



**PERTH AND KINROSS**

**DRAFT  
INTERIM  
LOCAL HOUSING STRATEGY**

**2009-2012**

**December 2009**

## **Foreword**

The Housing (Scotland) 2001 Act requires local authorities to undertake a comprehensive assessment of housing needs and conditions, and to produce strategies to tackle the housing problems in their areas. This is the Perth and Kinross Housing Strategy. The purpose of the Strategy is to:

- Show the links between national housing priorities and local requirements.
- Identify the broad picture of investment needs for existing and new housing.
- Set out our intentions to work towards meeting the proposed Scottish Housing Quality Standard.
- Show how the housing circumstances for households in all tenures will be improved.

The Strategy sets out what Perth and Kinross Council is planning to do, in co-operation with our partners, to address the above issues over the three-year period 2009-2012. Efforts were made in the preparation of the Strategy to take account of the views of all stakeholders and we would welcome any further comments that you may have. We look forward to working in partnership with you, in the future, in our joint attempts to implement the LHS.

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# 1. Introduction

## 1.1 Introduction

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

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

The Strategy sets out four main investment priority themes. These are:

- **Addressing Housing Requirements** to enable housing supply in the size and type people need, in the areas they want to live, and that they can afford.
- Developing appropriate housing and related services to **Promote Sustainable and Mixed Communities**.
- **Improving Stock Conditions and Energy Efficiency** helping to reduce fuel poverty.
- **Assisting People With Particular Needs** to ensure there is a range of house sizes and types available with appropriate support to meet the needs of people with particular needs.

## 1.2 Is the Strategy Available in Other Forms?

There is a shorter summary Strategy. It is available in Braille, large print and in some minority languages, upon request. Please use the contact details below for further information or copies.

## 1.3 How Can You Have Your Say on the Strategy?

You can write with your comments, using the response form at the rear of this document, to:

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## **1.4 How Was The Strategy Produced?**

The development of the Strategy has been overseen by a multi-agency Steering Group with representation from key Services within the Council, Scottish Government, Perth and Kinross Community Health Partnership and neighbouring local authorities and sits under the umbrella of the Perth and Kinross Community Plan and Perth and Kinross Strategic Health Partnership. The LHS Steering Group is a key element in the community planning structure. The LHS Steering Group is tasked with developing the housing theme priorities for the Community Plan.

A wide variety of stakeholders are part of the ongoing participation and consultation process. These include:

- Elected Members of Perth and Kinross Council.
- LHS Steering Group.
- Other Council services.
- Perth and Kinross Community Health Partnership.
- Registered Social Landlords (RSLs).
- Scottish Government.
- Council staff.
- Perth and Kinross Housing Forum.
- Private developers.
- Private landlords.
- Registered Tenant Organisations.
- Individual Council tenants.
- Community Councils
- Public.
- Neighbouring local authorities.
- National Park authorities.

In addition to existing consultation processes a wide variety of mechanisms have been employed to maximise stakeholder input to the Strategy development process and have included:

- Consultation seminars.
- Focus Groups.
- Roadshows.

## **1.5 Future Consultation**

Consultation on the LHS will continue through a range of methods and will include:

- Monitoring Strategy implementation and impact through respective Council committees and LHS Steering Group.
- Through the monitoring of related strategies (e.g. Tenant Participation Strategy and Homelessness Strategy).
- Consultation on the Local Authority Capital Programme.
- Housing Forum - forum involving all local RSLs.
- Council Tenants Surveys to establish tenant priorities and evaluate tenant satisfaction.
- Annual Tenants Conference.
- With RSLs through consultation on the Strategic Housing Investment Plan to establish joint priorities and actions.
- Publicise and distribute the Strategy through a number of forums, including the local press, newsletters and the Council's web site, and invite feedback.

## 1.6 Equalities

In recent years a range of legislation and policy developments have required public bodies to ensure that they deliver their services in a non-discriminatory manner and promote equality. All public bodies have been required to produce equality schemes. The planning and delivery of good quality housing, appropriate information, advice, care and support services in Perth and Kinross embraces the principle of equal opportunities.

Perth and Kinross Council Housing and Community Care Services have an Equalities Action Plan which aims to ensure that all services, including this Strategy and related actions take positive steps towards the equalities agenda. This means that the Council will strive to encourage equal opportunities and diversity, responding to the different needs and service requirements of people regardless of sex, race, colour, disability, age, nationality, marital status, ethnic origin, religion or belief, sexual orientation or gender re-assignment.

Perth and Kinross Council's Housing and Community Care Services has a dedicated equalities action plan, (see appendix 4), which sets out a detailed list of actions which for each of six equality strands aims to:

- Tackle discrimination and harassment directed against minority groups.
- Promote equality of opportunities for minority groups.
- Promote positive attitudes towards minority groups.
- Encourage participation in public life by minority groups.
- Endeavour to meet the needs of our service users who may be a member of a minority group.

The LHS will undergo an equality impact assessment to review the effects of the Strategy. The LHS plays a significant role in promoting the equalities agenda and demonstrates that significant investment is being undertaken in housing for people with particular needs (e.g. older people) as well as addressing the needs of a range of individuals with community care needs whether they are part of planned discharge or remodelling programmes or currently live in unsuitable housing in the community.

The council's approach to meeting the needs of people with particular needs focuses predominantly on a 'supported living' approach which seeks to enable individuals to live independently within their own homes integrated within existing communities.

This approach has proved successful in the re-provisioning programmes for long-stay hospitals for people with learning disabilities and mental health problems. For future provision for particular needs it is envisaged that this need will be met mainly within housing for varying needs mainstream developments with a small number of fully wheelchair standard units incorporated wherever practical and required.

There is a requirement for a wide range of housing which is suited to the needs of older people, people with mobility problems and others with particular needs including individuals requiring suitable accommodation and support as part of planned discharge and resettlement programmes.

The Council's approach is to enable integrated developments with appropriate support and management arrangements to assist individuals with community care needs to live independently rather than develop 'specialist' schemes. This is reflected in the overall Strategic Housing Investment Plan programme where a significant of the total programme will be dedicated towards meeting the particular needs of equalities groups.

## **1.7 Strategic Environmental Assessment**

The Environmental Assessment (Scotland) Act 2005 places a legal requirement on local authorities to assess public policies, plans and strategies showing their potential impact on the environment. A Strategic Environmental Assessment (SEA) ensures that environmental issues are considered by decision makers alongside social and economic issues.

After consideration of the analysis provided to the SEA Gateway by the Council, the Council has received confirmation from the SEA authorities that the Local Housing Strategy is not likely to have significant environmental effects. Therefore the Council will proceed to make a 'screening determination' and submit this to the Scottish Government. This will then be publicised including a notice being placed on the Council website.

## **1.8 Strategic Housing Investment Plan**

The Strategic Housing Investment Plan (SHIP) is an annex to the LHS and shows how affordable housing investment priorities articulated in the main body of the LHS are to be delivered in practice. Building on the LHS, it reinforces LHS objectives, outcomes and targets, identifies the local authority as the strategic housing body and gives priority to Perth and Kinross Council's perspective on its housing needs.

The main focus of the SHIP is the use of the Scottish Government's Affordable Housing Investment Programme (AHIP). In addition where other funding streams are to address LHS priorities for affordable housing or to complement AHIP resources, these are also explored. The SHIP looks forward for a period of 3-5 years, and is designed to be working tool which:

- Improves longer-term strategic planning.
- Provides a practical plan detailing set out how investment in affordable housing will be directed over a five year period to achieve the outcomes set out in the LHS.
- Provides an opportunity for local authorities to set out key investment priorities for affordable housing and demonstrate how these will be delivered and identifies resources which will help deliver these priorities.
- Forms the basis for more detailed programme planning.
- Provides a focus for partnership working.
- Informs, and is informed by, the preparation of RSL Strategy and Development Funding Plans.
- Informs the allocation of resources from a national to a local authority level.

The SHIP includes affordable housing supply through new provision, replacement, rehabilitation and re-modelling. It also includes details of provision that the local authority is planning.

## **2. The Strategic Planning Framework**

### **2.1 Scottish Government's National Housing Priorities**

To ensure everyone has access to suitable housing, the Scottish Government has published 'Firm Foundations: The Future for Scotland's Housing'. It sets out the Government's vision with regard to housing that includes:

- An increased supply of housing across all tenures, all of which is delivered on the basis of higher environmental and design standards.
- More choice of housing that those on lower incomes can afford.
- Housing developments that contribute to the creation of sustainable mixed communities.
- Social housing that provides better value for public expenditure.

The Scottish Government's vision of a Scotland that is greener, safer, smarter, healthier, wealthier and fairer is aligned with the Council's priorities. The Perth and Kinross Council Corporate Plan and Perth and Kinross Community Plan align with the Single Outcome Agreement.

### **2.2 Legislative Context**

There are several legislative frameworks, which significantly influence this Strategy. These include:

- Housing (Scotland) Acts 2001 and 2006.
- Local Government (Scotland) Act 2003.
- Homelessness (Scotland) Act 2003.
- Community Care and Health (Scotland) Act 2002.
- Regulation of Care Act (Scotland) Act 2001.
- Anti-social behaviour Act (Scotland) 2004.

### **2.3 Local Policy Context**

The Perth and Kinross Council Corporate Plan 2009-12 identifies as a major priority that individuals and communities have the right to live in good quality, affordable homes, suited to their needs, in safe and secure communities.

In particular this LHS contributes to the Single Outcome Agreement national outcome number 10 'We live in well designed, sustainable places where we are able to access the amenities and services we need'. Additionally our proposals contribute to Perth and Kinross Council Council's Single Outcome Agreement which highlights as priority a local outcome number 14 of 'our people will have better access to appropriate and affordable housing of quality'.

The LHS plays a significant role in delivering locally on the Scottish national performance indicators especially:

- All unintentionally homeless households will be entitled to settled accommodation by 2012.
- Increase the rate of new house building.
- Increase the percentage of adults who rate their neighbourhood as a good place to live.

The Perth and Kinross LHS aligned with the Community and Corporate Plans sets the strategic vision, aims and objectives and actions to support them for Perth and Kinross for housing and related matters.

The LHS and Strategic Housing Investment Plan link with other national and regional influences and the detailed local strategic context and play an important and integral role in the Council's priorities. LHS objectives are fully consistent and aligned with corresponding Perth and Kinross Community Plan, Perth and Kinross Council Corporate Plan, related partner plans and the Single Outcome Agreement.

There are several additional national and regional plans, strategies and policies, which also influence this Strategy. These include:

- Scottish Executive's Fuel Poverty Statement.
- Forthcoming TAYplan Strategic Development Plan.
- Scottish Planning Policy Series.
- National Planning Framework 2.

## **2.4 Local Strategic Context**

This Strategy complements, and is consistent with, other Perth and Kinross Council Plans and Strategies such as the:

- Single Outcome Agreement.
- Community Plan.
- Corporate Plan.
- Homelessness Strategy.
- Tenant Participation Strategy.
- Integrated Children's Services Plan.
- Joint Health Improvement Plan.
- Towards an Integrated Strategy Addressing Violence Against Women.
- HECA Report.
- Perth and Kinross Local Plans.

The Perth and Kinross Community Plan and the Council's Corporate Plan have overlapping key themes. These are outlined as:

- A safe, secure and welcoming environment.
- Healthy, caring communities.
- A prosperous, sustainable and inclusive economy.
- Educated, responsible and informed citizens.
- Confident, active and inclusive communities.

The LHS, therefore, plays an important and integral role in the Council's priorities. The objectives and actions identified in this Strategy flow from the Council's priorities particularly around improving health, and well being, social inclusion, community regeneration, improving housing, community safety and stimulating the economy.

## **2.5 The Housing Planning Framework**

Scottish Government Planning Guidance (SPP3) complements the guidance on local housing strategies and indicates the requirement for clear linkages between the LHS and the Development Plan. Both sets of guidance advocate a close working relationship between the planning and housing functions of the Council and highlights that a robust and up to date Housing Needs and Demand Assessment (HNDA) is required to inform both documents. Within Perth and Kinross Council, there are long established close working relationships between the Council's planning and housing functions. Joint Working Groups are already in place to facilitate these arrangements and both services have closely been involved in a development of the HNDA.

The HNDA was completed in Summer 2009 and has been submitted to the Scottish Government. The HNDA provides a sound basis to inform the Development Plan and the LHS.

In the case of Perth and Kinross Council, the Development Plan comprises of two documents. Firstly, the Strategic Development Plan (SDP) to be prepared by the Dundee/Perth and Kinross/Angus and North Fife SDP Authority and secondly, the Local Development Plan to be prepared by Perth and Kinross Council for the entire Perth and Kinross area. Joint working arrangements are already in place between the four constituent Councils of the SDP Authority and they have commissioned consultants to assimilate the four respective individual HNDAs to inform the development of the SDP. This will provide housing planning targets on which the final LHS and SDP will concur.

Scottish Government guidance requires that the linkages between the LHS and the Development Plan should primarily occur at the SDP level although there are also clear linkages into the Local Development Plan process. Accordingly, the Government has indicated that it expects the LHS to be submitted to the Scottish Ministers following the consultation phase of the SDP Main Issues report and prior to the publication of the proposed Strategic Development Plan. Currently, it is anticipated that the window for submission of the final LHS to the Scottish Ministers will extend from early Summer 2010 to December 2010. This process allows the LHS to be informed by the consultation responses to the SDP, Main Issues report and also for the proposed SDP to be informed by the finalised LHS.

In this respect, therefore this LHS should be seen as 'interim'. That is, this LHS is informed by the Perth and Kinross HNDA and expresses the findings of such assessment with respect to the requirements of the SPP3 and LHS guidance and informs the development Strategic Development Plan and Local Development Plan processes. The assimilation of the four respective individual HNDAs may refine or update the contribution of the LHS to this process. Once this occurs this interim LHS shall be finalised. However this is only one element of the LHS. This interim LHS sets out the strategic direction for investment for other features of the housing system. It should be noted that in these policy areas such as fuel poverty, homelessness, housing support etc., this LHS provides a firm steer on the strategic intervention that the Council and its partners wish to achieve.

The SDP will however only deal with the strategic issues related to housing land and supply concentrating primarily on the total numbers required across all tenures and identifying the specific requirements for each housing market area. Further detail will be expanded upon with the identification sites specific proposals to meet the SDP targets through the Local Development Plan process. The Local Development Plans will also consider in more detail issues such as house size, density and tenure together with appropriate percentage quotas for affordable housing. The Local Development Plans may also assist in the implementation of several other strategic objectives from the LHS through the development of policy or supplementary guidance on issues such as sustainable construction and energy efficiency.

## 2.6 The Structure of the Local Housing System

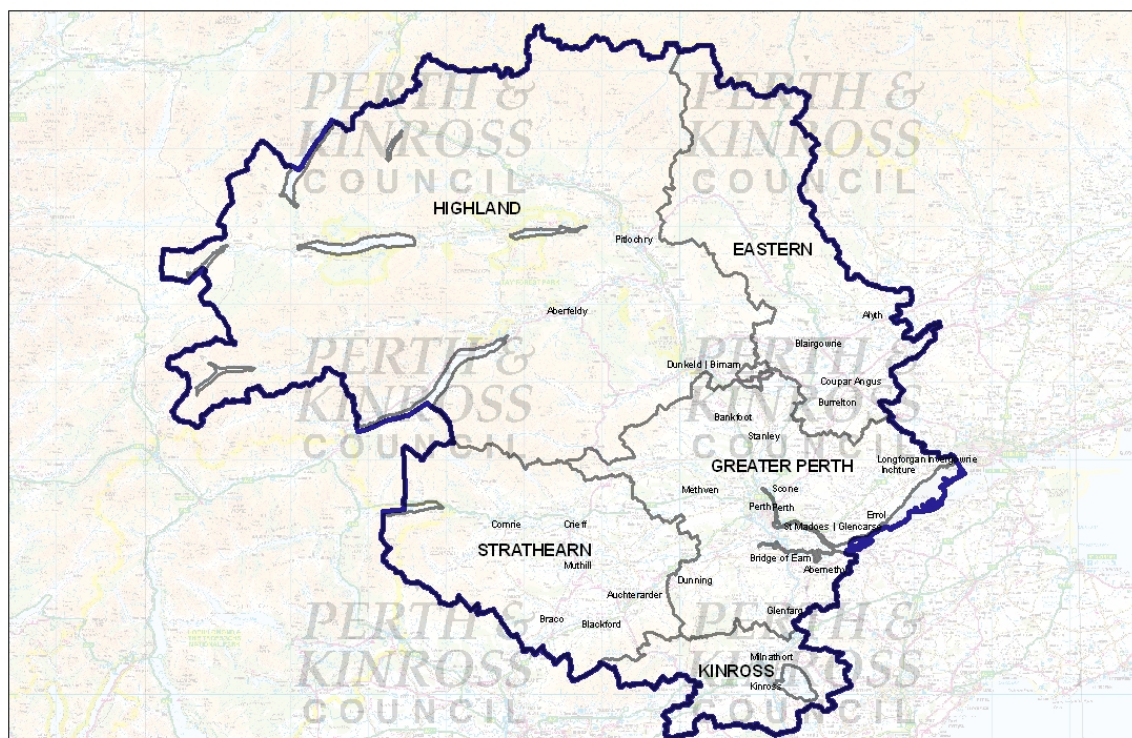
Perth and Kinross Council covers an area of 5,286 square kilometres. While approximately one third of the population in the area lives in Perth and nearly 60% live either within Perth or within a 'commuter village' just outside Perth, throughout the rural area there are a number of sizeable settlements with a historical status of being the former 'county towns'. Five relatively self-contained Local Housing Markets (LHMAs) exist in Perth and Kinross. These are shown in table one and map one.

**Table 1: Local Housing Markets in Perth and Kinross**

Name	LHMA
Greater Perth	Perth and the surrounding area
Eastern	Blairgowrie and Eastern Perthshire
Highland	Pitlochry, Aberfeldy and the Highland Perthshire area
Strathearn	Crieff, Auchterarder and the Strathearn area
Kinross	Kinross and Kinrosshire

Source: Perth and Kinross Council

## Map 1: Local Housing Markets in Perth and Kinross



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Title: Perth & Kinross Housing Market Areas

Source: Perth and Kinross Council

### 2.7 Local Housing Needs Assessment

This LHS emphasises that there is a high level of need for additional affordable houses throughout Perth and Kinross.

**Table 2: Affordable Housing Need in Perth and Kinross, 2008-2013 (per annum)**

LHMA	A	B	C	D
	Backlog Need for Affordable Housing	Newly Arising Need Affordable Housing	Affordable Housing Supply	Total Affordable Housing Need (A+B-C)
Eastern	54	157	125	86 (15%)
Highland	96	75	56	115 (20%)
Kinross	41	65	53	52 (9%)
Greater Perth	199	592	534	258 (45%)
Strathearn	62	93	92	62 (11%)
<b>Total PKC</b>	<b>452</b>	<b>982</b>	<b>860</b>	<b>574*</b>

Source: Arneil Johnston Consulting/Perth and Kinross Council. \* Difference due to rounding

This is demonstrated in the Scottish Government commissioned report 'Local Housing Need and Affordability model for Scotland – Update' by Professor Glen Bramley of Heriot Watt University. This report provided robust estimates and forward projections of housing need linked to affordability. Bramley estimates that Perth and Kinross has a need for an additional 540 affordable houses per year, among the highest levels of any local authority area in Scotland.

The Council commissioned an independent Local Housing Need and Demand Assessment using Scottish Government guidance. It demonstrated that high levels of affordable housing exist across Perth and Kinross with a requirement for 574 affordable housing units per year over a five year period. The level of need in the housing market areas throughout Perth and Kinross is summarised in the table 2. The highest requirement is in the Greater Perth LHMA (45% of the total), followed by Highland (20%), Eastern (15%), Strathearn (11%) and Kinross LHMAs (9%). This shows that significant and ongoing levels of unmet affordable housing needs exist across Perth and Kinross, particularly in the Greater Perth LHMA. The assimilation of the four respective Dundee, Perth and Kinross, Angus and North Fife individual HNDAs may refine or update the housing need assessment. Once this occurs this interim LHS shall be finalised.

The Strategic Housing Investment Plan (SHIP – see appendix 1) is an annex to this LHS document. This provides more detail on the new affordable housing investment requirements over the next 3-5 years. The SHIP is submitted to the Scottish Government on an annual basis. While the SHIP estimates requirements for the affordable housing programme the process of overall resource allocation for housing association development in Perth and Kinross is primarily determined by the Scottish Government. The main resource challenge over the period of the interim LHS is the likelihood of a significant reduction in the overall Scottish Government resource allocation for new build affordable housing across Scotland.

The Council is able to supplement the Affordable Housing Programme through the application of the Affordable Housing Policy including the facility to accept commuted sums as part of the policy. The Council has also recently secured £525,000 in direct grant funding from the Scottish Government to assist the Council's new build development programme. The Scottish Government has announced that a further grant funding may be available and the Council has submitted a further bid for a share of these resources.

### **3. Our Vision**

Our overarching aim is to:

**'Make Perth and Kinross a place where everyone will have access to good quality housing that they can afford that is in a safe and pleasant environment. People will have access to services that will enable them to live independently and participate in their communities'.**

This reinforces the Council's vision which is of 'a confident and ambitious Perth and Kinross with a strong identity and clear outcomes that everyone works together to achieve. Our area will be vibrant and successful: a safe, secure and healthy environment, and a place where people and communities are nurtured and supported'.

## **4. Addressing Housing Requirements**

### **4.1 Our Intended Outcome**

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

### **4.2 Our Strategic Objectives**

1. Help address the shortfall of affordable housing by enabling the development of 180 affordable housing units on average per year.
2. Help address the mismatch in supply and demand for social rented housing by delivering 26 local authority new build units in priority areas by 2011.
3. Increase the effective housing land supply to ensure the maintenance of at least 5 years effective housing land supply by 2010/11 in all housing market areas in accordance with the Development Plan.
4. Promote improved management standards in the private rented sector by increasing the number of registered private landlords and of those, the number that are accredited, year on year.

### **4.3 What are the Main Issues?**

#### **4.3.1 Population and Households**

The total population in Perth and Kinross, is around 140,000, with approximately 56% concentrated in the Greater Perth LHMA. The overall population is projected to increase in the future, with projected population growth of 4% in each five year interval from 2008-2013 and 2013-2018. This is substantially higher than the national increase of 1% in each five year interval. The largest increases are expected in the Kinross, Greater Perth and Strathearn LHMA's. The key driver of this anticipated population growth is inward migration.

The general age profile of the Perth and Kinross largely reflects that of Scotland. The population is either set to increase or remain static across all age groups in the next five to ten years with the exception of the 35-54 age band, which is anticipated to decline. Substantial increases in 16-34 years age group are projected. It is this group which forms the majority of newly forming households and participate in the 'starter' market for housing. This may positively affect demand for smaller sized properties, low cost home ownership and lower to middle market home ownership options. Significant reductions in the numbers of the 35-54 year age group are expected. This age group is associated with households with an established housing career looking to 'move up the housing ladder'. The numbers in this group will decline over the Strategy period and this may reduce relative consolidation of middle to upper market housing segments.

Perth and Kinross has above national levels of its total population in the 65 and 75 years and above age groups. In addition the rate of population increase in the numbers in these groups will exceed the national average. There will be an increasing and substantial demand for housing across all tenures which is built specifically, or can be adapted, to suit the needs of older people with particular needs (e.g. very sheltered housing/housing with care) and related housing and home support services.

With over 64,000 households, Perth and Kinross accounts for over 2.7% of Scotland's total. Perth and Kinross's number of households will increase at a faster rate than that of Scotland as a whole. This will have a significant impact with increased demand for housing. The largest increases will be in single person and single parent households. Those households of 2 or more adults with children will decrease in number. With an increasing population and an increasing number of households, the average household size is anticipated to reduce.

### 4.3.2 The Local Economy

The main industrial employment sectors in Perth and Kinross are public administration, education and health, distribution, hotels and restaurants. Overall, the proportion of persons working in each of the broad industrial groups is relatively consistent with the national picture, although Perth and Kinross has a notably lower proportion of people working in manufacturing. Within the present and economic context, industries such as banking and insurance, manufacturing and construction, may be particularly affected by the economic downturn. This accounts for almost a third of the employment sector in the area. Perth and Kinross' high proportion of small businesses could also be vulnerable to economic recession. Both factors could impact negatively on projected economic growth and employment in the area.

The rate of unemployment in Perth and Kinross has been lower than in Scotland as a whole in recent years. However the current economic recession is beginning to have an adverse impact on unemployment levels within Perth and Kinross. Average household incomes vary between LHMA's with the Kinross LHMA exceeding the average. Household incomes in the Eastern and Highland LHMA's are 10% lower than average. Average household income and earnings in Perth and Kinross are lower than the Scottish average.

Given the current global economic downturn, it is likely that at least in the short to medium term, the local economy will not experience growth at the same rate as experienced in the past 10 years. Rising unemployment and lower economic growth is likely to impact negatively on households' ability to access affordable housing as well as the buoyancy of the housing market, at least in the short to medium term. If house prices stabilise or potentially fall, housing affordability may actually improve for some household groups. However, the key barrier to accessing the housing market is the availability of mortgage finance, which is currently very restricted given the risk averse approach to lending by some financial institutions. Whilst it is unclear for how long lenders will continue to restrict the availability of finance, it is clear that housing market recovery may depend on a return to more positive lending practices.

### 4.3.3 Housing Tenure

Of all dwellings almost three quarters (71%) are privately owned, 16% is social rented, and the remainder is privately rented (13%). The highest incidence of privately owned housing is to be found in the Kinross LHMA at 85%, whilst the private rented sector is greatest in the Highland LHMA at 17%. Social housing (both Council and RSL) is more heavily concentrated in the Greater Perth LHMA (at 19%) than elsewhere across Perth and Kinross. The level of owner occupation increase is mainly attributable to extensive levels of new build development within the private sector and Right to Buy (RTB) sales. Figures for the private rented sector may understate the true size of the sector as some landlords have yet to register.

**Table 3: Tenure Profile of Dwellings (July 2008)**

LHMA	Council	RSLs	Private Rented	Privately Owned
Eastern	12%	5%	11%	72%
Greater Perth	13%	6%	14%	67%
Highland	7%	6%	17%	70%
Kinross	7%	2%	6%	85%
Strathearn	10%	5%	11%	74%
Perth and Kinross	11%	5%	13%	71%

Source: Arneil Johnston Consulting/Perth and Kinross Council

In recent years the overall number of dwellings in Perth and Kinross has increased by significantly. However, this trend differs according to tenure. The greatest increase is in the owner occupied sector demonstrating high levels of Right-To-Buy sales and new build. The greatest decline in tenure has been experienced in the Council housing sector with a reflecting the level of Right-To-Buy sales. However the RSL sector has expanded reflecting levels of new build.

The tenure subject to the greatest increase in size is the private rented sector. This may be related to the lack of mobility in the housing market, potential sellers who cannot achieve sales and are choosing to convert properties to private rent. Buy to let investment between 2001 and the first half of 2008 resulted in the primary expansion of the sector. This created 'sector-switching' where properties moved from the owner occupied sector to the private rented sector. More recently, economic conditions and the associated difficulty in obtaining mortgage finance has inhibited the growth of the sector through investment. There are however a number of property owners who are reluctantly becoming landlords as a result of their inability to sell a property in the current market. Consequently, the private rented sector is still growing albeit at a slower rate than was experienced between 2001 and 2008.

The number of second and uninhabited homes is a particular feature of Perth and Kinross. Just under three percent of all homes are second homes, (over one in ten in Highland LHMA), with another two percent uninhabited. This reduced supply of 'effective' stock places greater pressure for local demand for market and affordable housing.

#### 4.3.4 Dwelling Size and Type

Properties containing 2 bedrooms are most common in Perth and Kinross (35%), followed by 3 bedrooms at 24%. Family sized accommodation (containing 4 or 5 bedrooms) accounts for approximately 29% of all housing stock. The majority of RSL dwellings are small with 83% of properties containing either bedsit, 1 or 2 bedrooms. RSLs have very limited numbers of family sized stock in Perth and Kinross. Similarly within the private rented sector, two thirds of dwellings were either bedsit or contained 1 or 2 bedrooms and again a very small proportion was family sized accommodation. Council housing stock has a larger size profile than other social providers in the areas as over three quarters of its stock contains 2 or 3 bedrooms. However, the owner occupied sector appears to contain the largest proportion of family sized accommodation with 36% containing 4 or more bedrooms.

**Table 4: Dwelling Profile by Tenure**

Bedroom Nos./Tenure	Council	RSLs	Private Rented	Owner - Occupied	Total
1	3%	42%	17%	11%	12%
2	32%	41%	49%	32%	35%
3	45%	15%	29%	21%	24%
4	19%	1%	3%	16%	14%
5+	1%	0%	3%	20%	15%
Total	100%	100%	100%	100%	100%

Source: Arneil Johnston Consulting/Perth and Kinross Council.

In total, nearly three quarters of all properties in Perth and Kinross are houses and the remainder are flats. Of the total stock profile there is a significantly higher proportion of detached houses (37%), and a significantly lower proportion of flatted accommodation (26%) than is the case nationally. There is also a notably higher proportion of semi-detached dwellings and a lower proportion of terraced dwellings. Property types vary by tenure but nearly two-thirds of RSL stock contains flatted accommodation. Council stock contains equal proportions of flatted accommodation and housing. In the owner occupied sector, approximately two thirds of dwellings are houses.

#### 4.3.5 Social Rented Sector

The social rented sector consists of around 16% of the total housing stock in Perth and Kinross, much lower than the national average. Council housing accounts for 11% of all stock, Registered Social Landlords (RSL) have 5%.

The supply of council stock has been significantly reduced since 2001 through some demolition but predominantly through tenants opting for home ownership by purchasing their council home. There is a very significant demand for social rented housing across Perth and Kinross with nearly 5,000 households queuing for rented accommodation in Perth and Kinross, of whom 72% are non-tenants seeking to access Council housing. At a Perth and Kinross level, there is a 10:1 ratio of applicants to allocations (i.e. 10 applicants for every vacancy). This reinforces the view that there is a significant shortfall of affordable housing across Perth and Kinross.

There also remains a need for new build housing for social rent to improve stock availability in terms of type, size, location, condition and amenity in areas requiring community regeneration. Future investment in these areas needs to address stock size/type/location/quality imbalances. In areas of over provision there may be a requirement for selective demolition of unpopular or obsolete stock as part of local regeneration strategies.

There is a need to address mismatch in housing provision in terms of size, type, location and quality in some areas including assisting people who are overcrowded/underoccupied move to more suitable accommodation, particularly as many of these households live in the more popular terraced, semi or detached properties through management initiatives, (e.g. allocation policy), and where appropriate new build development.

#### **4.3.6 Owner Occupied Sector**

Almost three quarters of dwellings (71%) in Perth and Kinross are in the owner occupied sector. and this exceeds the national average. As well as dominance in the Kinross HMA (85%), owner occupation is also significant in the Strathearn HMA (74%). It is lowest in Greater Perth (67%). Levels of outright ownership are particularly high in Perth and Kinross. Of those dwellings that were owned, two thirds are owned outright. When outright ownership is considered as a proportion of all households across all tenure, 46% own their property outright. This is significantly higher than the proportion for Scotland.

House prices in the Perth and Kinross area increased dramatically between 2003 and 2007 with greatest price trend increase taking place in the Kinross LHMA which had the second highest average price. The high level of inward migration evident in Kinross is likely to be a key factor within this trend, as the purchasing power of incoming households encourages house prices to rise. Extreme house price inflation precipitated by in-migrant households, whose affluence underpins aspirations to live in a high quality environment, may preclude entry to the housing market in this area by indigenous households with comparatively lower household incomes. The next highest level of house price inflation occurred in Greater Perth LHMA. House price increases in Eastern and Strathearn LHMA's, while lower, were also significant. The smallest increase in prices occurred in Highland LHMA. These significant increases in house prices were in line with wider national trends and are largely attributable to a reduction in interest rates, which lowered the cost of borrowing for many households who wished to enter the market or aspired to specific property types or locations.

Overall, the level of house purchasing self-containment across Perth and Kinross area is around just under two-thirds but is significantly higher in Greater Perth. The level of inward migration from adjoining councils is relatively low and static at approximately 14%. Of those purchasing from outside of the Perth and Kinross area, the most notable origin is other areas in Scotland, accounting for over 10% of all sales. Those purchasing from elsewhere in the UK comprise a modest proportion at around 7%. In total over one third of purchases were made by households from outwith the Perth and Kinross area. A complex housing system exists in Perth and Kinross where strong market links with adjoining council areas, other parts of Scotland and elsewhere in the United Kingdom (UK). Areas such as Eastern and Greater Perth LHMA's have particular links with Dundee City, Kinross LHMA with Fife and Strathearn LHMA with Stirling. All have noticeable links with other parts of Scotland and the rest of the UK especially Highland and Strathearn LHMA's. The numbers/proportion of purchases made by in-migrants is increasing steadily, showing an increased attractiveness of Perth and Kinross to prospective purchasers from other areas.

Average house prices in Perth & Kinross are higher than the Scottish average. However, when this is analysed at housing market area level, average property prices in Highland and Kinross LHMA are significantly higher than the average. Property prices in the Strathearn LHMA are also above the average. Average property prices in the Eastern and Greater Perth LHMA are below the average for the whole of Perth and Kinross which may reflect the properties size, type and condition profile of these areas.

The average price of a property at market entry level in Greater Perth and Strathearn are more affordable than the Perth and Kinross as a whole. However, market entry in both Highland and Kinross LHMA is significantly less affordable. Average market entry prices appear most affordable in the Eastern LHMA.

At the upper end of the market, average house prices were highest in the Highland and Kinross LHMA. Average house prices at the top end of the market in these areas were significantly higher than the average top end prices for the whole of Perth and Kinross. Flatted accommodation is the most affordable housing type on the private market with both average and market entry level prices being less than the average price of accommodation at Perth and Kinross level. In addition, both average and market entry prices for terraced or semi detached housing appear to cost less than the average for the whole of Perth and Kinross. Detached properties cost significantly more than the average price for Perth & Kinross. The Perth and Kinross market features mostly detached or flatted properties.

Perth and Kinross, even in the current economic circumstances has a consolidated housing market, certainly compared to many other Scottish local authority areas. The majority of house sales take place in the Greater Perth LHMA. Volumes of sales have reduced markedly since 2008. However the market in Perth and Kinross has fared better than many others in Scotland. The new build market, until recently typically accounted for around 14% of all sales and was a particular feature in the Greater Perth and Eastern LHMA. New build housing prices are generally higher than other types of sales. However the economic recession has meant a decline in new build sales.

Numbers of Right to Buy sales have declined sharply in the last 2 years. However ex-RTB stock still plays an important role in enabling access for some low income households to owner occupation. Affordability is a significant issue across Perth and Kinross. The HNDA calculated that 40% of all households in housing need in Perth and Kinross are unable to resolve their needs in the market. This rises to 64% in Highland LHMA, with lower than averages, but still significant, levels in Greater Perth (39%) and Strathearn (38%) LHMA. The Easter (40%) and Kinross LHMA affordability levels were above average.

Fife and Dundee are the most popular destinations for people leaving Perth and Kinross. For some a relative lack of particular type or size of housing at an affordable price may be the reason. Those wishing to move up the property ladder or move due to personal circumstances (needing larger sized accommodation) may be able to attain their requirements in other local authority areas where affordability is less of an issue.

Current economic factors, whilst perhaps not reducing the aspirational demand for housing, will certainly affect the ability of buyers to secure housing. In the medium term houses prices are likely to level off and possibly fall, unemployment may rise, and the availability of credit may be more constrained than has been the experience of the past ten years. Together this is likely to have the effect of reducing demand for housing in the short to medium term. Despite potential falls in average house prices, affordability issues are likely to be exacerbated as a result of lenders taking a very risk adverse approach to lending. Higher deposits will be required, together with lower lending multiples thereby worsening affordability. In some areas the social rented sector still dominates. In these areas access to owner occupation is limited to some degree to RTB or ex-RTB properties. In selected areas specific low cost home ownership initiatives, including shared ownership and shared equity, may be suitable for these areas to enable access to a wider choice of property type, design or size.

#### **4.3.7 Private Rented Sector**

The private rented sector in Perth and Kinross accounts for 13% of the total stock over double the level for the whole of Scotland in which approximately 6% of all dwellings. Levels of private renting are highest in the Highland (17%) and Greater Perth (14%) LHMA's and lowest in the Kinross LHMA (6%). In addition, approximately two thirds of private rented units are unfurnished (68%) as opposed to furnished lets. Properties containing 2 bedrooms were most common (49%), followed by 3 bedrooms at 29%. Family sized accommodation (containing 4 or 5 bedrooms) accounts for approximately 6% of private rented stock with under a fifth being of one bedroom size.

The private rented sector is the tenure of choice for many households who require good quality accommodation for relatively short periods of time but who need to remain mobile, usually for employment reasons. The private rented sector is not solely a 'stop-gap' for those who aspire to owner occupation or who have insufficient priority to access social rented housing. For a significant number of households however, it is undoubtedly the tenure of last resort and there is a need to promote the sector as a viable housing option that can provide settled, sustainable and affordable housing solutions.

There are concentrations of BTS housing and fuel poverty households in private rented sector. However the Council acknowledges the prominent role that this sector plays in local housing markets. To address housing needs, and help to improve housing conditions and management arrangements the Council's priorities will focus around:

- Developing initiatives to facilitate access to sustainable and affordable housing opportunities in the private rented sector for people who are homeless, threatened with homelessness or otherwise unable to access the sector without assistance establishing initiatives such as a Rent Bond Guarantee Scheme and letting agency and property/tenancy management service.
- Further develop protocols and procedures for working in partnership with private landlords to ensure that the private rented sector is able to fulfil its potential to meet housing need through activities such as landlords' forum, training programme and accreditation scheme.
- Provide specialist advice and support to both landlords and tenants and undertake landlord/tenant mediation to encourage the sustainability of tenancies and prevent homelessness.
- Assist in reducing the reliance on bed and breakfast accommodation and the removal of social housing stock for use as temporary accommodation by facilitating direct access to settled accommodation in the private rented sector where appropriate.

#### **4.3.8 Pressured Area Status**

The Scottish Government has recognised the significant local housing needs and demand pressures by granting 'pressured area status' to much of the Perth and Kinross. The designation is effective from 1/2/07 and last for five years. The effect of the designation is to suspend the Right to Buy for some Council tenants in the designated areas. The areas that have been designated are in the LHMA's as follows:

- Greater Perth LHMA

Abernethy, Abernyte, Almondbank, Chapelhill, Collace, Balbeggie, Bankfoot, Bridge of Earn, Dunning, Forgandenny, Glencarse, Harrietfield, Guildtown, Inchtute, Invergowrie, Kilspindie, Kinrossie, Leetown, Longforan, Luncarty, Methven, Pitcairngreen, Saucher, Scone, St. Madoes.

- Highland LHMA

Aberfeldy, Acharn, Birnam, Calvine, Dull, Dunkeld, Fearnan, Glenlyon, Kenmore, Killiecrankie, Ballinluig, Grandtully, Logierait, Blair Atholl, Kinloch Rannoch, Pitlochry, Weem.

#### **4.3.9 Affordable Housing Policy**

The Council approved the latest version of the Affordable Housing Policy in August 2005. Through this policy the Council seeks an affordable housing quota of 25% on all housing sites of 5 units and above, except where individual Local Plans vary this quota. In the case of Perth city centre, the quota is 50%. On site provision is preferred for larger developments (20 houses or over in Auchterarder, Blairgowrie, Crieff, Kinross, Milnathort, Perth (excluding the city centre) and Scone and 10 or over elsewhere. For smaller sites an appropriate contribution is sought from the developer, preferably land, for provision of affordable housing elsewhere within the housing market area. The Policy will continue to be reviewed on an annual basis.

In certain circumstances the Council will accept the payment of a commuted sum in lieu of the provision of on site provision of the affordable housing required to meet the terms of the Affordable Policy. Such circumstances may arise where a development is in a remote rural setting outwith a settlement where it is difficult to access services or where a development is of a small scale and the number of affordable houses would be small. All commuted sums are paid into a fund administered by the Council to facilitate meeting the need for affordable housing in the same housing market area. This fund assists in the delivery of affordable housing such as providing funding to assist RSLs in purchasing sites for affordable housing on the open market or in funding exceptional development costs which would otherwise mean that a development of affordable housing could not otherwise proceed.

#### **4.3.10 Perth and Kinross Council New Build Programme**

Perth and Kinross Council has secured Scottish Government grant development funding for the provision of a total of 26 new local authority houses in Letham, Perth and Methven. This will help to address local unmet housing needs. In addition the Scottish Government has invited applications for a second round of funding. The Council is bidding for funding to provide a further 10 houses in Friarton, Perth. This will help address the mismatch in supply and demand for social rented housing in priority areas.

#### **4.3.11 Council Tax Second Home Reserve**

Local authorities have discretion to vary the discount on Council Tax for second homes and long-term empty properties to generate income to support the delivery of new-build affordable social housing to meet locally determined priorities. The additional funding for affordable housing through the implementation of this policy amounts to approximately £1M annually. This funding is used mainly to assist Registered Social Landlords to acquire sites for inclusion in the future investment programme and to meet any exceptional costs in bringing forward the development of specific sites which would otherwise mean that the site could not be developed for affordable housing and to support the Council's new build programme.

### **4.4 What are Our Priorities?**

- Develop new affordable housing supply in co-operation with Registered Social Landlords, the Scottish Government and private developers.
- Develop new local authority social rented housing to reduce local imbalances in demand and supply, improve housing quality and mix.
- Enable private sector housing supply, which can help to meet housing need and demand as identified in this LHS and the TAYPlan Strategic Development Plan and Local Development plans.

- Promote good tenancy management standards in the private rented sector and facilitate the improvement of standards through the provision of information, advice, assistance and training.
- Develop and implement initiatives in partnership with private landlords that are designed to improve access to housing opportunities in the private rented sector.

## **5. Promoting Sustainable and Mixed Communities**

### **5.1 Our Intended Outcome**

Partnership working that promotes and maintains sustainable and mixed communities.

### **5.2 Our Strategic Objectives**

1. By 2012 improve the overall positive experiences of tenants living in social rented housing and of all residents' experiences of their homes and neighbourhoods.
2. Improve access, year on year, to a range of tenures so that the existing stock better meets local housing needs.
3. Develop over 50 mixed tenure houses in priority areas that contribute to community regeneration programmes by 2012.
4. Increase the opportunities for tenants and other residents to influence decision making in local services by maintaining, at least, the number of tenant and resident organisations by 2012.
5. Continue to develop and improve, year on year, council housing management services that meet the requirements of the Scottish Housing Regulator.
6. Improve satisfaction levels of service users, year on year, with service delivery in relation to tackling anti-social behaviour.

### **5.3 What are the Main Issues?**

#### **5.3.1 Information and Advice, Access to, and Management of, Affordable Housing**

Perth and Kinross Council Housing and Community Care Services and locally operating RSLs have a business network of offices across the local authority area serving tenants and other customers. The offices have dedicated professional housing staff to oversee the management and maintenance of the housing stock. The Council's Neighbourhood Services operates across 5 areas and the main customer contact is with the local area housing teams and in particular the local housing officer.

In addition each area in Perth and Kinross Council now has a property inspector who is available to carry out pre and post inspections, and order repairs as well as providing advice on repair issues. General repairs are reported direct to the Council's dedicated repairs centre via the 'Repairs Finder' booklet and work required is scheduled via the 'Job scheduler' online and an appointment offered. All Perth and Kinross Council housing management information is held in our 'Northgate Integrated Housing Management System'. This includes an integrated and comprehensive management information including house condition and gas servicing records etc.

As well as reviewing the Allocations Policy, following inspection by the Scottish Housing Regulator, the Council is also developing and implementing a housing options service which enables those households seeking affordable housing to consider more flexibly their future options and choices in the local housing market. In addition the Council, in co-operation with its partners providing funding for independent sector advice and information projects such as Citizen Advice Bureau, independent advocacy and community care service user and carers groups.

#### **5.3.2 Community and Town Centre Regeneration**

In conjunction with the Scottish Government, the Council, alongside local residents and other housing providers, has been successful in regenerating a number of areas across Perth and

Kinross involving a combination of demolition, refurbishment, new build and tenure diversification. The involvement of local communities has been key to the success of these initiatives.

The Council, in liaison with the Scottish Government, has identified community regeneration priorities based on a combination of low demand for, and high turnover of, social rented stock, limited housing quality and choice, deprivation indicators, changing demographic patterns and poor quality environment. For example existing Council tenements in Muirton are being replaced with mixed tenure housing in a phased redevelopment programme in partnership with RSLs and the private sector.

In addition, the refurbishment of existing and the building of new housing can make a significant contribution to the maintenance and revitalisation of town centres. For example a Council priority for physical regeneration is the town centre of Coupar Angus where major redevelopment, including a housing element in partnership with a RSL is being pursued.

In addition, investment of resources in repairs and improvements to private sector through the Scheme of Assistance will contribute to the regeneration of the centre of Perth and other towns. Priority areas for town centre and community regeneration activities will be focussed in areas such as:

- Auchterarder town centre.
- Blairgowrie and Rattray.
- Coupar Angus town centre.
- Kinross town centre.
- Muirton, Letham and Hilyland in Perth.
- Perth town centre.

A range of activities will be pursued in these areas through the Council's social inclusion strategy that seeks to complement and support, through the Community Planning Partnership, the three national strands of social policy of 'Achieving our Potential', 'Early Years Framework' and 'Equally Well'. This will also seek to deal with smaller pockets of rural deprivation and disadvantage.

### **5.3.3 Tenant Participation**

The Perth and Kinross Tenant Participation Strategy (see Appendix 5) sets out how the Council promotes the involvement of its tenants in local decision making processes regarding housing policies, housing conditions and housing-related services. Perth and Kinross Council is committed to working with whole communities. This means that all local residents as well as Council tenants have a crucial role to play. However, there are some issues such as rents, housing repairs and internal home improvements which are only of direct relevance to council tenants.

There are 10 Registered Tenants and Residents Organisations (RTO) across Perth and Kinross in addition to the Perth and Kinross Tenants and Residents Federation. The Tenant Participation Strategy sets out how the Council intends to support and enable tenant participation. It:

- Describes what the Council wants to achieve, with regard to tenant participation, and how we will do that.
- Outlines the resources available to support tenant participation.
- Sets out our priorities for tenant involvement.
- Provides a focus for individual tenants, tenants groups, RTO, residents and other community groups who wish to work with Perth and Kinross Council to improve services.
- Shows progress will be assessed and how the impact of the strategy will be measured.

The Strategy promotes 5 outcomes and these are that:

- There will be a range of opportunities developed which reflect local circumstances and allow all tenants to participate effectively.
- All tenants and staff will be given access to adequate levels of training and support that will enable them to participate more effectively.
- The Council will provide relevant, accurate, timely and accessible information to meet the needs of all tenants.
- The Council will work with all tenants and residents, Perth and Kinross Tenants' and Residents' Federation and our partners to review how we support and develop tenant participation in Perth and Kinross.
- The Council regularly monitor and review this strategy to ensure it continues to be effective.

The Council is encouraging tenants to play a bigger role in its decision making process including those affecting community regeneration activities through the implementation of its Tenant Participation Strategy. This is a continuing commitment.

### **5.3.4 Anti-Social Behaviour and Community Safety**

The Council and its partners treat matters of anti-social behaviour and community safety seriously. As such it takes a strategic approach to tackling anti-social behaviour. A dedicated Anti-Social Behaviour Strategy (see appendix 7) outlines the Council and its partners' approach. There is an emphasis on:

- Improving joint working and communication between agencies and with the public.
- Focussing on preventative measures.
- Providing support to those who experience anti-social behaviour through services such as victim support, Anti-social Investigations Team, community wardens and Neighbourhood environment Teams.
- A range of intervention, enforcement and rehabilitation measures where appropriate.

This strategy also contributes to the Council and its partners' Community Safety Strategy (see Appendix 8) which sets out how community safety shall be improved in 3 priority issues such as:

- Protecting vulnerable groups such as children, adults, requiring support and protection, those experiencing domestic abuse and racial harassment.
- Reducing crime and anti-social behaviour in the community.
- Prevention of serious accidents in the community.

### **5.3.5 Rural Issues**

Throughout the rural areas there are a number of sizeable settlements with the historical status of being the former 'county towns' which are seen to be the hub of LHMA's particularly relevant to the provision of affordable housing. In many rural areas household income levels are relatively low and many households have difficulty accessing housing to meet their needs. This is in part due to relatively high levels of in migration from outwith the local area increasing demand for housing which frequently increases house prices in popular areas. Affordability of housing is a significant issue in rural areas since households in such areas experience higher living costs associated with rural living. In some areas low cost home ownership options have been found to be unaffordable and the major need in such areas is for additional rented housing which is affordable to more households. The SHIP (appendix 1) outlines the range of developments which will help to address these issues.

In rural areas the dispersed pattern of the population and housing means that it can be very difficult to match any identified requirements for particular needs housing through new supply. Frequently such needs must be met through the adaptation of existing housing and substantial levels of funding for this purpose. This is reflected in the monitoring framework for the LHS which details targets for adaptation of both public and private housing.

### **5.3.6 National Parks**

Loch Lomond and the Trossachs National Park is situated to the west of Perth and Kinross and overlaps with the settlement of St. Fillans in Strathearn LHMA. The current consultative Draft National Park Local Plan Development Strategy identifies that statutory protection of the built environment will be strengthened through proposed new conservation areas including St. Fillans. It is preferred that St Fillans will support a mix of open market and affordable housing. The Council awaits the decision of Scottish Government on amending the boundaries of the Cairngorms National Park.

### **5.4 What are Our Priorities?**

- Invest in new and refurbished houses in priority areas which contribute to community regeneration programmes including where appropriate town centres. This will be done by:
  - Promoting better housing choice, improving housing quality and the local environment.
  - Completing local housing investment programmes using locally appropriate mix of new build housing for social rent or owner occupation, refurbishment of existing stock and environmental improvements.
- Continually improve council housing management services to meet the requirements of the Scottish Housing Regulator.
- Implement revised Council Allocations Policy and housing options services.
- Implement Tenant Participation Strategy.
- Implement Community Safety Strategy.
- Implement Anti-Social Behaviour Strategy.

## **6. Improving Stock Conditions and Energy Efficiency**

### **6.1 Our Intended Outcome**

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

### **6.2 Our Strategic Objectives**

1. Minimise proportion of households living in fuel poverty by 2012.
2. Increase proportion of dwellings with a NHER energy efficiency rating of 7 or above by 2012.
3. Tackle disrepair and improve the condition of properties in the private sector by targeting investment to assist over 150 owners to invest in their properties each year with priority given to common repairs and improvements.
4. Increase the proportion of local authority social rented dwellings meeting the Scottish Housing Quality Standard year on year.
5. Tackle problem of Below Tolerable Standard (BTS) housing by improving 45 homes each year.
6. Help address poor housing conditions by assisting owners to repair, improve and adapt properties to ensure best use of existing housing stock through the development and implementation of a Scheme of Assistance by 2010.

### **6.3 What are the Key Trends and Main Issues?**

#### **6.3.1 Housing Conditions**

At present the Council is awaiting the findings of a major Perth and Kinross cross tenure local house condition survey which will inform future investment priorities. However evidence from the national Scottish House Condition Survey (SHCS) shows that overall the housing stock across Perth and Kinross is comparable with other property of a similar age and construction across Scotland, and is generally in a good condition. However it is estimated that there are noteworthy levels of disrepair. Serious repair issues tend to be focussed in the private sector houses built before 1939, many of which have pensioner households. Over 1,100 homes are estimated to be BTS housing. Around 5% of all stock is estimated to have penetrating or rising damp with a further 2% having condensation also. These properties are concentrated in the private sector. Attention is required to tackle problems such as stock suffering from rising or penetrating dampness.

The SHCS reports that 33% of dwellings in Perth and Kinross meet the Scottish Housing Quality Standard (SHQS), with Perth and Kinross Council social rented properties achieving the same level, which, nevertheless, exceeds the Scottish national averages for all stock and social rented stock which are both 28%. However pass rates for Perth & Kinross Council stock is lower.

Only 37% of dwellings in Perth and Kinross meet the National Home Energy Rating (NHER) of 'good energy efficiency' of 7 or above, with the majority of homes in Perth and Kinross (56%) having an NHER rating of between 3 and 6. Around 8% of dwellings were found to have a 'poor' NHER rating of between 0 and 2. These figures can be compared with the Scottish average NHER ratings which are 47% for dwellings with a rating of 7 or above, 48% between 3 and 6 and 4% between 0 and 2. On average it would seem that Perth and Kinross has better energy efficient dwellings than the Scottish picture as a whole. However there are a small but significant number of properties requiring attention.

These properties are concentrated in the private sector, many of which were built before 1944 and a large proportion contain pensioner households.

In relation to meeting the National Home Energy Rating (NHER) only 33% of council properties are estimated to meet a rating of 7 or better. However despite the major improvements to the housing stock there is still a need for investment in the stock to improve energy efficiency. There is also a need to target investment at measures to improve the fabric of the buildings and on specific items such as the installation of double glazing, roofing, external wall finishes and replacement of central heating systems.

Future investment through the Council's Capital Investment Programme needs to be balanced between these essential items of repair and priorities such as internal upgrading of kitchens and bathrooms highlighted by tenants through consultation. Provision for amenities such as double glazing, draught proofing and loft insulation need to be addressed also.

Prudential Borrowing' arrangements provide an opportunity to enhance local authority investment programmes to help maintain and improve retained housing stock in areas such as major repairs, improving safety, security and energy efficiency. Perth and Kinross Council will retain the ownership and management of its housing stock. The condition of the Council's housing stock is comparable with other property of a similar age and construction, and is generally in a good condition. However there is a need to continue to provide substantial capital investment to ensure that the housing stock is maintained properly. The Council can afford to meet investment requirements and keep rent increases under control. The findings of the local house condition survey will inform future investment priorities.

### **6.3.2 Scheme of Assistance**

Local authorities are required, (Section 72 of the Housing (Scotland) Act 2006), to prepare a statement, (Scheme of Assistance), of the circumstances in which they will offer assistance to owners of private sector residential property contributing to the LHS remit of improving the standard of private sector housing in the local authority's area. In particular the Council is required to show how it will:

- Address BTS housing by setting out a strategy for identifying, closing, demolishing or improving houses that fall below the standard.
- Identify and declare Housing Renewal Areas (HRAs).
- Use the provisions for assistance, to improve the condition of houses.

A significant of owner occupiers in Perth and Kinross have bought their property from a former social landlord. This has an impact on these owners ability to repair or improve their home with a corresponding effect on demand for assistance. In addition disrepair in private sector housing, particularly in older tenements with common responsibilities, can lead to the under use of properties within the lower parts of the market that could provide affordable housing.

Local authorities are to adopt the provisions associated with the Housing (Scotland) Act 2006 by 31 March 2010. A draft Scheme of Assistance, (see appendix 9), has been produced and it outlines that Perth and Kinross Council will:

- Prioritise adaptations for people with disabilities and dealing with properties that are BTS.
- Offer information and advice through a variety of sources.
- Offer practical assistance in certain cases.
- Continue to deliver a Care and Repair service to assist people with a disability and older people.
- Use its powers to offer discretionary grants in certain circumstances for properties that are Below the Tolerable Standard (BTS).

The draft Scheme of Assistance also includes the options that the Council will:

- Not make any loans available through its Scheme of Assistance at the present time, as proposals for developing a national scheme for loans for owners has yet to be developed.
- Continue the existing policy of not making grants available for extensions to properties for people with disabilities.
- Not make use of the new powers to declare Housing Renewal Areas at the present time, which is not a requirement of the Housing (Scotland) Act 2006 and does not offer any benefits at the current time.
- Generally not use the powers available to the Council to offer discretionary grants to owners, with the exceptions stated above.

It is anticipated that limited funding will be available for grants for adaptations for people with disabilities most of which the Council is required to provide. Grants for extensions however are not mandatory, as it is the government's view that these add value to the owner's property and can be funded through loans against this increased asset. Perth and Kinross Council's current policy is not to make discretionary grants available in these instances.

In the absence of discretionary grants or loan schemes to assist owners it is difficult to see what advantages the declaration of a Housing Renewal Area would bring at the current time. It is proposed to monitor the situation and if necessary bring forward proposals to use these powers at a later date.

It is anticipated that there will be limited resources available for private sector house improvement and repair and the Council already has a policy of not approving any further discretionary grants under the current housing legislation. The emphasis is to move away further from the use of grants as the mechanism for private sector housing improvements and repairs. The Council is required to have a strategy for dealing with BTS property and it is anticipated that this will be expressed through the final Scheme of Assistance due for publication in March 2010.

### **6.3.3 Fuel Poverty**

Across Perth and Kinross, fuel poverty is a major issue, which requires to be tackled. Around 31% of all households spent in excess of 10% of their income on fuel. The three main factors that influence the level of fuel poverty, and which are subject to local authority influence are:

- Fuel prices.
- Household incomes.
- Energy efficiency of the housing stock.

The scale of the problem requires co-ordinated action between all stakeholders based on a dedicated strategy to reduce levels of fuel poverty. The Perth and Kinross multi-agency 'Affordable Warmth Strategy 2004-2009' focussed on successfully delivery of:

- Determining the extent and nature of fuel poverty.
- Raising awareness of fuel poverty amongst both residents and service providers.
- Improving the housing stock in all housing sectors.
- Influencing the cost of fuel paid by householders.
- Maximising incomes of fuel poor households.
- Advice and referral mechanisms.

This 2004-2009 strategy is coming to an end. The Scottish government's next review of its Fuel Poverty Statement shall be in 2010. All Councils will be asked to provide information on the following aspects of their fuel poverty work:

- Assessing the progress that they have made.
- Set out key actions they have taken to address fuel poverty.
- Set out future plans to address fuel poverty.

It is proposed that the Council with its partners develop a new strategic Fuel poverty Statement. As such the key areas in which the Statement will focus on are:

- Reducing energy demand whilst maintaining the energy amenity.
- Improving and promoting energy efficiency in all dwellings.
- Providing energy efficiency advice.
- Maximising incomes through benefits/tax credits advice.
- Improving referral arrangements between relevant agencies.
- Reducing the cost of fuel through economic partnerships or technological fixes or community based power supply options.

#### **6.4 What are Our Priorities?**

- Improve quality of Council's own stock to better deliver on issues such as energy efficiency, home safety, security and house amenities and meet investment requirements identified by Scottish Housing Quality Standard Delivery Plan.
- Develop a Scheme of Assistance which helps to tackle problems of disrepair in the private sector by providing a Scheme of Assistance. As well as providing arrange of advice, information and support it could include grants to owner occupiers who are:
  - Elderly or disabled to enable them to undertake necessary improvements.
  - Living in BTS housing.
  - Properties requiring common repairs or improvements.
- Develop and implement a Fuel Poverty Statement for Perth and Kinross.

## **7. Assisting People with Particular Needs**

### **7.1 Our Intended Outcome**

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

### **7.2 Our Strategic Objectives**

1. Increase the supply of new build housing suitable for people with 'varying and particular needs' by 150 units on average per year to 2012.
2. Develop appropriate housing with support for frail older people including the provision of 20 housing with care and support places by 2012.
3. Meet the need for housing suitable for people with mobility problems by providing support and advice to owners, (e.g. through Care & Repair), and adapting at least 250 dwellings across all tenures each year.
4. Provide 3,000 items of aids and/or equipment for households with a disability assessed as requiring them.
5. Complete planned resettlement programmes as scheduled, and maintain individuals successfully, by supporting them in their own home or in a homely setting.
6. Enable and sustain people to live in their own home by improving the quality of housing support services year on year.
7. Minimise numbers of homelessness presentations as percentage of total households by 2012.
8. Minimise numbers of homelessness re-assessed as homeless or potentially homeless within 12 months of previous case completed by 2012.
9. Improve the range and number of temporary accommodation options for homeless household, by 2012.
10. Reduce the average time spent in temporary accommodation by homeless households by 2012.

### **7.3 What are the Main Issues?**

#### **7.3.1 Community Care**

There will be an increasing and substantial demand for housing across all tenures which is built specifically or can be adapted to suit the needs of people with particular needs who are aged over 65 years. Within the context of the overall increase in the older population, there is a need to explore opportunities for a range of housing options for frail older people. This could include the development of additional amenity housing, very sheltered housing or intensive housing support and/or social care for those who wish to remain in their own homes or dedicated housing with care. There may also be a requirement to upgrade or reconfigure existing sheltered housing services.

There is a substantial and increasing demand, from people of all ages, for housing which is suited to the needs of people with a range of physical disabilities. As well as the provision of new build housing built to 'varying needs standards' there is a greater demand for adaptations to mainstream housing both in the social rented and private sectors.

In addition, the development of wheelchair standard units may be appropriate in accordance with identified need and there is a requirement to make the best use of existing stock.

Most people with a learning disability are able to live in mainstream accommodation with adaptations if required, with individual support packages. Enabling individuals to live successfully in the community through supported living arrangements with suitable housing is a major issue. This is required specifically for people currently resident in institutional care or living inappropriately in the community.

The vast majority of people with mental health problems live in mainstream housing with varying levels of support. There is not, at present, currently a mental health hospital discharge programme. However negotiations are ongoing to identify options for the discharge of a number of individuals from hospital sites. This will create additional demands for housing with support. Enabling individuals to live successfully in the community through supported living arrangements with suitable housing is a priority for people living in inappropriate institutional care or in the community with inadequate support.

The council's approach to meeting the needs of people with particular needs focuses predominantly on a 'supported living' approach which seeks to enable individuals to live independently within their own homes integrated within existing communities. This approach has proved successful in the re-provisioning programmes for long-stay hospitals for people with learning disabilities and mental health problems. For future provision for particular needs it is envisaged that this need will be met mainly within housing for varying needs mainstream developments with a small number of fully wheelchair standard units incorporated wherever practical and required.

The Council's approach is to enable integrated developments with appropriate support and management arrangements to assist individuals with community care needs to live independently rather than develop 'specialist' schemes. This is reflected in the overall Strategic Housing Investment Plan programme a significant proportion of the total programme is dedicated towards meeting the particular needs of equalities groups.

### **7.3.2 Health improvement**

The Council and its partners work to improve the health and well being of the local population by contributing to the local Joint Health Improvement Plan. Local initiatives include the 'Equally Well' test site in Rattray, one of eight national test sites selected by Scottish Government to try new ways of working to address health inequalities and introduce improvements. The Rattray test site is focussed on new ways to support residents with multiple and complex needs and will include out reach activities for the wider community. This initiative is currently programmed to run until March 2011 and aims to identify longer term organisational and service changes within the Council and other community planning partners that can deliver a sustainable improvement in success rates and the take up of available support services.

### **7.3.3 Homelessness**

The numbers of homeless applications in Perth and Kinross have been relatively stable over the last three years. A relatively small proportion of presentations to Perth and Kinross Council are from households who have previously presented as homeless. Re-presentations accounted for 3.5% of all applications in 2008/09. This has helped reduce the rate of presentations and is currently less than that of the national average.

The most common reasons for loss of previous accommodation were 'asked to leave' followed by 'dispute within household/ relationship breakdown non-violent'. Other main reasons for loss of accommodation included 'other action by landlord resulting in termination of tenancy', 'dispute within household / violent or abusive', termination of tenancy/mortgage due to rent arrears/default on payments', 'overcrowding' and 'discharge from prison/hospital/care/other institution'.

The main reasons given by homeless applicants for failing to maintain their previous accommodation are related to finance and lack of support from friends and family. The main household type presenting is single person with nearly two-thirds of all presentations and this is comparable with national trends. The levels of one-parent households applying are decreasing slightly and account for around a fifth of presentations. Single people currently make over 60% of all homeless applicants and this proportion is projected to increase.

The profile of homeless applicants from minority ethnic groups in Perth and Kinross has remained much the same over the last 3 years with around 98% of all applicants reported their ethnic group as 'White Scottish/British'. Under 20 applications per year are received by households from Eastern European 'A8'/'A2' countries. Between 1 and 3 people per week reported sleeping rough for at least one night before making a homeless application.

The percentage of persons receiving a 'priority need' decision, in Perth and Kinross has increased, year on year. The total number of applicants assessed as potentially homeless or homeless in Perth and Kinross in 2008/09 was 694. Of these 505 (72.8%) households were assessed as being in priority need. By 2012, all Scottish Councils must increase the proportion of people they assess to be "in priority need" to 100% of all households assessed as actually or potentially homeless unintentionally. The target figures for priority need set by the Scottish Government for 2008/09 was that 88% of all homeless applicants. The Council has reached 73%. The Council is incrementally widening the eligibility of applicants to be assessed as having a priority need (e.g. all homeless or potentially homeless applicants aged between 16-24 years and over 55 years, introduced in January 2010). With the severe shortage of accommodation and low turnover rates that Perth and Kinross Council experiences, even with its relatively low per household rate of applications and successful affordable housing programme, it will be a considerable challenge to meet the 2012 target of 100%.

The main reasons for households being assessed in 'priority need' is that the household contains dependent children or that a household member is pregnant followed by the categories of household member vulnerable due to mental illness, chronic ill health or old age. In addition other common reasons were young persons aged 16-17 years and households fleeing domestic abuse. It is clear that many homeless households have community care needs and/or particular housing support needs. The main outcomes for applicants were allocation of a 'Scottish Secure Tenancy' and 'returned to previous accommodation/friends/or to 'accommodation with a voluntary organisation'. Other common outcomes were 'private rented tenancy' and 'hostel'.

The Council estimates that there will be a projected overall shortfall in tenancies of 272 units in 2009/10, increasing notably over the following four years to a peak shortfall of 488 units in 2012/13. Cumulative shortfalls of tenancies of all property sizes are projected over time including a significant shortfall of one bedroom properties.

Without strategic intervention, and it is anticipated that Perth and Kinross Council will be unable to discharge its legislative duties to provide permanent accommodation to homeless households. The key driver in this assertion is a projected significant increase in demand for permanent tenancies, particularly as a result of the phasing out of the priority need distinction. However, limitations on future supply are also a key driver also. Overall, there are significant projected shortfalls in long-term and supported accommodation, whilst there is a projected overall surplus of short-term accommodation. Most notable is the anticipated rise in the shortfall of 1 bedroom long-term units compared to a projected significant surplus of 1 bedroom short-term units. Enduring and growing shortfalls are projected in the area of supported accommodation.

Homelessness remains a significant issue across Perth and Kinross. Key issues in tackling homelessness include developing better preventative services including information and advice services, improving the co-ordination and delivery of housing and related support services and increasing the number and range of suitable temporary accommodation options, especially for those with particular needs. Additional responsibilities arising from Homelessness (Scotland) Act 2003 has led to increased requirements for temporary accommodation and related housing support services.

Perth and Kinross Council has published a dedicated Homelessness Strategy (see appendix 10) which outlines a detailed set of actions which will help address the strategic objectives of this LHS.

#### **7.3.4 Housing Support**

As mentioned above, it is the Council's approach to enable integrated developments with appropriate support and management arrangements to assist individuals with housing support needs to live independently rather than develop 'specialist' schemes. There is a significant requirement for a better range of housing support services, especially floating housing support services for homeless households, older people, people with a physical disability, people with a learning disability and people with mental health problems. This includes the development of services for individuals living in the owner occupied and private rented sectors. Housing support services are principally resourced through the former 'Supporting People' funding. With the capping and end of ring fencing of this funding stream, it is likely that there will be limited opportunities to develop or grow services to meet anticipated increasing demand.

Therefore the Council shall work with its partners to ensure that the quality of existing housing support services are improved and that services better target those in most needs. If the overall capacity of services is reduced, the Council shall focus on improving capability of the services delivered.

#### **7.3.5 Domestic Abuse**

The Perth and Kinross Domestic Abuse and Violence against Women Forum has produced the draft 'Towards an Integrated Strategy Addressing Violence Against Women'. The main aim of the strategy is to integrate service provision from service providers who work in any context with women, children and young people to tackle domestic abuse/ violence against women. In its objectives it states that it aims to promote collaborative, multi-agency working at local, organisational and strategic levels for the benefit of women, children and young people experiencing domestic abuse/ tackling violence against women and encouraging the development of comprehensive, integrated range of support and information services.

It is recognised that domestic abuse is common cause of homelessness and as such Perth and Kinross council plays a key role in delivering and commissioning housing support for households experiencing domestic abuse at dedicated refuges alongside floating support in the community and this commitment remains.

#### **7.3.6 People with Substance Misuse Problems**

For people with substance misuse problems, there requires to be a better range of housing and support options. Under the auspices of the 'Substance Misuse Integrated Services Strategy', proposals have been formed to develop housing services with tailored support for people requiring assistance with community based alcohol or drug detoxification. This is founded on a multi-agency model with specialist health and social work personnel working in partnership with housing support staff to help people complete a detoxification programme and to thereafter maintain a tenancy and a healthier lifestyle. This service will replace those currently provided 'out-of-area', thus bringing about a range of improved outcomes for clients, as well as making potential resource savings.

#### **7.3.7 Vulnerable Young People**

Young single people, especially those who are homeless, can require specific forms of accommodation and housing support, information and advice. Presentations from young single people aged less than 25 years in 2008/09 accounted for almost 30% of all homeless applications. Around 3% were from young single people aged 16/17 years. Around 6 % of all applicants were previously looked after as a child by the Council, about half within the previous 5 years.

The Council has enhanced its homeless 'priority need' categories to include all homeless households aged 16-24 years, improving the rights and resources available to young people. In addition specific services exist in the form of accommodation and floating support to assist young people with housing related problems.

### **7.3.8 Travelling People**

In recent years Perth and Kinross has made concerted efforts to address, the needs of travelling people, through commissioning research and consulting with travellers' representatives and tenants' associations. The outcomes have included Perth and Kinross Council successfully obtaining Scottish Government grants to refurbish the existing Gypsy Traveller site at Double Dykes. Amenities at Double Dykes were inadequate with problems with heating and condensation/dampness and this was having a detrimental effect on residents' health. 20 new chalets have been provided with services and standards compatible with those of tenants in Council housing. In addition to the Double Dykes project the Council is developing amenities at the Bobbin Mill site to provide 6 refurbished chalets to the Bobbin Mill community whose family has lived on the site for many years. The Council shall monitor the requirements of this client group.

Recent research undertaken in Perth and Kinross suggests that there are issues regarding services for travelling people in terms of overall site and pitch numbers, limited site facilities, access to and provision of private sites, safety and security on private sites and roadsides. Once further guidance is available from the Scottish Government, Perth and Kinross Council aims to develop a planning policy and strategy to meet the needs of Gypsy Travellers which would be incorporated into the LHS and Development Plans.

### **7.3.9 Black and Minority Ethnic (BME) Communities**

While there is reasonably accurate information on the number of migrants particularly from Eastern Europe taking up employment in Perth and Kinross, it remains relatively unknown what impact this group may have on the level of need for affordable housing in the longer term. Many taking up casual labour in Perth and Kinross may be housed in temporary accommodation most often provided by their employers. To address any issues which may arise from this situation an accommodation standard guide has been produced by the Council's Environment Services. This aims to address accommodation issues arising with the quality of temporary accommodation. The Council is also, alongside voluntary sector partners, about to develop a one stop shop service for ethnic minorities. Further investigation and research is planned to assist in quantifying the longer term accommodation requirements arising from these groups. Overall, there is limited knowledge on the housing needs of Black and Minority Ethnic (BME) communities in Perth and Kinross. A better understanding of these issues is required.

## **7.4 What are Our Priorities?**

- Develop new build housing suitable for people with 'varying and particular needs'.
- Develop appropriate housing with care/ support provision for frail older people.
- Assist individuals to live independently by adapting existing stock.
- Increase the numbers of community alarms.
- Enable individuals to live independently by delivering aids and/or equipment to households with a disability.
- Review all independent housing support services.
- Enable greater range of housing options for people with mobility problems by:
  - Providing grant assistance to disabled owner occupiers to undertake adaptations.

- Providing adaptations for disabled people living in the social rented sector.
- Enable supported living arrangements in the community through the provision of suitable housing for people with a learning disability or mental health problem who are:
  - Resident in hospital and are part of a planned discharge programme.
  - Living in other institutional care and are part of a planned discharge programme.
  - Living inappropriately in the community.
- Implement Homelessness Strategy by:
  - Promoting the prevention of homelessness including the availability of information and advice services.
  - Delivering access to accommodation, including temporary, resettled and permanent.
  - Enabling the availability of support and care services, before, during and after the homelessness episode.
- Improve, where appropriate, the choice of accommodation and/or support options for a range of clients groups such as children and young people experiencing domestic abuse, people with substance misuse problems, vulnerable young people, travelling people BME communities

## 8. Action Plan

Task No.	Objectives	Action	By	Main Partners	Main Resources
<b>Addressing Housing Requirements</b>					
1	4.2	Enabling the development of 180 affordable housing units on average per year through implementation of Strategic Housing Investment Plan	Annual	SG PKC RSL	HAG LAND AHP CTR PF
2	4.2	Deliver 26 local authority new build units in priority areas	2011	SG PKC	HRA LAND CTR PB
3	4.3	Develop TayPlan Strategic Development Plan	2011	PKC	OTH
4	4.3	Develop Local Plan for Perth and Kinross	2011	PKC	OTH
5	4.4	Promote good management standards in the private rented sector	Annual	PKC PL	NON-HRA OTH
<b>Promoting Sustainable and Mixed Communities</b>					
6	5.1	Implement revised Allocation Policy and housing options services	2010	PKC RSL	HRA OTH
7	5.3	Develop houses in community regeneration priority areas through implementation of Strategic Housing Investment Plan	Annual	SG PKC RSL PD	HAG LAND PF
8	5.4	Develop, implement and monitor Tenant Participation Strategy	Annual	PKC RTO	HRA
9	5.5	Continue to improve council housing management services	Annual	PKC RSL	HRA OTH

Task No.	Objectives	Action	By	Main Partners	Main Resources
10	5.6	Continue to tackle anti social behaviour by implementing Community Strategy and Anti-Social Behaviour Strategies	Annual	PKC RSL PROV OTH	HRA SP OTH
<b>Improving Stock Condition and Energy Efficiency</b>					
11	6.1	Develop Fuel Poverty Statement	2010	SG PKC RSL PROV OTH	HRA CAP CC OTH
12	6.4	Implement Scottish Housing Quality Standard Delivery Plan	Annual	PKC	HRA CAP PB
13	6.5	Undertake Cross Tenure House Condition Survey	2010	PKC	HRA PSHG
14	6.6	Develop and implement Scheme of Assistance	2010	PKC PROV	SG PSHG
<b>Assisting People With Particular Needs</b>					
15	7.1	Increase the supply of new build housing suitable for people with 'varying and particular needs' by 150 units per year through implementation of Strategic Housing Investment Plan	Annual	SG PKC RSL	HAG LAND AHP CTR PF CC SP
16	7.2	Develop appropriate housing with support for frail older people	2012	PKC NHS	HAG LAND CC SP

Task No.	Objectives	Action	By	Main Partners	Main Resources
17	7.3	Adapt at least 250 dwellings each year	Annual	PKC RSL PROV	SG HRA PSHG
18	7.4	Provide at least 3,000 items of aids and/or equipment	Annual	PKC	CC
19	7.5	Complete planned resettlement programmes as scheduled	Annual	PKC RSL NHS	HAG LAND CC NHS
20	7.6	Establish Housing Support Commissioning Strategy	Annual	PKC RSL PROV	SP CC ECS
21	7.7-7.10	Implement Homelessness Strategy	2010	PKC RSL PRO	HAG NON - HRA HRA SP OTH ECS
22	N/A	Implement PKC Housing and Community Care Equalities Action Plan	Annual	PKC RSL PRO	HRA CC

## Key for Action Plans

### Resources

AHP	Affordable Housing Policy
CC	Community Care Services contribution
CTR	Council Tax Reserve
ECS	Education and Children's Services contribution
HAG	Housing Association Grant
HRA	Housing Revenue Account
HRA CAP	Housing Revenue Account Capital
LAND	Land contributed in kind
NHS	National Health Service contribution
NON-HRA	Non – Housing Revenue Account
OTH	Other
PB	Prudential Borrowing
PF	Private Finance
PSHG	Private Sector Housing Grant
SG	Scottish Government direct grant
SPG	Supporting People Grant

### Partners

NHS	National Health Service
OTH	Other
PD	Private Developer
PKC	Perth and Kinross Council
PL	Private Landlord
PRO	Service Provider
RSL	Registered Social Landlord
RTO	Registered Tenant Organisation
SG	Scottish Government

## **9. Financial Framework**

### **9.1 Housing Revenue Account (HRA) – Management and Maintenance**

Although much of this LHS focuses on new build provision and stock improvement the Council is spending £16m in 2009/10 on the management and maintenance of its housing stock. As part of its Business Plan the Council will keep its management and maintenance costs under review to ensure they are in line with its thirty year financial projections.

### **9.2 Housing Revenue Account (HRA) – Capital Programme**

Through the prudential borrowing regime the Council will invest an average of £10.2m per annum from 2009/10 to 201/12 in upgrading its housing stock. As part of its thirty year financial projections, in line with the prudential borrowing framework, the Council has made assumptions about future rental income and expenditure, taking into account Council house sales, outstanding debt, management and maintenance costs, and void levels. These projections are used to calculate the Council's ability to finance new borrowing to support the capital investment programme, while maintaining rents at an affordable level. Assumptions have also been made about the likely increase in construction costs reflecting recent and projected trends. The Council has projected that it can fully meet the investment requirements of its housing stock while maintaining rents at affordable levels. As with any long term financial plan, including those of RSLs, there is a need to keep the projections and assumptions used under constant review to ensure that the level of investment that has been assumed can actually be delivered. The main risks, or variables, that have to be managed are set out below.

#### **9.2.1 Construction costs increasing beyond projected levels**

In order to minimise this risk the Council can control costs through its own Direct Labour Organisation and the Council has also entered into contracts and partnering arrangements with contractors that will help avoid uncertainty over contract values. This will provide efficiencies in delivering the programme, and hopefully employment and training opportunities for local people.

#### **9.2.2 Voids increasing beyond projected levels**

Realistic assumptions have been made about future void levels taking into account the current position and past trends. The Council is committed about tackling areas of relatively low demand and assumptions have also been made about potential future demolition where the stock is not considered to have a long term future. The effective management of voids continues to be a high priority for the Council and will be kept under constant review as part of the Business Plan process.

#### **9.2.3 Significant variations in stock levels and/or receipts from council house sales**

Assumptions have been made about the likely level of future demolitions and Council house sales, which clearly affect both income and expenditure projections. A proportion of the capital programme will be financed from capital receipts, mainly from council house sales, therefore any significant variation in the level and value of house sales could have a significant impact on the programme. This will also be kept under close review.

#### **9.2.4 Investment requirements increase**

The Council will base its investment requirements on the findings of the 2009 stock condition survey and the need to meet the Scottish Housing Quality Standard (SHQS). Although baseline information is not available on all the factors of the Standard as yet, the Council is confident that its investment plans as they stand will be sufficient to ensure that it can meet the Standard for its own stock by the target date of 2015. However the investment requirements of the stock will be reviewed once the findings of the stock conditions survey being carried out during 2009 are available.

### **9.3 Private Sector Housing Grant /Private Sector (Non-HRA) Programme**

Private Sector Housing Grant (PSHG) provides the main funding stream for the delivery of the Council's Scheme of Assistance. However the council's ability to continue to maintain high levels of assistance is dependant on future levels of non-HRA capital programme allocations. With the end of ring fencing of the PSHG funding stream, it is possible that there will be limited opportunities to develop and grow services to meet anticipated increasing demand. Therefore the Council shall work with its partners to ensure that the quality of assistance services are improved and that services better targets those in most needs.

Other elements funded by the non-HRA programme play a vital role in the delivery of services to homeless and potentially homeless households including the delivery temporary accommodation outreach and day services. Any reduction in these budgets will have a potentially adverse affect on the LHS objectives.

### **9.4 Affordable Housing Development Programme**

The development programme is administered by the Scottish Government and principally provides grant funding to RSLs and developers to fund new build housing for rent or sale. The LHS is a key document for targeting investment at local level and all local authorities are required to produce a Strategic Housing Investment Plan (SHIP) by end November annually that outlines how available funding for the affordable housing programme will be invested to meet LHS objectives.

In 2008/09 the Development programme for Perth and Kinross was £13.063M (including accelerated programme funding) and 154 units were approved. The allocation for 2009/10 is £15.5M and it is anticipated that 73 units will be approved. The reduction in the target number of approvals sought by the Scottish Government is a consequence of high levels of committed funding from previous years when the level of approvals was high in comparison to progress and spend on projects. This has led to a situation of a high level of funding being required for projects committed previously.

The Council awaits with interest proposals for the introduction of a Strategic Housing Investment Framework, which will determine the future resource allocation methodology for the development programme. It is hoped that this will take account of the needs identified in this LHS, particularly in relation to the acute housing shortfalls, and continued regeneration needs in areas across Perth and Kinross.

A major new addition to the development programme is the introduction of a Perth and Kinross Council new build programme of 26 units, phase 1, in Perth and Methven providing family sized accommodation to meet local housing needs. The Council awaits a decision on its application to the Scottish Government, for grant funding, for a further 10 units

### **9.5 Land**

It is anticipated that there are issues regarding lack of suitable supply of land in appropriate locations to deliver the objectives contained in the LHS. If land prices remain relatively high (e.g. compared to other local authority areas), then this could have implications for the delivery of the anticipated number of units, particularly in the social rented sector. The Council will consider, where appropriate, the use that can be made of its own land, either through contribution of land in exchange for nomination rights or identification of sites to meet specific objectives. Community planning partners (particularly other public agencies) will also be encouraged to review policies on disposal of assets to assist in delivery of affordable housing.

## **9.6 Affordable Housing Policy**

Through this policy the Council seeks an affordable housing quota of 25% on all housing sites of 5 units and above, except where individual Local Plans vary this quota. In the case of Perth city centre, the quota is 50%. On site provision is preferred for larger developments (20 houses or over in Auchterarder, Blairgowrie, Crieff, Kinross, Milnathort, Perth (excluding the city centre) and Scone and 10 or over elsewhere. For smaller sites an appropriate contribution is sought from the developer, preferably land, for provision of affordable housing elsewhere within the housing market area. The Policy is estimated to contribute of up to £600,000 to the delivery of affordable housing per year.

## **9.7 Council Tax Second Homes Reserve**

Local authorities have discretion to vary the discount on Council Tax for second homes and long-term empty properties to generate income to support the delivery of new-build affordable social housing to meet locally determined priorities. The additional funding for affordable housing through the implementation of this policy amounts to approximately £1M annually. This funding is used mainly to assist Registered Social Landlords to acquire sites for inclusion in the future investment programme and to meet any exceptional costs in bringing forward the development of specific sites which would otherwise mean that the site could not be developed for affordable housing and to support the Council's new build programme.

## **9.8 Anti Social Behaviour/Community Warden Funding**

The Council wants all residents of Perth and Kinross to live without fear, at home, work, school or play. In addition to delivering services that will help achieve this, the Council actively encourages local communities to engage in decision-making and service delivery by providing training, encouraging and promoting tenants' and residents' groups and establishing consultation frameworks. In order to achieve its goal the Council is committed to addressing the key areas communities have highlighted as areas of concern such to help people feel safer and to improve safety for road users and pedestrians, improve the social environment and promote personal safety. The Council achieves this by investing over £900,000 per year.

## **9.9 Housing Support**

The Council's Supporting People housing support budget for future years is anticipated to be over £6m. This funding continues to be fully committed and provides a range of housing support services to enable people to live as independently as possible in their own homes. The Homelessness Strategy and the LHS identify future housing support priorities which will have to be resourced in order to achieve many of the Council's, and Scottish Government's priorities. These include:

- Support for vulnerable households who are homeless or at risk of homelessness.
- Implementation of hospital and other discharge programmes for people with learning disabilities and mental health problems.
- Maintenance of support arrangements for people with a learning disability and people with mental health problems living in their homes.
- Support for vulnerable households with community care needs.
- Maintenance of support arrangements at refuge accommodation for women and families fleeing domestic abuse.

However, there is uncertainty over the level of future housing support funding. It may be that unless continued funding is confirmed then some of the objectives contained in this Strategy regarding the development of accommodation and support for vulnerable people will not be achieved or will require to be reviewed.

## 9.10 Financial Framework

The table below shows previous, current and future anticipated investment trends in Perth and Kinross which support the Action Plans above. This demonstrates the intended balance between investment priorities. In year 2009/10 investment amounts are based on agreed programmes of investment. With future years notional levels based on current expenditure and indicative investment priorities are shown below. The table outlines that the expenditure profile is anticipated to reduce over the three years. This is due to factors such as the Council's capital programme being delivered in the earlier years on major items such as kitchens and bathroom programmes. In addition Scottish Government allocations for the development programme are expected to reduce.

**Table 5: Perth and Kinross LHS Financial Framework**

Resource	Year		
	2009/10 £'000	2010/11* £'000	2011/12* £'000
HRA – Management and Maintenance	16,081	16,081	16,081
HRA – Capital Programme	19,701	6,773	4,225
HRA – Other	5,616	5,616	5,616
Sub-Total Housing Revenue Account	41,398	28,470	25,922
Private Sector Housing Grant	1,759	1,759	1,759
Homelessness	5,574	5,574	5,574
Neighbourhood Services	336	336	336
Housing General Fund – Capital Programme	1,425	50	550
Sub -Total Housing General Fund	9,094	7,719	8,219
Development Programme – Affordable Rent	14,069	14,000	14,000
Development Programme – Home Ownership	1,431	1,000	1,000
Second Home Council Tax Reserve for Affordable Housing	2,000	2,000 <sup>2</sup>	1,000 <sup>2</sup>
Affordable Housing Commuted Sums	600	600	600
Sub -Total Development Funding	18,100	17,600 <sup>1</sup>	16,600 <sup>1</sup>
Anti Social Behaviour/ Community Warden Funding	944	944	944
Housing Support	6,768	6,385	6,385
<b>Total</b>	<b>76,304</b>	<b>61,118</b>	<b>58,070</b>

NB Figures take account of rounding \* Notional Figures. Note that the above figures are gross.

Figures for 2010/11 - 2011/12 have not been inflated and have been left at the same level as for 2009/10 as budgets for these years have yet to be agreed, apart for capital programme as budgets are agreed for 2010/11 - 2011/12.

<sup>1</sup>Estimate based on upon 2009/10 budget. <sup>2</sup>Estimated based upon projected spend.

## **10. Risk Assessment and Register**

### **10.1 Risk Management**

Risk management is the process of identifying, gauging and responding to risks in a particular programme or project, for example project cost, schedule or quality. Risk management planning establishes a consistent approach to programme and project risk management. There are three elements, these are risk identification, risk assessment and risk control. Perth and Kinross Council Housing and Community Care Services has established a 'Risk Register' which identifies relates to key corporate and service risks for Housing and Community Care Services linked to the LHS. The major risks identified as having a potential impact on the LHS are identified, along with the status of the risk status.

### **10.2 Risk Register**

The Housing and Community Care Services Risk Register provides a framework for managing risk and indicates whether action has been taken or is in progress in order to reduce the associated risk. Risks are uniquely identified and each risk has been allocated a responsible officer. Where partners are involved there is a shared understanding of risks and agreed plans for managing them.

The Risk Register is a management tool whereby a review and updating process identifies, assesses and manages down the risk to acceptable levels. It provides a framework in which difficulties that may arise and adversely affect the delivery of LHS are highlighted and actions put in place to reduce the probability and the impact of that particular risk. The Risk Register holds information on how the risk is to be responded to (e.g. mitigate by key control, procedures or linked documents). Further Actions aim to show how Housing and Community Care Services are reducing the likelihood of the risk occurring, which informs the residual risk rating. Main risks linked to the LHS are associated with:

- Delivery of Affordable Housing Investment Programme.
- Supporting people with community care needs in their own homes.
- Provision of accommodation and support for homeless households.
- Repair and maintenance of Council housing stock.
- Delivery of the Council's Housing Capital Plan.
- Implementation of new Allocation Policy.

## **11. Monitoring and Reviewing the Strategy**

The LHS Steering Group will monitor the Strategy on an ongoing basis. This Group will meet on at least a bi-annual basis and be chaired by Perth and Kinross Council's Housing and Community Care Services. This Group will in turn report progress through the community planning structure to the Perth and Kinross Strategic Health Partnership.

The monitoring and reviewing of the Strategy will be linked to the ongoing evaluation of existing and planning of new services. In addition the monitoring of related planning documents such the Tenant Participation Strategy and Homelessness Strategy will also complement the monitoring process. Progress on implementation of the Strategy will be reported to the respective committees of the Council.

A comprehensive outcome monitoring framework has been developed and is set out in section 12. This will show how good the Strategy's impact has been with the measurement of key outcomes. To provide information and encourage accountability, Perth and Kinross Council shall produce an Annual Review Report that will outline progress in the implementation of Strategy and an update of key issues and investment priorities. Further consideration will be given to the ongoing involvement of key stakeholders in the monitoring and review of the Strategy.

## 12. Outcome Monitoring Framework

### 12.1 Addressing Housing Requirements

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

No.	Objective	Indicator	Target	Baseline/Progress
1	Help address the shortfall of affordable housing by enabling the development of 180 affordable housing units on average per year	Number of houses	180 per year	184 (Mar 09) 155 (Mar 08) 136 (Mar 07)
2	Help address the mismatch in supply and demand for social rented housing by delivering 26 local authority new build units in priority areas by 2011	Number of houses	26 by 2011	0 (Mar 09)
3	Increase the effective housing land supply to ensure the maintenance of at least 5 years effective housing land supply by 2010/11 in all housing market areas in accordance with the Development Plan	Housing land supply numbers	4,989 by 2010/11	2,713 (Jun 09)
4	Promote improved management standards in the private rented sector by increasing the number of registered private landlords and of those, the number that are accredited, year on year	Number of registered private landlords	Increase on baseline	4,528 (Aug 09)
		Number of registered accredited private landlords	Increase on baseline	33 (Aug 09)

## 12.2 Promoting Sustainable and Mixed Communities

Outcome - Partnership working that promotes and maintains sustainable and mixed communities.

No.	Objective	Indicator	Target	Baseline/ Progress
5	By 2012 improve the overall positive experiences of tenants living in social rented housing and of all residents' experiences of their homes and neighbourhoods.	Percent proportion of transfer requests for Council stock	Reduction on baseline	17.4%(Mar 09)
6		Turnover percent levels in Council stock	Maintain baseline	6.1% (Mar 09) 5.6% (Mar 08) 5.9% (Mar 07)
7		PKC tenant satisfaction percent with house	90%	90.3% (Oct 08)
8		PKC tenant satisfaction percent with area	90%	91.0% (Oct 08)
9		All resident satisfaction percent with house	90%	95.9% (Oct 2008) 94% (2007)
10		All resident satisfaction percent with area/ neighbourhood	90%	96.7% (Oct 2008)
11	Improve access, year on year, to a range of tenures so that the existing stock better meets local housing needs	Number of housing option interviews	Improve on baseline	New indicator
12	Develop over 50 mixed tenure houses in priority areas that contribute to community regeneration programmes by 2012	Number of houses	50 by 2012	25 (Mar 09) 43 (Mar 08) 14 (Mar 07)

No.	Objective	Indicator	Target	Baseline/ Progress
13	Increase the opportunities for tenants and other residents to influence decision making in local services by maintaining, at least, the number of tenant and resident organisations by 2012	Numbers of RTOs	Maintain baseline	10 (Mar 09)
14	Continue to develop and improve, year on year, council housing management services that meet the requirements of the Scottish Housing Regulator	Percent of emergency repairs completed within target	95%	96.2% (Mar 09) 94.9% (Mar 08) 90.1% (Mar 07)
15		Percent of urgent repairs completed within target	95%	99.4% (Mar 09) 97.5% (Mar 08) 95.8% (Mar 07)
16		Percent of routine repairs completed within target	95%	98.4% (Mar 09) 83.2% (Mar 08) 90.1% (Mar 07)
17		Average time recorded to re-let non difficult to let properties	(2009/10) 40 days	42 days (Mar 07) 44 days (Mar 08) 45 days (Mar 09)
18		Tenancy changes - the percent of rent lost due to voids	(2009/10) 1.1% (2010/11) 1.0% (2011/12) 1.0%	1.0% (Mar 09) 1.1% (Mar 08) 1.3% (Mar 07)
19		Rent arrears - current tenant arrears as a percent of the net amount of rent due in the year	(2009/10) 5.6% (2010/11) 5.6% (2011/12) 5.6%	5.4% (Mar 09) 5.1% (Mar 08) 5.4% (Mar 07)

No.	Objective	Indicator	Target	Baseline/ Progress
20	Continue to develop and improve, year on year, council housing management services that meet the requirements of the Scottish Housing Regulator	Rent arrears - the percent of current tenants owing more than 13 weeks' rent at the year end, excluding those owing less than £250	(2009/10) 5.0% (2010/11) 4.5% (2011/12) 4.0%	3.1% (Mar 09) 3.1% (Mar 08) 4.3% (Mar 07)
21	Improve satisfaction levels of service users, year on year, with service delivery in relation to tackling anti-social behaviour	Percent of service users satisfied with delivery of service in relation to Anti-Social Behaviour	Improve on baseline	New indicator

## 12.3 Improving Stock Conditions and Energy Efficiency

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

No.	Objective	Indicator	Target	Baseline/ Progress
22	Minimise proportion of households living in fuel poverty by 2012	Percent of households living in fuel poverty	Reduction on baseline	31% (2007) 27% (2006)
23		Percent of households living in extreme fuel poverty	Reduction on baseline	11% (2007)
24	Increase proportion of dwellings with a NHER energy efficiency rating of 7 or above by 2012	Percent of dwellings with NHER of 7 or above	Increase on baseline	37% (2007) 32% (2006)
25	Tackle disrepair and improve the condition of properties in the private sector by targeting investment to assist over 150 owners to invest in their properties each year with priority given to common repairs and improvements	Number of owners assisted to undertake repair works	150 per year	150 (Mar 09) 168 (Mar 08)
26	Increase the proportion of local authority social rented dwellings meeting the Scottish Housing Quality Standard year on year	Number of properties improved through the PKC SHQS delivery plan	4,079 (2009/10) 748 (2010/11) 863 (2011/12)	4,418 (Mar 09) 4,392 (Mar 08) 2,349 (Mar 07)
27		Percent of local authority houses failing SHQS	Less than 21% of houses failing SHQS by 2012	80% (2009)

No.	Objective	Indicator	Target	Baseline/ Progress
28	Increase the proportion of local authority social rented dwellings meeting the Scottish Housing Quality Standard year on year	Percent of all houses failing SHQS	Reduction on baseline	67% (2007) 68% (2006)
29	Tackle problem of Below Tolerable Standard (BTS) housing by improving 45 homes each year.	Number of BTS houses reduced	45 per year	31 (Mar 09) 45 (Mar 08) 47 (Mar 07)
30	Help address poor housing conditions by assisting owners to repair, improve and adapt properties to ensure best use of existing housing stock through the development and implementation of a Scheme of Assistance by 2010.	Scheme of Assistance introduced	By 2010	0 (Mar 09)

## 12.4 Assisting People with Particular Needs

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

No.	Objective	Indicator	Target	Baseline/Progress
31	Increase the supply of new build housing suitable for people with 'varying and particular needs' by 150 units on average per year to 2012	Number of houses	150 per year	180 (Mar 09)
32	Develop appropriate housing with support for frail older people including the provision of 20 housing with care and support places by 2012	Number of houses	20 by 2012	0 (Mar 09)
33	Meet the need for housing suitable for people with mobility problems by providing support and advice to owners, (e.g. through Care & Repair), and adapting at least 250 dwellings across all tenures each year	Number of houses adapted	250 per year	RSL -79 (Mar 09) Private – 177 (Mar 09) LA – 431 (Mar 09)
34	Provide 3,000 items of aids and/or equipment for households with a disability assessed as requiring them	Number of aids and/or equipment	3,000 per year	4,000 (Mar 09)

No.	Objective	Indicator	Target	Baseline/Progress
35	Complete planned resettlement programmes as scheduled, and maintain individuals successfully, by supporting them in their own home or in a homely setting	Number of persons resettled with appropriate package of support	Mental Health - 5 (2009/10) and 2010/11. Learning Disability - 10 (2009/10)	0 (Mar 09)
36	Enable and sustain people to live in their own home by improving the quality of housing support services year on year	Number of people provided with housing support to remain in their own homes	2,600 per year	2,615 (Mar 09)
37		Number of project services reviewed	Increase on baseline	6 (Mar 09)
38		Percent of PKC housing support officers with appropriate qualifications	(2009/10) 20% (2010/11) 65% (2011/12) 100%	23% (Mar 09)
39		Percent of PKC housing support/ resettlement officers with appropriate qualifications	(2009/10) 80% (2010/11) 80% (2011/12) 85%	82% (Mar 09)
40		Number of clients receiving community alarm	(2009/10) 3,000 (2010/11) 3,250 (2011/12) 3,500	2,799 (Mar 09) 2,475 (Mar 08)
41	Minimise numbers of homelessness presentations as percentage of total households by 2012	Percent of all households presenting as homeless	Reduction in baseline	(2008/09) 1.63% (2007/08) 1.90% (2006/07) 1.57%

No.	Objective	Indicator	Target	Baseline/Progress
42	Minimise numbers of homelessness re-assessed as homeless or potentially homeless within 12 months of previous case completed by 2012	Percent of cases reassessed as homeless or potentially homeless within 12 months of the previous case being completed	(2009/10) 3%	(2008/09) 3.5% (2007/08) 3.8% (2006/07) 2.1%
43	Improve the range and number of temporary accommodation options for homeless household, by 2012	Types and numbers	Increase in baseline	(Mar 09) Long Stay - 170 Short Stay - 74 Supported – 58 Total - 302
44	Reduce the average time spent in temporary accommodation by homeless households by 2012	Average time	Reduction in baseline	148 (exc. B& B) (Mar 09)

## 13. Response Form

Thank you for reading the Perth and Kinross interim Local Housing Strategy 2009-2012. You can write with your comments to the address provided at the end of this form (overleaf). If you wish to receive an acknowledgement of your comments, please give your name and address in the space below.

### 1) Your name and address

<b>Name:</b>	_____
<b>Address:</b>	_____
	_____
	_____
	_____
<b>Town:</b>	_____
	_____
<b>Post Code:</b>	_____
	_____
<b>Email:</b>	_____

You can write with your comments to:

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

Tel: 01738 476090  
Email: nerobson@pkc.gov.uk

2) In the space provided below, feel free to comment about the proposals set out in this Strategy.

**Comments**

**Is the Strategy well presented and easy to understand?**

**Are our objectives and priorities correct?**

**Are there any potential actions missing which may help us achieve our objectives?**

**Is there anything else missing from the Strategy?**

**Please use this space to add any other views you have**

For further information please contact:

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