, via telephone and freepost options.
- **Strategic engagement:** Mechanisms were put in place, as part of the LHS consultation plan to ensure the LHS is fully aligned with local strategies, policies, and plans. These include partnership working around the Housing Contribution Statement, the Local Development Plan, and the Council's Climate Change Strategy. Further consultation with key representatives of the Perth and Kinross Public Protection Partnerships, in particular the Adult Protection Committee (APC) and the Child Protection Committee (CPC) was also undertaken to ensure the LHS takes account of wider public protection,

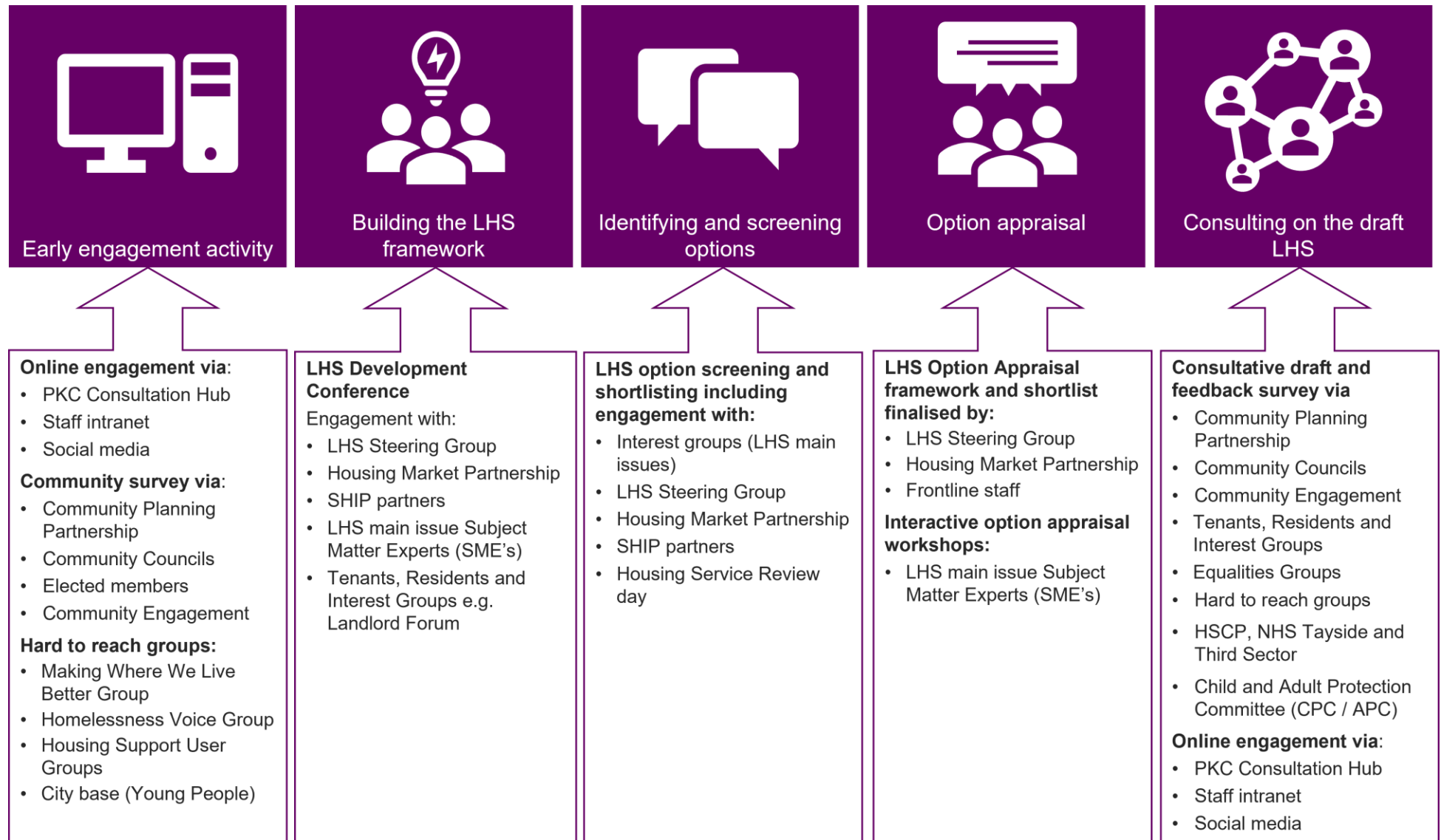
vulnerability, risk and safety considerations.

- **Strategic governance:** The LHS development process has been commissioned by the LHS Steering Group which provides a multi-agency governance framework for the development and implementation of the LHS. Representatives include partners from Housing Services, Planning, Public Health (NHS Tayside), Equalities, Economic Development, Community Safety, Homes for Scotland, and Registered Social Landlords including Kingdom HA, Caledonia HA, and Hillcrest HA.

The Covid-19 pandemic had a significant impact on the development and delivery of the LHS Consultation Plan. A creative approach was deployed to ensure that a range of alternative engagement and consultation opportunities were available in the absence of face-to-face opportunities. The advancement of virtual consultation methods has been effective in providing new ways to engage with people not able to attend in-person events, and to expand the digital audience of the LHS.

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 the Council and partners to deliver high quality housing and housing services to meet the needs of local people across all housing tenures.

The extent and nature of the LHS Consultation Plan can be summarised as follows:






1.4 Local Housing Strategy Vision and Priorities

The vision for housing in Scotland places housing firmly at the centre of other national objectives including tackling poverty and inequality, creating, and supporting jobs, meeting energy efficiency and fuel poverty targets, tackling the climate emergency, whilst also strengthening existing and creating connected, sustainable communities.

The LHS vision also places housing at the centre of major ambitions for Perth and Kinross including:

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

Coproduced with LHS delivery partners, stakeholders and local residents, the Local Housing Strategy vision for Perth and Kinross is that:



“Everyone in Perth and Kinross has access to the right home, in the right place and at the right cost”

To achieve this vision and realise the wider ambitions set out in the Local Outcomes Improvement Plan 2022-2032, the following four LHS priorities have been defined:

Priority 1

Providing more affordable homes to support liveable and sustainable communities

Priority 2

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

Priority 3

Delivering housing for people with varying needs

Priority 4

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

The evidence, key issues, and actions for each LHS priority are set out in Sections 5 to 8 of the LHS. Guiding the delivery of the LHS are the principles set out by the Christie Commission on the Delivery of Public Services in Scotland. These include commitments to collaboration, efficiency and innovation, prevention, and tackling inequality.

The LHS Delivery Group will build on the strong partnerships already in place, recognising that achieving LHS priorities will require a collective effort from delivery partners, stakeholders, communities, and the people of Perth and Kinross.



2 Local Housing Strategy Context

It is important that the LHS supports and helps deliver national housing outcomes and targets, whilst also reflecting the local needs and priorities set out in the [Corporate Plan 2022/23-2027/28](#) and the [Local Outcomes Improvement Plan \(2022-2032\)](#).

The LHS is therefore set within the wider Community Planning framework for the Council and its partners. On this basis, the LHS defines the housing contribution to local strategic priorities and provides a framework for meeting the targets set out in Scotland's first national Housing Strategy: 'Housing to 2040'. The national and local strategic framework that will support and enable LHS delivery is set out in more detail below.

2.1 Strategic Context for Housing in Scotland

Housing to 2040

[Housing to 2040](#) is Scotland's first ever long-term national housing strategy providing a vision for what housing should look like and how it will be provided to the people of Scotland, no matter where they live and what point in their life they are in. The strategy is developed around four key themes:

- 1 More affordable homes to support liveable places
- 2 Affordability and choice
- 3 Affordable warmth and zero emissions
- 4 Improving the quality of all homes

Housing to 2040 makes a commitment to increasing housing supply by setting an ambition to deliver 100,000 affordable homes over the next ten years up to 2031/32, with at least 70% of these homes for social rent. The strategy sets out a specific vision for ensuring:

- A well-functioning housing system
- High Quality, Sustainable Homes

- Sustainable Communities
- Homes that Meet People's Needs

The LHS has been informed by the themes and aims set out in Housing to 2040 for Perth and Kinross to have a well-functioning housing system – where people can find and afford a home in the place they want to live, including in rural communities. This is supported by the principles of supplying high quality homes that are affordable to live in and are part of sustainable communities where people can stay in their communities, supported by a good mix of housing options. It means that places are well designed and connected, supporting people's wellbeing, and that homes are connected to services, facilities, and transport links. This is guided by the principle that housing is provided in the right places to create and sustain thriving local communities, which empower communities to have a say in how housing is delivered in their areas and that prioritise community connectivity.

National Performance Framework and Sustainable Development Goals

The Scottish Government's [National Performance Framework](#) (NPF) provides a vision for 'A Scotland that is *wealthier and fairer, smarter, healthier, safer and stronger and greener*'. It provides a framework which includes seven high level targets for public services to work towards including:

- | | |
|------------------|-------------------|
| 1. Growth | 5. Solidarity |
| 2. Productivity | 6. Cohesion |
| 3. Participation | 7. Sustainability |
| 4. Population | |



The United Nations has set a series of [Sustainable Development Goals](#) (SDGs). These are 'global goals' and targets that are part of an internationally agreed performance framework designed to "achieve a better and more sustainable future for all". All countries are aiming to achieve these goals by 2030. The NPF and the SDGs share the same aims. The NPF is



Scotland's way to localise and implement the SDGs. The NPF has a focus on tackling inequalities so that no one in Scotland is left behind as we work together to achieve these goals. LHS outcomes in Perth and Kinross align well to the NPF vision and make strong contributions to the targets set under the growth, participation, population, cohesion, and sustainability elements of the framework.

Fourth National Planning Framework (NPF4)

The [Fourth National Planning Framework \(NPF4\)](#) is the Scottish Government's new spatial plan for Scotland which sets out a vision for what Scotland, as a place, could and should look like in 2045. This includes national planning policies and provides a plan for future development in Scotland. Driven by the overarching goal of addressing climate and nature crises, this long-term strategy supports the planning and delivery of:

- Sustainable places, where we reduce emissions, restore, and better connect biodiversity.
- Liveable places, where we can all live better, healthier lives; and
- Productive places, where we have a greener, fairer, and more inclusive wellbeing economy.

The LHS has been informed by the themes and aims set out in NPF4. Concepts such as the 20-minute neighbourhood (see diagram on p24), use of the Place Principle, prioritising brownfield development and a fabric first approach to decarbonising homes and communities; all feature within the action plan to deliver Perth and Kinross LHS priorities.

Furthermore, informed by evidence from the Tayside Housing Need and Demand Assessment (HNDA) published in 2022, the Council have contributed to the process of setting a 'minimum all tenure housing land requirement' (MATHLR) following Scottish Government consultation with local

authorities on the spatial strategy for NPF4. The MATHLR took into consideration:

- HNDA evidence including cross tenure housing estimates
- Housing delivery targets arising from the Perth and Kinross Strategic Housing Investment Plan (SHIP)
- Local strategic drivers for housing delivery, as well as historic evidence of the rate of housing completions in Perth and Kinross.

MATHLR targets set a minimum threshold for housing land allocations within the Local Development Plan.

The proposed Minimum All Tenure Housing Land Requirement set for Perth and Kinross for the next 10 years is 8,500 homes.

Setting the MATHLR does not impact on the requirement for setting Housing Supply Targets (HST) within the LHS, based on the housing estimates produced within the HNDA. In preparing this LHS there has been close partnership working between housing and planning colleagues to ensure that housing delivery and land use planning principles are informed and well aligned.

Fuel Poverty Strategy (2021)

[The Fuel Poverty Strategy \(2021\)](#) sets out policies for national government, local authorities, and third sector partners to help make strong progress towards the targets laid out in the [2019 Fuel Poverty \(Scotland\) Act](#). The Act defines ambitious targets to be met by 2040 for Scotland as a whole and for each Local Authority including:

- no more than 5% of households in fuel poverty
- no more than 1% in extreme fuel poverty
- the median fuel poverty gap of households is no more than £250 in 2015 before inflation is applied.



National Guidance for Child and Adult Protection in Scotland (2021/2022)

The CPC and APC each plays a significant role in ensuring cooperation and communication across services and agencies to promote appropriate support and protection as set out in the [Children and Young People \(Scotland\) Act 2014](#) and the [Adult Support and Protection \(Scotland\) Act 2007](#).

National guidance for Child and Adult Support and Protection in Scotland sets out the expectations of key services and agencies, Chief Officers and Child and Adult Protection Committees in implementing a clear and coordinated approach in supporting and protecting children, young people, and adults and to recognise and respond to situations where tenants are considered to be vulnerable. The LHS recognises that Housing and homelessness services (Council and RSLs) are important contributors to intervening early and positively in the lives of children, young people, families, and adults who need support and assistance. Staff in these services can identify and coordinate a response to vulnerable people and may prevent their circumstances from deteriorating further.

When housing or homelessness staff sign up an individual or family to a tenancy or visit a property for any reason they may identify early indications of support needs, or evidence that actions are needed to protect children or adults.

In order to promote early support, guidance states that:

- Housing staff should have a good working knowledge of local relevant services, and a thorough knowledge of child and adult protection procedures.
- Social housing landlords should have policies, procedures, and training in place to ensure they meet their responsibilities in relation to child and

adult protection arrangements, working with the Council and NHS partners.

- Social housing landlords also have a key role in the reintegration of people from prison into the community where they live in their tenancies, and the management of risk posed by individuals to others, for example through MAPPA (Multi-Agency Public Protection Arrangements).
- Like social landlords, private landlords and letting agents may through their tenant engagement identify early indications of support needs or evidence that actions are needed to protect children. It is therefore important that private landlords and letting agents have access to the right information and advice about reporting their concerns to appropriate authorities.

2.2 Strategic Context for Housing in Perth and Kinross

It is important that the LHS should be closely aligned with the [Corporate Plan 2022/23-2027/28](#) and the [Local Outcomes Improvement Plan \(2022-2032\)](#), as well as supporting a range of other local plans and strategies which set out ambitions for the people of Perth and Kinross. Key strategic plans and documents which align to LHS priorities are set out below.

Perth and Kinross Corporate Plan 2022/23-2027/28



The vision of the [Corporate Plan 2022/23-2027/28](#) is for a Perth and Kinross where everyone can live life well, free from poverty and inequality. The Plan proposes a number of key priorities for the next five years and reflects the principles of the [Offer](#) which sets out our commitments to better engage with communities.

The Plan lists seven priority areas that the Council can directly influence and have the



most impact on, and which are most important to delivering the vision, particularly with limited resources. The seven priority areas within the Plan are:



- Working in partnership with communities
- Tackling poverty
- Tackling climate change and supporting sustainable places
- Developing a resilient, stronger, and greener local economy
- Enabling our children and young people to achieve their full potential
- Protecting and caring for our most vulnerable people
- Supporting and promoting physical and mental wellbeing

- Enabling people to remain at home longer through Technology Enabled Care
- Supporting vulnerable people, including carers and those impacted by Universal Credit
- Delivering affordable and supported housing to those in need
- Identifying and addressing barriers to inclusion.

Tay Cities Region Deal

The [Tay Cities Region Deal](#) will be the catalyst for inclusive economic growth across the region. To mitigate the economic challenges faced by Perth and Kinross, the Scottish and UK Governments have made a commitment to each invest up to £150M in the Deal. This investment has the potential to secure over 6,000 quality jobs and lever in £400M of investment over 15 years. This will enable the region to:

- Empower and promote inclusion
- Innovate and internationalise
- Connect

Perth and Kinross Local Outcomes Improvement Plan



The ambition for the plan is for Perth and Kinross to be the best place in Scotland ‘for everyone to live life well, free from poverty and inequality.’

The [Local Outcomes Improvement Plan](#) has five strategic priorities:

- Reducing poverty
- Physical and Mental Wellbeing
- Digital Participation
- Learning and Development
- Employability

The Plan sets out a position whereby the overall population of Perth and Kinross is set to increase driving a requirement to build more homes. The LHS sets the delivery framework for developing more homes as well as contributing to other key ambitions such as:

- Developing a strong and resilient local economy

Perth and Kinross Local Development Plan 2019



The [Local Development Plan 2019](#) sets out how the Council aims to work towards its vision for Perth and Kinross. It shows which land is being allocated to meet the area’s development needs (to 2029 and beyond) and sets out the planning policies that will be applied to promote sustainable economic growth for the area over this period. The LDP policies have been split into four key themes in line with Scottish Planning Policy:

- A Successful, Sustainable Place
- A Low Carbon Place
- A Natural Resilient Place
- A Connected Place



The Plan's vision is:

“By 2036, the TAYplan area will be sustainable, more attractive, competitive, and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work study, and visit and where businesses choose to invest and create jobs.”

The LDP Housing Land Requirement is based on the Strategic Development Plan (TAYplan2) Housing Supply Targets which are different from the Housing Supply Targets in the LHS.

There are several policies set out within the LDP that directly contribute to the development and implementation of actions within this LHS as follows:

Policy 20: Affordable Housing sets out the requirement on residential developments of five or more units to include an affordable housing contribution amount to an equivalent of 25% of the total number of units proposed.

Policy 21: Gypsy Travellers' Sites sets out policy position for existing and new sites.

Policy 22: Particular Needs Housing outlines support for proposals for particular needs housing and accommodation.

Policy 25: Housing Mix which requires 10% 1 and 2 bedroom houses on larger developments and allows for up to an additional 10% housing for households with particular needs e.g. suitable for wheelchair users, where clusters can be identified

The LHS is also instrumental in delivering several key LDP priorities aligned to the new National Planning Framework, including tackling climate change, promoting placemaking and supporting the delivery of a wellbeing economy. The LHS 2022-2027 will inform the next LDP3.

The Perth and Kinross Offer

The LHS will be further enhanced as it plays its part in the development of the [Perth and Kinross Offer](#). The Perth and Kinross Offer places people at the heart of everything we do and recognises that everyone has something to offer in our area. It builds upon existing success of working with and for our communities and sets out our commitment to balance the relationship between people who design and deliver services and those who ultimately use them.

The Offer acknowledges that communities have many strengths and assets and are good at identifying their needs and designing solutions. It also recognises that when staff are empowered to do what needs to be done and given the freedom to “think yes” and be solution-focussed, we see improved outcomes for people and communities.

The Offer provides a platform to allow us to agree how we can align budgets, use our resources for maximum impact and for ensuring communities have services where and when they need them. It also sets out how together we can create the future we want and need, and how we can keep improving our services and communities. An important part of the Offer is that everyone in Perth and Kinross gets involved and understands the part they can play.

The Offer is key to enabling the Council to continue to respond effectively to an increase in demand for services, financial and budget constraints, respond to new legislation and the challenging fiscal climate.

The LHS 2022-2027 aims to work together to meet the needs of our communities and achieve our vision that everyone in Perth and Kinross has access to the right home, in the right place and at the right cost.



Perth and Kinross Strategic Commissioning Plan and Housing Contribution Statement

The Housing Contribution Statement (HCS) sets out the role of housing services in meeting health and social care outcomes and is a key element of the [Strategic Commissioning Plan 2020-2025](#) (SCP) in Perth and Kinross. It serves as the key link between the Joint Commissioning Plan and the LHS. The current Perth and Kinross Strategic Commissioning Plan spans 2020-2025 and sets out several actions and priorities which support the integration of housing, health, and care services.

The aim of the Perth and Kinross Health and Social Care Partnership (HSCP) is to work together to support people to lead healthy and active lives and to live as independently as possible, with choice and control over their care and support. It acknowledges that enabling people to have access to suitable housing and support is key to enabling them to live as independently as possible. This includes:

Work with housing developers to build sustainable housing which can be easily adapted to meet changing needs	
Ensure residents and tenants have access to services which allow their current home to be adapted to meet their medical needs	
Provide sheltered housing accommodation and support	
Ensure suitable housing and housing support is available to prevent admissions and prolonged stays in hospital and engage early with partners to deliver seamless discharges	
Support residents to live in warm, dry, energy efficient and low carbon homes which they can afford to heat	
Work in partnership with a range of services such as Adult Support and Protection, Mental Health, Drug and Alcohol teams to prevent and address homelessness	

The HCS and SCP also meet the aim of the Perth and Kinross Offer as it provides partners with a meaningful platform for

people and communities to be involved in the decisions that affect them and provide them with the best opportunities available, where they feel supported and are encouraged to flourish and live life well.

Climate Change Strategy and Action Plan

Governments are working to mitigate and adapt to climate change. As a requirement to the Climate Change Scotland Act (2019) the Scottish Government has devised 'Climate Ready Scotland: Second Scottish Adaptation Programme 2019' which addresses the risks identified in the UK Climate Change Risk Assessment (2017). The [UK Climate Change Risk Assessment \(UK CCRA\)](#) was updated in 2022 and the Scottish Government is currently updating its own adaptation programme.

The pertinent direct risks from the UK CCRA associated with the Perth and Kinross housing stock are:

- H1: Risks to health and wellbeing from high temperatures.
- H3a: Risks to people, communities and buildings from river and surface flooding
- H6: Risks and opportunities from winter household energy demand
- H6b: Risks and opportunities from summer household energy demand

The Council have commissioned its own area focused climate change risk and opportunity assessment due for completion in Spring 2023. The localised climate projections from this work show that both the overall temperatures and magnitude of the change are less than forecasted for the south of the UK, reducing the projected severity of H1.

The [Perth and Kinross Climate Change Strategy and Action Plan](#) (December 2021) builds on the work delivered to tackle climate change and sets out the next steps – including an initial route map to a net zero



carbon and climate resilient Perth and Kinross.

The approach progresses the substantial work the Council and partners have already delivered. Council activities account for 3% of emissions with most emissions coming from the way energy is produced and consumed. There is an important influencing role for the Council with other public agencies, businesses, communities, and citizens to develop a shared vision and strategy to address climate emergency. The Action Plan sets out six overarching principles that have been developed and that will shape the long-term approach.

The Action Plan supports many wider benefits such as better health, air quality improvements, fuel poverty, child poverty and sustainable economic growth. There are 8 thematic areas within the Action Plan, one of which is 'Buildings and Energy'.

<p>Achieving Net Zero aligned with the Paris Agreement and the Scottish Government Targets, with the ambition of achieving them sooner</p>	
<p>Building a more resilient Perth and Kinross</p>	
<p>Ensuring climate action is fair and benefits all and we deliver a green recovery to Covid-19</p>	
<p>Enhancing biodiversity to help avoid an ecological emergency</p>	
<p>Engaging and empowering children and young people to take action on climate change</p>	
<p>Empowering our communities and businesses to take climate action in line with the Perth and Kinross Offer</p>	

The LHS will contribute to delivery of this element, setting out housing's contribution to reducing CO2 emissions and decarbonising domestic fuel. This includes:

- achieving Net zero emissions by 2045 and 75% reduction by 2031
- as far as reasonably possible, by 2040, no household in Scotland is in fuel poverty

- ensuring Council properties meet the Energy Efficiency Standard for Social Housing (EESH)
- contributing to the aim of all newbuild social housing being net zero by 2026.

The Council has a duty to conserve and enhance biodiversity. Working together across all our services, we are developing the best ways to do this and, at the same time, contributing to other policies and initiatives including through the [Tayside Biodiversity Partnership](#). Our New Build Design Guide confirms that carefully designed green infrastructure plays an important role in a development's sustainability strategy. Biodiversity (the variety of all living things) should be considered from the outset, as a central element of any development's siting and design process.

Local Heat and Energy Efficiency Strategy

All local authorities in Scotland, from 21st May 2022 have a statutory duty to develop a Local Heat and Energy Efficiency Strategy (LHEES) and an associated Delivery Plan by 31 December 2023. The Heat in Buildings Strategy (HIBS) published in October 2021 sets out a detailed description of what LHEES are expected to include and commits to publishing LHEES for all local authority areas by the end of 2023.

LHEES is a statutory requirement and vehicle for meeting the targets outlined in the HIBS through Area Based Schemes for heat decarbonisation in buildings and eliminating energy efficiency as a driver of fuel poverty as well as mitigating risks identified in the UK CCRA (H1 and H6a-b).

LHEES are at the heart of an area-based, locally led, and tailored approach to the heat transition. These local strategies will underpin an area-based approach to heat and energy efficiency planning and delivery. LHEES is also the main vehicle for heat



planning for all technologies on an area basis.

Due to the large proportion of low density or rural households, heat pumps are expected to be the significant household decarbonisation transition strategy identified in the upcoming LHEES. Reverse cycle heat pumps can be installed and operate in reverse to provide cooling, as well as heating, to homes.

Perth and Kinross Public Protection Partnership Approach

Perth and Kinross have a number of Committees that contribute to a Public Protection Partnership Approach in tackling long standing and deep-rooted issues. This includes partnership working with Alcohol and Drug Partnership (ADP), Violence Against Women (VAWP) and MAPPa to protect vulnerable people at risk of harm, abuse, neglect, and exploitation.

Child and Adult Support and Protection Committees (CPC and APC)

The CPC and APC are both multi-agency forums made up of partners including the Council, Police Scotland and NHS Tayside, and key services and agencies who have individual and collective responsibilities for child and adult protection. Both the CPC and APC are central to providing an inter-agency approach in recognising and responding to situations where tenants may be considered to be vulnerable, and to ensure effective safeguarding and support to empower and protect children, young people, families, and adults at risk.

Perth and Kinross Child Poverty Delivery Plan 2022-2026

The [Child Poverty Delivery Plan 2022-2026](#) maps out key relationships to build an understanding of the interlinking issues affecting Child Poverty across Perth and Kinross. The Child Poverty Working Group is cross-cutting and involves a broad range of stakeholder groups including the Third Sector, Community Planning members, all

Council Services and NHS Tayside. The strategic aims include:

- Providing opportunities and support needed to enter, sustain, and progress in work
- Maximising the support available to families to lead dignified lives and meet their basic needs
- Supporting the next generation to survive and thrive

“Giving every child the best start in life” is at the front and centre of Perth and Kinross Offer for children and families affected by poverty.

The LHS contributes to delivery of the Offer in a number of ways, including:

- Providing local data and context
- Providing access to affordable housing
- The Affordable Rent Scheme
- Increasing supply of social rented housing
- The Warm Homes Programme
- Tackling Fuel Poverty by investing in heating systems, renewable energy, insulation, and triple glazing.

Strategic Action Plan for Older People

The approach to housing for older people in Perth and Kinross is guided by the current strategy [‘Age, Home and Community: A Strategy for Housing for Scotland’s Older People: 2012-2021’](#) and the mid-term review of this strategy, [‘Age, Home and Community – The Next Phase \(2018\)’](#). The Council’s approach recognises the positive relationship between health, social care and housing within the LHS, Housing Contribution Statement and Local Development Plan to support the delivery of suitable housing in the right place for older people in the private and public sectors.

The strategy sets out the Scottish Government’s national framework for delivery, increasing the alignment between housing, health, and social care. It also sets



a vision for older people's housing and housing-related support which play a key role in shifting the 'balance of care', reducing the use of institutional care settings, and enabling people to live independently, comfortably, and securely. The vision will be delivered through:

- ensuring an appropriate balance of housing provision, across all housing tenures
- building new housing, both mainstream and for particular needs, which is adaptable and suits the needs of older people
- providing housing with care and support, which is suitable for people with complex health and care needs
- providing housing adaptations and other preventative property-related services, such as housing support, handyperson, small repairs, gardening services and telecare, which support people to remain at home comfortably and safely
- providing information and advice on housing and support services, so that older people can make informed choices which help them to live independently at home for longer
- recognising that the physical environment, comprising buildings, streets, public spaces, and natural spaces, are equally important as the social environment represented by relationships, social contact and support networks that make up a community.



3 Equalities Impact and other Assessments

The Council has a statutory obligation to ensure that all its functions and activities are exercised in full compliance with the [Equalities Act 2010](#) and the [Fairer Scotland Duty \(2018\)](#). Equality and fairness are at the heart of the LHS with a commitment to understanding diversity central to the achievement of LHS priorities and outcomes. The Council aims to ensure that strategies and services deliver positive outcomes for everyone in Perth and Kinross by prioritising preventive approaches and tackling persistent inequalities where they exist.

The LHS is firmly aligned to strategic objectives of the LOIP and its mission to work with communities to make Perth and Kinross a confident, ambitious, and fairer place for everyone.

The LHS vision sets an ambition that “Everyone in Perth and Kinross has access to the right home, in the right place and at the right cost” so that improving equality of housing opportunity inherently runs as a golden thread through every single LHS action point.

A key part of the option appraisal process to finalise the LHS Outcomes Plan was to assess actions from an equalities perspective, specifically checking if each option could **reduce health and housing inequalities and improve the wellbeing of all residents and communities**. The LHS Outcome Action Plan therefore prioritises actions which tackle inequalities including limited housing choice, poor housing affordability, fuel poverty, digital exclusion, and housing unsuitability for people with health conditions and disabilities.

This is available to view online: [Equalities and Fairness Impact Assessment](#) and sets out how the Council has addressed and seeks to mainstream equality and fairness in delivering the LHS. This assessment confirms that the LHS has been developed in

full accordance with the principles of equality and diversity and actively promotes inclusion. It acknowledges the crucial role of housing and housing services in the delivery of improved outcomes to all people and communities in Perth and Kinross.

We will continue to monitor and report on the equalities impact of the LHS over the next five years, with a focus on the nine protected characteristics of the Equality Act. If any negative impacts on a particular section of the Perth and Kinross community is identified, appropriate action will be implemented to redress the situation through the LHS Action Plan.

Sustainability and Climate Change Assessment (SCCIA)

Sustainable development is commonly defined as ‘securing a balance of social, economic, and environmental wellbeing in the impact of activities and decisions and seeking to meet the needs of the present without compromising the ability of future generations to meet their own needs’. The UN SDGs provide a fuller definition and set out an internationally agreed performance framework for their achievement.

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 contribute to delivery of the Act’s emissions reduction targets
- in the way best calculated to deliver any statutory adaptation programme
- in a way that it considers most sustainable.

The LHS has been assessed against these duties, and is available to view online: [Sustainability and Climate Change Impact Assessment](#) The recommendations arising from the SCCIA have been integrated in the LHS Action Plan to fulfil the aspirations of these duties.



Health Inequalities Impact Assessment (HIIA)

It is widely understood that housing is intricately linked to health and wellbeing alongside other health determinants. A working group of health and welfare professionals was established to assess the LHS from a health impact perspective in addition to the input of Health and Social Care professionals in the co-production phase of the strategy. The report and recommendations arising from the HIIA are available to view online: [Health Inequalities Impact Assessment](#)

The HIIA has enhanced the LHS in a number of areas, strengthening the links between strategies that inform the LHS and feeding into the development of emerging strategies such as the Mobility Strategy. It has also ensured the LHS is clearer about established working practice that supports health equality, and the significance of the social rented sector as a positive driver for socio-economic and health equality.

The HIIA also contributed to new actions to support access to active transport, and digital inclusion to support primary and secondary health benefits of improved socio-economic opportunity.

Ongoing collaboration with NHS Tayside, Housing Strategy, and HSCP colleagues will support delivery of the LHS to improve health equality.

Strategic Environmental Assessment

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 (SEAs) have been carried out in respect of both of these plans.



4 The Housing System in Perth and Kinross

Perth and Kinross covers an area of 5,286 square kilometres and is the fifth largest local authority area in Scotland. There is a fairly even urban/rural population split, with around 52.8% of the population living in the urban settlements and 47.2% of the population living in rural settlements. We are in the unique position of being partly located within both of Scotland’s National Parks.

The map below highlights the areas of Highland Perthshire including Blair Atholl and Upper Glenshee which fall within the Cairngorms National Park (brown) and the small area around Loch Earn and St Fillans which falls within the Loch Lomond and Trossachs National Park (pink).



Housing Market Areas

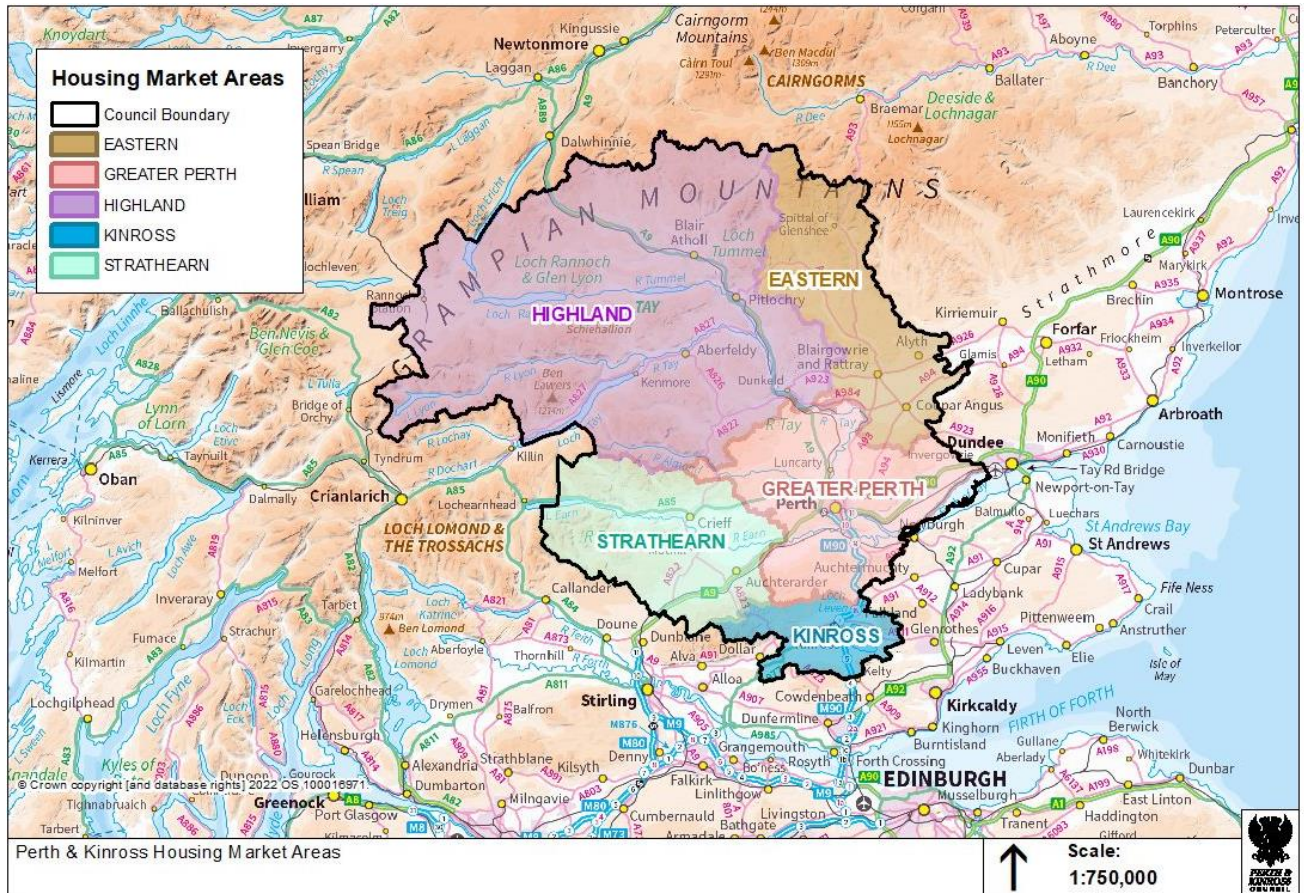
HMA are defined primarily by housing search patterns - spatial areas in which people living and working in the area would be prepared to look if searching for alternative accommodation. The figure below provides a breakdown of the HMAs in Perth and Kinross and the settlements which fall within these.



Perth and Kinross Settlements by HMA

HMA	Perth and Kinross Settlements
Greater Perth	Abernethy, Abernyste, Almondbank, Balbeggie, Bankfoot, Bridge of Earn, Dunning, Errol, Forgandenny, Glencarse, Glenfarg, Guildtown, Inchture, Invergowrie, Longforan, 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	Alyth, Ardler, Blairgowrie, Bridge of Cally, Burrelton, Caputh, Coupar Angus, Kettins, Kirkmichael, Meigle, Meikleour, New Alyth, Spittalfield, Woodside

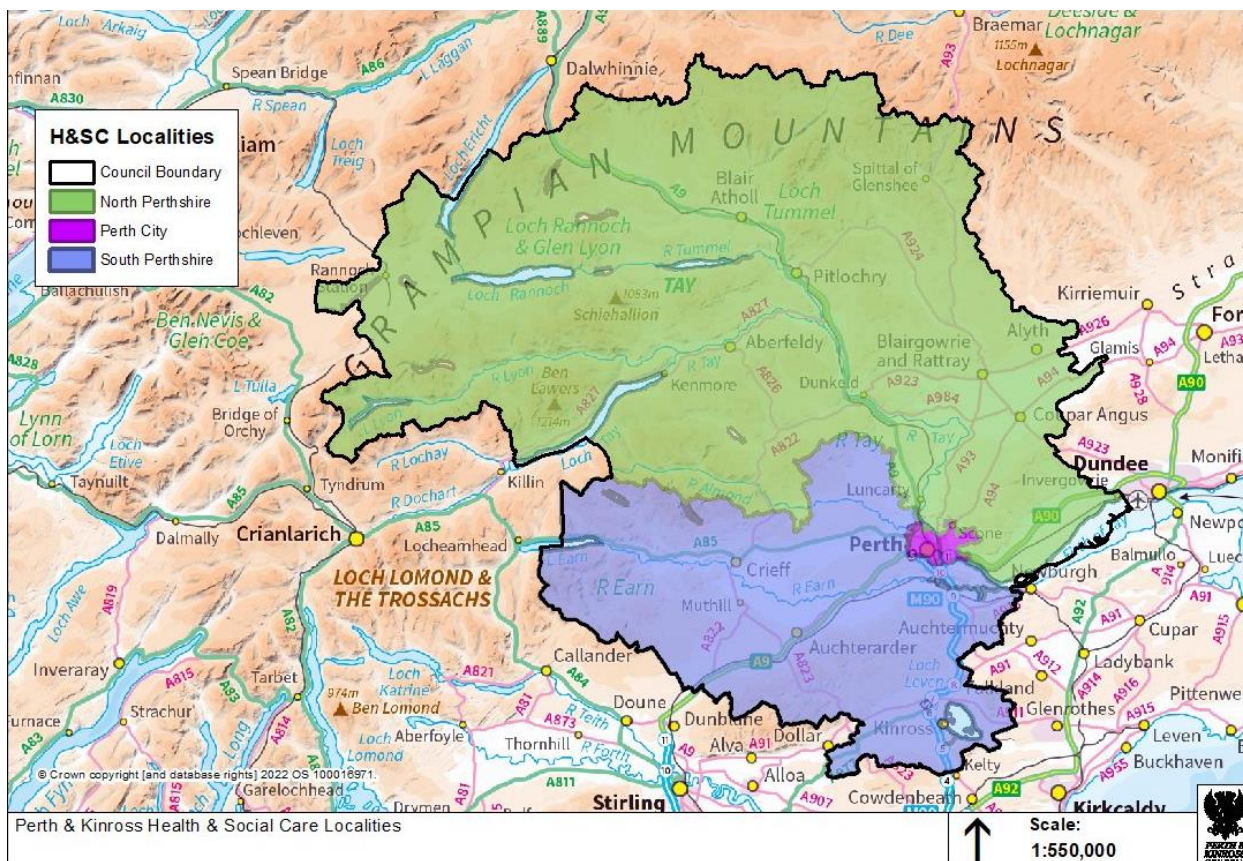
Map of Housing Market Areas





Community Planning and Health and Social Care Localities

Three broad localities have been identified for the purpose of planning health and social care services at local level: North Perthshire, South Perthshire and Kinross, and Perth City, and these are shown in the map below. In addition, the new community planning arrangements have 5 localities.



Links with Neighbouring Local Authorities

Perth and Kinross shares a physical boundary with a number of neighbouring local authorities resulting in the need for links between the LHS and the strategic development planning of the TAYplan area. Perth and Kinross have a strong partnership with Dundee City, Angus, and North Fife and together this forms the TAYplan boundary where we come together to inform the Strategic Development Plan (SDP) for the TAYplan area. We also share boundaries with Highland Council, Aberdeenshire Council, Argyll and Bute, Stirling, and Clackmannanshire.

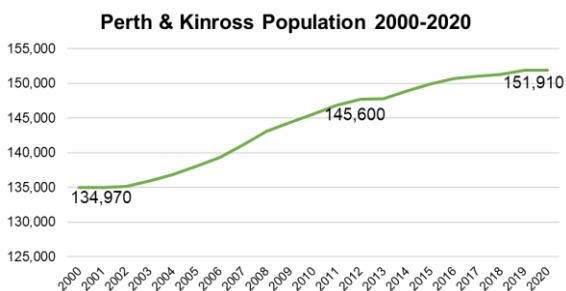
A complex mix of factors and issues influence the operation of the housing system in Perth and Kinross. Informed by evidence and analysis of housing system operation, the LHS develops a framework for improving housing outcomes for everyone by tackling areas where the system is imbalanced or not working well for local people. Key drivers which influence how the housing system is operating, such as population change, household projections and the performance of the Perth Kinross economy; are set out below.



4.1 Population and Households

Between 2000 and 2010, there was a sustained increase in the Perth and Kinross population of 8%, from 134,970 in 2000 to 145,600 in 2010.

Chart 1: Perth and Kinross Population 2000-20



Since 2010, population growth has remained positive but at a slower rate of 4%. Over the last 20 years population growth in Perth and Kinross (13%) has outstripped increases in the Scottish population (7%).

In 2020, the population of Perth and Kinross was estimated at

151,910
people

Despite this, over the next 10 years the population of Perth and Kinross is projected to increase by just 1%.

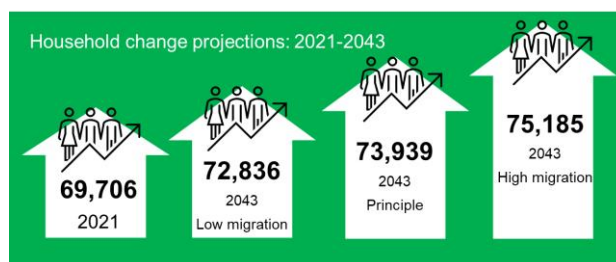
In 2020, there were an estimated 69,432 households living in Perth and Kinross, an increase of 19% since 2001.

This growth is higher than the case nationally with households in Scotland increasing by just 14% over the same period.

In September 2020, the National Records of Scotland (NRS) published household projections for every local authority in Scotland, based on the 2018 population estimates. The projections include a principal scenario and variants based on alternative assumptions about migration trends (both high and low). Over the life of the next LHS,

2022-2027, the number of households in Perth and Kinross is projected to increase by 2% from 69,706 to 71,314.

Over the next two decades (2021-2043) the number of households in Perth and Kinross is projected to increase by 6% to 73,939 under the principal scenario and by 8% under the high migration scenario.



4.2 The Ageing Population in Perth and Kinross

Despite a very modest projected increase in overall population of 1% between 2018-2028, the older population in Perth and Kinross is expected to increase substantially (by 20%) over the same period in Perth and Kinross.

Table 1: Perth and Kinross Population Change 2018-2028 by Age

Age Cohort	2018	2028	Perth and Kinross Change	Scotland Change
Total population	151,290	152,779	1.0%	1.8%
Children <16	24,425	22,447	-8.1%	-6.0%
Working Age Population	91,666	88,311	-3.7%	3.3%
Pensionable Age (65-74)	18,937	20,743	9.5%	3.7%
Over 75's	16,262	21,278	30.8%	25.4%

Source: Population projections (NRS) 2018 Based

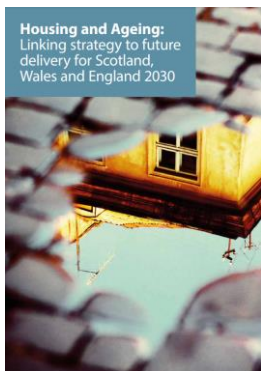
Perth and Kinross already benefit from higher life expectancy than the rest of Scotland and this trend is projected to continue. A rapid movement from 'Third Age' into a frail cohort is on the horizon for service planners, commissioners, and providers. The ageing population has already resulted in increased demand for health and social care services



locally which, set against a backdrop of continued financial constraints, has led to significant pressures on service delivery. A rapidly ageing population in Perth and Kinross could exacerbate this.

Innovative solutions will be required to enable older households to ‘Age in Place’.

The report [“Housing and Ageing: Linking Strategy to future delivery for Scotland, Wales and England 2030”](#), recommends that housing should play a central role in the provision of services for older people.



It also calls for new adaptable and affordable housing to be built; investment in early intervention; and meaningful consultation with older people. It makes the point that by 2030 there will be over 600,000 people aged 75 or over in Scotland. As a result, we will need to ensure there is suitable housing and services for individuals to continue living independently at home, maintaining their connections with people and place.

There is increasing recognition that planning for housing in later life is about ageing in place and staying in the home of your choice for as long as possible. Increasing the supply of accessible housing is a fundamental part of promoting independence, flexibility, and social inclusion. This can only be achieved by building accessible dwellings or by adapting the existing housing stock to meet the needs of the Perth and Kinross older people as they age.

4.3 The Perth and Kinross Economy

Pre pandemic, the Perth and Kinross economy was characterised by high employment (83.4 in 2019 compared to 74.8 in Scotland), and low unemployment rates (2.3 in 2019 compared to 3.5 in Scotland).

Employment levels grew 16% in Perth and Kinross over the last decade (2009-19), 3 times higher than the rest of Tayside.



of the Perth and Kinross population are economically inactive, less than Scotland at 23%. However, between 2015-20, the number of economically inactive people in Perth and Kinross grew at a faster rate (21%) than Scotland (4%)

Local employment in Perth and Kinross relies on private sector jobs (81%) with one of the highest rates of self-employment in Scotland (43%).

In Perth and Kinross, more than twice the number of people travel out of the area for work than into the area. There are too few jobs in the local economy, with a deficit of around 2,800 jobs.

Furthermore, the local economy relies on traditionally lower paid sectors such as Agriculture, Hospitality and Retail. Almost 20% of local workers are paid less than the Living Wage.

<p>Whilst the Perth and Kinross economy is characterised by high earnings and low unemployment levels, income inequalities are stark, particularly for those in poorly paid local employment</p>	<p>The average annual median income in Perth and Kinross is 13% higher than the Scottish average (CAI data). In contrast, workforce weekly wages across Perth and Kinross have been consistently lower than the Scottish average (9%). This suggests that there are lower paid jobs within the local economy.</p>
--	---

The Tay Cities Regional Economic Strategy supports the continued growth of the Perth and Kinross economy, driving forward the delivery of projects in the Tay Cities Deal.

Furthermore, the Perth and Kinross Economic Wellbeing Plan (2021) outlines a £490M programme to support economic recovery and growth following the Covid-19 pandemic.

4.4 The Perth and Kinross Housing Market

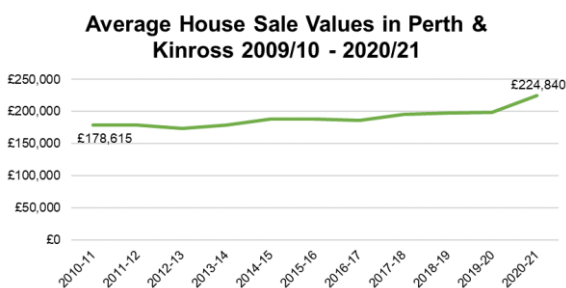
Following recovery from the housing market crash in 2009, there has been a significant increase in market activity rates, with sales



increasing by 39% over the last 10 years in Perth and Kinross.

House prices have grown steadily in Perth and Kinross and by 26% over the last decade. Property prices have grown by 20% in the last 5 years alone. In 2020/21, the average house price in Perth and Kinross was £224,840 which is significantly above the Scottish average house price at £194,100. By January 2022, average house prices in Perth and Kinross had reached £238,484, the 7th highest average price in Scotland.

Chart 2: Average House Sale Values in Perth and Kinross 2009/10 - 2020/21

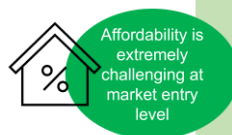


Market affordability analysis reveals that households must spend up to 5 times the average local income in some Housing Market Areas to afford the average house price. This is well in excess of the typical 3.9 X's multiplier used for mortgage purposes.

Table 2: Perth and Kinross Mortgage Affordability Ratio 2021

	Income	House price	Mortgage ratio
Average income /price	41,390	199,589	4.82
Median income /price	33,707	175,000	5.19
Lower quartile income /price	19,072	123,500	6.48

Using the Scottish Government's methodology to test market entry (benchmarking lower quartile incomes to lower quartile house prices), reveals that:



Households must spend over **6.5 times** their income to purchase a home. Home ownership is out of the reach of local households on lower incomes, which is particularly challenging given the dominance of home ownership in the area

This evidence of housing market pressure is echoed by local residents who were asked to rank the top 5 housing challenges currently facing Perth and Kinross. The top-ranking issue in the top five housing challenges was:

59%
A shortage of housing that people can afford

Analysis of housing affordability in Perth and Kinross reveals there are clear pressures locally, particularly for those on low household incomes. A significant proportion of households in Perth and Kinross (36%) earn less than £25,000 per annum despite average incomes which are 28% above the Scottish average.

Whilst social housing rents are affordable to more than 80% of households in Perth and Kinross, social housing is only available to roughly 16% of local households. In the private rented sector (PRS), a household requires to earn up to £27k to be able to afford the average rent if they devote 30% of their income to housing costs. This is significantly above lower quartile incomes in Perth and Kinross (£19k) rendering PRS rents out of reach for many low-income households.

1 in 2 households cannot afford the market entry point in Perth and Kinross, which is extremely challenging given the dominance of owner occupation as a housing option in the area.



4.5 Perth and Kinross Housing Stock

There are approximately 72,000 residential homes in Perth and Kinross to meet the needs of the local population.

The housing system is dominated by owner occupation with a higher proportion of homes in this tenure (63%) than is the case nationally (59%). In contrast the social housing sector accommodates just 16% of local households, much lower than the Scottish average at 26%.

The scale of home ownership potentially limits the range of housing options available to meet housing need. Furthermore, it could be the case that a more limited range of affordable housing options in the Perth and Kinross area is driving housing affordability pressures at a local level.

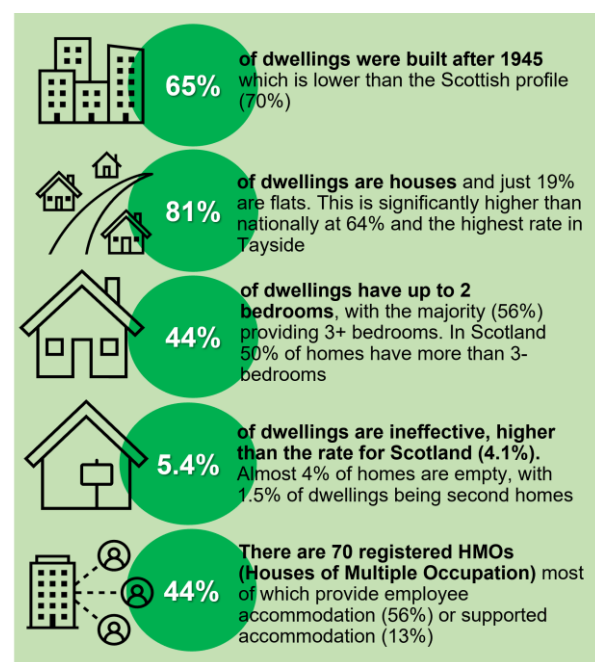
A survey of local households to inform the LHS reveals that limited housing options are a concern for many local residents were asked to select the top 5 housing challenges. Limited housing options for young people and families was a concern for 36% of households, with limited alternative housing options such as low-cost home ownership, shared ownership and mid-market rent a concern for 34%.

The PRS in Perth and Kinross is slightly bigger (16%) than is the case for Scotland (14%) playing a key role in meeting housing need locally. The PRS is an important transitional and flexible housing tenure which offers accessible housing options to those in housing need. The growth and improvement of the PRS could be an important consideration within the new LHS aligned to Town Centre and economic growth strategies.

There is evidence that the cost of private renting is out of reach for low-income households in Perth and Kinross. A household requires to earn up to £27k to be able to afford the average market rent if they devote 30% of their income to housing costs.

This is significantly above lower quartile incomes in Perth and Kinross (£19k). The HNDA 2022 reveals that 62% of PRS households pay more than 25% of their income on housing costs, more than double the case for households in other tenures (25%).

The dwelling profile in Perth and Kinross is characterised by properties that are younger, low rise and bigger in size than is the case across Scotland.



The number of long-term empty homes in Perth and Kinross (1.8%) has almost doubled in the last 10 years. High proportions of ineffective properties will have an impact on the ability of local households to meet housing need. Utilising existing stock not only increases supply of local housing but improves the condition of housing stock and helps to regenerate communities.

4.6 Perth and Kinross Rural Housing Profile

There is a fairly even urban / rural population split across Perth and Kinross with 53% of the population living in urban areas and 47% living in rural areas.

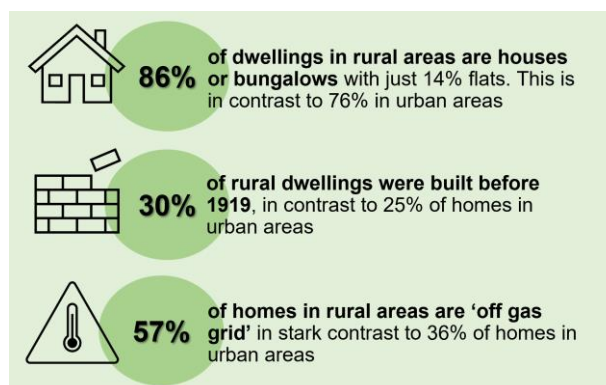


Of homes in Perth and Kinross with a rural classification¹, the majority (58%) are defined as 'accessible rural' which means communities of less than 3,000 people and within a 30-minute drive to the nearest main town. 24% of homes are located in 'remote rural' areas which means a population of less than 3,000 people, and with a drive time of over 30-minutes to the nearest town. A further 19% are defined as 'remote small towns' which means a settlement of 3,000 to 9,999 people, and with a 30-minute drive to the nearest town.

The LHS will be informed by the concept of the 20 minute neighbourhood across our urban and rural areas so that the places where we live, and work are more resilient and sustainable. This national definition differs from the 6-fold definition as it is based on sustainable transport modes rather than drive times. 20 minute neighbourhoods are about living well locally, giving people the ability to meet most of their daily needs nearby, complemented by safe walking, wheeling, and cycling and local transport options to support travel further afield.

In rural areas, where settlement patterns are more dispersed, we will consider how the concept could apply in ways that make sense for these areas. It will help us to make sure our investment decisions deliver the maximum benefits for individuals and their communities. Increased liaison with rural stakeholders, including large landowners and organisations that provide rural work opportunities is a vital part of this process.

National research has consistently indicated that the age of a home is strongly associated with its condition and energy performance. In this respect the oldest homes (pre-1919) generally perform less well than newer homes.



The rural housing stock profile tends to have a higher concentration of older homes, homes with no access to mainstream gas and lower energy efficiency ratings than homes in urban areas. This is the case for homes in rural areas in Perth and Kinross which have a higher proportion of pre-1919 properties than urban areas. Furthermore, 57% of homes in rural areas are 'off gas grid' in stark contrast to 36% of homes in urban areas.

More than a quarter of households (26%) in the Highland Housing Market Area live in the PRS, significantly higher than any other HMA. This is likely to reflect the nature of the rural economy. Tenants in the PRS are likely to be most at risk of housing and fuel poverty generally but given the structure of rural incomes, even more so in rural areas.

44% of all affordable homes in Perth and Kinross are located in rural areas. Approximately 330 affordable homes become available for households in need in rural areas each year.

There are roughly 1,600 households who have applied for housing in rural areas of Perth and Kinross, roughly 5 applicants for every available property. This ratio is slightly higher than is the case for the wider Perth and Kinross area (4.7) indicating the clear pressures placed on affordable housing in rural areas.

¹ Using the [Scottish Government Urban Rural Classification 6-fold](#) definition



3% of all homes in Perth and Kinross could be classified as 'ineffective stock' i.e., either holiday or second homes and not available to meet local housing need. There is evidence that the proportion of ineffective housing stock in rural areas is significantly higher, placing even more pressure on local households to find suitable homes.

Whilst in 2021, second homes accounted for 2% of the housing stock in Perth and Kinross, in rural areas like Pitlochry, 7% of all dwellings were second homes, with 8% in Aberfeldy and 21% in Kinloch Rannoch. This is exacerbated by the proportion of holiday lets in rural areas. Holiday lets account for just 1% of homes across Perth and Kinross but 5% in Pitlochry, 10% in Aberfeldy and 17% in Kinloch Rannoch. In total, 12% of all homes in Pitlochry could be classified as ineffective, with almost a fifth of homes (18%) ineffective in Aberfeldy and almost 40% in Kinloch Rannoch. This compares to just 3% in Perth and Kinross, evidencing the marked impact of ineffective housing stock on restricting rural housing options.



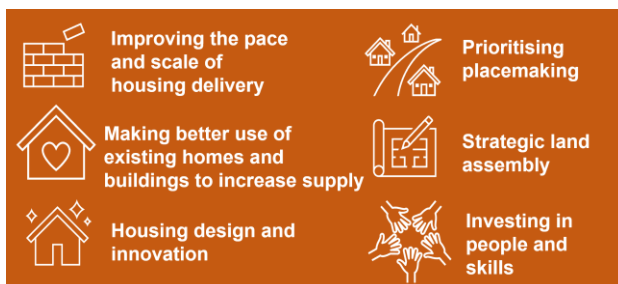
5 LHS Priority 1: Providing more affordable homes to support liveable and sustainable communities

The LHS is an all-tenure strategy which considers current and future housing need, setting a strategic vision for housing across both public and private sectors. Providing the right size, type, and tenure of housing, in sustainable, well-connected communities is a fundamental aspect of LHS delivery and crucial to the delivery of the Perth and Kinross Local Outcomes Improvement Plan and Tay Cities Growth Deal.

Aligned to providing more homes and creating liveable communities, the LHS is required to provide evidence and policy direction in relation to:

- the extent and nature of housing need and demand across Perth and Kinross
- delivering a generous supply of housing land aligned to the Local Development Plan and Housing Supply Targets
- the strategic direction for housing investment, including the SHIP
- powers and mechanisms to help households and landlords make best use of existing homes
- efficient and innovative ways of building and financing the development of new homes.

Informed by analysis of the main issues and housing system drivers, LHS Priority 1 focuses on **‘Providing more affordable homes to support liveable and sustainable communities’** in Perth and Kinross by:



Chapter 5 sets out the evidence base and outlines what the Council and partners will do to address the main challenges to providing more affordable homes and creating liveable communities. It concludes with LHS priority actions for partnership, investment, and delivery activity.

5.1 LHS Priority 1: What’s our Starting Point?

A detailed briefing which sets out the housing system evidence underpinning LHS Priority 1 can be accessed here: [Priority 1 Briefing](#).

LHS analysis suggests that the key issues which drive the need for action, investment, and partnership to increase housing supply and promote placemaking in Perth and Kinross are as follows.



There are 11,557 affordable homes across Perth and Kinross with two thirds provided by the Council and a third provided by local RSLs. Around 7% of affordable

homes become available for letting in Perth and Kinross each year. Demand for affordable housing in Perth and Kinross clearly outstrips supply with roughly 5 applicants for every social tenancy that becomes available.

The number of waiting list applicants to available homes shows major pressures for 4-bedroom homes in the Highland and Greater Perth HMAs. Despite demand for affordable tenancies being focused on smaller property sizes (82%), there is evidence of significant pressures for larger homes with 7 applicants for every property with four or more bedrooms. Most waiting list applicants in Perth and Kinross do not have sufficient levels of assessed housing need to access social housing, with 1 in 2 applications having no waiting list points. Just 1 in 5 housing applicants have sufficient need to be considered for social housing.



The Perth and Kinross Local House Condition Survey for the Council Sector (2020/22) also reported that 33.2% of Council tenants are currently under-occupying by 1 bedroom and 6.4% of tenants are under-occupying by 2 or more bedrooms suggesting that more work is required to address the mismatch between household composition and property size within social housing stock

Larger new homes will be identified based on the HNDA and incorporated through the SHIP and development opportunities arising across all HMAs. Ongoing liaison between Housing Strategy and Housing Allocations and RSL partners will ensure we are delivering a wider range of affordable housing options, of different sizes and types. The Open Market Purchase Scheme will also provide the Council and its partners an opportunity to purchase larger homes, similar to the concept of the Buyback Scheme.



Housing need

To provide the evidence required to calculate local housing and land requirements over the next 20 years, the Council has produced a Housing Need and Demand

Assessment (HNDA) in partnership with local authorities across the Tayside region.



HNDA estimates provide evidence to inform local decision making on setting Housing Supply Targets in the LHS. This will guide decisions in the Local Development Plan on ensuring there is a generous supply of land for housing.

The HNDA calculation works by projecting forward the number of new households who will require housing in Perth and Kinross. This is based on household projections produced by the NRS. The number of existing households who need to move to more suitable housing is also included.

NRS high migration household projections for the Tayside region project a growth in the number of households over the next 25 years of 6%. As household growth in Perth and Kinross over the last 10 years has equaled this 6% rate, the Council opted to develop a household growth scenario as the basis of setting housing supply targets in the LHS.

The housing estimates assume a 'growth scenario' for household projections based on the agreed methodology for the Tayside region.

Prospects for economic growth are likely to be stronger given significantly higher productivity rates. Gross Added Value in Perth and Kinross compares well to Scotland in comparison to Angus (17% below), Dundee (26% below) and North Fife (15% below). Whilst the Tay Cities Deal will improve productivity in Angus, Dundee, and North Fife areas, it is more likely to grow capacity in the Perth and Kinross economy, with job growth more likely to enhance migration beyond latest trends.

The growth scenario for Perth and Kinross assumes an increase in the principal household projection of 0.5% per annum for the next 15 years. Based on this assumption, future housing estimates for Perth and Kinross require 10,596 new homes over the next 20 years. During the life of the LHS, a need for 4,743 new homes is estimated across Perth and Kinross.

About 29% of this requirement is for market housing options, with 30% of housing estimates focused on the delivery of market rent, 26% on social rent, with a further 15% on below market rent such as shared ownership/equity and mid-market rent. More than half of new homes are estimated to be needed in the Greater Perth area (55%), followed by Strathmore and Glens (14%) and Strathearn (13%).



New supply



The Strategic Housing Investment Plan (SHIP) is the delivery plan for meeting affordable housing supply targets across Perth and Kinross. Over the next 5 years, the

SHIP aims to deliver 1,050 affordable homes supported by roughly £83M of funding from the Scottish Government. The priority is the supply of homes for social rent, providing 70% of affordable homes with the remaining 30% across a diverse range of affordable tenures. Most new build completions over the life of the SHIP are delivered in the Greater Perth area (62%), followed by Strathearn (14%) and Strathmore (13%), and Highland (7%) and Kinross (5%).

The delivery of the SHIP over the life of the new LHS will take place against an ambitious national policy agenda to transform building and design standards. The Housing to 2040 Strategy sets a target that all new affordable homes will be zero emission by 2026. Furthermore, a Housing Innovation Programme led by the Construction Scotland Innovation Centre and the Scottish Futures Trust aims to transform housing design standards towards manufacture and assembly and a greater use of collaborative procurement frameworks.

The Housing Supply Target for Perth and Kinross set in the LHS 2016-2021 was 2,750 homes over 5 years, the equivalent of 150 affordable homes per year and 400 market homes. Analysis of housing completions in Perth and Kinross over the last 3 years (2018/19-2020/21), shows that housing delivery has kept abreast of HSTs. On average, 181 affordable homes have been delivered against a target of 150; with an average of 578 market homes delivered against a target of 400.

Whilst current effective land supply largely supports the delivery of Housing Supply Targets for private sector housing, effective land for affordable housing is more limited and below the potential delivery levels set out

in the SHIP. Ensuring an effective land supply for affordable housing will be a crucial element of increasing the supply of affordable housing over the life of the new LHS.

Placemaking



Placemaking in Perth and Kinross encourages the collaboration of all residents, partners, and stakeholders to produce sustainable, well-designed communities and homes

which meet people's needs. Key to the placemaking process is harnessing the distinct characteristics and strengths of each place to improve the overall quality of life for people. Using a Place approach means encouraging collaboration between services and residents to design solutions that will deliver better outcomes in each local area.

The [Place Standard Tool](#) developed by the Scottish Government, NHS and Architecture and Design Scotland provides a simple framework to structure conversations about place. It allows you to think about the physical elements of a place (for example its buildings, spaces, and transport links) as well as the social aspects (for example whether people feel they have a say in decision making). The tool pinpoints the assets of a place as well as areas where a place could improve.

Tenants are being empowered to identify and prioritise environmental improvements that will benefit the wider community. Using the principles of the place model, the Council collaborates with local communities via the Environmental Improvement Programme to improve local environments and shape places. Through the Programme, the Council invested £260,000 in 2020/21 to improve safety and appearance of localities. These improvements have made communities safer to live in, improved accessibility for those with disability or frailty needs and enhanced the visual appearance of local areas. The Place approach identifies themes, priorities, and opportunities to achieve successful outcomes within a series of Local Place Plans. It's



essential that the new LHS is aligned to the Place model to support the delivery of sustainable homes and places at a local level.

The Council also takes a partnership approach with the PRS to progress projects for empty properties through Compulsory Purchase Orders (CPOs). However, CPOs will be considered as a last resort for dealing with long-term properties that cause problems for local communities and particularly where we struggle to satisfactorily engage with property owners.

The [National Transport Strategy 2](#) (2020) and [Programme for Government 2020](#) commits the Scottish Government to working with local government and other partners to take forward a national ambition to create 20-minute neighbourhoods. This offers the ability to meet most of your everyday needs locally within a 20-minute journey from home by walking, cycling, wheeling or by local public transport.

The outcomes of creating 20-minute communities include an improved local economy, improved quality of life for residents, decreased health and wellbeing inequalities and action to tackle climate change. The 20-minute community concept will be embedded in the forthcoming Perth and Kinross Mobility Strategy.

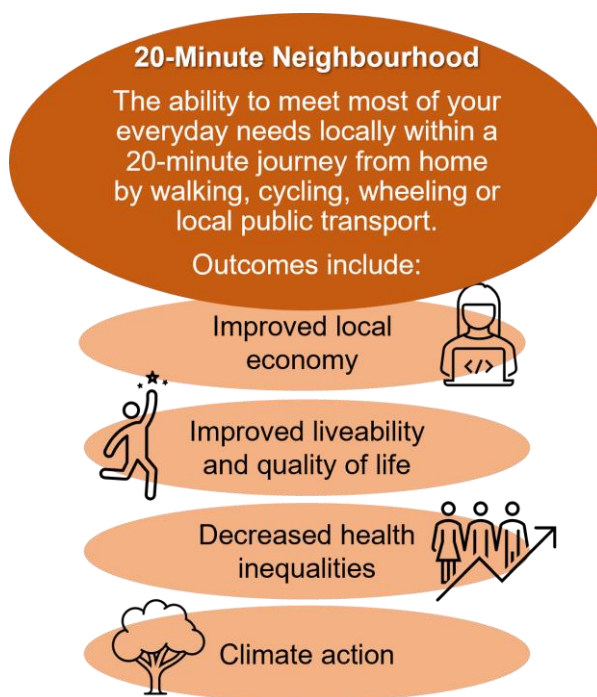
The Council supports the Scottish Government ambitions that Self and Custom Build housing can play in providing good quality homes and sustaining communities. The Council welcomes the Scottish Governments recent Self-Build Loan Fund announcement, where £6 million is available via the Communities Housing Trust for self-builders who are unable to access standard bank lending, with financial assistance of up to £175,000 to help with development costs.

An in-house register is being developed during 2022/23 which will hold key information on parties interested in self or

custom-build within all HMAs. The register will record details such as:

- Type of applicant
- Type of home
- Area/s of interest for plot location

The Planning and Housing Strategy Team will maintain the register of applicants alongside the register of land available. The Team will identify empty public sector land which will be the primary resource to meet demand, ensuring compliance with current legislation and net zero targets. A new set of web pages are being developed to provide this opportunity and will be available in Spring 2023.



The Covid-19 pandemic has had an immediate and longer-term impact on how we use homes and neighbourhoods to live, work and play. Furthermore, the new national planning framework is focused on delivering mixed developments and places which produce better outcomes for people, their wellbeing, and the environment. Housing delivery is central to the creation of 20-minute neighbourhoods by improving housing diversity and the range of options on offer.



The ability to ‘age well in place’, increased affordable housing options, plus safe spaces and streets will also be central to the creation of 20-minute neighbourhoods within the new LHS. Analysis of neighbourhoods will focus on key services that are required to ensure a liveable neighbourhood. As much of Perth and Kinross is classified as remote rural, work to identify clusters of villages, or a localised hub of amenities will be undertaken through spatial modelling using travel times. This cannot only help identify suitable locations for affordable housing but also the need for increased infrastructure and services.



5.2 LHS Priority 1: What do Residents, Partners and Stakeholders Think?

Informed by resident feedback and housing system analysis, partners and stakeholders came together to define the major barriers that should be overcome in the LHS to increase housing supply and promote placemaking. Key local challenges which drive the need for future partnership, investment and delivery activity include the following:

<p>Key issue: </p> <p>Overcome development barriers such as land availability and development constraints which is key to increasing the scale and pace of delivery</p>	<p>Key issue: </p> <p>Ensure a strategic approach to planning and land assembly, including master planning approaches and developing new partnerships</p>	<p>Key issue: </p> <p>Construction innovation should explore the ability of offsite construction technology to improve the pace, scale and cost of development</p>
<p>Key issue: </p> <p>A locality approach to placemaking that includes a community led approach will be beneficial to the success of developing sustainable communities</p>	<p>Key issue: </p> <p>Make better use of existing buildings to meet housing need including bringing redundant buildings or low demand housing back into effective use.</p>	<p>Key issue: </p> <p>Provide a wide range of housing options that deliver tenure diversity, including development and growth of the PRS through Build to Rent and MMR</p>

5.3 LHS Priority 1: Our Actions

Partners and stakeholders co-produced a range of options and ideas to proactively address the challenges associated with providing more affordable homes and delivering liveable communities in Perth and Kinross. The following priority actions have been identified to enable the Council and partners to deliver LHS Priority 1 Outcomes over the next 5 years:



Maximise the development of social housing through the Strategic Housing Investment Plan delivering a diverse mix of property sizes and more accessible, adaptable homes



Seek opportunities to deliver a wider range of affordable housing options e.g. intermediate housing, LCHO and affordable self-build etc.



Develop an empty homes strategy which targets investment in areas where housing pressure is evidenced



Maximise the potential to generate more homes through brownfield regeneration which encourages mixed developments and change of use for vacant properties



Continue to develop partnership working to ensure collaborative investment approach towards locality leadership and place planning processes through Community Action Plans and Local Place Plans



Embed the values of Perth and Kinross Offer to ensure investment and commitment across Services to develop and deliver the LHS Action Plan



Planning policy to be developed through the Local Development Plan 3 where appropriate for Short Term Let Control Areas

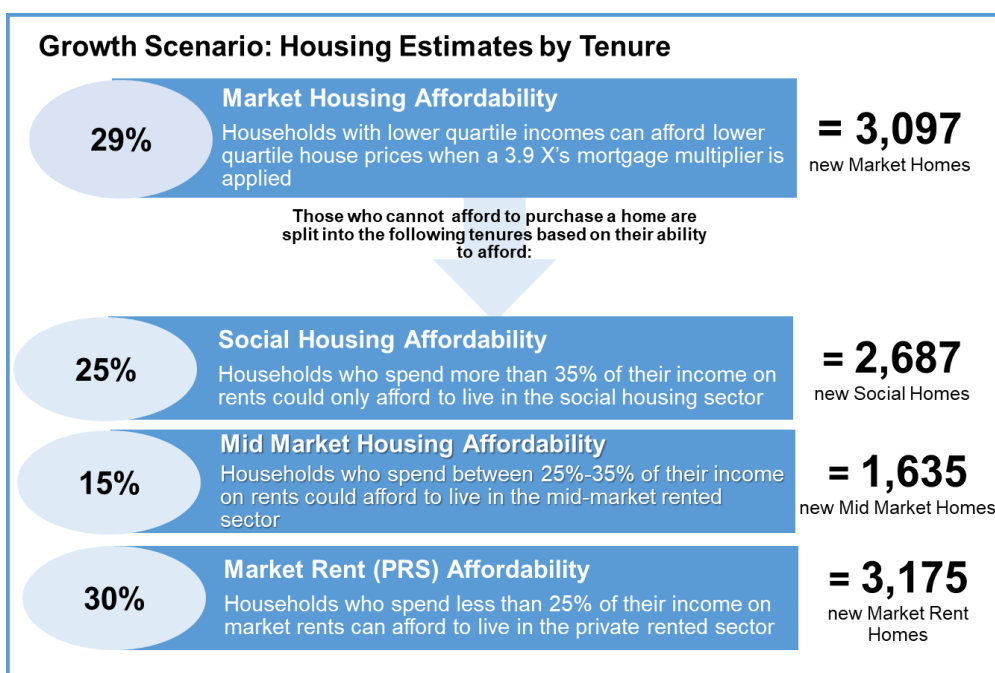


5.4 Tayside Housing Need and Demand Assessment 2022

To produce the evidence required to calculate local housing and land requirements over the next 20 years, the Council collaborated with partners across the Tayside region to produce a Housing Need and Demand Assessment (HNDA) including Angus, Dundee, and Fife Councils. The Tayside HNDA was signed off as ‘robust and credible’ by the Centre for Housing Market Analysis (CHMA) in 2022.

The Scottish Government has developed an HNDA calculation tool. The tool produces an estimate of the additional housing needed locally. The HNDA tool works by projecting forward the number of new households who will require housing in Perth and Kinross. This is based on household projections produced by the National Records of Scotland (NRS). The number of existing households who need to move to more suitable housing is also included. Economic scenarios are then applied to calculate housing affordability so that total housing estimates can be split into housing tenures.

The growth scenario for Perth and Kinross assumes an increase in the principal household projection of 0.5% per annum for the next 15 years. Based on this assumption, future housing estimates for Perth and Kinross require 10,596 new homes over the next 20 years. During the life of the LHS, a need for 4,743 new homes is estimated across Perth and Kinross.



About 29% of this is for market housing options, with 30% of housing estimates focused on the delivery of market rent, 25% on social rent, with a further 15% on below market rent options such as shared ownership / equity and mid-market rent. More than half of new homes are estimated to be needed in the Greater Perth area (55%), followed by Strathmore and Glens (14%) and Strathearn (13%).



5.5 Setting Housing Supply Targets

As part of the Tayside Housing Market Partnership, the Council have recently completed a HNDA which provides a statistical estimate of how much additional housing will be required to meet all future housing need and demand in the area. The housing estimates produced by the HNDA provide the starting point for setting a Housing Supply Target (HST) within the LHS.

The Housing Supply Target (HST) sets out the estimated level of additional housing that can be delivered on the ground and informs the definition of the Housing Land Requirement within the Local Development Plan (LDP).

An annual HST for Perth and Kinross has been provisionally set at 654 homes per year with a 32% target for affordable housing (210 homes) and a 68% target for market housing (444 homes).

The HST has been derived from HNDA housing estimates and takes into full consideration a range of factors that may influence housing delivery including historic completions, available resources, and policy considerations. An evidence paper detailing the approach to setting HSTs in Perth and Kinross is available in Appendix 6.

The target of 210 Affordable homes per year and 444 Market homes per year (in total 654) are ambitious and challenging targets in the context of:

- Recent completion rates
- Balancing the new build programme with work required to bring social housing up to the standard required through Housing to 2040, the Heat in Buildings Strategy (HIBS), EESSH2 and the social housing retrofit standard set out through [PAS 2035](#)
- Construction capacity
- Available resources

Despite the challenges above, this target represents a 40% increase on previous affordable housing targets as set out in the LHS 2016-2021 and meets the Council's key priorities in providing more affordable homes, in the right place and at the right cost.

It is intended that during the delivery of the LHS 2022-2027, further analysis and research will be undertaken to disaggregate the HST by housing market sub-area, considering a range of practical considerations that will influence housing delivery on a spatial basis. The HST therefore provides a strong starting point for informing the Housing Land Requirements within the next Perth and Kinross Local Development Plan (LDP 3), along with National Planning Framework 4.

The LDP3 and forthcoming Mobility Strategy will complement and support this aspect of the LHS.



6 LHS Priority 2: Providing a Range of Housing Options that People can Easily Access, Afford and Keep

The LHS provides the overarching framework to mitigate the impact of housing induced poverty and poor housing affordability on the ability of local households to access suitable housing options. It sets out housing's role in improving housing choice across all housing tenures and the LHS contribution to tackling child poverty.

The LHS also provides the framework for the further development of the Council's Rapid Rehousing Transition Plan (RRTP), building on the Home First model which has transformed the delivery of homelessness services in Perth and Kinross. Home First has been extremely successful in reducing the stigma associated with homelessness and improving the experiences of homeless households.

Tackling and preventing homelessness is an ongoing housing priority both nationally and locally. Ensuring local households have good awareness of housing options and are empowered to find the right home to meet their needs, is at the centre of a proactive and preventative model of improving housing access. In Perth and Kinross this also means finding opportunities to extend the range of housing options and choices available where they may be limited, including rural areas.

Equally, enabling households to keep their current home through the provision of person-centred housing support services is at the heart of LHS ambitions around improving housing sustainment and independent living.

The LHS is also required to provide evidence and policy direction in relation to:

- improving the range of housing tenures and accessibility of housing options
- supporting the growth, development, and operation of the PRS

- delivering preventative housing information, advice, and assistance within the Home First model
- providing support services, which meet housing and underlying needs to enable housing sustainment
- innovative ways of improving housing affordability and enhancing housing's role in tackling child poverty.

Informed by analysis of the main issues and housing system drivers, LHS Priority 2 focuses on **'Providing a range of housing options than people can easily access, afford and keep'** by:



Chapter 6 sets out the evidence base and outlines what the Council and partners are doing to address the main challenges in providing accessible and sustainable housing options and choice. It concludes with LHS priority actions for partnership, investment, and delivery activity.

6.1 LHS Priority 2: What's our Starting Point?

A detailed briefing which sets out the housing system evidence underpinning LHS Priority 2 can be accessed here: [Priority 2 Briefing](#).

LHS analysis suggests that the key issues which drive the need for action, investment, and partnership to improve the range of accessible and sustainable housing options in Perth and Kinross is as follows:

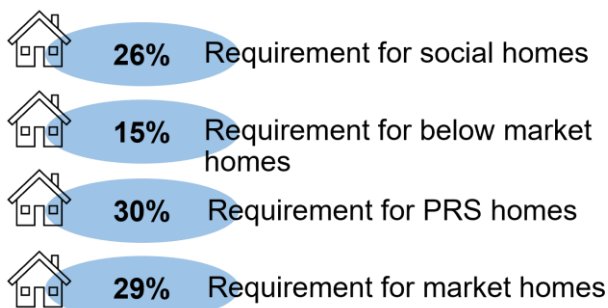


The housing system in Perth and Kinross is dominated by owner occupation with a higher proportion of homes in this tenure (63%) than is the case nationally (59%).

The scale of home ownership in Perth and Kinross potentially limits the range of housing options available to meet housing need. Furthermore, it could be the case that a more limited range of affordable housing options in the Perth and Kinross area is driving housing affordability pressures at a local level.

The HNDA 2022 Household Survey shows that (excluding empty and second homes) with the exception of the Highland HMA, most households are owner-occupiers. More households live in social housing in the Highland (29%) and Eastern (30%) areas than on average (23%). More than a quarter of Highland households (26%) live in the PRS, significantly higher than any other HMA. This is likely to reflect the nature of the rural economy. Tenants in the PRS are likely to be most at risk of housing and fuel poverty generally but given the structure of rural incomes, even more so in rural areas.

Future housing estimates from the recent HNDA 2022 identified the need for a more diverse range of housing tenure options. This includes more homes in the PRS and in intermediate housing tenure such as shared ownership, shared equity and mid-market rent as follows:



Tenure diversification and the growth of intermediate housing options is an important consideration in the new LHS.



The private rented sector in Perth and Kinross is slightly bigger (16%) than is the case for Scotland (14%) playing a key role in meeting housing need locally. There are currently

approximately 10,400 properties currently registered under the Private Landlord Registration Scheme in Perth and Kinross.

Evidence from the HNDA 2022 reveals that homes in the PRS tend to be flatted and smaller compared to other housing tenures. Furthermore, almost double the number of PRS tenants report problems with property condition (59%) than is the norm. Condition problems focus on dampness, condensation, and the need for structural building repairs.

There is evidence that the cost of private renting is out of reach for low-income households. A household requires to earn up to £27k to be able to afford the average PRS rent if they devote 30% of their income to housing costs. This is significantly beyond lower quartile incomes in Perth and Kinross (£19k).

The HNDA 2022 reveals that 62% of PRS households pay more than 25% of their income on housing costs, more than double the case for households in other tenures (25%).

The HNDA estimates that the PRS could meet up to 30% of the new homes required in the future. The delivery of more homes, offering a more diverse range of tenures could be an important aspect of LHS interventions to meet housing need. The role of Build to Rent developments by private developers and investors could play a role in increasing the PRS in Perth and Kinross. Equally, the delivery of more mid-market rent options by social developers could increase



the supply and range of affordable options in the rented sector.

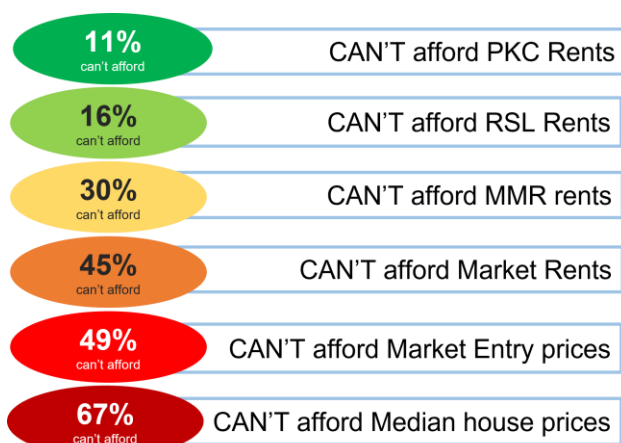


Analysis of housing affordability in Perth and Kinross reveals there are clear affordability pressures locally, particularly for those on low household incomes. A

significant proportion of households in Perth and Kinross (36%) earn less than £25k per annum despite average incomes which are 28% above the Scottish average.

Whilst social housing rents are affordable to more than 80% of households in Perth and Kinross, social housing is only available to roughly 16% of local households.

As part of the HNDA, the Council carried out housing affordability analysis to test the value of local incomes meet housing costs across a range of housing tenures. The analysis demonstrates the affordability pressures faced by local households when devoting 30% of household income to housing costs. The proportion of local households who cannot afford each tenure is as follows:



Perth and Kinross is a relatively affluent area, with average incomes being 10% above the Scotland average at £41,390. Despite this relative affluence, there is

evidence of income inequality. Whilst over 40% of local households earn more than £40k per annum, 1 in 3 (34%) earn less than £25k.

Whilst the average annual median income is 13% higher than the Scottish average, weekly wages in Perth and Kinross are 9% lower. Low pay is a widespread problem with roughly 1 in 3 workers in Perth and Kinross in lower paid jobs. 36% of people are living in or on the edge of poverty with 1 in 5 having no savings to fall back on or earning below the Living Wage.

Housing induced poverty refers to income levels after housing costs that do not enable a basic standard of living. The risks of housing induced poverty in Perth and Kinross are driven by poorly paid local employment, cost of living pressures and high housing costs. Tackling housing induced poverty is extremely challenging in rural areas and for households in the PRS.

Tackling housing induced poverty is extremely challenging in rural areas. There is evidence of income inequality in rural areas. Whilst almost 40% of households earn more than £40k per annum, more than 1 in 3 (36%) earn less than £25k. Furthermore, national research suggests that minimum living costs for households in remote rural Scotland typically add on 15-30% to a household budget, compared to urban areas.

As well as a high proportion of households on low incomes, housing costs are also higher in rural areas. In 2020, the average price for a property on the market in a rural area of Perth and Kinross was £217k, 10% higher than the Perth and Kinross average of £196k.



Welfare rights and income maximisation are essential in enabling low-income households to avoid poverty. In 2021/22, £5.3M of financial gain was delivered to households across Perth and Kinross by the PKC Welfare Rights Service.

The latest Child Poverty figures for Perth and Kinross show that Child Poverty increased by 2.7% between 2015 and 2020 increasing the numbers of children living in poverty from 4,869 to 5,515 (22.6%). This upward trend makes reaching the target of 18% of children in poverty by 2022 very challenging.

The Council has developed an Affordable Rents Toolkit to assess the affordability impact of current and proposed rent levels on households living in Perth and Kinross.



The toolkit has enabled PKC to ensure that families with children pay between 13% and 22% of their income on rent. This frees up much-needed cash for other essentials like food, childcare and transport.

The toolkit allows the Council to make sure that targeted support can be provided to localities or households who may be disproportionately affected by poor housing affordability as a result of their income level.



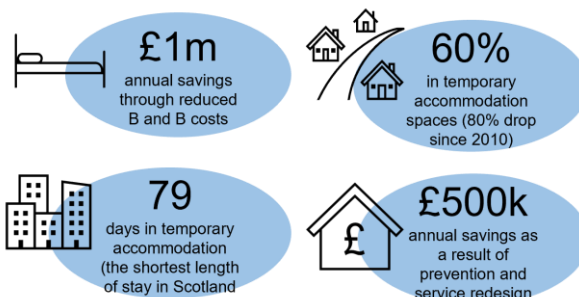
Whilst most local authorities in Scotland were embarking on a rapid rehousing journey in 2018, the Council had been progressively improving and

transforming services for homeless people since 2012. These improvements created the platform to develop and introduce Home First, enabling the Council to deliver positive outcomes for homeless people in Perth and Kinross. The Home First model is used as a national exemplar for Rapid Rehousing across Scotland.

The Home First approach seeks to ensure that homeless households move directly in to settled accommodation thereby avoiding the stigma, cost and uncertainty of temporary accommodation and homelessness in Perth and Kinross. Objectives are to:

1. Intervene early and prevent homelessness through enhanced advice, assistance, and support
2. Offer a route for homeless people to move directly to settled housing
3. Reduce the need for temporary accommodation and minimise the length of time spent in temporary accommodation

Since its launch in 2017, the Home First model has delivered:



In 2020/21, Perth and Kinross had the lowest prevalence of households in temporary accommodation at 0.5 households per 100,000 population.

In June 2021, there were 118 temporary accommodation places across Perth and Kinross. The vast majority of temporary provision is located in the Greater Perth Housing Market Area.

In 2020/21, the average length of stay in temporary accommodation was 79 days, which is less than half the Scottish figure at 199 days and the lowest in the country. As a result, the backlog of homeless households in temporary accommodation awaiting an offer of settled housing has reduced from 555 in 2014/15 to just 31 households in 2020/21.



The Council links regionally to ensure a joint approach on a range of housing activities such as through the Tayside, Fife and Central Housing Options Hub which share approaches to the prevention and alleviation of homelessness. The Hub has developed a regional action plan and the following actions have been used to ensure the LHS remains closely aligned, including to:

- Develop, implement, and promote the National Housing Options Toolkit
- Develop and share best practice around RRTPs
- Support Scottish Government implementing the Ending Homelessness Together strategy
- Develop and share best practice across housing access and homelessness prevention

The Council meets regularly with colleagues from Fife, Dundee City, Angus, Stirling and Clackmannanshire and Argyll and Bute as part of the Housing Options Hub. Work is focused on piloting ways for measuring the customer experience and enhancing the Housing Options approach within each local area.

The Hub is funded by the Scottish Government to assist in meeting national strategic priorities as set out by the strategic objectives in the [Housing Options Guidance 2016](#).



About 50% of homeless applicants in Perth and Kinross have no identified support needs, which is on par with the profile for Scotland at 52%. This means that half of all

homeless households in Perth and Kinross simply require access to settled housing to resolve their homelessness and to achieve a positive housing outcome.

On average over the last 3 years, approximately 10% of homeless households have presented with moderate to high support needs and have required housing support to ensure that a lasting, sustainable outcome is achieved in settled housing. Over the same period, each year between 60-80% of homeless applicants have been provided with housing support by a provider operating under the Housing First Model.

Floating Housing Support services are aimed at enabling vulnerable individuals who are at potential risk of losing their tenancy to live independently or to maximise their independence:

- It is short term, flexible, responsive and aims to support people to achieve agreed outcomes
- It aims to be in place for 6 to 9 months with regular outcome reviews during this time
- It works with people to identify outcomes and then agree a plan which will enable individuals to build on their independent living skills, or support and increase an individual's ability to manage independently

In 2020/21, 709 individuals received support via the Floating Housing Support Service. It is estimated that at any one time there are 286 individuals receiving assistance with 3.6 hours provided weekly per client.



6.2 LHS Priority 2: What do Residents, Partners and Stakeholders Think?

Informed by resident feedback and housing system analysis, partners and stakeholders came together to define the major barriers that need to be overcome in the Perth and Kinross LHS to improve the range of accessible and sustainable housing options and choices. Key local challenges which drive the need for future partnership, investment and delivery activity include:

<p>Key issue: </p> <p>Affordability in the PRS is problematic. Opportunities to deliver quality market and mid market rent options should be explored</p>	<p>Key issue: </p> <p>Housing options, choice and affordability will be impacted by the deepening cost of living crisis and the on-going recovery from the COVID-19 pandemic</p>	<p>Key issue: </p> <p>Access to affordable housing options is severely limited in many rural areas of Perth and Kinross</p>
<p>Key issue: </p> <p>Tenancy sustainment for homeless households accessing settled accommodation through appropriate continued support should be considered</p>	<p>Key issue: </p> <p>There is a need to address the mismatch in supply and demand of social rented housing</p>	<p>Key issue: </p> <p>Funding availability to meet new supply, condition and energy targets will be a difficult balance for social landlords particularly with constrained land supply</p>

6.3 LHS Priority 2: Our Actions

Partners and stakeholders co-produced a range of options and ideas to proactively address the challenges associated with delivering a range of housing options that people can easily access, afford, and keep in Perth and Kinross. The following priority actions have been identified to enable the Council and partners to deliver LHS Priority 2 Outcomes over the next 5 years:



Continue to develop and improve tailored debt advice and welfare assistance to households across Perth and Kinross to maximise financial inclusion



Develop a range of options that achieve a better match of households to homes



Review existing evidence base and consider feasibility of Build to Rent models to deliver high quality, energy efficient market rent options



Increase engagement with private landlords in Perth and Kinross to improve awareness of proposed PRS reforms and funding options that may be available to invest in PRS homes e.g. Home Energy Scotland, interest free loans



Continue to improve and further develop the Council's approach to Rapid Rehousing via the Home First model



Enhance personalised transitional housing support to homeless households with moderate to high support needs from temporary or supported accommodation to settled housing



Continue to work with partners to offer housing and support options to refugees and asylum seekers in response to national dispersal and resettlement programmes



7 LHS Priority 3: Delivering Housing for People with Varying Needs

The LHS has a key a role to play in meeting national health and wellbeing targets in Perth and Kinross through the delivery of the Housing Contribution Statement (HCS). The HCS sets out the housing contribution to achieving the integration of health and social care services and aligns directly to the [HSCP Strategic Commissioning Plan 2020-2025](#).

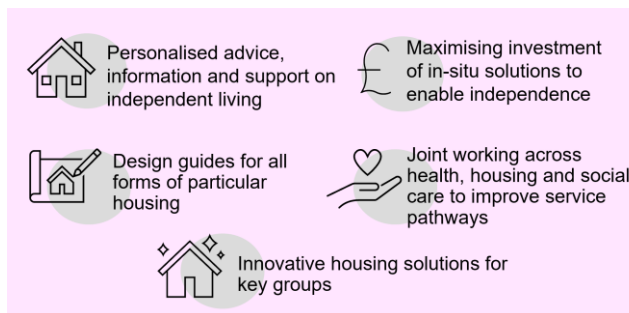
The LHS plays a significant role in improving public health in Perth and Kinross by setting the framework for delivering accessible homes, wheelchair homes and particular models of provision such as supported accommodation for key groups. The LHS also sets the framework for enabling people to live independently and well for as long as possible through investment in property adaptations, technology, care, and support services.

Aligned to improving access to particular housing and enabling independent living, the LHS is required to provide evidence and policy direction in relation to:

- targets for delivering more wheelchair, accessible and specifically designed homes
- mechanisms to enable existing homes to be adapted to meet the changing needs of households via the Scheme of Assistance and investment programme of social landlords
- the need for particular housing provision across key groups
- the delivery of preventative housing support services to promote independent living
- maximising the use of technology enabled care and assistive technology

Informed by analysis of the main issues and housing system drivers, LHS Priority 3 focuses on **'Delivering housing for People**

with Varying Needs' in Perth and Kinross by:



Chapter 7 sets out the evidence base and outlines what the Council and partners are doing to address the main challenges to deliver housing for people with varying needs. It concludes with LHS priority actions for partnership, investment, and delivery activity.

7.1 LHS Priority 3: What's our Starting Point?

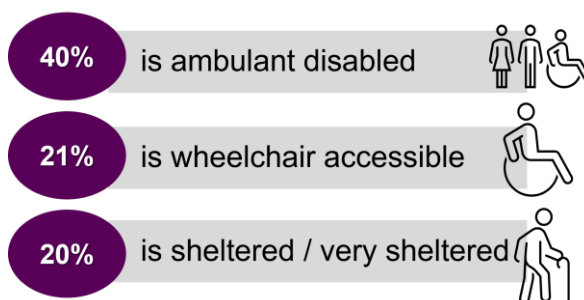
A detailed briefing which sets out the housing system evidence underpinning LHS Priority 3 can be accessed here: [Priority 3 Briefing](#).

LHS analysis suggests that the key issues which drive the need for housing for people with varying needs in Perth and Kinross are as follows:



There are 3,391 units of Independent Living housing stock held by social landlords across Perth and Kinross, representing 27% of the total stock. Of this

housing stock:





Information supplied by social landlords for the HNDA 2022 identifies that 174 accessible homes became available for let in 2020/21.

From 2018/19 to 2020/21, 542 new houses have been built to inclusive and universal design standards and 79 ambulant disabled properties have been built across Perth and Kinross.



The Perth and Kinross waiting list for social housing identifies applicants with particular needs and health-related conditions which can be adversely affected by

their housing circumstances. Around 10% (346) of the waiting list have a requirement for particular housing.

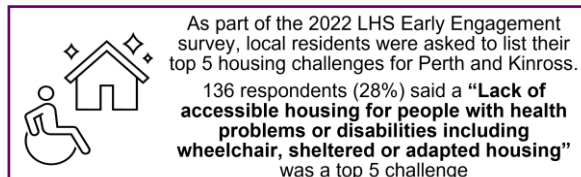
The HNDA 2022 asked Perth and Kinross residents if they had unmet need for particular housing. 21% said they had an unmet need, with the majority of those who expressed an unmet need (60%) requiring accommodation without stairs.

As part of the 2022 LHS Early Engagement survey, local residents were asked to list their top 5 housing challenges for Perth and Kinross. 136 respondents (28%) thought a "Lack of accessible housing for people with health problems or disabilities including wheelchair, sheltered or adapted housing" was a top 5 challenge.

Of the 7,675 tenant households surveyed through our Local House Condition Survey (LHCS) 2020/22, 29.9% reported that at least one person suffered from a limiting long-term illness or disability. While 55.3% experienced no problems in the normal use of their home, the remaining 44.7% experience problems including climbing steps and stairs and using bathroom amenities.

Based on housing stock data returned by social landlords to the Scottish Housing Regulator (SHR), there are 722 social rent

wheelchair homes across Perth and Kinross. As of April 2022, there are 21 applicants on social housing waiting lists who require wheelchair accessible homes. The HNDA 2022 revealed there were 639 households across Perth and Kinross who had an unmet need for wheelchair housing across all tenures.



In 2019 the Scottish Government issued guidance to all local authorities requiring them to confirm LHS targets to support the delivery of more wheelchair accommodation across all tenures. The aim of the Council's SHIP 2022-2027 is to ensure where possible 10% of all homes built are suitable for particular needs, such as wheelchair users. The Council and its partners are fully committed to increasing the supply of wheelchair accessible affordable housing through the LHS with a 10% target set through the SHIP. An all-tenure target is yet to be set by the Council. As per the LHS Guidance a target for new-build properties across all housing tenures will be set and reviewed annually within the LHS through the development of the LDP3 and NPF4.

NPF4 supports the development of quality homes by private developers to meet people's needs including the delivery of all-tenure wheelchair targets. The Council are investigating the ability to control and monitor any private target set through Policy 25: Housing Mix of the LDP 2019. Evidence from the HSCP will also assist us in setting a target that can support the delivery of new build wheelchair accessible homes within the private sector. Targets set for all tenure wheelchair homes will be monitored as part of the annual review, analysis of demand and discussions with partners and developers.



Further work will also be identified and co-ordinated as part of the forthcoming Mobility Strategy to consider access to local services from new build affordable housing developments including footways and paths.

Housing is one of the major concerns for many people when leaving the Armed Forces. The Council is signed up to the [Armed Forces Covenant](#) to ensure that those personnel that choose Perth and Kinross to settle are able to receive the support they need in transitioning into civilian life. The Common Allocations Policy prioritises the housing needs of armed forces personnel leaving full-time regular service through the Strategic Need pathway. The [Veterans First Guide](#) details further information on housing options available.

A vital part in preparing people in and leaving prison for successful reintegration into the community is ensuring that their housing needs are identified at the earliest opportunity. In order to improve pathways into secure housing for prison leavers, and to ensure we are operating in line with the [Sustainable Housing ON Release for Everyone \(SHORE\)](#) standards, the Council is part of a multi-agency partnership made up of Community Justice, Housing, Scottish Prison Service, and Third Sector partners including throughcare support providers.



The Perth and Kinross multi-agency [Independent Living Panel \(ILP\)](#) provides an integrated approach to meeting the housing, health and social care needs of people who require support to enable them to live as independently as possible in their own home or within particular supported or bespoke housing. Our priority is to find innovative ways through housing, support and adaptations to support individuals and their carer's in order that their health and wellbeing and active involvement in their community is maintained.

The ILP aims to support individuals where there may be a diagnosis of mild, moderate, or complex needs which may include autism, learning disability, severe and enduring mental health, physical disability or acquired brain injury, to access suitable housing and support.

The ILP makes recommendations for a range of provision including 24/7 supported accommodation, bespoke new build, and wheelchair accessible homes with the option of support and mainstream housing with outreach support. An [Accommodation Guide to Independent Living](#) developed by the ILP is used to support early discussion and planning between services and families.

Over and above the mainstream waiting list, the ILP has received 173 referrals since November 2019. Of these referrals, the main diagnosis recorded includes Autism (23%); Learning disability (21%); Mental health (17%); and Physical disability (10%) with 13% of referrals also having Wheelchair need. Other diagnosis identified that are of a lower percentage include Downs syndrome, Profound and Multiple Learning Disabilities (PMLD), Learning difficulty, Fragile X syndrome and Acquired Brain Injury. Referrals also include those who are identified as Delayed Discharge (DD).

In line with the Scottish Government's [Coming Home Report](#) (2018) and subsequent [Coming Home Implementation Report](#) (2022), the ILP has worked jointly to identify individuals originating from Perth and Kinross with complex needs, including learning disabilities and autism, who are currently in out of area placements or long stay hospital who wish to return to the area.

At the time of writing, a new build bespoke core and cluster project has recently been completed which will support individuals with mild to moderate and complex needs to live independently in the community. This includes individuals currently in out of area placements who will be supported through a combination of shared and one to one 24/7 staff provision and assistive technology. An



additional core and cluster project is on site and due for completion in May 2023 which will further support the Council, HSCP and NHS Tayside to move individuals from out of area placements back into Perth and Kinross.

A further 2 projects are due to complete in Spring 2023 which will provide 24/7 shared supported accommodation. This will enable individuals to be supported with transitioning to independent living in the community, and to learn skills to manage a home and tenancy. Additional projects have been identified in the SHIP for the delivery of future supported accommodation for those with autism and mental health needs.

10% of applicants have been accommodated in existing mainstream or new build supported accommodation, including wheelchair provision, and approximately 14% have been matched to future developments through the SHIP to date.



A key focus of the Perth and Kinross Strategic Commissioning Plan 2020-2025 is to support carers through the provision of suitable accommodation options.

The Perth and Kinross Joint Carer Strategy, developed in accordance with the Carers (Scotland) Act 2016, sets out how the HSCP, working alongside other agencies including housing providers, will commission services and support for carers.



Between 2018 and 2043, the older population of Perth and Kinross is expected to substantially increase with a projected growth of 26% in the 66-84

population and growth of 19% in the 85+ age group. This will inevitably lead to an increasing demand for housing or housing support services for older people in the next 10-20 years. As well as housing for particular need, the Council are open to opportunities

to invest in homes that are more attractive to age in across tenures. In 2022, 4 affordable homes projects are underway or have been delivered, providing in excess of 80 homes. These projects include adaptable features, community spaces and flexible support services, fitting the gap between mainstream homes and homes for varying need.

A rapid movement from 'Third Age' into a frail cohort is on the horizon for planners, commissioners, and service providers. The ageing population has already resulted in increased demand for health and social care services locally which, set against a backdrop of continued fiscal constraints, has led to significant pressures on delivery. Innovative solutions will be required to enable older households to 'Age in Place'.

In April 2022 there were 152 applicants on the sheltered housing waiting list. In an average year only around 44 sheltered homes become available for let.

The increase in population will necessitate the need for further new accessible housing to be built as well as increases in the provision of adaptations to meet people's needs in their existing home. This will be particularly important in meeting the emerging needs of older people in rural areas.

Rural Wisdom carried out research with residents living and working within Highland Perthshire communities. Key findings in relation to delivering housing for people with varying need were:

- There is a lack of options to downsize for older people
- People want smaller affordable homes that are easy to maintain and remain in as they grow older, in a familiar area they know
- There is a need for sheltered housing that feels safe and works well for older people, allowing neighbours to support each other more



- There is a need for houses to be sold to people who want to stay in rural areas permanently, such as younger families, that would also enable older people to stay as part of a supportive community.



Investment in aids and adaptations makes a significant contribution to ensuring that households with health conditions and disabilities can live independently and well in their own homes for as long as possible.

Our LHCS (2020/22) asked people whether they felt their current property would meet their household needs over the next 5 years. Whilst the majority of households (81.7%) find their current property suitable for their future needs, 9.4% thought their property would be unsuitable to their needs in the future with 34.8% quoting medical / mobility needs as the reason for this.

The Council and RSLs provide property aids and adaptations to improve the accessibility and suitability of tenants' homes. Over the last two years on average £3.5m has been spent per annum on aids and adaptations in the social housing sector by landlords who have some or all stock in Perth and Kinross.

Average times to complete adaptations vary amongst locally operating social landlords but is around 80 days on average. The Scottish average for 2019/20 and 2020/21 was 41 days and 58 days respectively.

The Council's Scheme of Assistance provides information on the assistance that can be provided in relation to repairs, maintenance, and adaptations to households in privately owned and private rented properties. Priority is given to essential adaptations for people with disabilities. There are two elements of the Scheme (1) Advice, Information, and Practical Support; and (2) Financial Assistance.

Since 2017, £2.9m of funding for 728 grants has enabled households to carry out essential adaptations across Perth and Kinross.

From 2012 to 2017 there has been a 29% increase in the number of clients receiving home care. Over the same period the number of home care hours has increased by 126% with the number of clients receiving 10+ hours of home care, increasing by 68%.



As of 2017, 3,420 clients used Telecare in Perth and Kinross with 1,950 (57%) having a community alarm, 200 (6%) telecare only and 1,270 (37%) having both.

During 2020/21, the TEC within Housing Group progressed actions to increase the range of TEC available for housing tenants. The work of this Group has led to the creation of a training package for staff to raise awareness of TEC options. The number of people supported through community alarms is now reported as 4,106 clients (2021/22). The 2022-2032 Community Plan includes action to increase levels of digital participation across the area to ensure people are able to remain in their own homes and to support their changing needs and ease loneliness and isolation.

Based on feedback from their most recent tenant survey, the Council identified that many of their tenants were digitally excluded and struggling to use online services without access to broadband. A digital Inclusion Project has been established to support tenants to access opportunities online.



The Council retains a statutory duty to assess the housing and support needs of Gypsy / Travellers and ensure that appropriate provision is made available.



In total, there are 50 pitches or units across Perth and Kinross. The 2 sites operated by PKC allow for permanent tenancies and provide a total of 26 units of chalet style accommodation. There are no temporary or short stay pitches on these sites. Occupancy levels in the public site are typically 100%. There is a waiting list of 10 households with 6 of these waiting more than a year. In addition, there are 24 pitches across 3 private sites.

The HNDA identifies the need for more permanent Gypsy Traveller sites. As part of the 'Big Place Conversation' PKC's place standard engagement plan, Gypsy Travellers will be consulted to understand their long term needs and preferences in more detail with a view to updating the Gypsy Traveller Action Plan.

While Perth and Kinross have the second highest weekly rent it should be noted this is for chalet units and not pitches. The Council records one of the lowest satisfaction levels in Scotland with the management of their sites. Engagement work with site residents have resulted identifying solutions to change the management of the council owned sites to the Housing Revenue Account. This will enable planned maintenance programmes to ensure Scottish Housing Regulator standards are maintained in the future. The council secured £3.9m of Scottish Government funding, along with its own funding, for one of the sites to replace the chalets with energy efficient accommodation and installation of energy-efficient lighting, heating and hot water systems using renewable technologies. Site fencing and paths were improved and a new play park, community garden and playing field were created. Digital inclusion has been improved through the supply of free internet devices to residents. Further funding will be applied for to enable improvements at both sites along with the long-term management. These improvements will contribute to improving

fuel poverty on the sites as well as health and wellbeing outcomes.

Perth and Kinross data on transient sites (Report 23/10) indicates that there are approximately 20 unauthorised encampments annually mostly frequently to Perth city, ranging in size on average from 2 to 6 caravans but also larger encampments of 11-16 caravans with an average stay of 50 days.







Following on from the success of the 'Leedsgate' model that showed improved community cohesion, reduced incidences of anti-social behaviour and better access to services such as health and education for Gypsy/Travellers, the council decided to participate in a 'Negotiated Stopping' Pilot scheme.

Intensive engagement, particularly through the covid pandemic found that the principles of the pilot did not meet the needs of visiting Gypsy / Travellers, or the local settled community and that demand was for a longer stay transient site in Perth City. Work has been undertaken to identify a site.



7.2 LHS Priority 3: What do Residents, Partners and Stakeholders Think?

Informed by resident feedback and housing system analysis, partners and stakeholders came together to define the major barriers that should be overcome in the Perth and Kinross LHS to provide housing for people with varying needs. Key local challenges which drive the need for future partnership, investment and delivery activity include:

 <p>Key issue: Lack of awareness of in-situ solutions can lead to unnecessary housing applications.</p>	 <p>Key issue: Accessibility of and connectivity to community-based support and advice services including outreach and digital services</p>	 <p>Key issue: Gaps in support and care services to assist with tenancy sustainment as well as health and wellbeing</p>
 <p>Key issue: Improve design guides for all housing tenures and all types of housing for varying needs</p>	 <p>Key issue: Ensure sufficient supply of housing options for older people as demographics change and the elderly population grows</p>	 <p>Key issue: Enable households to remain in their homes for longer by embedding technology enabled care</p>

7.3 LHS Priority 3: Our Actions

Partners and stakeholders co-produced a range of options and ideas to proactively address the challenges of providing housing for people with varying needs in Perth and Kinross. The following priority actions have been identified to enable the Council and partners to deliver LHS Priority 3 Outcomes over the next 5 years:



Ensure planning policy, placemaking and housing investment programmes contribute to improved and sustainable homes, outdoor space, health and wellbeing for all including people with varying needs



Ensure the effective prioritisation and promotion of Occupational Therapy provision for all tenures to support the delivery of property adaptations



Continue to improve working relationships, training, collaboration and knowledge exchange on equalities, advice and care and support services to enable independent living across Perth and Kinross



Work jointly with agencies to ensure future housing developments address barriers to employment and link to transport and childcare provision in the delivery of person-centred care and support services, with a focus on areas of deprivation and rural communities



Continue to work collaboratively to promote the benefits, increase awareness and make better use of technology within a housing setting



All affordable homes are built to revised HfVN standard and New Build Design Guide, with a minimum 10% of all affordable homes being built to wheelchair and adaptable standard



Work with Gypsy/Traveller community members to have a better understanding of their accommodation needs and preferences and explore and develop workable solutions



8 LHS Priority 4: Delivering Quality Homes with Affordable Warmth, Zero Emissions and SMART Technology

The LHS provides the strategic framework for improving the quality and energy efficiency of homes across Perth and Kinross, driving improvement in housing induced poverty and proactively tackling fuel poverty.

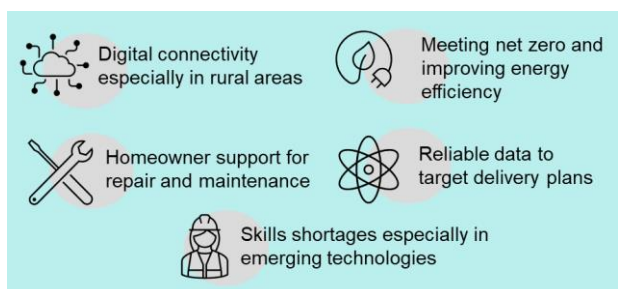
The LHS has a significant role to play in enabling Perth and Kinross to meet the ambitious energy efficiency, climate change and housing quality targets set by the Scottish Government with the overall ambition to achieve Net Zero by 2045. It sets out how affordable warmth can be delivered through investment in housing condition and energy improvements; and sets a road map for reducing domestic carbon emissions. The LHS also details the framework for improving the condition and quality of housing across all tenures, including the mechanisms and support to enable landlords and owners across Perth and Kinross to invest in repair and maintenance.

Aligned to delivering quality, low carbon, energy efficient and SMART homes, the LHS is required to provide evidence and policy direction in relation to:

- the strategy for delivering energy efficiency standards including the Energy Efficiency Standard for Social Housing (EESH2) and targets across all tenures in the Heat in Buildings Strategy (HIBS)
- the Local Heat and Energy Efficiency Strategy (LHEES)
- delivering affordable warmth and driving housing's reduction to climate change
- improving the condition of all homes by meeting housing quality and repairing standards
- supporting private owners and landlords to invest in housing repair and maintenance through the Scheme of Assistance (SoA)

- enabling the benefits and impact of digital connectivity in homes across Perth and Kinross.

Informed by analysis of the main issues and housing system drivers, LHS Priority 4 focuses on **‘Delivering Quality Homes with Affordable Warmth, Zero Emissions and SMART Technology’** in Perth and Kinross by:



Chapter 8 sets out the evidence base and outlines what the Council and partners are doing to deliver quality, low carbon, energy efficient and SMART homes. It concludes with LHS priority actions for partnership, investment, and delivery activity.

8.1 LHS Priority 4: What's our Starting Point?

A detailed briefing which sets out the housing system evidence underpinning LHS Priority 4 can be accessed here: [Priority 4 Briefing](#).

LHS analysis suggests that the key issues which drive the need for action namely, investment and partnership to improve housing condition, energy efficiency, fuel poverty and digital connectivity in Perth and Kinross are as follows:



There are approximately 72,000 residential homes across Perth and Kinross. Perth and Kinross has more older homes than the Scottish average: 35% of Perth and Kinross

homes were built pre1945 compared to the average for Scotland that is 30%.



The [Scottish House Condition Survey \(SHCS\)](#) provides a picture of the condition of Scotland's occupied housing stock. It covers all types of households, whether owned or rented, flats or houses. It involves two interlinked surveys – a physical inspection of the dwelling to examine the condition, and a social interview with the householder to record their views and experiences of living in the dwelling.

The [SHCS 2017-2019](#) identified that below tolerable standard (BTS) and urgent disrepair levels in Perth and Kinross are around the Scottish average. However, the percentage of dwellings in disrepair is higher in Perth and Kinross than is the case nationally.

The Scottish House Condition Survey 2017-2019 survey reveals:



2% of all dwellings in Perth and Kinross are below tolerable standard in line with the Scottish average

78% of Perth and Kinross dwellings are in disrepair. This is higher than the Scottish average of 71%

27% of Perth and Kinross dwellings are in urgent disrepair in line with the Scottish average of 28%

As part of the SHCS, the [Scottish Housing Quality Standard \(SHQS\)](#) assesses the condition of Scotland's social housing sector. However, as the SHCS collects data on all tenures, the data can be compared across the housing stock although private owners and landlords are currently under no obligation to bring their properties up to this standard.

As of 31 March 2022, our SHQS pass rate for Council housing stock reduced significantly from 80.59% in 2020/21 to 46.83% in 2021/22 (7,895 properties at 31 March 2022). Nationally, the compliance rate also fell slightly to 74.6%.

This equates to 3,697 properties meeting the SHQS or 4,198 that did not meet the SHQS. Where Council non-exempt stock hasn't met the SHQS, figures for 2022-23 dropped mainly as a result of the inclusion of the

indicators for interlinked smoke detectors and Electrical Condition Reports (EICRs). Significant progress has been made this year with the installation of interlinked smoke detector systems and EICRs. We currently have only 1.03% of our stock requiring smoke detector installations and our EICR completion rate is 90% and we are on track to achieve 100% compliance by 31 March 2023. The achievement of this will significantly improve our SHQS pass rate this financial year.

In 2021/22, our EESSH pass rate for Council housing stock was 82% with 6,473 properties meeting the standards and 1,407 properties that do not meet the standards. Nationally, the percentage of properties meeting EESSH decreased slightly to 87.9%. Of the 1,407 properties that do not meet the standards, 640 properties are exempt due to technical reasons or excessive costs.

In order to improve on our SHQS and EESSH levels, we will:

- Focus on addressing the SHQS failures in relation to EESSH by making improvements through our 'energy efficiency' programme and 'heating / insulation' programme, as well as continued work and oversight to address outstanding EICR inspections and smoke detector installations
- Address abeyances where possible and look at options to engage with tenants to reduce the number of opt-outs, especially in relation to energy efficiency measures as these also impact on EESSH2 targets
- Continue to contact and routinely engage with other owners within blocks of properties where there is an abeyance due to lack of a secure door entry system
- Target and prioritise EPC surveys for our remaining cloned properties as we focus on the journey to reaching EPC Band D and B within SG timescales
- Use the findings of the LHCS for the Council Sector to review building elements where failures are highlighted in relation to expected lifespans; these



elements will be included within our planned improvements programmes to aim to replace or refurbish before they reach a stage where they would be considered to fail the standard

- Progress the Multi-Storeys Strategy and engage with tenants, residents and owners on upgrades and improvements
- Progress work in relation to EESSH2 targets and retrofitting of existing housing stock

Funding for Council stock which has not achieved SHQS will be taken from the Housing Revenue Account (HRA).

Housing quality is also related to climate change resilience, ensuring homes are protected against more extreme weather events. SCCAP2 Policy 1.2.3.1 'Resilient Residential Properties' addresses quality across tenures via Tolerable standards, Repairing Standard and Scottish Housing Quality Standard. Setting basic standards and requiring local authorities to support improvements to substandard housing through the Scheme of Assistance, providing advice and financial assistance enables all homes to be more resilient to the extremes of weather as well as supporting the health and wellbeing of residents.

The Council's Scheme of Assistance (SoA) provides information on the assistance the Council can provide in relation to repairs, maintenance, and adaptations to privately owned and privately rented properties. Assistance can include information, advice, and practical support as well as financial assistance. In the last 3 years, 19 BTS cases have been assisted under the SoA, with 16 of these being for rising or penetrating damp.

A Missing Shares Scheme was launched by the Council in September 2021 to provide financial assistance to owners of tenement properties in need of repair and where a minority of owners are unwilling or unable to contribute to the cost of essential common repairs. Since the launch, 50 enquiries have been received from property owners.

Care and Repair provides information, advice and practical assistance to homeowners and private tenants who are elderly and / or have a disability to enable them to repair, adapt or improve their homes. Care and Repair also administer a Small Repairs Scheme which is available to older, disabled, or vulnerable homeowners or tenants for repairs with the delivery of over 1,495 small repairs.

Fuel poverty



The [SHCS 2017-2019](#) revealed that 28% of households in Perth and Kinross are estimated to be fuel poor compared to 24% in Scotland.

Furthermore, 18% of households are estimated to be in extreme fuel poverty compared to 12% nationally. Our LHCS for the Council Sector (2020/22) reported that the areas of Perth and Kinross with the highest rates of fuel poverty are Kinross (22.3%); Eastern (17.8%); and Greater Perth (17.8%).

There is a higher prevalence of fuel poverty and extreme fuel poverty in the private rented sector. Key drivers affecting fuel poverty are poor inefficiency of the home, high energy costs, low household income and how energy is used in the home. These factors are interlinked, and people move into and out of fuel poverty as circumstances change. The pressure on current energy costs makes it increasingly important to understand the extent of fuel poverty in Perth and Kinross and take steps to address energy efficiency as far as possible. The Scottish Government 2021 Fuel Poverty Strategy outlines actions to make progress on fuel poverty both nationally and locally to progress on the four drivers of fuel poverty to ensure fewer people are at risk through systemic change and through tackling fuel poverty whilst decarbonising heating and powering homes.

Perth and Kinross has a challenging geography with around 47% of the population living in rural settlements. Many households have no access to the gas grid (the cheapest form of energy) and many properties in rural locations are older and more difficult to install



energy efficiency improvements. Home Analytics Scotland data estimated the average annual fuel bill in Perth and Kinross was £1,105 for a year; 17% higher than the Scottish average.

Energy efficiency



Home Analytics data for Perth and Kinross evidences lower energy efficient homes, more off gas grid, high probabilities of fuel poverty and a higher risk of non EESSH

compliance of properties in rural areas when compared to those in urban areas.

The Home Energy Efficiency Programmes for Scotland (HEEPS) is the Scottish Government initiative to tackle fuel poverty and increase energy efficiency in homes. HEEPS is a cluster of programmes currently including:

- Area Based Schemes (ABS)
- Warmer Homes Scotland
- Home Energy Scotland Loan Scheme

From 2013/14 to 2020/21, Perth and Kinross was awarded £14m in grants and has spent £12m on energy efficiency measures.

The Scottish Government’s Heat in Buildings Strategy outlines a pathway to net-zero emission homes and buildings by 2045. The Strategy includes an overarching ambition for all homes to achieve at least EPC band C by 2033 where feasible and cost effective. The second EESSH2 milestone is that all social housing will meet EPC B or be as energy efficient as practically possible by 2032 and the Scottish Government has a Social Housing Net Zero fund that will assist social landlords to meet some of the costs associated with this target. In addition to this, by 2030 the vast majority of off gas homes that use high emission oil, LPG and solid fuels will have to convert to zero emission heating.

LHEES are at the heart of an area-based, locally led, and tailored approach to the heat transition. These local strategies will underpin

an area-based approach to the heat and energy efficiency planning and delivery. LHEES is the main vehicle for heat planning for all technologies on an area basis.

The Energy Savings Trust (EST) and Home Analytics data shows the extent and distribution of homes across Perth and Kinross that are estimated to have an EPC rating of D or lower.

EST Home Analytics estimates **60%** of all Perth and Kinross homes have an EPC rating of D or lower

From the latest Annual Return on the Charter, 68% of PKC’s housing stock has a valid EPC rating and currently 5% meet the EPC rating of B.

Charter data reveals:

68% of PKC stock has a valid EPC certificate as at 31 March 2021

Only 5% of the 5,258 PKC homes with an EPC certificate meet the EPC B rating

Climate change



28% of CO2 emissions in Perth and Kinross are estimated to come from the domestic sector. Since 2005 there has been a 41% reduction in the emissions from the

domestic sector with an 8% reduction in gas CO2 emissions and 69% reduction in domestic electricity emissions.

UK government statistics show that renewable electricity installations in Perth and Kinross come almost entirely from Photovoltaics. As of 2021, there were 3,279 photovoltaics in Perth and Kinross representing around 5% of the estimated households, slightly above the Scottish average of 3%.

Following a phase of pilot projects, all local authorities in Scotland have a statutory duty



to develop a Local Heat and Energy Efficiency Strategy (LHEES) and an associated Delivery Plan by 31 December 2023. The Heat in Buildings Strategy sets out a detailed description of what LHEES are expected to include and commits to publishing LHEES for all local authority areas by the end of 2023.

The LHEES will target poor building energy efficiency as a driver of fuel poverty in tandem with targeting transitioning from heating oil and LPG to renewables in off grid buildings. This generates two interlinked measures that will target rural homes and likely improve outcomes of housing for older people.

LHEES will set out the long-term plan for decarbonising heat in buildings and improving their energy efficiency across the entire area, with a key objective to also eliminate poor energy efficiency as a driver for fuel poverty. The Council is preparing a LHEES and Delivery Plan for adoption by the end of 2023, as required under the LHEES Statutory Order (2022). This will be developed in partnership with key stakeholders and provide a mechanism for strategic coordination of actions and investment.

The Scottish Government recognises that LHEES will evolve with the introduction of future standards and regulation, as well as new delivery and funding programmes. The first iteration of LHEES will reflect this and largely be focused on delivery within the scope of the current and near future funding, regulatory and policy landscape, for example: supporting the delivery of existing funding (e.g., HEEPS ABS, ECO4); while providing a pathway to meeting medium to long term targets and objectives set out nationally and locally where relevant.

The LHEES will also identify Potential Heat Network Zones informed by existing and ongoing heat networks projects including the Feasibility Study in Perth City Centre (supported by the Zero Waste Scotland Heat Network Feasibility Framework). Potential Zones will be reviewed in line with the Heat

Networks (Scotland) Act 2021. It is anticipated that Heat Network Zones if any, will be designated in 2024 on completion of the review, taking in to account the outputs of the LHEES and other related projects (Decarbonisation Plan for the Council's Domestic and Non-domestic Estate (retrofit), Local Area Energy Plan (LAEP) and Delivery plan) formally undertaken in line with the Heat Network Regulations once adopted.

The UK CCRA Priority Risk Area 6 gives due consideration to the supply of electricity as our 'dependence on electricity grows and the variability of our weather increases'. It is recommended to work with industry to review the electricity system. The Council has established partnerships with Councils (Dundee, Oxford City and County) and industry (SSE) in the Regional Energy System Optimisation Planning Project (RESOP). This pilot project will trial novel tools to combine datasets that can be used to plan the roll out of low carbon technologies (LCTs). This employs a whole system approach to improve the alignment of LHEES and the LAEP with infrastructure planning and enabling better informed decisions.

Digital connectivity



The Tay Cities Deal sets out ambitious plans for digital connectivity across Perth and Kinross. It recognises that digital connectivity is poor in many rural areas and most parts in the region lag behind others in Scotland in terms of high-speed broadband, fibre to premises, mobile coverage, and access to public wi-fi. All of these factors limit social inclusion and restrict economic performance.



8.2 LHS Priority 4: What do Residents, Partners and Stakeholders Think?

Informed by resident feedback and housing system analysis, partners and stakeholders came together to define the major barriers that need to be overcome in the Perth and Kinross LHS to improve housing condition, energy efficiency, fuel poverty and digital connectivity. Key local challenges which drive the need for future partnership, investment and delivery activity include:

<p>Key issue:</p> <p>Significant demand for advice, assistance and financial support for homeowners in relation to repair and maintenance with insufficient resources to meet this</p>	<p>Key issue:</p> <p>Limited and fragmented advice to homeowners about what they can do to improve the condition and energy efficiency of their homes</p>	<p>Key issue:</p> <p>Funding restrictions and rising costs are jeopardising the delivery of housing quality, net zero and energy efficiency targets</p>
<p>Key issue:</p> <p>Skills shortages within emerging technologies that could impact on future proofing of social rented housing</p>	<p>Key issue:</p> <p>Robust and reliable data in relation to stock condition and energy efficiency to ensure targeted delivery of resources</p>	<p>Key issue:</p> <p>Digital connectivity, especially in rural areas, is leading to inequality and digital exclusion</p>

8.3 LHS Priority 4: Our Actions

Partners and stakeholders co-produced a range of options and ideas to proactively address the challenges associated with delivering quality homes with affordable warmth, zero emissions and SMART technology. The following priority actions have been identified to enable the Council and partners to deliver LHS Priority 4 Outcomes over the next 5 years:



Support implementation of Perth and Kinross Local Heat and Energy Efficiency Strategy (LHEES)



Develop exemplar pilot projects that incorporate net zero planning across a range of sectors including fabric first, retro fitting and transport planning etc.



Build new affordable housing to enhanced energy efficiency standards and encourage private developers to do so too



Integrate existing information sources to enhance intelligence to target interventions to homes and households most in need



Develop a community benefits framework and training academy with the private sector, to encourage apprenticeship opportunities linked to workforce development programme for the construction industry



Expand capacity of energy and fuel poverty advice services and improve availability of information on fuel poverty and energy efficiency measures available to front line staff and service providers



Facilitate the delivery of low-cost, high-speed broadband into social housing in partnership with the private sector and investors using fibre infrastructure roll-out



Work with Scottish Government and other agencies to improve digital infrastructure particularly in rural communities



9 Delivering Local Housing Strategy Outcomes

9.1 LHS Implementation Framework

The actions set under each LHS Priority have been developed into a series of detailed Outcome Action Plans which set specific timescales, resources, and partner responsibilities to guide implementation and delivery, and provide a strong basis for monitoring LHS progress.

A range of LHS outcome measures have been developed to track change over time including baseline indicators and delivery targets. LHS Outcome Action Plans therefore provide the framework for evaluating the impact of housing led activity, partnership, and investment.

LHS Outcomes are best delivered through a strong partnership network. The LHS Delivery Group is a new mechanism to stimulate and co-ordinate this partnership activity based on the LHS Steering Group assembled to coordinate LHS Development. The LHS Delivery Group includes partners from Housing Services, Planning and Housing Strategy, Private Sector Housing Team, Economic Development, Climate Change and Sustainable Development, Place Development, Legal, Equalities, Welfare Rights, Health and Social Care Partnership, Public Health (NHS Tayside), Business Improvement and locally operating Registered Social Landlords.

The objectives of the LHS Delivery Group are as follows:

- to oversee, coordinate and track progress and measure impact via the LHS Monitoring and Evaluation Framework
- to ensure that LHS outcomes are linked effectively into other strategic plans across Perth and Kinross Partnerships
- to make strategic decisions, and consider investment priorities and maximise shared resources
- to improve communication channels between staff involved in the delivery of the LHS
- to seek ongoing feedback and enable full participation of, and consultation with stakeholders in implementing the actions within the LHS

The LHS Delivery Group will link into existing partnership forums which plan, implement, and deliver housing related investment and activity. The activity across this network will be coordinated by the LHS Delivery Group to ensure partnership, investment and collaboration maximises the opportunities to deliver LHS outcomes.

9.2 Monitoring and Evaluation

The LHS Outcome Action Plans will clearly set outcome targets for each LHS priority, together with the high level inputs, indicators and timescales that will underpin successful delivery. LHS Outcome Action Plans sets out in detail the delivery programme required to achieve each of the outcomes in the LHS; to drive implementation and facilitate monitoring and review against milestones.

The LHS will be monitored annually against each Outcome Action Plan, to track progress and to enable remedial actions to be pursued to ensure the milestones set out are achieved and seek assurance that services / partners are on track to deliver specific LHS workstreams.



LHS Outcome Action Plans will be reviewed annually by the LHS Delivery Group. In addition to strategic monitoring, partners will be responsible for monitoring the progress of related housing plans including the SHIP, the RRTP, the HCS, and the LHEES.

9.3 Resources

This is an ambitious LHS with considerable investment required to deliver each priority. LHS delivery is set within a challenging economic period not only in Perth and Kinross but across Scotland and the UK. This challenging financial and resource context is set against a backdrop of increasing need for housing services and demand for affordable housing. There is therefore a real need to ensure that LHS resources are maximised through partnership, innovation, and targeted preventative activity over the next 5 years.

There are substantial resources dedicated to LHS activity in Perth and Kinross, as outlined for each LHS Priority below.

Table 9.1: Main Resource and Funding Sources for each LHS Priority

Priority 1: Providing more affordable homes to support liveable and sustainable communities	Priority 2: Providing a range of housing options that people can easily access, afford, and keep	Priority 3: Delivering housing for people with varying needs	Priority 4: Delivering quality homes with affordable warmth, zero emissions and SMART technology
Housing Revenue Account (HRA) Scottish Government AHSP Council Tax 2 nd Homes Affordable Housing Policy Commuted Sums (AH Developer Contributions) RSL Partner Private Finance Local Authority Borrowing, PWLB Private Developers NHS Rural and Island Fund Scottish Land Fund Local Development Plan Mobility Strategy Cycling Scotland Social Housing Partnership Fund Transport Scotland Residential Cycle Storage and Parking Fund	Homeless Services Partnerships Private Sector landlords Private Developers Voluntary Organisations RRTP	Social Work Services HSCP Funding NHS Voluntary Organisations See Priority 1 Resources also	Scottish and UK Government Funding Initiatives Public Utilities NHS Funding RSL Funding Private Sector owners and landlords Private Sector lenders



In addition to dedicated resources delivering LHS Outcomes, LHS implementation is supported by a wider resource framework of staff, land resources and the existing housing stock.

9.4 Affordable Housing Supply Programme

Perth and Kinross's Affordable Housing Supply Programme is supported by grant subsidy from the Scottish Government's AHSP. Based on SHIP Projections for 2022-2027, the total estimated investment in affordable housing will be £301m over the lifetime of this LHS, with £83m (£142m requested subsidy from SG as per 23/24 - 27/28 SHIP) of grant funding the programme and the remaining funding comprised of:

- £10.5m of Council Tax Second Homes discount money (see below)
- £2.4m of Developer Contributions (from Section 75 Agreements) based on 20% of RSL projects (430) receiving an average £12k assistance per unit.
- £46.7m of Prudential Borrowing against the HRA 30-year business plan
- £99.7m of private finance from RSLs

The Resource Planning Assumption (RPA) for the Council's strategic local programme for 2021/22 was £19.3m, with future subsidy amounting to £83.7m to support delivery of up to 1,050 new affordable homes in Perth and Kinross.

Financial Year	Resource Planning Assumptions
2022/23	£16,634,000
2023/24	£16,587,000
2024/25	£16,645,000
2025/26	£16,921,000
2026/27	£16,921,000
5 Year RPA Funding	£83,708,000

Table 9.2: SHIP Programme Resource Planning Assumptions 2022/23 – 2026/27 - Used 2025/26 RPA as per Guidance

Prudential borrowing against the Housing Revenue Account (HRA) is the key funding component used in addition to Scottish Government Housing Subsidy to support the delivery of new affordable homes in Perth and Kinross. This is a ring-fenced account primarily funded by rental income from Council tenants for services provided.

The estimated number of completions for the SHIP 2022-2027 is 1,050 homes, which on average is 210 homes per year. During the period 2016-2021, 963 affordable homes were delivered, equating to 193 per annum, above the annual target of 150.

Developer Contributions

As of April 2021, there was £2.4m of Developer Contributions made as a result of the Perth and Kinross Affordable Housing Policy to support the delivery of the affordable housing programme in Perth and Kinross. The Affordable Housing Policy requires funding from Private Developers to be invested in the same Housing Market Areas as they were collected.

As of September 2022, there was £1.7m of Developer Contributions within all HMAs of Perth and Kinross that is to be utilised towards Affordable Housing delivery. These funds are built up over a maximum period of 5 years and are only accepted by the Council if there are no suitable sites brought forward (or where there are restrictions to the availability of public subsidy) following the sequential test:



1. On-Site Provision of Affordable Housing, or Transfer of an area of serviced land on-site to the Council / RSL
2. Off-Site Provision of affordable housing, or Transfer of an area of serviced land off-site to Council / RSL
3. Commuted Payment where it is not possible to achieve appropriate affordable housing on site

Payments of these funds are used to assist Affordable Housing delivery through the Council or RSL Partners by making an equal and equivalent financial contribution through the fund that is managed by the Council. The Commuted Sum once received has a time limit of 5 years to be utilised or is handed back to the developer.

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

Perth and Kinross have funding available through income raised each financial year from the Council Tax levy associated with Empty Homes and Second Homes. This funding assists in supporting the delivery of the affordable housing programme, funding both new build activity and the Empty Homes programme. The funding is used to support bringing empty homes back into use for housing, and has been successful in delivering over 600 homes in the last 5 years:

Financial Year	Empty Homes brought back into use
2016/17	138
2017/18	146
2018/19	145
2019/20	139
2020/21	93
Total	661

Table 9.3: Investment in the Empty Homes Programmes arising from Council Tax Second Homes Discount

Community Led Housing (CLH)

Significant funding is available to communities to develop local housing solutions in rural areas including new build, conversion, and refurbishment. Rural and Island Housing Fund, Scottish Land Fund, UK Government initiatives and charitable foundations will support community led projects. Bringing forward these will complement and extend the Council's existing housing budget.

Community Led Housing (CLH) projects are ideally suited to partnership working allowing PKC, RSL's and private developers to work in rural areas and take on projects which on their own would be unviable. Combining under a CLH project, partners benefit from economies of scale, cost sharing, diverse funding streams, increased diversification of affordable housing tenures and community support. These projects effectively increase funding available, benefit communities and reduce risk to all partners involved.

There is considerable demand and opportunity to develop affordable housing in rural Perthshire. Housing Needs Assessments undertaken by Community Housing Trusts (CHT) in 2022 in the areas of Mount Blair, Dunkeld and Birnam and Aberfeldy evidence strong demand for all housing types, particularly affordable rental, and low cost home ownership.



Taking advantage of CLH opportunities could considerably extend the Council's affordable housing programme.

9.5 LHS Resource Projections

Lead partners have responsibility for meeting LHS resource requirements to deliver the LHS Outcome Actions, including the Scottish Government, the Council, local RSLs, NHS Tayside as well as the independent and private housing sectors and other public bodies.

Whilst it is difficult to predict the level of Scottish Government funding to be allocated to local authorities over the next five years, the 2022/23 baseline position provides an indication of potential funding availability.

The General Fund position for Perth and Kinross is outlined in Table 9.4 below:

Council General Fund Spend by Category	Total projected expenditure (2022/23) (£)
Homelessness and Temporary Accommodation	
Homeless Assessment and Housing Options	£999,000
Temporary Accommodation	£2,016,000
B and B	£6,000
Housing Support Services	
Commissioned Services from External Providers	£2,961,000
Private Sector Housing (including Scheme of Assistance)	
Private Landlord Registration	£96,000
Rent Bond Guarantee Scheme	£1,636,000
Care and Repair	
<ul style="list-style-type: none"> Private Sector Disabled Adaptations 	£986,165
<ul style="list-style-type: none"> Small Repairs 	£60,000
<ul style="list-style-type: none"> Care and Repair Service Provision and Sundries 	£348,000
Missing Shares	£37,000
Council Tax Levy on Empty Homes	£200,000
Total General Fund Housing Resources	£9,345,165

Table 9.4: Perth and Kinross Council General Fund Expenditure 2022/23

Spending on new housing and housing services from the Council Housing Revenue Account (HRA) is outlined Table 9.5:

Perth and Kinross Council	Expenditure Category	Total Projected Expenditure (£)
Revenue	Housing management and maintenance	£174,708,000
Capital	Standard Delivery Plan	£35,585,000



	New Build Housing	£26,074,000
	Buy Backs	£15,556,000
	Disabled Adaptations	£100,000
	Regeneration or Wider Role	£3,393,000
	Other Capital Investment	£588,000
Total projected expenditure (2022-27)		£256,004,000

Table 9.5: Project HRA Investment in Housing and Housing Services 2022-27

The resource impact of the LHS stretches far beyond meeting housing need. The delivery of housing and related services within Perth and Kinross supports the local economy and construction sectors, employment in the public, private and independent sectors alongside the valuable impact of preventative investment in housing on meeting health and social care needs.



10 Glossary

Acronym / Word / Term	Definition / Meaning
Accessible home	Home with additional, non-standard features that meets the needs of the occupier.
ADP	Alcohol and Drug Partnership
Affordable home / Affordable housing	Scotland's fourth National Planning Framework defines this as "Good quality homes that are affordable to people on low incomes. This can include social rented, mid-market rented, shared-ownership, shared equity, housing sold at discount (including plots for self-build), self-build plots and low-cost housing without subsidy."
Affordability	Rents are considered to be affordable if a household pays no more than 25%-35% of their income on housing costs
AHP	Affordable Housing Programme
AHSP	Affordable Housing Supply Programme
Ambulant	Non-wheelchair adapted housing for people with disabilities
ARC	Annual Return on the Charter
ASB	Anti-Social Behaviour
Below Market Housing	Property where the market rent is below the average market rent for the size and location
BME	Black and Minority Ethnic Communities
Brownfield	Defined by the Environmental Protection Agency as "a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." The term typically describes areas of land that were once used for commercial or industrial purposes such as factories and warehouses.
BTS	Below Tolerable Standard. A basic minimum quality standard set down in law which every property must meet to make it fit for a person to live in. See also Below the Tolerable Standard (BTS).
CAB	Citizens Advice Bureau
CACI	Californian Analysis Centre Incorporated (original name)
CAP	Common Allocations Policy
CATH	Churches Action for the Homeless
CERO	Carbon Emissions Reduction Obligation
CEWG	Community Empowerment Working Group
CHMA	Centre for Housing Market Analysis (Scottish Government)
CHR	Common Housing Register
CLH	Community Led Housing Projects are where the following three characteristics are in place: 1) Open, meaningful, community participation and consent takes place throughout the process 2. The community groups owns, manages, or stewards the homes in whichever way they decide 3) The housing development is of true benefit either for the local community, a specific group of people (an intentional community), or both. These benefits should be legally protected in perpetuity.



Acronym / Word / Term	Definition / Meaning
Complex Needs	As defined by the Scottish Government 'Coming Home' Report 2018, this is used to refer to people with learning disabilities who also have one or more of the following: <ul style="list-style-type: none"> • Severe challenging behaviour (it is noted that this may include behaviour, which is not severe in itself, but becomes severe due to its high frequency) • Forensic support needs • Mental health needs • Autism Profound and multiple disabilities
Core and Cluster	Typically, a cluster of 6 to 8 homes for people with independent living needs with a core staff based providing 24/7 shared support.
COSLA	Convention of Scottish Local Authorities
CPO	Compulsory Purchase Order
CPP	Community Planning Partnership
CSCO	Carbon Saving Communities Obligation
DD	Delayed Discharge is a hospital inpatient who is clinically ready to leave hospital and who continues to occupy a hospital bed beyond the DD date.
DHP	Discretionary Housing Payments
EBI	Estate-Based Initiatives
ECO	Energy Company Obligation
EESSH	Energy Efficiency Standard for Social Housing
EFIA	Equalities and Fairness Impact Assessment
EHI	Empty Homes Initiative
EPC	Energy Performance Certificate
EqIA	Equalities Impact Assessment
EST	Energy Savings Trust
FIT	Feed In Tariff
Floating Housing Support services	A short-term, flexible, responsive service aimed at enabling vulnerable individuals who are at potential risk of losing their tenancy to live independently or to maximise their independence.
GIRFEC	Getting it Right for Every Child
Greenfield	A greenfield site is an undeveloped land that can be used for commercial or residential development.
HAG	Housing Association Grant
HCS	Housing Contribution Statement
HEAT	Home Energy Advice Team commissioned by PKC and provided by SCARF
HEEPS-ABS	Home Energy Efficiency Programmes Scotland - Area-Based Scheme
HES	Home Energy Scotland
HfVN	Housing for Varying Need
HHCRO	Home Heating Cost Reduction Obligation
HIBS	Heat in Buildings Strategy
HLR	Housing Land Requirement



Acronym / Word / Term	Definition / Meaning
HMA	Housing Market Area
HMO	House in Multiple Occupation
HNDA	Housing Need and Demand Assessment
Home First model	In Perth and Kinross, Home First provides a settled home as a first response when homelessness occurs with the aim of minimising the impact of homelessness for individuals and families, avoiding the stigma, cost, and uncertainty of temporary accommodation where possible. See Advice for people who are or become homeless - Perth and Kinross Council (pkc.gov.uk)
HOSA	Housing Options Self-Assessment Tool
Housing Stock	The total number of houses and flats in an area.
HRA	Housing Revenue Account
HSCP	Health and Social Care Partnership
HST	The Housing Supply Target is a policy view of the number of homes PKC has agreed will be delivered in each housing market area over the periods of the Local Development Plan and the Local Housing Strategy. It considers wider economic, social, and environmental factors, issues of capacity, resources, and deliverability.
ICF	Integrated Care Fund
ILP	Perth and Kinross Independent Living Panel
Intermediate Housing	Refers to privately rented housing that is below the cost of market rented housing but above the cost of housing for social rent. Sometimes called mid-market rent or below market rent.
LAEP	Local Area Energy Plans
LCHO	Low Cost Home Ownership
LDP	Local Development Plan
Learning Disability	The keys to life explains this is a significant lifelong condition which is present prior to the age of 18 and which has a significant effect on a person's development. People with a learning disability will need more support than their peers to: <ul style="list-style-type: none"> • Understand information • Learning skills and • Lead independent lives
LHA	Local Housing Allowance
LHCS	Local House Condition Survey
LHEES	Local Housing Energy Efficiency Scheme
LHS	Local Housing Strategy
Mainstream Housing	General needs housing is housing with no adaptations or particular features and can be of various sizes and types.
MAPPA	Multi-Agency Public Protection Arrangements
Market Housing	Housing in a community which has rent or payment at a rate at or near Average Market Rent
Missing Share	Local authorities have the power to pay 'missing shares' when 1) one or more owners are unwilling or unable to pay 2) the owner cannot be found after reasonable enquiries 3) it is unreasonable to ask an owner to pay where a minority of owners do not pay their share of common repairs



Acronym / Word / Term	Definition / Meaning
OT	Occupational Therapy
Out of Area	This is when a person with support needs is living within a placement that is not within their own funding authority and could include living in either an NHS or private hospital.
Owner-occupied	Property which is lived in by people who have bought it rather than people who pay rent
PRS	Private Rented Sector
RHI	Renewable Heat Incentive
RoS	Registers of Scotland
R RTP	Rapid Rehousing Transition Plan
RSL	Registered Social Landlord (Housing Association)
RTB	Right to Buy
RTO	Registered Tenant Organisation
SCARF	Save Cash and Reduce Fuel
SDP	Strategic Development Plan
SDS	Self-Directed Support
SEA	Strategic Environmental Assessment
Self-Build	Homes built or commissioned by individuals or groups of individuals for their own use. Homes built this way, offer a unique alternative to standard market housing, and offer the opportunity to create innovative, greener, and more affordable homes than currently offered through standard housing options.
SGN	Scottish Gas Networks
SHCS	Scottish House Condition Survey
SHQS	Scottish Housing Quality Standard. The SHQS was introduced in 2004 and is the main way to measure housing quality in the social rented sector. It is the minimum standard which all social rented properties must meet
SHR	Scottish Housing Regulator
Shared Equity	A type of housing tenure where ownership is shared between the occupier and a third party, usually a council or Scottish Government
SLES	Smart Local Energy Systems
SMART technology	Self-Monitoring, Analysis, and Reporting Technology include sensors and devices, systems and applications that use WiFi and technology to help support with a range of housing related services which can range from everyday practical tasks, independent living, and ensuring the home environment is energy efficient.
Social Housing	Properties provided by local authorities or Housing Associations which are more affordable than housing on the open market.
Supported Housing	This is an umbrella term used to describe a wide range of housing-based options for people with support needs. See Accommodation Guide to Independent Living for more info.
TEC	Technology Enabled Care
Tenure	Refers to legal method of housing ownership and occupation, for example, owner occupied, private rented, below market rent,



Acronym / Word / Term	Definition / Meaning
	shared equity, social rent, shared ownership. 'All tenure' refers to all housing assets across the tenure categories listed above
Third Age	Not a clearly defined age category but used to mean retired/ semi-retired people.
VAWP	Perth and Kinross Violence Against Women Partnership