



Perth and Kinross

Local Housing Strategy

2016-2021





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Perth & Kinross Council is pleased to present our five year Local Housing Strategy for 2016-2021. It is based on a comprehensive assessment of housing needs and conditions, and outlines how we plan to tackle housing needs and issues across the area.

This Strategy sets out our vision and priorities for the next 5 years and identifies specific commitments made by the Council and key partners to enable the delivery of our key outcomes. We have achieved a great deal over the last 5 years and want to build on our success to do more to improve the supply and condition of housing across all tenures.

Over the next 5 years we want to have:

- *more affordable homes and well-managed stock to ensure that homes are the right size, type and location that people want to live in with access to suitable services and facilities;*

- *safe and secure communities for residents of Perth and Kinross with access to good-quality, affordable accommodation with the necessary support in place to sustain them in their homes and prevent them from becoming homeless;*
- *people living independently at home for as long as possible with help from the community and local support networks;*
- *warm, energy efficient and low carbon homes for Perth and Kinross residents which they can afford to heat.*

The Strategy sets out what Perth & Kinross Council, together with our partners, is planning to do to make Perth and Kinross a place where people will have access to good-quality, energy efficient housing over the five-year period 2016-2021. We have taken account of the views of all stakeholders and look forward to working in partnership as we implement this strategy.





Delivering high-quality affordable housing in safe and secure neighbourhoods is a key priority for Perth and Kinross. This Local Housing Strategy provides the strategic framework to help us achieve that, setting out our vision, key objectives and outcomes.

Our Vision

'We want to make Perth and Kinross a place where people will have access to good-quality, energy efficient housing which 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.'

Good-quality housing and the surrounding local environment make a significant contribution to our wider aims to create safe and sustainable communities that people want to live in. In addition, good-quality housing helps tackle poverty and health inequalities and give children the best start in life. There is a high demand for housing and we need to build more new homes as well as taking action to manage existing stock to ensure we meet the housing needs of people in Perth and Kinross. Equally important is the regeneration of areas of deprivation, supporting communities to grow and develop, taking more ownership of their local area.

The geography of the area presents us with some specific challenges. Around half of the population is spread over a large rural area and there are challenges in relation to the availability of land, particularly in North Perthshire. This requires a strong focus on collaboration with the national park authorities, private landowners and other key partners to develop new housing

Achievements

We have achieved a significant amount over the past five years, delivering affordable housing to meet demand and supporting people to live in safe and welcoming communities. For example:

- *along with our partner housing associations, we delivered 505 new affordable houses for local families;*
- *we purchased 70 former Council houses as part of a buy-back scheme to add to our housing stock and meet local demand;*
- *renovated 15 properties and converted them into 25 flats for social housing;*
- *achieved high satisfaction levels with the quality of our housing and local areas;*
- *completed the first phases of the regeneration of Muirton in Perth, improving the local area and providing much needed housing, with 194 social rented and low cost housing for local families, delivered in partnership with RSLs;*
- *improved the quality of 94.6% of our Council homes, to meet the Scottish Housing Quality Standard (SHQ);*
- *upgraded the central heating and energy efficiency in over 550 Council homes and with energy efficiency measures, which resulted in savings of up to £475 on annual fuel bills for families;*
- *supported families in need through our Welfare Rights Team who referred households to SSE's Priority Assistance Fund, resulting in over £4.5 million worth of debt being cleared.*
- *supported more people to remain in their homes with technology, increasing the number of people receiving community alarms from 3,271 in 2011 to 3,565 in March 2016 and assisted those with other technology enabled care from 610 in 2013 to 942 in March 2016;*



- exceeded the number of adaptations we made to houses to support people at home and to sustain their tenancies - exceeded the target of 250 each year of the strategy;
- supported people with mental health issues who previously lived within psychiatric care and are now living independently with support in a community setting;
- reduced the number of people presenting as homeless from 909 in 2012/13 to 898 in 2015/16;
- supported young people through early intervention to prevent homelessness;
- achieved 'Excellent' grades for the Quality of Care and Support, Staffing and Management, and Leadership of the Council's Housing Support Service following an unannounced inspection by the Care Inspectorate in March 2016;
- achieved 'Excellent' and 'Very Good' grades for the three areas inspected in the Council's sheltered housing services in April 2016.

Further details of our achievements over the period of the Local Housing Strategy 2011-2016 are in Appendix 1.

Strategic Priorities and Planned Outcomes 2016-2021

We want to build on our success and achieve more and our 4 new strategic priorities are set out below:

1 Supply of Housing and Sustainable Communities

More affordable homes and well-managed stock to ensure that homes are the size, type and location people want to live in with access to suitable services and facilities.

2 Housing and Homelessness

Communities are safe and secure for residents of Perth and Kinross with access to good-quality, affordable accommodation with the necessary support in place to sustain them in their homes and prevent them from becoming homeless.

3 Independent Living

People live independently at home for as long as possible with help from the community and local support networks.

4 House Condition, Fuel Poverty and Climate Change

Residents of Perth and Kinross live in warm, dry, energy efficient and low carbon homes which they can afford to heat.



How Will We Achieve These Outcomes?

An action plan sets out the key steps we will take to achieve our outcomes, some of which are set out in the sections below.

Priority 1: *Supply of Housing and Sustainable Communities*

Targets to increase the supply of housing have been set for the 5 year period of the strategy:

	5 Year Total	Annual Average
Affordable Housing <i>(including MMR options)</i>	750 Units	150 Units
Market Housing <i>(including Private Rent)</i>	2,000 Units	400 Units
Total	2,750 Units	550 Units

We will deliver these targets in partnership with housing associations and property developers to build new homes through a combination of funding from:

- *Scottish Government for the development of affordable housing;*
- *Developers' Contributions (collected through the implementation of the Affordable Housing Policy) and Council Tax funding for affordable housing to compliment the funding available from the Scottish Government.*

We will increase opportunities for people on lower incomes to purchase property through shared equity schemes and investigate options for the Council to hold an equity share to support home ownership.

We recognise that there is a shortage of affordable housing for local people in rural communities and will continue to take steps to prioritise these areas through the Strategic Housing Investment Programme (SHIP) and Strategic Local Development Programme.

We will continue to engage with communities across Perth and Kinross through Locality Working Groups for Community Planning and through regular locality planning meetings in the 3 Health and Social Care Localities and will involve Council tenants in decisions that improve their environment through initiatives such as the Estate-Based Initiatives Programme.

We will make every effort to regenerate communities and bring long-term empty properties back into use for affordable housing by using all initiatives and funding at our disposal.

Priority 2: *Housing and Homelessness*

Significant and lasting improvements have been achieved across many areas of the housing service. We have transformed our homeless services, making them more responsive to individual needs and providing homeless people with the types and level of support they need to prevent homelessness. We have excellent levels of tenancy sustainability and continue to perform well nationally. Tenant satisfaction levels with our repairs service and the condition of neighbourhoods are high and we continue to strengthen our partnership arrangements with tenants and residents through a wide variety of forums and engagement activities.

We have identified a number of key outcomes and will continue to work closely with our partners and service users to deliver housing options for people as a way of preventing homelessness and sustaining tenancies.

Our Common Allocations Policy has been revised to reflect changes in legislation, the Scottish Social Housing Charter Outcomes and the impact of Welfare Reform.

To prevent homelessness we will continue to expand the Flat Share and Empty Homes Initiatives and strengthen links with our partner organisations. Our Home First transformation project will review the homeless service, our current model of temporary accommodation and provide more options for direct access to settled



accommodation for homeless people, reducing the reliance on, and time spent in, temporary accommodation.

Priority 3: *Independent Living*

We want to make sure people have access to the right type of housing and support to enable them to live as independently as possible at home or in a homely setting.

The housing service is a key partner in the Perth and Kinross Health and Social Care partnership and plays a central role in helping to achieve the national health and social care outcomes and supporting our local health and social care priorities. The condition of a property, its surrounding environment and the availability of support can have a huge impact on the health and wellbeing of an individual and their ability to live independently. Existing housing, future housing developments and the provision of housing-related support services play a vital role in supporting people to live independently at home or in a homely setting for as long as possible. We need to ensure that any new housing development is flexible and can meet people's longer term needs. We also need to take account of the need for specialist provision, as well as how we can support people in general needs accommodation through better use of technology, aids and adaptations alongside the provision of care and support.

We will continue to work closely with our partners and tenants to allow people to remain in their homes, preventing homelessness and will develop a plan to ensure the housing needs of vulnerable people with support needs are identified over the longer term and housing options identified within new developments.

We will continue to work with housing, health and social care partners to make sure that there is a good supply of affordable mainstream and supported housing with services attached to support people to live as independently as possible in housing that is suitable for their needs.

Priority 4: *House Condition, Fuel Poverty and Climate Change*

There is a strong relationship between poverty, cold and damp homes and health-related issues such as respiratory problems, heart problems, mental health problems and excess winter deaths. Research has also shown that the residential sector in Scotland can contribute up to 25% of Scotland's greenhouse gas emissions and some of the main factors leading to this include house condition; energy efficiency rating; heating type and heating regime.

Our aim is to ensure that residents of Perth and Kinross live in warm, energy efficient and low carbon homes which they can afford to heat and we have identified a range of actions on the social and private housing sector to achieve this.

We will identify the action we are currently taking to improve energy efficiency levels within Perth and Kinross along with our future intentions for working towards the Scottish Government targets for fuel poverty and climate change. Our Local House Condition Survey (2015) reported that the areas of Perth and Kinross with the highest rates of fuel poverty are Highland Perthshire (33.5%); Strathearn (31.2%); and Kinross (22.6%).

We will continue to strengthen the links between partner agencies and organisations and promote income maximisation in Perth and Kinross. Funding from the Council's Housing Revenue Account (HRA) capital investment programme (for Council houses only) will allow external wall insulation to be completed to a further 318 'hard to treat' houses and owner-occupiers and private landlords will continue to receive subsidies from funding targeted to improve home energy efficiency.



Conclusion

We have an ambitious plan for Perth and Kinross. Good-quality affordable housing helps us achieve our wider aims to create safe and sustainable places for people to live in, to give every child the best start in life and support people to lead independent, healthy and active lives. We support the Scottish Government's vision for a *'housing system which provides an affordable home for all'* and our strategy provides the direction to tackle housing need and demand in Perth and Kinross and inform future investment. It sets out the key priorities for housing and related services and the actions Perth & Kinross Council and our partners plan to take to address these over the next five years.





Introduction

Delivering high-quality affordable housing in safe and secure neighbourhoods is a key priority for Perth and Kinross. This Local Housing Strategy provides the strategic framework to help us achieve that, setting out our vision, key objectives and outcomes. The legislative framework that underpins our approach is set out in Appendix 3.

Our Vision

'We want to make Perth and Kinross a place where everyone will have access to good-quality, energy efficient housing which 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.'

Good-quality affordable housing helps us achieve our wider aims to create safe and sustainable places for people to live in, to give every child the best start in life and support people to lead independent, healthy and active lives. Poor housing or living in areas of deprivation can impact upon an individual's health and wellbeing. People who live in more affluent areas are known to live longer and have significantly better health and wellbeing and it is important to ensure that everyone has equal access to housing and housing-related services irrespective of race or ethnicity; disability; gender or sexual orientation; their age; or their religion.

We support the Scottish Government's vision for a *'housing system which provides an affordable home for all'* and our strategy provides the strategic direction to tackle housing need and demand in Perth and Kinross and inform future investment. It sets out the key priorities for housing and related services and the actions both Perth & Kinross Council and Partner Agencies plan to take to address these over the next five years.

National Outcomes

The Scottish Government's Housing Strategy *'Homes Fit for the 21st Century'* sets out the Government's vision for housing until 2020 as well as the actions and proposals to realise this vision¹. The Housing and Regeneration Outcomes Framework², sets out the four outcomes linked to the National Outcomes Framework for Scotland and this framework will inform our approach.

The Perth and Kinross Community Plan/ Single Outcome Agreement for 2013-2023 and the Corporate Plan 2013-2018, sets out the 5 strategic objectives and 12 local outcomes which are important for Perth and Kinross. The five strategic objectives are:

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

Delivering high-quality affordable housing in safe and secure neighbourhoods is a key priority and we want Perth and Kinross to be a place where everyone enjoys good-quality housing in a safe and pleasant environment.



Housing Vision

All people in Scotland live in high-quality, sustainable homes that they can afford and that meet their needs.

Regeneration Vision

A Scotland where our most disadvantaged communities are supported and where all places are sustainable and promote wellbeing.

National Outcomes

We live longer, healthier, lives.

We live in well-designed, sustainable places where we are able to access the amenities and services we need.

We have strong, resilient and supportive communities where people take responsibility for their actions and how they affect others.

Housing and Regeneration Outcomes

A well-functioning housing system	High-quality sustainable homes	Homes that meet people's needs	Sustainable communities
Availability and choice	Safe	Accessing a home	Economically sustainable
Homes people can afford	Warm	Keeping a home	Physically sustainable
Growth of supply	Resource efficient	Supporting independent living	Socially sustainable
	Promote wellbeing		

Source: Scottish Government Website

What We Have Achieved in the Last 5 Years



We have achieved a great deal over the last 5 years.

Addressing Housing Requirements

- *We delivered 505 new affordable houses for local families with partner housing associations.*
- *We purchased 70 former Council houses as part of a buy-back scheme.*
- *We renovated or are in the process of renovating 15 properties and converting them into 25 flats for social housing.*
- *Satisfaction levels with house and area remained high over the course of the strategy.*
- *A total of 951 people were supported to access private sector accommodation through the Rent Bond Guarantee Scheme.*

Promoting Sustainable and Mixed Communities

- *Tenant satisfaction with house and area remained high over the course of the strategy.*
- *We completed phases 1-5 of the Muirton Regeneration Programme in partnership with housing associations and developers. This included a mixture of 67 social rented and low cost housing for local people.*
- *We successfully recruited over 200 new tenants and residents to be on the Interested Persons Consultation Database.*
- *We completed repairs within target times and improved the average property re-let times from 34 days in 2010/11 to 25 days in 2015/16.*





Improve Stock Conditions and Energy Efficiency

- 94.6% of our Council houses were compliant with Scottish Housing Quality Standard (SHQS) by 2016.
- We secured funding to enable external wall insulation works to be carried out in the North Muirton, Friarton and Craigie areas of Perth as well as work in Invergowrie.
- Basic energy saving measures such as loft insulation and new boilers have been, or are being, provided for qualifying homeowners/private landlords.
- A total of 550 Council homes received central heating upgrades in 2014/15.
- New triple glazed windows were fitted in 40 Council homes along with insulated exterior doors.
- Through energy efficiency measures people saved up to £475 on annual fuel bills.
- The Welfare Rights Team referred households for debt assistance, resulting in over £4.5million worth of debt being cleared.

Assisting People with Particular Needs

- The number of people receiving community alarms increased from 3,271 in 2011 to 3,565 in 2016 and those with technology assisted packages increased from 610 in 2013 to 942 in 2016.
- We have exceeded our target of 250 for housing adaptations for every year of the strategy.
- We supported people with mental health needs, who previously lived within psychiatric care, to live independently with support in a community setting.
- We reduced the number of homeless presentations from 909 in 2012/13 to 898 in 2015/16.

Further details of our achievements over the period of the Local Housing Strategy 2011-2016 can be found in Appendix 3.

Our Strategic Priorities and Outcomes



We want to build on our success of the last 5 years and continue to work in partnership with health and social care, independent and third sector housing organisations, to achieve the outcomes for our 4 strategic priorities:

- Continue to focus on increasing the supply of housing to meet the high demand and create sustainable communities.
- Address homelessness.
- Ensure people can live independently at home for as long as possible with access to the services they require.
- Create warm, high-quality, energy efficient and low carbon homes.

We will also work to eliminate discrimination, harassment and victimisation, advancing equality of opportunity by removing or minimising disadvantage and will aim to meet the needs of particular groups who face disadvantage.

We have 4 key strategic priorities for 2016-2021:

1 Supply of housing and sustainable communities

Deliver more affordable homes and well-managed stock to ensure that homes are the right size, type and location that people want to live in with access to suitable services and facilities.

2 Housing and homelessness

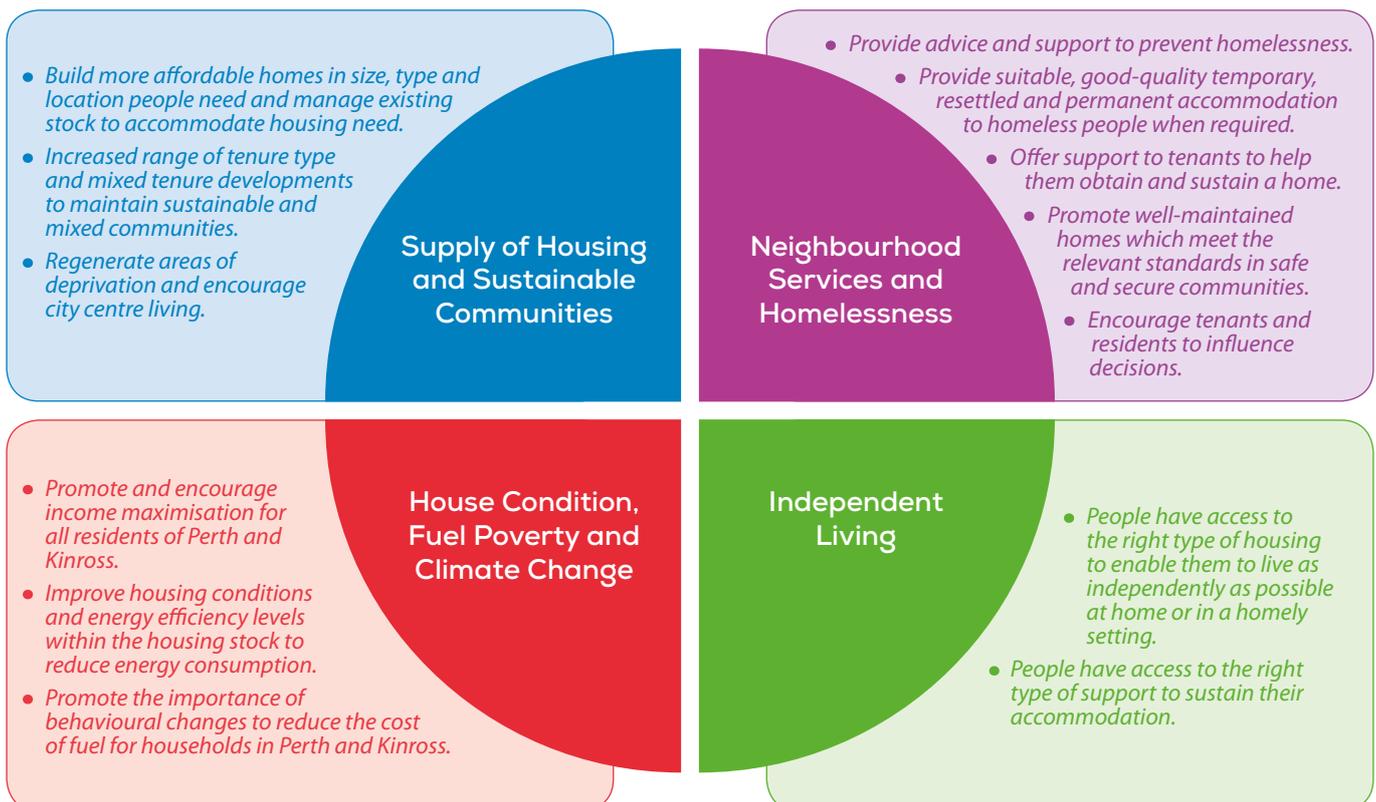
Support communities to be safe and secure, with access to good-quality, affordable accommodation with the necessary support in place to sustain people in their homes and prevent them from becoming homeless.

3 Independent living

Support people to live independently at home for as long as possible with help from the community and local support networks.

4 House condition, fuel poverty and climate change

Enable residents of Perth and Kinross to live in warm, dry, energy efficient and low carbon homes which they can afford to heat.





Our Strategic Priorities and Outcomes

(continued)



- **Place**

Our services will be built around people and communities. We need to work with individuals and communities to establish their needs, aspirations, capacities and skills and how we can support them to become autonomous and resilient.

- **Prevention**

Prevention will ultimately deliver better solutions and outcomes for individuals and avoid future costs to the public sector. Early intervention will reduce inequalities and promote equality, providing better outcomes for people and reducing the financial, social and personal costs of dependency.

- **People**

People should work together across organisational boundaries to provide seamless, high-quality integrated services which are centred on the individual and their particular needs.

- **Performance**

Plans need to be outcomes focussed in order to monitor and review performance and establish whether the actions are being achieved.

the scale of housing development, population growth and change, infrastructure planning and sustainable economic growth over a 20 year period.³

- *The Perth and Kinross Local Development Plan (LDP) sets out which land is being allocated to meet the area's development needs to 2024 and beyond.⁴*
- *Housing Needs and Demand Assessment (HDNA).⁵*
- *The TAYplan-wide Joint HNDA (2013) and our refreshed local HDNA carried out in 2015.⁶*
- *The Perth and Kinross Local House Condition Survey (2015).⁷*

Consultation and Engagement

- *Extensive engagement with specialists, housing professionals, community care and health partners, local contractors and tenant representatives has informed the LHS through workshop events, tenants meetings and through a formal consultation process. Appendix 6 describes the consultation process and participation.*
- *In addition, comments were drawn from 'Join the Conversation', the engagement work undertaken for the Strategic Commissioning Plan (2016-2019) for health and social care integration, highlighted concerns from the community about shortages of affordable housing across Perth and Kinross.*

We will only be able to deliver on our ambition through partnership working and collaboration and we will work with other local authorities, housing associations, the private sector and others to ensure this happens.

This strategy has been informed by a number of related document and plans including:

- *The Strategic Development Plan for Tayside which sets out the long-term issues affecting the TAYplan area (Dundee City, Angus, North Fife and Perth & Kinross local authorities). It covers areas such as climate change,*



What Resources Are Available?

Funding to support the strategy includes:

- **Housing Revenue Account (HRA)**

This is a ring-fenced account primarily funded by rental income from Council tenants for services provided to Council tenants. This covers day-to-day delivery of services provided to the tenants such as:

- *Repairs and Maintenance*
- *Capital Improvements*
- *Sheltered Housing*
- *Locality Housing teams*

The Council's capital programme funds improvements or additions to Council homes, such as the Central Heating Replacement Programme; Kitchen and Bathroom Replacement Programmes; New Build Housing and Council Housing Buy-Backs.

The HRA Capital Programme is primarily funded by prudential borrowing but also receives income from right to buy sales until the end of right to buy in August 2016.

Housing Revenue Account (HRA) Budgets

- *HRA Gross Revenue Budget - £28,309,000 (2016/2017)*
- *HRA Capital Programme - £18,541,000 (2016/2017)*
- *Right to Buy Sales Income - £1,056,000 (total income as at March 2016)*

- **General Fund**

The general fund budgets are funded from the Scottish Government through a Revenue Support Grant as well as Council Tax Income and Non-Domestic Rates. Services within the general fund are provided for all residents of Perth and Kinross.

*The **Housing General Fund** is primarily used to fund homelessness services across Perth and Kinross through areas such as dispersed tenancies, hostels and the private sector as well as services provided to Gypsy Travellers at Double Dykes and Bobbin Mill.*

*The **housing support budget** provides support to residents with support needs (such as substance misuse, homelessness, mental health, learning disabilities) and can be provided both through housing support services to individuals in their own homes and/or accommodation-based support for specific groups.*

*The **Private Sector Housing Grant** adaptations budget deals with funding to private residents to adapt their homes (primarily for disabled adaptations) and this is currently provided in partnership with Caledonia and Hillcrest Housing Associations through the Care & Repair Service.*

*The monies received from **Council Tax on Second Homes** is used to help deliver affordable housing.*



- **The Affordable Housing Supply Programme**

The Scottish Government allocates grant subsidy to local authorities to deliver affordable homes directly and in partnership with Registered Social landlords (RSLs). In 2016/17 the Government is making £572 million available in the Affordable Housing Supply Programme with over £406million for local authorities to deliver more affordable homes.

General Fund Budgets

- *Housing General Fund - £2,002,000 (2016/2017)*
- *Housing Support - £2,692,000 (2016/2017)*
- *Private Sector Housing Grant (Adaptations) - £2,305,000 (2016/17)*
- *Affordable Housing Policy - Commuted Sums £3,422,000 (total balance at January 2016)*
- *Council Tax Second Homes Reserve - £3,506,000 (total balance at January 2016)*
- *Home Energy Efficiency Programmes for Scotland – Area-Based Schemes (HEEPS-ABS) - £1,172,797 (2016/17)*
- *Affordable Housing Development Programme (Scottish Government) - £11,681,000 for Perth and Kinross (2016/17)*

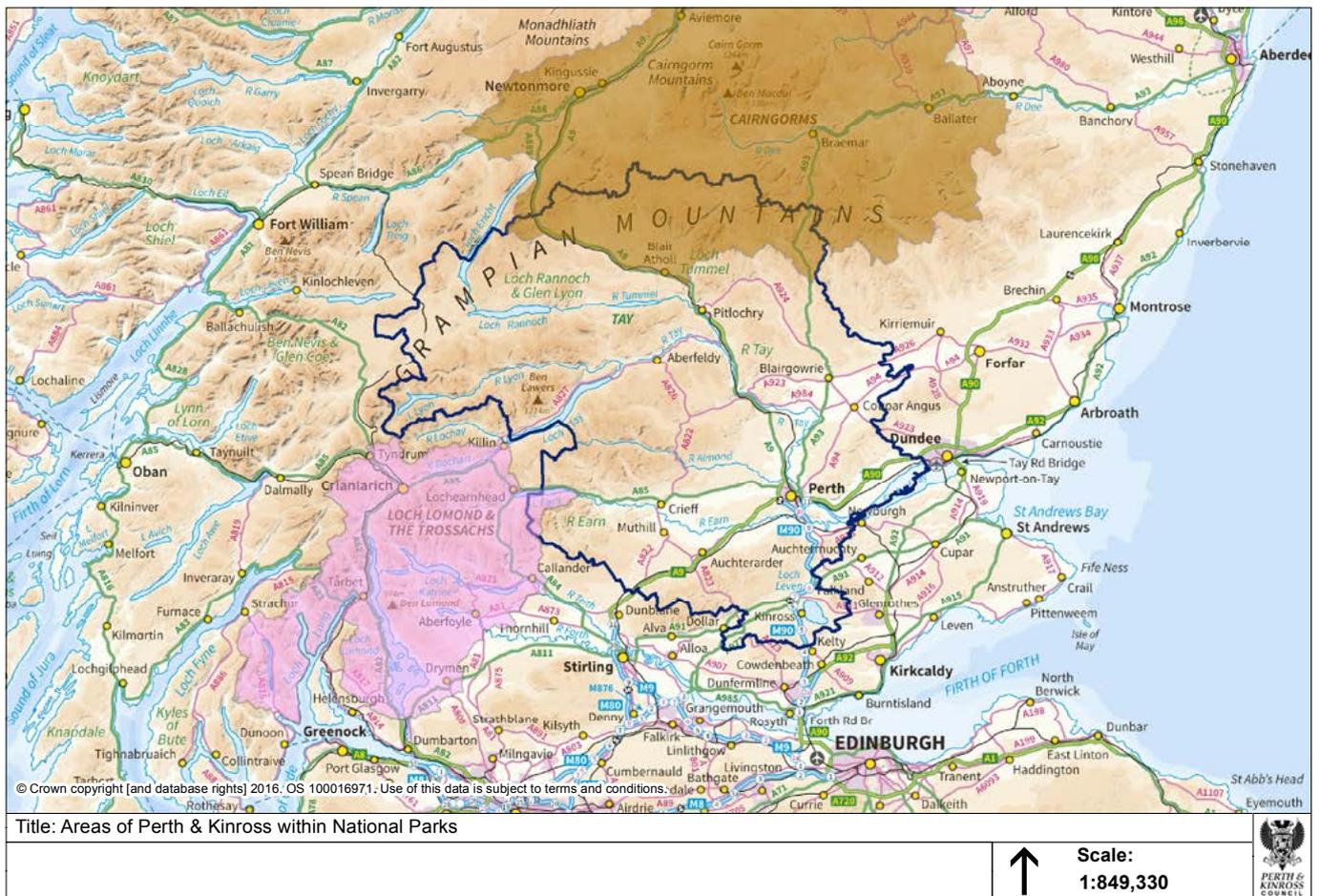


This section describes the geography and population of the local area and the issues affecting our priorities for housing.

Perth and Kinross covers an area of 5,286 square kilometres which is the fifth largest local authority area in Scotland⁸. There is a fairly even urban:rural population split, with around 52.8% of the population living in the urban settlements and 47.2% of the population living in rural settlements. We are in the unique position of being partly located within both of Scotland's National Parks. The map below highlights the areas of Highland Perthshire including Blair Atholl and Upper Glenshee which fall within the Cairngorms National Park (brown) and the small area around Loch Earn and St Fillans which falls within the Loch Lomond and Trossachs National Park (pink).

National Park Boundaries*

The geography of the area presents us with some specific challenges. Around half of the population is spread over a large rural area and there are challenges in relation to the availability of land, particularly in North Perthshire. This requires a strong focus on collaboration with the national park authorities and private landowners to develop new housing alongside other key partners.



* The Terms and Conditions referred to within the map here are as follows: "You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Perth & Kinross Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS."



Population

The Perth and Kinross population is 148,880⁹ (National Records of Scotland (NRS) mid-2014 pop estimates report). Previous projections¹⁰ report that the total population of Perth and Kinross is expected to increase from 147,740 in 2012 to 183,468 in 2037. The table below projects the population change for Scotland and Perth and Kinross between 2012 and 2037 and clearly shows that net migration is the key component for the increase in population in the Perth and Kinross area.

Area	% Natural Change (birth rate life expectancy)	% Net Migration	% Projected Population Change (2012-2037)
Scotland	1.6	7.2	8.8
Perth and Kinross	1.4	22.7	24.2

Source: NRS 2012 Based Population Projections

Age Profile

The population is ageing, with an expected increase of 89% of those aged 75+ age¹¹ by 2037. Increases are also expected across other age groups although not at the level suggested within those aged 75+ years (26% in children 0-15 years, 22% in working ages and 29% in pensionable ages).

Households

The total number of households is expected to increase by 27%, from 65,194 in 2012 to 82,869 by 2037¹², although the average household size is predicted to fall from 2.20 in 2012 to 2.13 in 2037.

The table below demonstrates the expected change in household composition over the 25 year period, with a huge increase (72%) in the number of households with one adult and one or more children and a decline in the number of households with three or more adults and no children.

Household Type	2012	2017	2022	2027	2032	2037	% Change 2012-37
1 Adult, 1 or more Children	3,379	3,735	4,173	4,694	5,249	5,825	72%
3 or more Adults, No Children	4,781	4,777	4,696	4,481	4,299	4,276	-11%
2 or more Adults, 1 or more Children	12,480	12,301	12,418	12,886	13,560	14,142	13%
1 Adult, No Children	21,701	23,294	25,061	26,831	28,393	29,984	38%
2 Adults, No Children	22,853	24,348	25,944	27,203	28,026	28,641	25%
Total Households - Perth and Kinross	65,194	68,456	72,292	76,096	79,526	82,869	27%

Source: NRS 2012 Based Principal Household Projections



Economy

Small businesses account for around half the workforce in the area. Tourism contributes around £400million per year to the local economy and supports 13% of employment. Over 2 million visitors per year are attracted to Perth and Kinross which enables unemployment levels within Perth and Kinross to remain below the national average¹³.

- £5-10k (6,436 households);
- almost 35% of households have an income of between £0 and £20,000 with the majority of households (52%) having incomes of £30,000 or less.

With a high proportion of the population on the lower end of the income scale this means there is a high level of need for affordable housing across Perth and Kinross.

Income and Earnings

Income and earnings within Perth and Kinross are generally low:

- median earnings (2015) for full-time employees are £26,878;
- this is below the Scottish median of £27,404; and
- below the median for Great Britain of £27,539¹⁴.

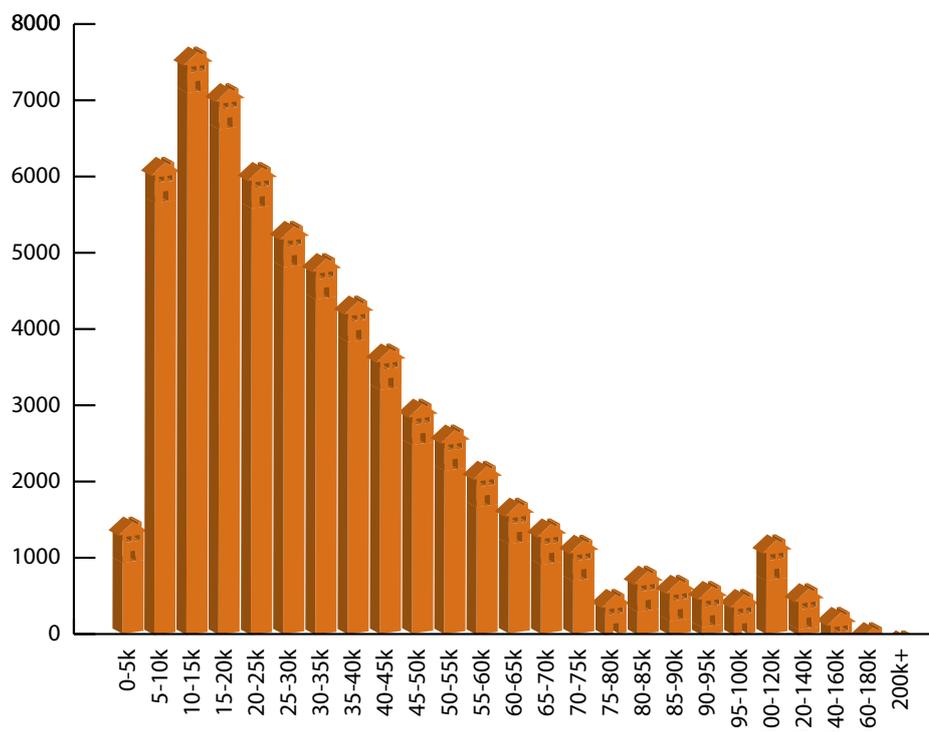
Household income level data (Californian Analysis Centre - CACI,2015) also shows:

- the largest grouping of households earn between £10-15k (7,940 households);

Localities

We recognise that there are different issues affecting the need for housing and housing-related issues in the different areas of Perth and Kinross and our plan takes account of these. There are a number of ways of identifying localities across Perth and Kinross, all of which serve different purposes and help inform the planning, development and delivery of housing and housing-related services. These include Housing Market Areas (HMAs) and localities for community planning and health and social care.

Number of Households by Household Income Brackets (2015)



Source: CACI Paycheck Data 2015
(Base Household figure = 67,636)



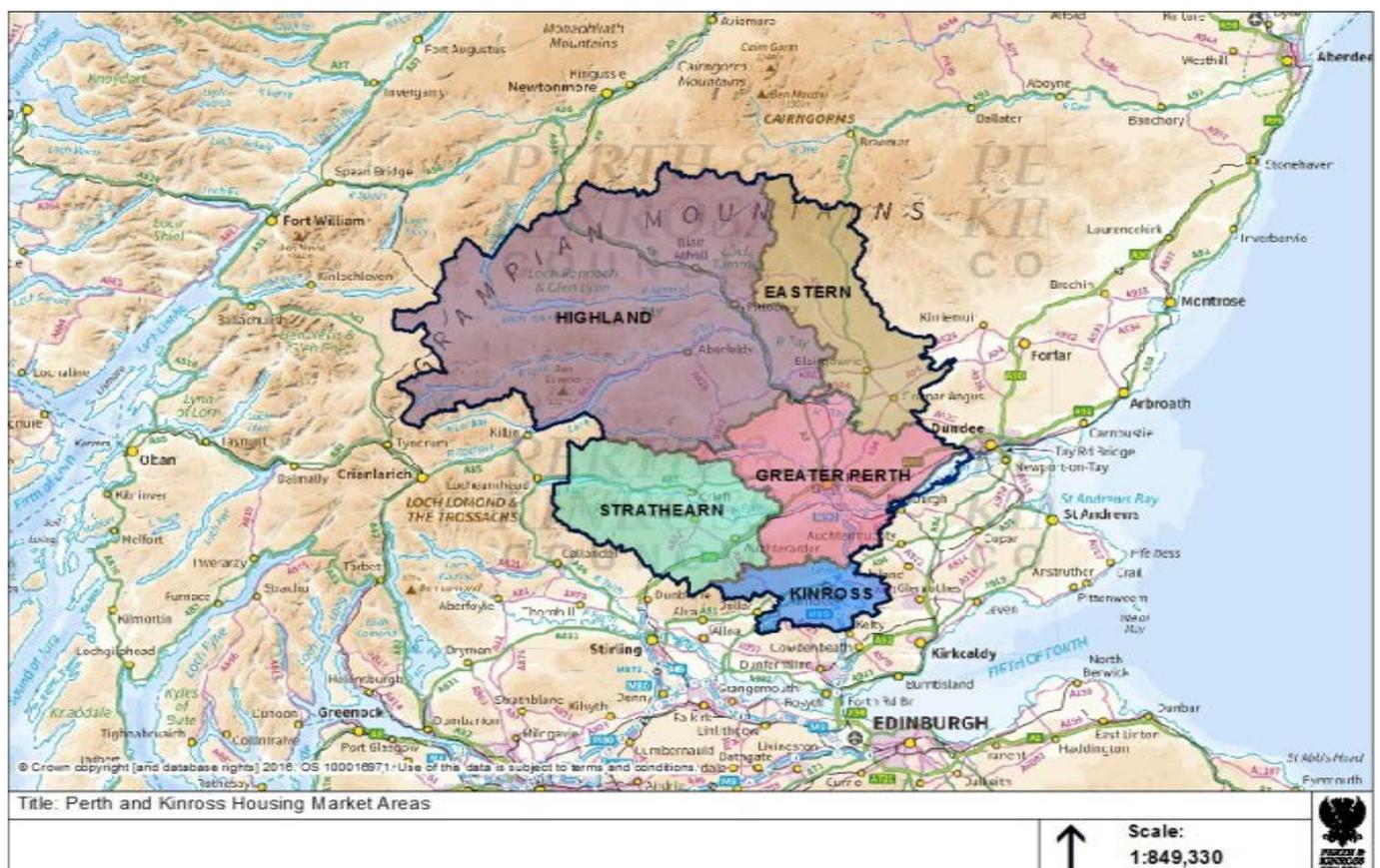
Housing Market Areas (HMAs)

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

Perth and Kinross Settlements by HMA

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

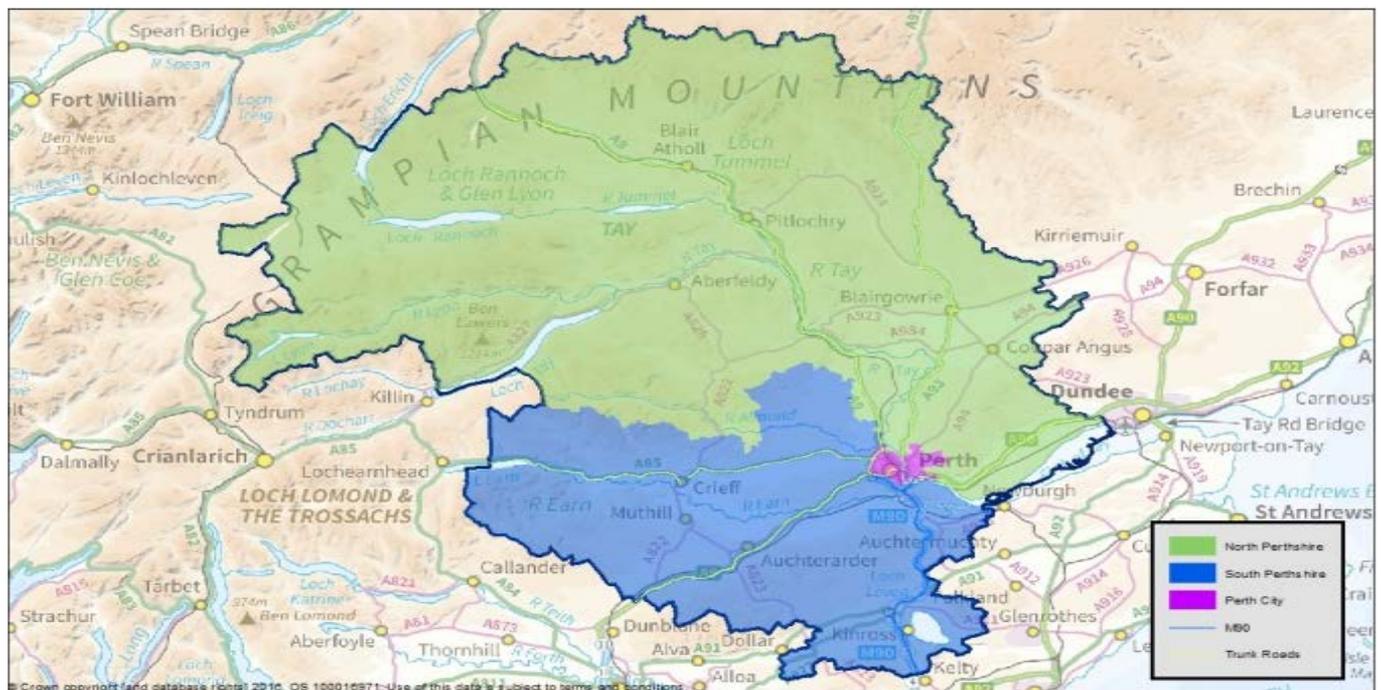
Map of Housing Market Areas





Community Planning and Health and Social Care Localities

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



Perth and Kinross Health and Social Care Localities

↑ Scale: 1:550,000



Links with Neighbouring Local Authorities

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



Priority 1: Supply of Housing and Sustainable Communities



New Build Properties in Auchterarder - 2015

What are our priorities?	What outcomes do we want to achieve?
Housing Supply	<ul style="list-style-type: none"> ● Increased number of affordable homes in size, type and location that people need. ● Increased range of tenure type and mixed tenure developments to maintain sustainable and mixed communities.
Regeneration and City Centre Living	Areas of deprivation are regenerated and more people are living in the city centre.

Good-quality housing and the surrounding local environment make a significant contribution to our wider aim to create safe and sustainable communities that people want to live in. In addition, good-quality housing helps tackle poverty and health inequalities and give children the best start in life. There is a high demand for housing and we need to build more new homes as well as taking action to manage existing stock to ensure we meet the housing needs of people in Perth and Kinross. Equally important is the regeneration of areas of deprivation, supporting communities to grow and develop, taking more ownership of their local area.



Our analysis shows:

- Although our waiting list for social housing has been reducing and available housing increasing, pressures remain, with 3,276 people on the waiting list at 31 March 2016 (3,651 at March 2015).
- 988 properties were let through the Common Housing Register 2015/16, compared to 830 the previous year and of them 55% were let to homeless applicants.
- With limited numbers of households qualifying for social housing and many vacancies unable to meet the housing needs of applicants, households must now look at all housing options available to them.
- Changes in household composition suggest a continued need for 1 and 2 bedroom properties with increases in single adult households (38%), 2 adults with no children (25%) and an expected increase of 72% in one adult with one or more children over the next 25 years.
- 48% of dwellings in Perth and Kinross have 4-6 rooms, 40% have 1-3 rooms, 10% have 7-9 rooms and 2% have 10 or more rooms¹⁵.
- The Perth and Kinross Local House Condition Survey (2015)¹⁶ reports that 35.9% of Council tenants are currently under-occupying by 1 bedroom and 38.7% of tenants under-occupying by 2 or more bedrooms suggesting that more work is required to address the mismatch between household composition and property size within the social housing stock.
- Over the past 5 years the number of Council properties sold through the Right to Buy (RTB) scheme has varied between 56 and 34 per year with a total of over 9,000 Council housing in total sold through RTB. From 1 August 2016 RTB will be abolished and the loss of housing stock through this process will end.

- The number of house sales recorded continues to be significantly below the pre-recession level.
- Affordability calculations carried out using house price and income data which found that without significant deposits, equity or more favourable lending conditions a house priced at the lower quartile would not be obtainable to more than half the current population.
- The Private Rented sector is increasingly becoming an option for many households with an increase of almost 4% between the 2001 and 2011 Census.

Housing Needs

An assessment of housing needs (Housing Need and Demand Assessment) was undertaken at a strategic level by the TAYplan authorities and this informs the assessment of need for additional housing included in the Strategic Development Plan and the Local Development Plan. This assessment (awarded 'robust and credible' status by the Centre for Housing Market Analysis) estimated that an additional 1,000 houses across all tenures would be required each year over the period of the Strategic Development Plan. A more recent assessment was carried out locally which confirmed the high level of need for additional homes in Perth and Kinross. It produced estimates of the number of new build housing required to meet the current and future housing need, across all tenures and at Housing Market Area level, the detail of which is included in Appendix 2.

Our Housing Supply Target

The Housing Need and Demand Assessment (HDNA) provides a detailed assessment of need, added to which are some other factors which have an impact on the pace and scale of housing delivery to set our housing supply targets. These include:

- economic factors;
- capacity within the construction sector;



Priority 1: Supply of Housing and Sustainable Communities *(continued)*

- *potential inter-dependency between delivery of market housing and affordable housing at a local level; availability of resources;*
- *likely pace and scale of delivery based on completion rates;*
- *recent development levels;*
- *planned demolitions; and planned new and replacement housing or housing brought back into effective use.*

The economic downturn in 2008 caused a substantial drop in the number of houses built in Perth and Kinross although in recent years, the number of new housing has been increasing (512 during 2015/16 compared to 343 in the previous year). However, it is likely that the number of homes built will still be substantially lower than requirements set out by the Housing Needs and Demand Assessment and the target for housing (including affordable housing) has been adjusted accordingly. Completion rates for new homes in recent years have been taken into account in setting the targets set out below and our next section sets out how we plan to achieve these:

Targets for Meeting Housing Need in Perth and Kinross	5 Year Total	Annual Average
Affordable Housing (including Mid-Market Rent (MMR) options)	750 Units	150 Units
Market Housing (including Private Rent)	2,000 Units	400 Units
Total	2,750 Units	550 Units

What We Will Do To Meet Housing Need

We need a radical approach to meet our target to increase the number of affordable homes in Perth and Kinross. We therefore plan to review how we approach this, working with our partners in housing associations and the private sector to consider how best to achieve our ambition to increase affordable homes in Perth and Kinross over the next 10 years. This next section sets out what we are doing across the housing sector as a whole and our plans to increase the number of homes and the range of options available to people.

Affordable Housing Policy

All housing developers offer the Council an affordable housing quota of 25% on sites of 5 units and above. Where possible, we prefer on-site affordable housing for larger developments (20 houses or more) and in some circumstances we accept the payment of a commuted sum in place of on-site affordable housing. This will usually be where a development is in a remote rural setting where it is difficult to access services or in a small development and the number of affordable houses required will be small. All commuted sums are paid into a fund used to meet the need for affordable housing in the same housing market area. The Council's Affordable Housing Guide Supplementary Planning Guidance outlines this in greater detail and we aim to continue with this approach to meet the need for affordable housing across the area.

Delivery of New Build Homes

- *We will deliver 2,750 new build homes through a combination of funding from:*
 - *Scottish Government for the development of affordable housing;*



- *Developers' Contributions (collected through the implementation of the Affordable Housing Policy) and Council Tax funding for affordable housing to compliment the funding available from the Scottish Government.*

Shared Equity Scheme

- *We will increase opportunities for people on lower incomes to purchase property through shared equity schemes.*
- *We are investigating options to develop a scheme involving the purchase of completed units from a developer by the Council and sold on at an affordable rate. The balance of equity would be held by the Council and would either be repaid to the Council on subsequent sale or the unit transferred at the discounted price to an eligible purchaser. A similar model has been used in Aberdeenshire and has delivered 300 units to date.*

Mid-Market Rent (MMR)

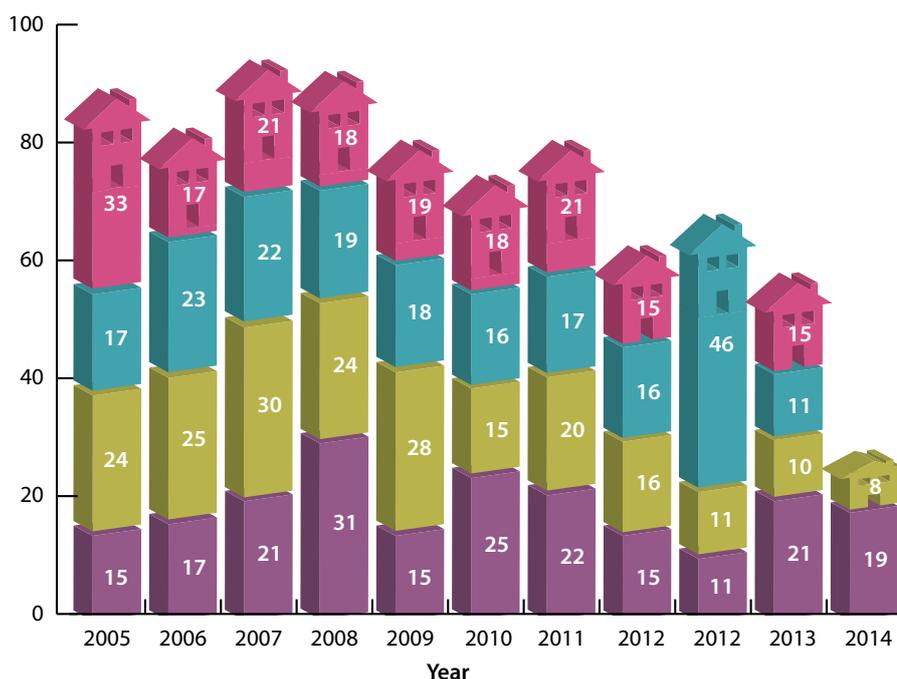
In April 2013, we commissioned research to identify the need for Mid-Market housing within Perth and Kinross. The research project¹⁷ concluded that around 9,000 households within Perth and Kinross who were unable to afford private renting, could afford MMR as a form of renting.

We are currently investigating options to progress a form of MMR within the area and will refresh the MMR model to establish how we should take this forward.

Self-Build/Custom Build

Numbers of single plot completions within the area are high. The chart below demonstrates the number of single plot sites completed each quarter in Perth and Kinross since January 2005. 805 sites have completed during this period, which is the 8th highest across all local authority areas¹⁸ in Scotland.

We will investigate options to broaden access to information and assistance for households who are interested in taking this forward as a way of addressing the challenges for households living in or seeking housing within rural communities.



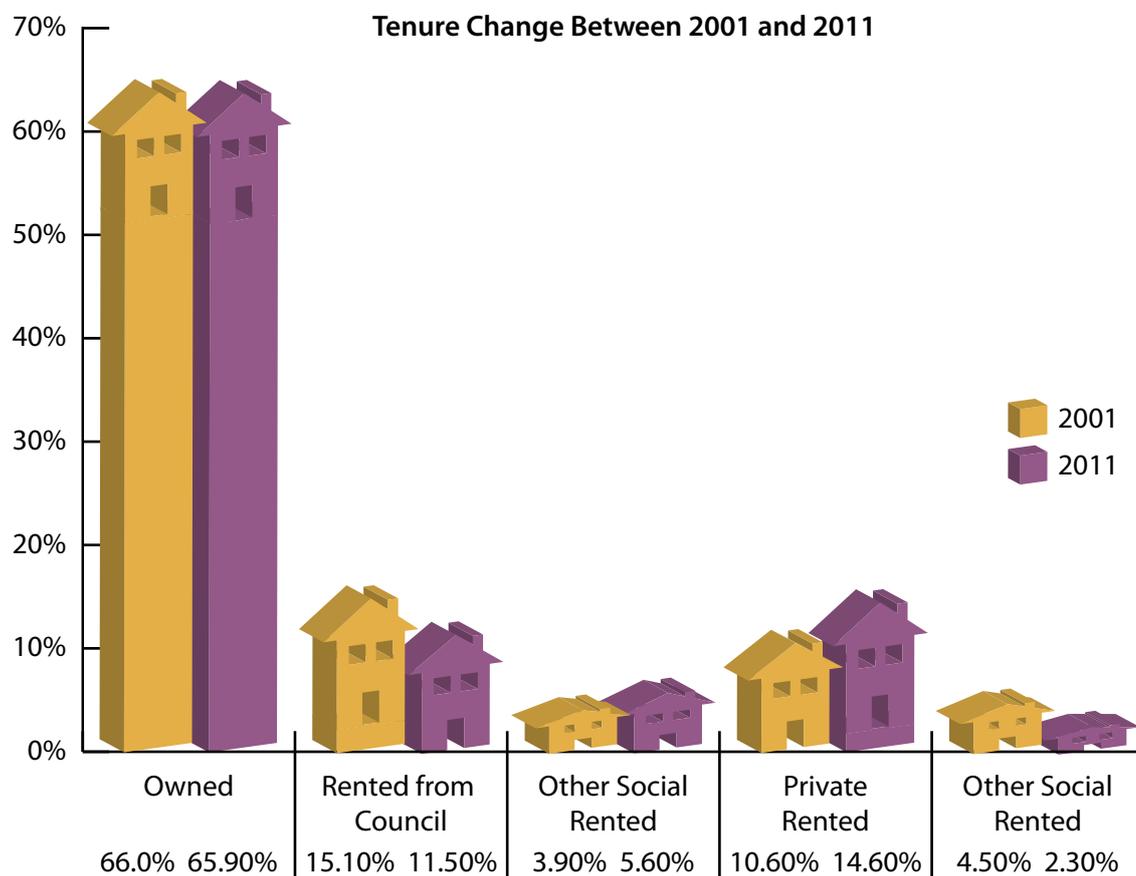
Source: Housing Statistics for Scotland - Private New Build Figures



Priority 1: Supply of Housing and Sustainable Communities *(continued)*

Private Rented Sector

The Private Rented Sector in Perth and Kinross has been growing rapidly over the last 10 years. The graph below demonstrates the changes in tenure in Perth and Kinross over the ten year period between 2001 and 2011.



Source: Scotland's Census Results Online

The table below displays average monthly private rental costs by bedroom size for each of the HMAs in Perth and Kinross (where available):

HMA	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
	Rent Per Calendar Month			
PKC whole area	£402	£524	£682	£969
Greater Perth	£397	£515	£690	£883
Strathmore	£393	£609	£688	£905
Highland Perthshire	£295			
Kinross	£460	£569		
Strathearn	£488	£513	£700	£1,225

Source: Perthshire Solicitors Property Centre January 2015 Rentals and Snapshot of Rental Charges taken from Zoopla for a total of 153 properties at 11 February 2015 available at www.zoopla.co.uk/to-rent/property/perth-and-kinross/



The private sector has an important role to play in providing housing for local people and the Council is committed to discussing all housing options with residents to help them find suitable housing. Our analysis suggests a need for 1,388 units within the **private rented** sector over the next 5 years. We need to make sure private rented accommodation is available for people who can afford to rent privately and that the size, and type of private rented accommodation is available in the locations that people want. We also need to maximise access to the Private Sector for people in need through initiatives such as Rent Bond Guarantee Scheme, Empty Homes Initiative, Flat Share Scheme and HMO Scheme.

All private landlords in Perth and Kinross must be registered through the landlord registration scheme. At present, there are 6,785 approved private landlords with 10,474 properties in the area. The Council also monitors the Houses in Multiple Occupation (HMO) and ensures all HMOs are registered. At present, we have a total of 91 registered HMOs in Perth and Kinross (February 2016) and we need to ensure that the standard of housing within the private rented sector is high.

- *We will continue to work with Private Landlords to increase opportunities to house people through initiatives such as the Rent Bond Guarantee Scheme and the Empty Homes Loan Fund.*
- *We will investigate the potential for 'Build to Let' to assist in rejuvenating our city centre while providing additional high-quality housing for private rent.*
- *We will explore further opportunities to work with private landlords to improve the quality of private rented accommodation.*

Rural Housing

Around 47.2% of the population of Perth and Kinross live in rural settlements some of which fall within both of Scotland's National Parks. In these cases, the National Parks deal with any potential development

planning issues in partnership with the Council which remains the statutory housing authority. The Council works closely with colleagues within Loch Lomond and Trossachs and Cairngorm National Parks to progress any potential housing developments within these boundaries as well as with Private Developers and Registered Social Landlords in all areas of Perth and Kinross.

Additional pressures on housing in our rural communities arise as a result of the level of unoccupied properties. The 2011 Census identified that of the 3,801 unoccupied properties in Perth and Kinross, 1,847 were second residences or holiday homes and a further 1,954 were vacant properties.

As strong demand for housing in rural areas can keep house prices high, local residents searching for housing are often unable to afford the market prices. Analysis of house sales data in Highland Perthshire has shown that:

- *31% of buyers originate from the rest of Scotland or the rest of UK;*
- *in Strathearn almost a quarter of the sales were to buyers from the rest of Scotland, rest of UK and overseas; and*
- *around 20% of buyers in Kinross originate from the rest of Scotland, the rest of the UK and overseas.*

We are proud of the fact that Perth and Kinross is an attractive and popular area to live, however, this can create challenges for local people unable to afford market prices and the development of affordable housing in rural areas is a priority for the Council.

- *We recognise that there is a shortage of affordable housing for local people in rural communities and will continue to take steps to prioritise these areas through the Strategic Housing Investment Plan (SHIP) and the Strategic Local Development Programme.*

Buy-Backs of Former Council Houses

The purchase or 'buy-back' of former local authority properties was approved by the



Priority 1: Supply of Housing and Sustainable Communities *(continued)*

Council in February 2013. To date, the Council has purchased 70 properties through this scheme. These are a valuable addition to the Council's housing stock and help us meet the needs of families in need of affordable housing across the area. In most cases, properties purchased through the buy-back scheme are allocated to existing Council or Housing Association tenants who are overcrowded, under-occupying their home or require a specific type of property to meet a medical need.

- *We will continue to purchase properties that meet the housing needs of people in Perth and Kinross through the buy-back scheme.*

Adaptations

Perth and Kinross has an increasingly ageing population with an expected increase of 89% in those aged 75+ years by 2037. With a strong focus on prevention and our aim to keep people at home for longer, it is highly likely that adaptations will be required in the future to ensure homes are suitable for people's needs.

Our Local House Condition Survey (2015) asked people whether they felt their current property would meet their household needs over the next 5 years. Whilst the majority of households find their current property suitable for their future needs (78.6%), 18.6% regarded their property as unsuitable and 16% of households quoted medical and mobility needs as the reason for this¹⁹.

- *We will ensure that aids and adaptations continue to be available to support people to remain independent at home for as long as possible.*

Mortgage to Rent (MTR)

The MTR scheme is part of the Scottish Government's Homeowner's Support Fund which helps homeowners in difficulty with mortgage payments or any loans that are secured against their property. It is an important tool in preventing homelessness and in 2014/15, the Council supported 2 MTR applications and 1 to date for 2015/16.

- *We will continue to support the mortgage to rent scheme to prevent homelessness.*

Transfers and Mutual Exchanges

- *We will continue to assist tenants with transfers and finding mutual exchange opportunities as a way of matching household needs with suitable properties which become available.*

Flat Sharing Scheme

This scheme is designed primarily for young people aged under 35 years affected by welfare reform and find it difficult to access self-contained accommodation in the private sector. We accommodated 24 people in flat share tenancies in 2015/16 and continue to have an interest in 4 HMO properties which provide a total of 18 rooms.

- *We will continue to support the flat share initiative as a way of preventing homelessness and supporting independence for young people.*

Change of Use

- *The Council will continue to convert non-residential properties into housing wherever possible. So far a total of 15 properties held on the Housing Revenue Account have been, or are in the process of being, converted into social housing, creating 25 flats.*

Regeneration and Town Centre Development

Regeneration and City Centre Living

To help create communities where people want to live and work, we need to make sure communities are able to thrive. One way of achieving this is through regeneration, including areas experiencing higher levels of deprivation or inequality, to improve the quality of housing and the environment. Partnership working with Registered Social Landlords (RSLs), the private sector and others is vital to the success of regeneration.



In 2012, 6 out of the 175 areas of Perth and Kinross appear within the 15% most deprived datazones in Scotland*. These included parts of Muirton, Hillyland, Tulloch, Inveralmond, Letham and Rattray. We have targeted these areas and our current regeneration projects within Perth and Kinross are listed below:

- **Regeneration**
This is the largest regeneration project in Perth and Kinross. All Council owned tenement flats in Muirton were demolished and the Council has worked with Caledonia Housing Association to deliver a total of 194 new affordable mixed tenure houses to date. Caledonia Housing Association, Fairfield Housing Co-operative and Perth & Kinross Council will work in partnership to deliver a further 205 units by 2019.
- **Blairgowrie and Rattray Regeneration**
In January 2012, the Council was awarded funding to improve areas in the centre of Blairgowrie and develop a community facility in Rattray. Further information on this project can be viewed online²⁰. In July 2014, the Council was able to bring 15 properties back into the housing stock which had previously been hard to let. These properties underwent full refurbishment and are now let through a Local Lettings Plan to help build and maintain a sustainable community.
- **Perth City Regeneration**
The Perth City Plan 2015-2035²¹ is an updated version of the Perth City Plan 2013-2023²² and looks at how we can develop and grow Perth City and its surrounding area in the future.
- **Regeneration across Perth and Kinross**
A review of garages and lock-ups across Perth and Kinross has resulted in refurbishment of sites including sites for affordable housing and some for demolition which will improve and regenerate local areas.

Empty Homes

A recent count of long-term empty properties in Perth and Kinross highlighted just over 1,000 empty properties, with 300 of these empty for 6-12 months and 700 empty for more than 12 months (November 2015). We have a number of **empty homes initiatives** as part of our commitment to bringing homes back into use to create much needed affordable housing within the area. In 2013, the Empty Homes Initiative won the Camelot Scottish Empty Homes Champion of the Year Award for Outstanding Project. Through the empty homes initiative we have provided 122 people with suitable accommodation in 26 properties. A further 3 properties, which will provide an additional 13 bed-spaces, will be complete in 2016.

- **Empty Homes Initiative**
We can provide owners of long-term empty properties with a grant to help bring properties up to the Repairing Standard as outlined in the Housing (Scotland) Act 2006. Grants of up to £7,500 per bedroom are available and the Council provides advice to owners on how to sell, rent, repair or convert properties to another use.
- **Empty Property Matchmaker Scheme**
Helps prospective buyers and sellers of empty properties find each other more easily.
- **Empty Homes Loan Fund**
Interest free loans of up to £15,000 can be provided to owners of private properties which have been empty for 6 months or more. Once the property is renovated owners have options to:
 - *sell the property and repay the loan; or*
 - *let it at the Local Housing Allowance (LHA) level for a minimum of 5 years (through our Rent Bond Guarantee Scheme) and become a registered landlord.*

* The Scottish Index of Multiple Deprivation (SIMD) measures levels of deprivation in areas of Scotland referred to as 'datazones'.



Priority 1: Supply of Housing and Sustainable Communities *(continued)*

- **The Local Government Finance (Unoccupied Properties etc) (Scotland) Act 2012**

Allows Councils to remove the discount on certain types of unoccupied homes and increase the level of Council Tax payable. The Council's policy is to allow the minimum discount of 10% for dwellings empty for between 6 and 12 months and for 2nd homes. For long-term unoccupied dwellings there is no discount (standard 100% charge) for 2014/15 and a surcharge of 130% was introduced for 2015/16. In 2016/17, this will increase to 150% and by 2017/18 it will be 200%. These measures enable the Council to raise approximately £1.1 million per annum for investment into affordable housing developed by the Council and RSLs.

- **Compulsory Purchase Orders (CPOs)**

The Council takes a partnership approach with the Private sector to progress projects for empty properties. However, CPOs will be considered, as a last resort, for dealing with long-term properties that cause problems for local communities and particularly where we struggle to find property owners.

What We Will Do

- We will continue to target areas of deprivation to support regeneration and access to affordable housing.
- We will continue to work in partnership with the private sector and other property owners to bring properties back into use.
- Continue to work to increase the supply of affordable housing in rural areas.





Priority 2: Housing and Homelessness

What are our priorities?	What outcome do we want to achieve? (including Scottish Social Housing Charter)
1 Housing and Homelessness	<ul style="list-style-type: none"> ● <i>People find it easy to apply for social housing and get information on how the landlord allocates homes and prospects of being housed.</i> ● <i>People looking for housing receive information to inform their choices about the range of housing options available.</i> ● <i>Tenants and people on housing lists can review their housing options.</i>
2 Providing Temporary, Resettled and Permanent Accommodation for Homeless People	<ul style="list-style-type: none"> ● <i>Homeless people are provided with suitable, good-quality temporary or emergency accommodation, when this is needed, and are offered support to help them get and keep a home.</i>
3 Managing and Sustaining Tenancies	<ul style="list-style-type: none"> ● <i>People receive the information they need on how to access accommodation, and are offered support to help find and sustain a home.</i> ● <i>Tenants, owners and other customers receive services that provide improving value for the rent and other charges.</i> ● <i>A balance is struck between the level and cost of services and how far people can afford them.</i> ● <i>Tenants are aware of their responsibilities and clear that the Council will intervene where individuals are not fulfilling the terms of their tenancy agreement.</i>
4 Safe and Secure Communities	<ul style="list-style-type: none"> ● <i>Tenants and residents live in attractive, well-managed neighbourhoods where they feel safe.</i> ● <i>Our Gypsy Traveller sites are well-maintained and managed.</i> ● <i>Tenants' homes meet the Scottish Housing Quality Standard (SHQS).</i> ● <i>Tenants' homes are well-maintained with repairs and improvements carried out when required.</i>
5 Involving and Empowering Our Communities	<ul style="list-style-type: none"> ● <i>Tenants and other customers find it easy to participate in and influence their landlord's decisions at a level they feel comfortable with.</i> ● <i>Tenants get clear information on how rent and other money is spent.</i>

This chapter sets out our vision, priorities and actions for housing and homelessness services. It primarily focuses on the Council's own housing service and describes how the Council, in partnership with a range of stakeholders, will deliver its housing and homelessness services over the next few years. It also sets out how we will build on existing improvements, identifying new and innovative ways of preventing homelessness, managing our local tenancies and supporting people to find and sustain affordable housing.



Priority 2: Housing and Homelessness

(continued)

By integrating our strategy for housing and homelessness within the Local Housing Strategy, we have more fully reflected the wider context, priorities and outcomes for the delivery of housing services. This Strategy will be delivered in tandem with the **Tenant Participation Strategy**, complementing and reinforcing our commitment to working with our tenants to deliver housing and homeless services.

We also continue to work in partnership with a number of third sector organisations and housing associations to deliver housing and **housing support services** to people with support needs and a history of homelessness and the details will be covered in the next section on Independent Living.

A New Way of Delivering Housing Services

During 2015 we introduced our new way of delivering housing services, combining previously separate housing functions into integrated local teams and providing an enhanced range of local services. The new model is based on the disaggregation of key functions into local areas, such as repairs and tenancy support, and focusing housing and area team officers on prevention and early intervention in order to support tenants to remain in their homes.

The management of housing options, housing access, private sector activity and homelessness remains centralised, for consistency and efficiency with the delivery of specialist surgeries to enhance local services.

The new model has:

- *shifted the focus of the locality housing teams from tenancy enforcement to support and prevention;*
- *fully integrated teams, providing one point of contact for customers for all housing issues, and connection to other community care services;*
- *created locality teams within community care localities, linked to a range of our partners;*

- *has a greater focus on customer/tenant involvement enhancing community and employability initiatives;*
- *delivered a more efficient model of service delivery - removing areas of duplication (temp accommodation/voids/allocation processes);*
- *developed the role of our housing officers - key to the delivery of our new frontline service;*
- *delivered a more accessible service through greater use of technology, online services, evening and weekend working, partnership working with community care and the Customer Service Centre.*

Significant and lasting improvements have been achieved across many areas of the housing service. We have transformed our homeless services, making them more responsive to individual needs and providing homeless people with the types and level of support they need to prevent homelessness. We have excellent levels of tenancy sustainability and continue to perform well nationally. Tenant satisfaction levels with the condition of neighbourhoods are high and we continue to strengthen our partnership arrangements with our tenants and residents through a wide variety of forums and engagement activities. We have achieved these outcomes whilst maintaining our rent levels at the 9th lowest in Scotland and at an average of £64.58 which is below the Scottish average of £65.99 (2015/16).

We are required to evidence to our tenants, key stakeholders and the **Scottish Housing Regulator** how we are meeting the **Scottish Social Housing Charter outcomes**. Our key themes are clearly aligned to these outcomes enabling transparent reporting on our performance and progress.

Underpinning our approach is delivering services locally, with a greater emphasis on prevention, sustainability and early intervention promoting positive outcomes for people and communities.



We recognise the impact that damp, overcrowded and unsuitable accommodation has on children's developmental and educational outcomes and we will continue to work in partnership with colleagues from Education & Children's Services, as well as Health, to improve the outcomes for children and young people through our involvement in the Early Years' Collaborative and Evidence to Success.

Our commitment is to design and deliver services through the eyes of those who use them, reinforcing locality-based services by extending the use of technology, as well as continuing to work in partnership with our tenants.

As a Council we are required to evidence to the Scottish Housing Regulator, our tenants and key stakeholders, how we are meeting the Charter outcomes, making sure our key themes and outcomes are clearly aligned to these.

Theme 1: Housing Options and Access/Homeless Prevention

Outcomes:

- *People looking for housing find it easy to apply for the widest choice of social housing available and get information they need on how the landlord allocates homes and their prospects of being housed. (Charter 10)*
- *People looking for housing receive information to inform their choices and decisions about the range of housing options available to them. (Charter 7)*
- *Tenants and people on housing lists can review their housing options. (Charter 8)*
- *People at risk of losing their homes receive advice on preventing homelessness.*
- *Homeless people receive prompt and easy access to help and advice. (Charter 9)*

Housing Options

In March 2012, we had 4,869 applicants on the Common Housing Register (CHR). However, due to the successful introduction and development of our Housing Options Self-Assessment Tool, the number reduced by 33% to 3,276 in March 2016.

CHR Waiting List Numbers as at 31 March



Source: Perth and Kinross Waiting List Data

People who want to apply for social housing are invited to attend an enhanced housing options interview to discuss their options with a trained advisor. At the interview a range of solutions are discussed, tailored to the person's needs, to help prevent homelessness and/or promote successful tenancy sustainment. People are able to contact their Local Area Housing Team or the Housing Advice Centre for further information. Housing managers chair the Tayside, Fife and Central Housing Options Hub which focuses on strengthening partnership working via events for service users and the opportunity to deliver the best housing options advice possible for individuals.

In addition to the housing options service, the Council has introduced a range of housing initiatives to increase access to housing and prevent homelessness:

- *Housing Education Programme 'Think Twice' is delivered within secondary schools across Perth and Kinross to raise awareness of homelessness and the services available to people.*



- **Housing Advice Surgeries**
Providing an integrated local service for people and support early intervention to address housing issues and prevent homelessness where possible.
- **Delivered 'Renting Ready' Courses in Partnership with Crisis**
These courses help young people prepare for a successful tenancy.
- **Tenant Incentive Schemes**
Such as transfers and mutual exchanges to encourage tenants to move into suitable accommodation and enable a better match between the housing needs and stock size.
- **New Build Programme**
Further details available in previous chapter on page 24.
- **Buy-Backs**
Further details available in previous chapter on page 27.
- **Mortgage to Rent Scheme**
Further details available in previous chapter on page 28.

What We Will Do

- *We will continue to work closely with our partners and service users to deliver the Housing Options service as a way of preventing homelessness and sustaining tenancies.*
- *Our new Common Allocations Policy (implemented from April 2016) reflects changes in legislation, the Scottish Social Housing Charter Outcomes and the impact of Welfare Reform and we anticipate that this will have a positive impact on people waiting for and needing social housing, as well as our homeless and waiting list figures.*

Theme 2: Providing Temporary, Resettled and Permanent Accommodation for Homeless People

Outcomes:

- *Homeless people are provided with suitable, good-quality temporary or emergency accommodation, when this is needed, and are offered support to help them get and keep the home they are entitled to.
(Charter 12)*

During 2015/16, there were **898 homeless presentations** in Perth and Kinross, which was higher than the previous year (824). 89% of applicants in 2015/16 were assessed as homeless and 77% in 2014-2015. A high proportion of the vacancies (55%) were allocated to homeless households which is significantly higher than the national average for the number of lets (38%) to homeless households. 449 single people were assessed as homeless during this period with only 411 one bedroom properties becoming available that year. Due to the ongoing mismatch between available vacancies and housing demand, homeless households in Perth and Kinross are waiting longer to be offered housing. On average, people are waiting 323 days which is significantly above the national average. This has resulted in a backlog of over 500 homeless households waiting for permanent housing with some households having to spend lengthy periods in temporary accommodation.

Duty to Provide Housing Support

Since June 2013 we have a duty to assess unintentionally homeless people and provide housing support to those in need of that support. 'Discharge of the Housing Support Duty' would normally happen once the support plan objectives have been achieved and the pressure to find suitable resettled accommodation for many households within



Perth and Kinross continues to impact on the Council's ability to discharge its homeless duty.

Temporary and Supported Accommodation

As well as our current provision of temporary accommodation, we work in partnership with third sector providers who provide a range of supported hostel and individual and group living establishments to ensure homeless people are placed in the most appropriate accommodation for their needs.

Our policy is to minimise the use of Bed and Breakfast accommodation whenever possible and so try to maximise access to the Private Sector through initiatives such as:

- **Rent Bond Guarantee Scheme**
Assists people who urgently require accommodation to access private sector housing as the 'bond' is the equivalent of 4 weeks rent and valid for a period of 12 months.
- **Empty Homes Initiative**
- **Flat Share Scheme**
- **Houses in Multiple Occupation (HMO) Scheme**
An HMO can include shared flats and houses, bed-sits, lodgings, communal accommodation (such as student residences) and hostels. The landlord must licence the property as an HMO if it is the main home for three or more residents who are not members of the same family. This scheme enables accommodation to become more affordable for those on low incomes.

Welfare Reform

Changes in welfare reform have led to significant reductions in benefits, placing many households at risk of becoming homeless. The 'bedroom tax' has resulted in an increase in rent arrears and placed greater pressure on the demand for 1 bedroom properties, whilst a change to the Shared Accommodation Rate has meant

that all people under the age of 35 years are now affected. This has restricted access to the private sector for this age group as lower Local Housing Allowance Rates now apply.

We are working to maximise incomes by signposting people to services which can help and the Flat Share and HMO Schemes assist young people under the age of 35 years to obtain housing.

What We Will Do

- *We will continue to expand the Flat Share and Empty Homes Initiatives and strengthen links with our partner organisations.*
- *We will try to reduce the backlog and length of stay for people in temporary accommodation.*
- *Our 'Home First' transformation project will review our current model of temporary accommodation and provide more options for direct access to settled accommodation for homeless people, reducing the reliance and time spent in temporary accommodation.*



Theme 3: Managing and Sustaining Tenancies

Outcomes:

- *Tenants and customers receive the information they need on how to access accommodation, when this is needed, and are offered continuing support to help them find and sustain a home.*
- *Tenants, owners and other customers receive services that provide continually improving value for the rent and other charges they pay.*
(Charter 13)
- *A balance is struck between the level of services provided, the cost of the services and how far current and prospective tenants and others can afford them.*
(Charter 14)
- *Tenants are aware of their responsibilities and clear that the Council will intervene where individuals are not fulfilling the terms of their tenancy agreement and creating problems for other tenants and residents.*

Tenancy Sustainment

A wide range of factors contribute to whether someone can successfully maintain their tenancy, including the right size and type of housing in a location where the household has links to family and social networks or providing housing support, advice and information to maximise income and help people manage their tenancies.

Our Housing Service re-design introduced a locality-based housing support service to enhance the support provided by Housing Officers to our more vulnerable tenants to help them sustain their tenancy.

Welfare Reform, the economic and financial climates continue to present challenges

for the Council and our tenants. During 2015/16 our rent arrears levels continued to rise and to address this we introduced a new approach to rent collection in January 2016. Running alongside this is a Rent 1st Campaign which highlights to tenants the importance of paying rent and the potential outcomes for those tenants who choose not to engage. Our firm but fair approach and effective partnerships with colleagues in Welfare Rights and the Citizens Advice Bureau (CAB) to support income maximisation ensure that our tenants are made aware of their responsibilities but are offered the support the need. Our 'Made of Money' programme brought together 27 staff from across a range of Council services and the voluntary sector to a training programme to help support people to become more financially capable. This included the provision of bespoke material that could be used on a 1:1 basis or in small groups.

Despite the impact of welfare reform, tenancy sustainment levels remain high within Perth and Kinross and are comparable with the national average.

Value for Money and Affordability

We are also committed to providing tenants with value for money services and maintaining affordable rents. The average weekly rent for a Council property for 2015/16 was £64.58. Perth & Kinross Council has one of the lowest Local Authority rents in Scotland.

During 2015/16 we began our review of the way we calculate our rents (Rent Restructure Project) in partnership with a Tenant Working Group. Working together and in consultation with our tenants we now have Committee approval for a new model for calculating rent levels for all our Council tenants. A key objective within the development of the model was to deliver a fair and equitable rent scheme based on financial inclusion and affordability.



What We Will Do

- *Through our Rent Restructure Project we will consider the various options for how our new rent model will be introduced during 2017. In partnership with the Working Group and with wider tenant consultation, we will make sure financial inclusion and affordability are key.*
- *We will continue to explore new ways of mitigating the impact of Welfare Reform and prepare our services and customers for the introduction of Universal Credit. Further partnership working around income maximisation and budgeting will also take place.*
- *Continue to deliver improvements around rent collection and reduce rent arrears levels alongside our Rent 1st Campaign.*
- *Ensure our tenants are provided with support to help them sustain their tenancy wherever possible.*

Theme 4: Safe and Secure Communities

Outcomes:

- *Tenants and residents live in attractive, well-managed neighbourhoods, free from anti-social behaviour and vandalism where they feel safe. (Charter 6)*
- *We manage our Gypsy/Traveller sites so that they are well-maintained and managed. (Charter 16)*
- *Tenants homes meet the Scottish Housing Quality Standards (SHQS) by April 2015 and continue to meet it thereafter, and when they are allocated are always clean, tidy and in a good state of repair. (Charter 4)*
- *Tenants homes are well-maintained with repairs and improvements carried out when required and tenants are given reasonable choices about when work is done. (Charter 5)*

The external environment is extremely important for health and wellbeing, a sense of place and community spirit. Households should be able to live in quality homes which meet the relevant standards in safe and secure communities which are free from crime. This is a cross-cutting theme and initiatives linked to other themes and priorities will impact on this area. For example, promoting sustainable communities, regeneration and improving house condition and energy efficiency levels.

Well-Maintained Homes

The Council continues to perform well in terms of maintaining our Council houses. **98% of emergency repairs** were carried out within the 24 hours target and customer satisfaction with the repairs service was 90% (ARC Return - 2014/15).



Environmental Improvements and Neighbourhood Initiatives

Our 2015 Local House Condition Survey examined household attitudes to their local area. **99.3% of households (across all tenures) said they are very satisfied or fairly satisfied with where they lived**, with 1.9% of households feeling their area had declined over the past 5 years. As around one third of Council properties were included within this survey, we were able to obtain more detailed information from these households due to the larger sample size²³. **97.6% of Council tenants are very satisfied or fairly satisfied with where they lived** and only 4.9% of Council households felt their area had declined over the past 5 years, with the largest % tenant households in Kinross and Greater Perth feeling this way.

Our 2015 Resident Survey²⁴ reported that 84% of people were either very or fairly satisfied with the area in which they lived, with car parking (15%), street cleaning/less litter (14%), reduction in dog fouling (11%) and reduction in anti-social behaviour (3%) being listed as some of the suggested improvements.

The impact of anti-social behaviour on our tenants and the wider community can be wide-ranging and directly impact on the health and wellbeing of residents. We work in partnership with the Council's Safer Communities Team to make sure all potential options to address such behaviour are considered and that legal action is taken when appropriate.

We established a short-life Tenant Working Group during 2015/16 to agree target timescales for staff within housing using the powers available to them to resolve anti-social behaviour reports to them by our tenants.

The Service User Review and Evaluation Team (SURE) has recently undertaken focused scrutiny on anti-social behaviour and neighbour complaints and will report their findings to senior housing managers in the spring.

As part of our annual consultation and engagement around rent setting we ask our tenants what their priorities would be in the forthcoming year for any additional monies. Through 2014-2016 our tenants have consistently indicated the need for us to make environmental improvements to the areas they live in.

Our Estate-Based Initiatives Programme (EBI) involves tenants, Elected Members and Council staff working together to identify projects which could improve the quality of their neighbourhoods. Major environmental improvements will be funded through the HRA capital and revenue budgets.

Estate-Based Initiatives: Empowering Local Communities

- *The North Muirton in Bloom Committee have been given a ride-on lawnmower which will enable them to train volunteers to mow the grass of elderly and vulnerable tenants in their area.*
- *Benches and tables as requested by local tenants throughout Perth and Kinross will enhance public spaces and encourage use of greenspace in areas such as Montgomery Road, Kinross, and along the riverside at North Muirton.*
- *Tenants, Elected Members and Council staff have come together to talk about their vision for the environment around them, highlighting areas of HRA land that can be used for the benefit of their community.*
- *New community representatives have come forward and have added to our cohort of interested parties; and this has resulted in a tangible community confidence in the process and there is an enthusiasm for more works in all the localities for the coming year.*



- *The social enterprise Regenforce Ltd, an employability project for vulnerable people with barriers to employment, were contracted to deliver a number of the ground works. This brought 18 people in touch with a training for work programme.*

Community capacity building in North Perth has meant that community groups such as the Letham Climate Challenge, Garden Share Scheme and the North Perth Allotment Association in Tulloch have been able to establish allotments and develop areas and gardens previously neglected and unused into thriving sustainable initiatives with significant community involvement.

The implementation of the extensive **review of garage sites and lock-ups** across Perth and Kinross is leading to significant environmental improvements and opportunities for building new social housing on some sites. This work has fully involved tenants and local communities.

What We Will Do

- *We will continue to progress the initiatives highlighted above and work closely with our partners, tenants and residents to deliver environmental improvements within their communities and to address community safety issues.*
- *We will continue to improve our Repairs Service and examine options for this to become locality-based, improving services and efficiency.*
- *Consider the findings of the SURE Team scrutiny and inspections and where possible implement the recommendations made by them during 2016/17.*
- *Work towards achieving the new performance targets set in partnership with our tenants around anti-social behaviour.*

- *Undertake a face-to-face tenant satisfaction survey with residents on our two Gypsy/Traveller sites to make sure our sites continue to be well-managed and maintained.*

Theme 5: Involving and Empowering our Communities

Outcomes:

- *Tenants and other customers find it easy to participate in and influence their landlord's decisions at a level they feel comfortable with. (Charter 3)*
- *Tenants get clear information on how rent and other money is spent, including any details of individual items of expenditure above thresholds agreed between landlords and tenants. (Charter 15)*

Involving and empowering our communities is at the heart of creating sustainable communities where people want to live. There are a variety of initiatives and transformation projects which aim to strengthen links between the Council and community groups. Our **Tenant Participation Strategy** provides further information on how Perth & Kinross Council aims to communicate with and listen to its tenants and residents²⁵. Examples of some of these include:

- *transforming a derelict bowling green into a community allotment (North Perth Allotment Association);*
- *developing the 'Boxing Project' to enable homeless people to take part in physical activity (developed by Homeless Voice Association in partnership with the Council and CATH);*
- *promoting Residents' Academy Programmes which support people to attain academic qualifications;*
- *in partnership with the Tayside, Fife and Central Housing Options Hub, roll out our service user peer audit programme;*



Priority 2: Housing and Homelessness

(continued)

- developing our **Service User Review and Evaluation Team (SURE)** to support performance improvement across Housing, and gaining a national award (Chartered Institute of Housing);
- gaining national recognition for the **'Us and the Housing Group'** which produced a DVD called **'It Goes On and On and On'** to educate people on the harassment and bullying of people with disabilities²⁶.



The SURE Team

The Service User Review and Evaluation (SURE) Team is our tenant scrutiny panel. Their role is to agree and scrutinise Housing Services from a tenants' perspective and make recommendations for improvement. They also validate Housing Services' performance in the Annual Performance Report to Tenants.



Rent Restructure Review

This critically important review will transform the way we calculate Council tenants' rents and will do so after full involvement and engagement with tenants. A tenant working group has overseen the engagement of the wider tenant body and over 1,000 tenants have helped shape the new rent calculation model.



Working with people on what is important to them

We work with a range of people in our local communities on matters that are important to them, helping them find solutions to local problems and build community capacity and spirit. This can be through formal Registered Tenant Groups or with groups of local people who share a common aspiration.



Celebrating our achievements together

We are achieving positive outcomes for our tenants and our communities and celebrate this together. We recognise the achievements of people who take part in our Resident Academy Programme at our Tenant Conferences as well as acknowledging the hard work of our tenant volunteers. We also take pride when our work is valued and rewarded at national events and ceremonies.

What We Will Do

- We will continue to work with tenants and community groups and use a range of methods to engage and involve them to support sustainable communities.



Priority 3: Independent Living

What are our priorities?	Outcomes
Independent Living	<ul style="list-style-type: none"> ● <i>People have access to the right type of housing to enable them to live as independently as possible at home or in a homely setting.</i> ● <i>People have access to the right type of support to sustain their accommodation.</i>

This chapter focuses on people who may have additional support needs and the links between housing, health and social care. It demonstrates how housing and housing-related services can support the health and social care partnership priorities to enable people to live as independently as possible at home for as long as possible.

People are living longer and many are healthy and independent. People who experience ill health or have a range of support and care needs, due to mental health, homelessness, learning disability, age, substance misuse issues, often need additional support to live as independently as possible in the community.

People with Specific Needs

Some people will have specific support needs which may impact on their ability to live independently either on a short or long-term basis and many will need support either in mainstream or supported accommodation. People who have lived in institutional environments, in hospital, prison or care establishments for long periods will also need housing and support to resettle back into the community.

The Perth and Kinross Health and Social Care Partnership's **Strategic Commissioning Plan 2016-2019** and a number of care group strategies identify the specific needs of certain individuals and groups. Many of these identify some housing need and we need to strengthen this by ensuring housing needs are reflected in future plans. Population groups with specific care and support needs who may also have specialist housing needs include:

- *people with long-term conditions;*

- *people with physical disabilities; mental health conditions; learning disabilities; autism;*
- *older people with support needs;*
- *carers.*

Other people who may have support needs include:

- *young people;*
- *homeless people including people with substance misuse issues and/or offending backgrounds;*
- *migrant workers, asylum seekers and refugees;*
- *Gypsy/Travellers;*
- *Travelling Show people.*

People with Long-Term Health Conditions

The 2011 Census reported that 29.8% of the population of Perth and Kinross had one or more long-term health condition, with the most commonly identifiable conditions being deafness or partial hearing loss followed by physical disability. However the most commonly selected option was the other condition option. This census output information can be viewed in more detail within Table 1 in Appendix 4.

The Local House Condition Survey (2015) reported a lower number of households with at least one member who was living with a limiting long-term illness, health problem or disability (16% of households or 10,186 households). Whilst, it concurred with the Census that the most common health conditions within the area are physical disabilities and mental health conditions, the sample size was low (3,811 households)



Priority 3: Independent Living (continued)

so the Census results continue to provide a more robust reflection of needs.

People with a Learning Disability

'The Keys to Life' is the national strategy for improving the quality of life for people with learning disabilities²⁷. A new action plan which will cover 2015-2018 is currently being developed. Further information on the key priorities and actions for learning disabilities can be viewed within this strategy and the link to this is provided at the end of this document.

People with a Physical Disability

For physically disabled people or those with a physical or sensory impairment our local Joint Strategy to Support Independent Living & Quality of Life for Adults with a Physical Disability and/or Sensory Impairment (2014-2017) sets out our priorities to make sure people are able to access accessible and appropriate housing, employment, appropriate health care and information to fully participate in all aspects of life.

People with Autism

For people with Autism the 2015 Local Action Plan sets out how we will improve outcomes for people with autism and their families/carers. It is informed by the Scottish Autism Strategy 2011 giving high priority to the principles of prevention, early identification of problems assessment, diagnosis and support across the lifespan.

People with Mental Ill Health

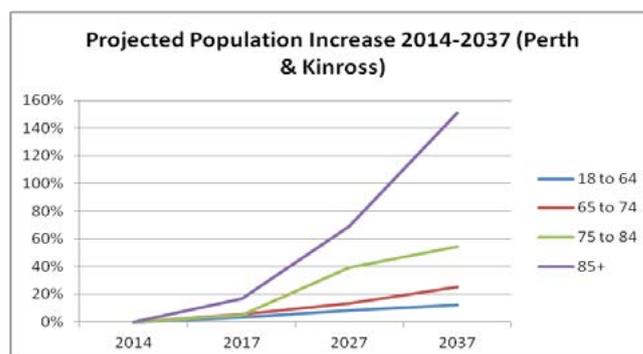
The Joint Mental Health and Wellbeing Strategy for Perth and Kinross 2012-2015 addresses how the Council, NHS, Police Scotland, voluntary and independent sectors will work together to improve mental health and wellbeing in Perth and Kinross. This strategy is being evaluated and an action plan will follow. There has been a deliberate intent to embrace mental wellbeing in a holistic way rather than focus on mental ill health.

Recovery is central to the approach and defined by the Scottish Recovery Network as 'being able to live a meaningful and

satisfying life, as defined by each person, in the presence or absence of symptoms...'. It encourages us to work within a wellness concept, not illness and to ensure that people are supported to sustain their accommodation and live as independently in the community as possible.

Older People

People are living longer because they are healthier and the projected population of people aged 65-74 (+25%), 75-84 (+54%) and 85 plus (+151%) over the next 15 years is summarised below. Although people are living longer because they are healthier, we know that the need for care, support and suitable housing increases with age.



Locality Profiles 2015/16

- Those aged 75+ are projected to almost double over the next 15 years, from 14,406 to 27,250.
- Those aged 85+ are projected to more than double from 4,027, to 10,651 by 2037.
- Based on current dementia prevalence rates for Scotland, people with a dementia diagnosis are expected to double over the next 21 years.

The Perth and Kinross Health and Social Care Partnership's **Strategic Commissioning Plan** emphasises the additional pressure on health and social care services expected in coming years as a result of the ageing population. The vision for the Partnership is to promote the independence and wellbeing of older people at home or in a homely setting. Key priorities and actions focus on delivering or enabling personalised care and support, independence and a good quality of life.



Adult Carers

The Perth and Kinross Joint Strategy for Adult Carers 2015–2018²⁸ defines a Carer as:

'...someone who provides unpaid support to a family member or friend. They may care for an older person, someone who is disabled, has a long-term illness, mental health problems or is affected by alcohol or drug misuse'.

At the time of the 2011 Census, 9.1% of the population in Perth and Kinross were providing unpaid care to a family member or friend. The majority of Carers provide between 1–19 hours of support per week (see table below).

Provision of Unpaid Care

	Total People	Provides No Unpaid Care	Provides Unpaid Care	1-19 Hours Per Week	20-34 Hours Per Week	35-49 Hours Per Week	50 or More Hours Per Week
Perth and Kinross	146,652	133,344	13,308	8,122	1,088	916	3,182
% of Total People Providing Unpaid Care	100%	90.9%	9.1%	61.0%	8.2%	6.9%	23.9%

Source: 2011 Census

As the balance of care switches to become more person-centred, it is important that Carers are involved in shaping the care packages for the people they care for. This may include the type of housing or the housing support package which is put in place for the person they care for.

All of the client care group plans make reference to the types of housing and housing-related support which are important for each of the groups listed above. Our aim is to improve the longer term planning to ensure that people have choice and can be supported in a range of accommodation options to live independently in the community. Other groups may also have specific needs that we need to address through specific provision and include young people, single homeless people, migrant workers, asylum seekers, refugees and the Gypsy Traveller population.

Young People (16–29 Years)

The following table displays the number of young people recorded as living in Perth and Kinross at the time of the 2011 Census, and the NRS population projections for this age group over the coming years. The figures in this table have been rounded to the nearest one hundred.

Projected Increase in Younger People Population

Age Group	2011 Census	2017	2022	% Increase on 2011
Total Population	147,700	154,100	161,300	9.2%
16–29 Years	22,800	25,800	26,900	18.0%
% Total Population	15.4%	16.7%	16.7%	

Source: NRS Population Projections by Broad Age Group



Priority 3: Independent Living (continued)

It is likely that younger people will struggle to access affordable housing and may have to consider the private rented sector, possibly sharing with others to make the cost more affordable. Recent labour market statistics for Perth and Kinross²⁹ report that 2,800 people in Perth and Kinross are economically inactive because they are a student. With the percentage of people aged between 16-29 years set to increase by 18% by 2022, there may also be an increase in this age group who wish to attend further education and either not be earning a wage at all or earning a low wage by working part-time alongside their studies.

The Council is committed to achieving the best possible outcomes for children and young people who are looked after and care leavers. We are clear about our duties under Part 9 of the Children and Young People (Scotland) Act 2014 and corporate parenting is a key theme within the Integrated Children's Services Plan for 2015-2018 as a means by which the particular needs of looked after children and young care leavers are identified and met. Securing good and suitable housing is key to achieving our aspirations that children and young people who become looked after can remain in their extended families and local communities wherever possible. Young people leaving care may have higher levels of need for suitable housing with support and will work in partnership to ensure that we meet the needs of young people with housing and support needs.

Homeless People

In Chapter 2, Housing and Homeless, we highlighted a high number of homeless applicants awaiting permanent accommodation and how the housing service plans to meet the needs of this group. Some homeless people will require additional support to maintain settled accommodation and much of this is currently provided by third sector organisations and partner housing associations.

Homelessness is the result of many things including family breakdown and people experiencing domestic abuse. In some cases

it is a result of people leaving institutions, such as offenders leaving prison or looked after children who reach the age of 16 years and require permanent housing. Many homeless applicants have specific and complex needs which require specialist housing or housing-related services. The Alcohol and Drugs Partnership (ADP) Draft Strategy and Action Plan for Perth and Kinross³⁰ (2015-2020) focuses on helping people to recover, and housing and housing-related support services play a key role in helping an individual with complex needs to sustain their tenancy.

Migrant Workers, Asylum Seekers and Refugees

Results from the 2011 Census showing 'Country of Birth', highlight that 20.8% of the population of Perth and Kinross were born in a country other than Scotland, which is higher than the Scottish average of 16.7%. Perth and Kinross has high numbers of people from Poland (2,244 people), Germany (766 people) and India (548 people).

Of the 9,237 people aged 16 or over, who now live in Perth in Kinross but were born outside the UK, a total of 73.8% are economically active with the majority of these people in full time employment³¹. Information obtained through community engagement activities suggest that the key employment sectors are the care sector, agriculture and the hospitality sector with high numbers of migrant workers seeking accommodation in Highland Perthshire, Blairgowrie, Coupar Angus, Crieff and Perth City.

Housing Refugees

The Council was one of the first local authorities to respond to the plight of people fleeing the conflict in Syria. 26 people in 5 families arrived in Perth and Kinross at the end of 2015 and with careful planning, working together and offering individual care and support, based on the needs of each member of the five families, they have been able to settle into our local community,

(continued)



(continued)

with warm, safe housing, medical support, interpreting services and support to learn English. The children and young people have settled into local schools or college placements, supported by specialist and mainstream staff and plans are in place to prepare many of the adults for work, once their language skills are further developed. Despite only being in the area for a few months, feedback from the Syrian families has been very positive, as demonstrated by some of the quotes below:

“Once on the bus for our journey to Perth I felt safe and didn’t feel anxious at all”.

“My children love school”.

“I love my house. It makes me feel safe, warm and happy”.

“All I can say is thank you”.

Gypsy/Travellers

Gypsy/Travellers have travelled through Perth and Kinross for centuries and many have in more recent times settled within the community as residents, although they still retain their own cultures and customs.

The 2011 Census reported that of the 4,212 people recorded as Gypsy/Travellers in Scotland, Perth and Kinross contained the highest Gypsy/Travellers population across all of the Scottish Local Authorities with a total of 415 people. However, exact figures are difficult to quantify, particularly if individuals live in mainstream housing or do not ‘identify’ themselves as Gypsy/Travellers for possible fear of discrimination.

Perth and Kinross Community Planning Partnership produced the Gypsy/Traveller Strategy for 2013-2018³² in conjunction with local Gypsy/Travellers.

Travelling Showpeople

‘Travelling Showpeople’ is the term used to describe groups of people who travel the country providing fairs, circuses and shows.

When the shows or fairs are operating their operators live on or near to the show site, often in the accommodation they bring with them. These sites are within designated areas as agreed with the local authority as part of the arrangements for the show or fair. There is no identified housing need for Travelling Showpeople within Perth and Kinross.

Delivery of Housing and Housing-Related Services

This section will look at current provision levels, anticipated future demand for these forms of housing and housing-related services over the course of the strategy and some key steps we are taking to address any specific trends.

There is already a good range of accommodation and support options for people with support needs and engagement with individuals as early as possible in the process is crucial to preventing homelessness and support better outcomes for people when they need help most. It will help reduce the financial, social and personal costs of dependency and should mean that more people will be supported to live independently at home in the future.

Temporary Accommodation

Emergency and temporary accommodation is provided by the Council and the independent sector as an intermediary measure before suitable temporary or permanent accommodation can be sought.

Housing Support Services

Housing support services enable people to sustain their tenancies and continue to live independently in their own homes. The service supports people with a range of needs including mental health needs; substance misuse problems; older people; clients involved in anti-social behaviour; homeless people and people with learning disabilities. Support services for these particular groups are provided by both the Council and commissioned from third sector organisations.



Priority 3: Independent Living *(continued)*

Existing Specially Designed or Adapted Housing

Perth & Kinross Council has over 1,000 wheelchair accessible properties in its stock. Housing Associations have a further 48 wheelchair adapted houses. The Council also has over 1,000 houses with adapted bathrooms and 9 adapted kitchens for people with mobility problems.

New Build Housing

All new affordable housing developments are built to 'varying needs' design standards which means that they should be sufficiently flexible to be adapted to meet people's varying needs in the future. There is a policy in place to incorporate housing for particular needs groups into the Strategic Local Programme and at present around 10% of the programme is designed around delivering housing developments.

Mainstream Housing Suitable for Future Adaptations or Installation of Technology Enabled Care

Around 3,500 people across the public and private housing sectors in Perth and Kinross currently have a community alarm in place which assists them to live independently at home.

Housing adaptations can range from minor installations or adaptations such as safety rails or alteration of doors or windows to major adaptations such as whole house designed to accommodate wheelchairs. Any adaptations to Council-owned properties are actioned by the Council's Housing Repairs Service, whilst Housing Associations can apply for an adaptations grant from the Scottish Government to carry out any adaptations.

- Responsibility for funding for aids and adaptations had now been delegated to the Health & Social Care Partnership and we will work with the Partnership to review the use of aids and adaptations.

In the private sector adaptations are enabled through Care & Repair and funded by the Private Sector Housing Grant. Care & Repair Services provide assistance and support to older people and people with a disability who are homeowners or private tenants to enable them to adapt or repair their homes and live comfortably in their community. Around 217 grants on average are provided per annum according to recent statistics. A Small Repairs Service (funded by Perth & Kinross Council) facilitates repairs with a value of up to £1,000 to keep people in their own homes.

Supported Accommodation and Support for Older People

The Council and partner Registered Social Landlords (RSLs) provided a range of supported accommodation for older people in Perth and Kinross (see table below).

The Council, in partnership with RSLs and the independent care at home sector offer 'Housing with Additional Support' to older people in Perth and Kinross. This model involves enhanced support for older people in specific sheltered housing complexes, as an alternative to residential care for those who wish and are able to live in this setting. It has been introduced in seven sheltered housing schemes in Perth City and is being rolled out to rural areas in 2016. The model offers an average individual home care package of 15 hours per week; an overnight care service provided from either within the facility or very close by; and a full telecare package.

Provider	Very Sheltered	Sheltered	Retirement	Amenity	Total
Perth & Kinross Council	0	195	91	107	393
Registered Social Landlords	33	416	0	269	718
Total	33	611	91	376	1,111

Source: Annual Stock Reconciliations at 31 March 2015



Low Level Preventative Services

We offer services including handyman services; community-based schemes such as time-banking or befriending schemes to prevent social isolation at home and support more people to remain independent at home.

Supported Accommodation for Other Groups of People

There is a wide range of supported accommodation for people with substance misuse, learning disabilities, homeless people, people with mental health problems, physically disabled people and people experiencing domestic abuse. These services play an important role in supporting people to live independently in the community or have the opportunity to stabilise their lives and move on to independence.

Gypsy/Traveller Sites/Travelling Showpeople Sites

There are currently two permanent Gypsy/ Traveller sites within Perth and Kinross. One of these is located in Highland Perthshire (Pitlochry) and the other on the outskirts of Perth City. There are also three privately owned sites providing pitch spaces in the Kinross area.

Future Requirements

Given the projected increase in population over the coming years and the subsequent rise in the numbers of people with support needs and the priorities set out by the Health and Social Care partnership to support more people to live independently at home it is anticipated that the demand for housing, care and support will remain high. Welfare Reform may also continue to impact on the number of individuals who become homeless.

Perth and Kinross Health and Social Care Partnership

The housing service is a key partner in the Perth and Kinross Health & Social Care partnership. The partnership will work to achieve the following National Health and Wellbeing Outcomes³³ and housing and housing partners have a critical role in

supporting many of these 9 outcomes by ensuring the delivery of a range of housing options and related support services to support residents to secure suitable and sustainable housing and remain safe within their homes.

- 1 People are able to look after and improve their own health and wellbeing and live in good health for longer.
- 2 People, including those with disabilities or long-term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community.
- 3 People who use health and social care services have positive experiences of those services, and have their dignity respected.
- 4 Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services.
- 5 Health and social care services contribute to reducing health inequalities.
- 6 People who provide unpaid care are supported to look after their own health and wellbeing, including reducing any negative impact of their caring role on their own health and wellbeing.
- 7 People who use health and social care services are free from harm.
- 8 People who work in health and social care services feel engaged with the work they do and are supported to continuously improve the information, support, care and treatment they provide.
- 9 Resources are used effectively and efficiently in the provision of health and social care services.

Source: Scottish Government National Health and Wellbeing Outcomes Framework



Priority 3: Independent Living (continued)

During the development of the strategy for health and social care, an extensive programme of engagement, 'Join the Conversation', led by the 3rd sector, health and social care staff, connected with over 4,000 people across Perth and Kinross to inform the priorities and actions in the health and social care Strategic Commissioning Plan. This revealed a lot about how individuals and communities experience health and social care services and their priorities for future delivery. Importantly, many of those involved raised issues about housing as an important factor in supporting their independence within local communities.

Housing's Contribution

Housing has a central role in helping to achieve these national outcomes and supporting our local health and social care priorities. The condition of a property, its surrounding environment and the availability of support can have a huge impact on the health and wellbeing of an individual and their ability to live independently. Existing housing, future housing developments and the provision of housing-related support services play a vital role in supporting people to live independently at home or in a homely setting for as long as possible. We need to ensure that any new housing development is flexible and can meet people's longer term needs, that we take account of the need for specialist provision as well as how we can support people in general needs accommodation through better use of technology, aids and adaptations alongside the provision of care and support.

Supporting Independence

Care & Repair - Mr C is 77 years old and was referred to Care & Repair by his Community Occupational Therapist (OT) for a major adaptation to his property. Mr C suffers from multiple disabilities which affect his activities of daily living. The existing bathroom in his house was inappropriate for his needs and posed a severe health and safety risk.

A joint visit to Mr C's home was arranged with the Occupational Therapist and Care & Repair. The OT recommended a level access shower as the best option to allow Mr M to maintain his independence but this proved not to be feasible and an alternative showering solution was proposed. This involved a specialist shower tray and ramped access. 3-dimensional drawings were created by Care & Repair to enable Mr M to see what it would look like.

An Adaptations Grant was awarded, leaving Mr C with a small contribution towards the cost of works but he informed Care & Repair that he was unable to fund his contribution. With the help of the Care & Repair Officer they were able to source further funding from a charity and following completion of the work, Mr C was very happy with his new shower room which meant he could maintain his independence in the comfort and safety of his own home.

A range of housing, care and support options will ensure that people with support needs remain independent at home for as long as possible including:

- *new build housing which is developed to meet the needs of the ageing population;*
- *supported accommodation for older people such as very sheltered housing, sheltered housing, retirement housing and amenity housing;*
- *supported accommodation for younger people with support needs;*
- *new models of housing which can bridge the gap between traditional care homes and extra care housing such as housing with additional support;*
- *mainstream housing which can be adapted or fitted with equipment (including technology enabled care and Care & Repair schemes) to assist people to live independently in their own home;*



- *preventative services within the community such as handyman services, time-banking or befriending schemes;*
- *accessible information on housing options for /people who wish to find more suitable housing (eg smaller accommodation);*
- *floating/housing support services to enable people to live independently in their own homes;*
- *community support services for people with particular needs;*
- *emergency accommodation such as hostels which provide intermediate housing;*
- *supported accommodation;*
- *floating/housing support services within mainstream or temporary tenancies to support people to maintain their tenancy;*
- *mainstream accommodation within the Private Sector (potentially shared with others);*
- *staff accommodation provided by local employers.*

Time-Banking Perth and Kinross

The Time Bank project aims to support older people by:

- *providing services on an informal basis;*
- *reducing isolation by extending friendship networks;*
- *involving people in their communities and keeping them as active and supported as possible.*

It was introduced to Perth and Kinross in 2011, funded by the Change Fund initiative. Time Banks are a means of exchange used to organise people around a purpose or area or interest and their time is the commodity of exchange. Members agree to exchange one hour of their time to gain 1 hour of time credits that can be exchanged for services from other Time Bank members. Membership can include individuals, businesses, and public services. 5 Time Banks have been established across Perth and Kinross and an evaluation found the following.

Outcomes Predicted	Additional Unexpected Outcomes Evidence Through the 'Social Return on Investment'
<ul style="list-style-type: none"> ● <i>An increase in community wellbeing.</i> ● <i>Simple solutions to support the over 65s living at home independently.</i> ● <i>Increased capacity within communities.</i> ● <i>Additional volunteering opportunities.</i> 	<ul style="list-style-type: none"> ● <i>Increase in social networks - new friendships and reconnecting old friendships.</i> ● <i>Giving members a purpose in life and their communities.</i>

We are keen to explore more options for innovative ways to support people at home for as long as possible. However, we also recognise that for some people with more intensive and complex care and support needs, residential care may be appropriate where remaining at home is not an option. There is a high number of residential care provision within Perth and Kinross, mainly delivered by independent sector providers and we do not envisage the need to develop further residential care provision. Our priority is to find innovative ways to support people to live independently at home for as long as it is safe to do so and the quality of life for individuals and their carers is maintained.



What We Will Do

- We will continue to work closely with our partners and service users to allow people to remain in their homes, preventing homelessness.
- In partnership with health and social care facilitate options for technology enabled care within people's homes to compliment support for carers, to help people live safely at home for longer and to reduce the need for care at home, where this is appropriate.
- We will continue to work with housing, health and social care partners to make sure that there is a good supply of affordable mainstream and supported housing with services attached to support people to live as independently as possible in housing that is suitable for their needs:
 - we will develop a detailed plan to ensure the housing needs of vulnerable people with support needs are identified over the longer term and housing options identified within new developments;
 - we will work closely with people and their carers to establish the type of housing or housing support services they need and deliver these in a way which supports their autonomy and allows them to remain at home for longer.
- Continue to deliver care and repair services to ensure access to adaptations for people in private sector accommodation.
- Review the use of aids and adaptations in social housing with the Health & Social Care Partnership.
- Review housing support services to ensure these services are suitably meeting the needs of the individual and support people to sustain their accommodation and prevent homelessness.
- All new affordable housing developments will be built to 'varying needs' design standards which means that they should be sufficiently flexible and can be easily adapted to meet people's varying needs in the future.
- We will continue to work alongside the Gypsy/Traveller community to raise awareness of housing and site options. We have commissioned a Gypsy/Traveller research project with other TAYplan Local Authorities to examine housing needs and demand of Gypsy/Travellers and Travelling Showpeople across the TAYplan area to inform our future plans.



Priority 4: House Condition, Fuel Poverty and Climate Change *(continued)*

Fuel Poverty

The Scottish Fuel Poverty Statement³⁵ defines a household as being in fuel poverty if, ‘...in order to maintain a satisfactory heating regime, it would be required to spend more than 10% of its income (including Housing Benefit and Income Support for Mortgage Interest) on all household fuel use’. Extreme fuel poverty is defined as those households having to spend more than 20% of their income on all household fuel use

The Statement also identifies the three main factors influencing fuel poverty as:

- fuel prices;
- household incomes;
- energy efficiency levels of the housing stock.

The three factors above are all inextricably linked, so households could find themselves moving into and out of fuel poverty as circumstances change. For example, a household may be brought into fuel poverty when fuel prices rise, but leave fuel poverty when these fall; or enter into fuel poverty if they leave employment to pursue a period of study, but then exit again when they return to full-time employment.

The diagram below produced by Energy Action Scotland clearly displays the links

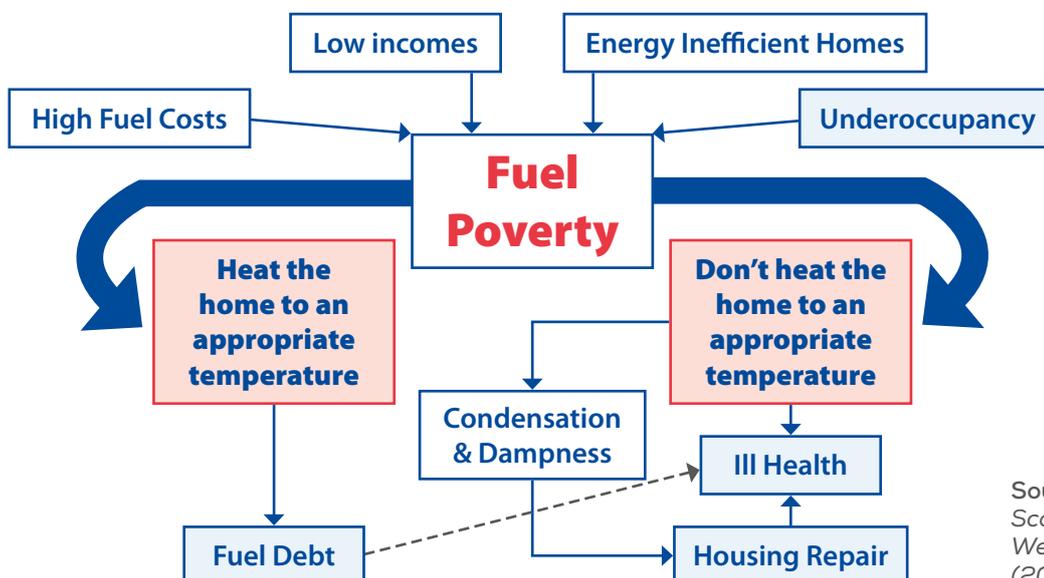
between the 3 causes of fuel poverty and how under-occupancy levels can lead to fuel poverty.

There is a strong relationship between cold and damp homes and health-related issues such as respiratory problems, heart problems, mental health problems and excess winter deaths. In 2012, Energy Action Scotland produced a discussion paper which examined a number of research papers pertaining to this area. In this paper, it references a study carried out by Liddell in 2008 which argued that for every £1.00 spent on keeping homes warm, the NHS saved 42 pence in health costs³⁶. It is therefore important that Local Authorities and Health Boards work together to address fuel poverty issues in order to prevent further pressure on the NHS and assist people to live comfortably at home for as long as possible.

Nature of Fuel Poverty in Perth and Kinross

The map overleaf (produced by the Scottish Government, 2014) displays (in dark blue) the areas of Perth and Kinross where 40% or more households are estimated to be living in fuel poverty (Scottish House Condition Survey, 2010-2012) and shows that the areas of Perth and Kinross with the highest levels of fuel poverty include Highland Perthshire, Strathearn, and Kinross. A more general account of fuel poverty levels is presented within Table 12a.

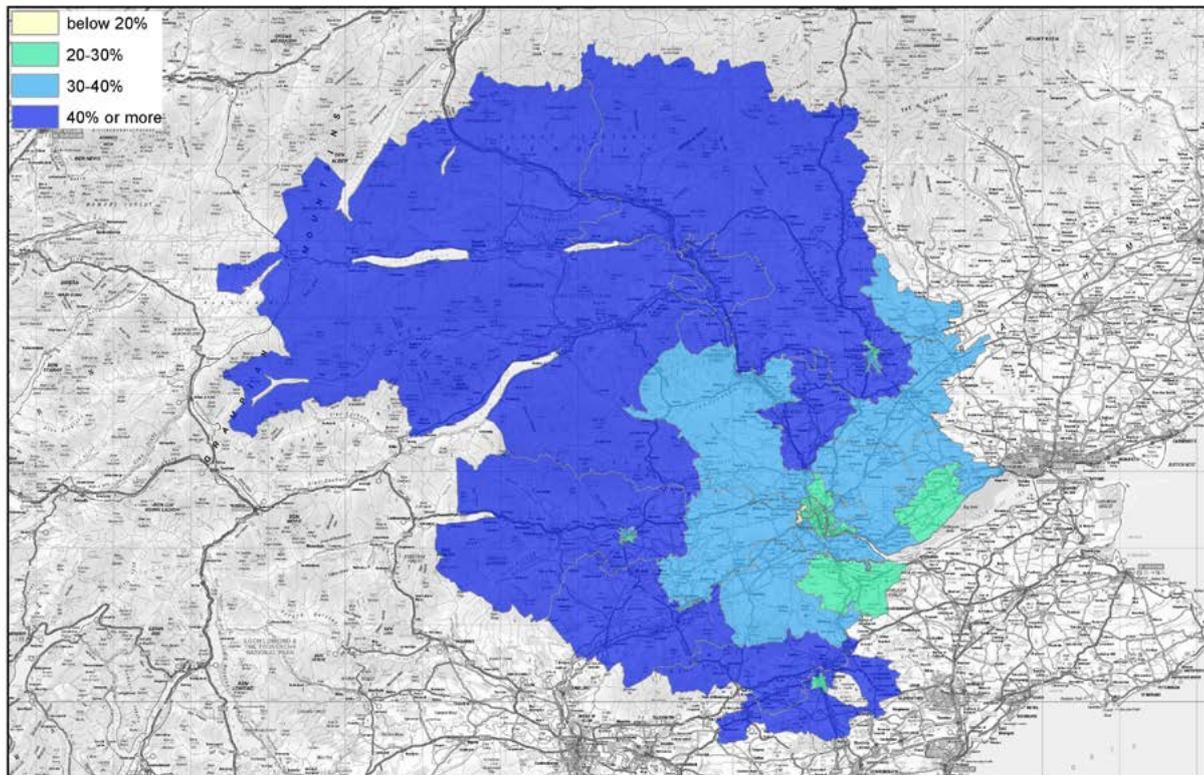
Causes of Fuel Poverty



Source: Energy Action Scotland - Stay Warm, Stay Well Training Presentation (2015)



Proportion of Households in Fuel Poverty by Intermediate Zone, Perth & Kinross 2010-2012



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 The Scottish Government 1 August 2014

Source: Scottish Government 2014

Table 12a: Fuel Poverty Levels in Perth and Kinross

Total Households	Scottish House Condition Survey 2012-2014		Local House Condition Survey 2015	
	Fuel Poor (including extreme fuel poor)	Extreme Fuel Poor	Fuel Poor (including extreme fuel poor)	Extreme Fuel Poor
Perth and Kinross	25,080	7,920	14,165	2,402
% Total Households	38%	12%	22.3%	3.8%

Source: SHCS LA Tables 2012-2014 (where total households based on 66,000) and LHCS Statistics (where total households based on 63,474)

Our Local House Condition Survey (2015) reported that the areas of Perth and Kinross with the highest rates of fuel poverty are Highland Perthshire (33.5%), Strathearn (31.2%) and Kinross (22.6%). One factor which can impact on both the environment and fuel poverty levels is heating type. The most common type of heating is gas central heating; however, the most recent Scottish House Condition Survey estimated that 29% of households in Perth and Kinross had no access to the gas network, which potentially results in more costly energy bills for households in certain areas of Perth and Kinross. One of the reasons that Highland Perthshire, Strathearn and Kinross experience high levels of fuel poverty could be linked to lack of choice surrounding energy in more rural locations.



Priority 4: House Condition, Fuel Poverty and Climate Change *(continued)*

Dwelling Tenure and Date of Construction

Our 2015 Local House Condition Survey reported that households in the Private Rented sector are most likely to be living in fuel poverty (33.5% of households), with older properties constructed prior to 1919 contributing to the highest levels of recorded fuel poverty (37.4%). The chart on the next page demonstrates the breakdown by tenure and date of construction.

Households Characteristics

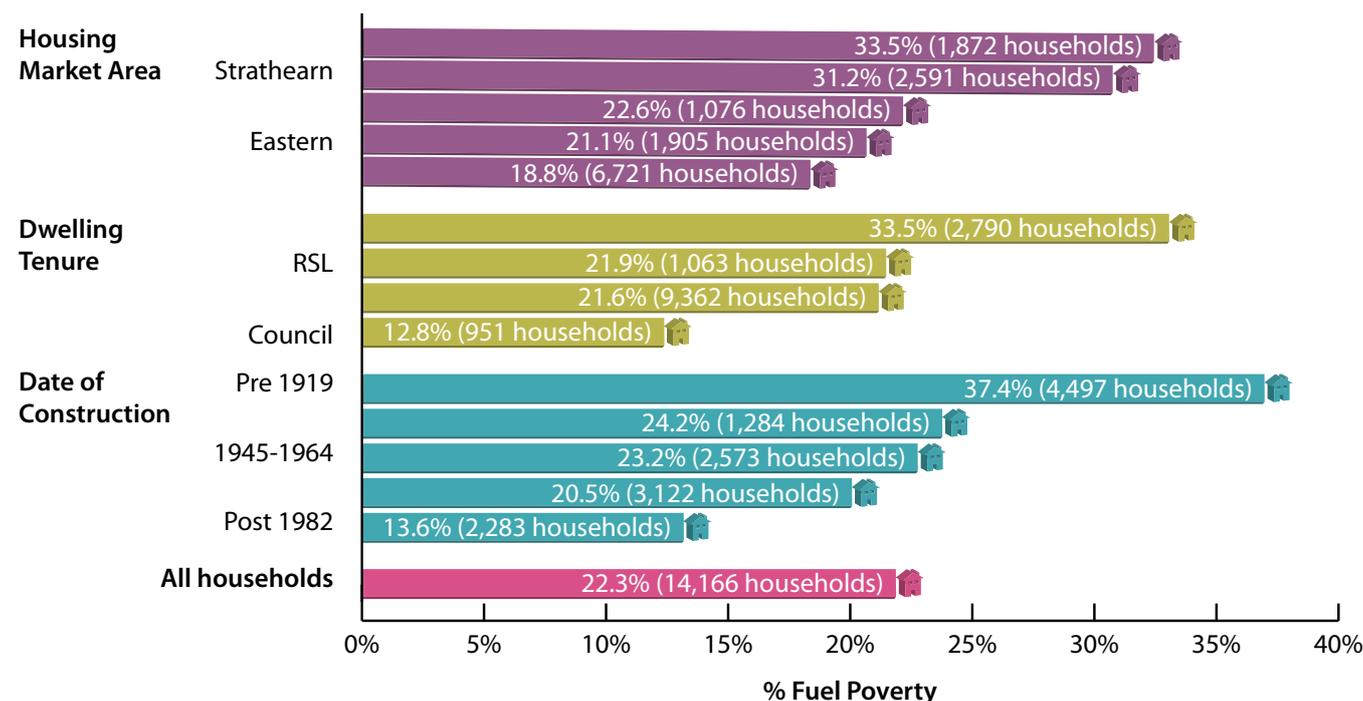
This survey found that householders/ households aged under 25 years (37.7%) and those aged 65 years and over (35.5%) are the two age groups with highest fuel poverty levels.

Single pensioners (52.8%); single parents (38.3%); and single adults (23.6%) all experience high levels of fuel poverty according to our recent findings. In addition, our research shows that the households with highest levels of fuel poverty are retired (36.6%) or unemployed (31.5%).

Summary of Factors Influencing Fuel Poverty in Perth and Kinross

- Rural Location
- Lack of Access to Gas Network
- Numbers of Older Properties
- Numbers of Private Renters
- Number of Households Under 25 and Over 65 Years
- Number of Vulnerable Households (Pensioners and Single Parents)
- Number of Single Person Households (Single Pensioners, Single Parents and Single Adults)

Rates of Fuel Poverty by Area, Dwelling Tenure and Date of Construction



Source: Local House Condition Survey 2015



Income Maximisation

The strategy has already identified that household incomes in Perth and Kinross are currently below the Scottish average. If on a low income, a household may have to contribute a higher percentage of their income to heat their homes. This could mean they are faced with a choice of heating their home to the satisfactory heating regime* and risk entering fuel debt or choosing not to heat the home to the satisfactory level and risk the home falling into disrepair bringing a higher risk of health related illnesses. One way of addressing this issue is by ensuring households have access to sources of income that are available to them.

The Council works closely with organisations such as Citizens Advice Bureau and energy companies to assist households to maximise their incomes and qualify for any grants or schemes which may be available. In winter, the following schemes are available to certain households:

- **Warm Home Discount Scheme** - for Winter 2015/16 eligible households can claim up to £140 off their electricity bill through this scheme.
- **Winter Fuel Payment** - households may be entitled to claim between £100 and £300 tax free to help pay heating bills if born on or before 5 January 1953 (at March 2016). Winter Fuel Payments are normally paid automatically if the household claims any benefits.
- **Cold Weather Payment** - if the household is claiming benefits and the temperature in the area falls to 0°C or below for 7 consecutive days (between 1 November and 31 March), then they may be entitled to claim £25 for each 7 day consecutive period.

* The definition of a 'satisfactory heating regime' would use the levels recommended by the World Health Organisation. For elderly and infirm households, this is 23°C in the living room and 18°C in other rooms, to be achieved for 16 hours in every 24. For other households, this is 21°C in the living room and 18°C in other rooms for a period of 9 hours in every 24 (or 16 in 24 over the weekend); with two hours being in the morning and seven hours in the evening.

Action Taken During 2014/15

- Everyone who contacts the Welfare Rights Hotline is offered a comprehensive benefit check, including advice on any discounts which may be available. Referrals are regularly made to the Home Energy Advice Team.
- The Citizens Advice Bureau (CAB) provides information on income maximisation and fuel advice in offices and surgeries across Perth and Kinross as part of their Fuel Poverty Initiative.

House Condition

Our Local House Condition Survey (2015) provided a profile of the housing conditions across all tenures within Perth and Kinross and examined 3,811 properties across all tenures (equating to around 5.4% of total dwellings). This survey will assist us in taking forward improvement programmes to achieve national targets (such as Scottish Housing Quality Standard and Energy Efficiency Standards for Social Housing). It also enables us to determine the level of services and financial assistance which should be made available to the private sector for improvements to house conditions through the Scheme of Assistance.

Scottish Housing Quality Standard (SHQS)

The SHQS is the Scottish Government's principal measure of housing quality. In 2015, our LHCS reported that 92.3% of Council stock complied with SHQS requirements at April 2015 and 71.9% of RSL stock complied with the SHQS. Within the RSL stock, the main reasons for non-compliance with the SHQS is due to energy efficiency ratings (the SAP rating); disrepair; amenities/facilities; and health, safety and security. More recently, the Council reported 94.6% achievement of SHQS by March 2016.

In Council stock, 100% compliance levels have been achieved in 51 of the 55 SHQS quality elements. Exemptions have been recorded against the energy efficiency rating indicator (SAP) on grounds of disproportionate cost to bring properties in off gas areas up to standard. Properties have also been exempt



Priority 4: House Condition, Fuel Poverty and Climate Change *(continued)*

against the kitchen storage indicator on technical grounds due to lack of space or the design. Abeyances have been recorded against the common access security indicators as a result of owner refusal to carry out repairs; and against the kitchen storage indicator as a result of tenant alterations or the installation of appliances which has reduced storage space.

- *The Council has a continuing obligation to ensure houses which currently meet the SHQS are adequately maintained to prevent them from falling into disrepair and into a position of non-compliance in future years.*
- *The Council will monitor cases against tenancy changes and storage improvements will be carried out during the voids maintenance process.*

Private Sector Housing Stock

Below Tolerable Standard (BTS)

The Council is required to include a strategy for identifying and dealing with BTS houses within the LHS. Our LHCS (2015) reported that levels of BTS housing in Perth and Kinross are low across all tenure sectors with an average of 0.5% rising to 1.7% in the private rented sector. No BTS dwellings were identified in the RSL or Council stock; however, 359 dwellings failed the standard within the private sector.

The actual number of cases failing the standard was too small to permit a statistically reliable breakdown by area or dwelling characteristics. The main reasons identified for failure included:

- *inadequate and unsafe electrical systems;*
- *presence of dampness;*
- *lack of thermal insulation;*
- *lack of natural or artificial light;*
- *lack of adequate cooking facilities.*

In meeting this requirement, the Council may use its powers to make discretionary grants available to owners in certain circumstances subject to budget availability.

Climate Change

We can make a real impact by leveraging funding into energy efficiency improvements within the housing stock. Both incomes and fuel prices are controlled by external forces.

Energy Efficiency Standard for Social Housing (EESH)

The EESH aims to improve the energy efficiency levels of social housing. It will help to reduce energy consumption, fuel poverty and the emission of greenhouse gases. All social housing has a target compliance date of December 2020. Achieving this standard in some properties will be challenging, particularly for those of non-traditional construction and for those located in 'off gas' areas.

Our 2015 LHCS included an assessment of the Council's current EESH performance. The average SAP rating for Council stock is estimated at 70, which is above the Scottish average of 66 for Local Authority housing. The results indicate that 73.4% of Council housing is already compliant with EESH requirements with the most significant reason for non-compliance being the increase in the average gas heating SAP (Standard Assessment Procedure) which will rise from 48 under SHQS to 69 for flats and houses under EESH.

EESH compliance is lower in Highland Perthshire (where only 50.2% of dwellings are compliant); Strathearn (68.2%); and Kinross (74.9%) which is consistent with the rural location; lack of access to the gas network; and high levels of non-flatted stock within these areas. Fuel and/or heating change may be required in the future to bring many properties to EESH requirements.

- *We will concentrate on raising awareness in these areas and trying to link households with agencies and organisations who can provide advice*



and support designed to reduce energy consumption.

Partnership Working

We work in partnership with SCARF (Save Cash and Reduce Fuel), a social enterprise that delivers the Home Energy Scotland (HES) service in the North East of Scotland. This is a free energy saving advice service funded by the Scottish Government and managed by the Energy Savings Trust (EST). It also delivers the Home Energy Advice Team (HEAT) service in partnership with (and part funded by) the Council

In August 2015, an event for Private Sector Landlords in Perth and Kinross was held to discuss how they could benefit from free and impartial energy savings advice. Uptake for this session was extremely high, so a second session was organised to meet demand. A total of 62 Private Landlords attended this event and a number of visits were scheduled with Private Landlords who were interested in further information on free measures for their tenants.

The Citizens Advice Bureau (CAB) delivers the 'Energy Best Deal' public awareness campaign in Scotland. Sessions are aimed at households on low incomes and frontline members of staff who work with people at risk of fuel poverty. Sessions cover a wide range of energy topics including switching tariff or supplier; assistance available from energy suppliers; and energy saving tips. A total of 31 consumers and 10 frontline workers/advisers attended the winter 2014/15 Energy Best Deal sessions in Perth and Kinross.

Through partnership working the Home Energy Advice Team (HEAT) has provided free and impartial advice on energy efficiency and affordable warmth in an effort to eradicate fuel poverty and allow people to heat their home for less.

The funding sources discussed earlier and detailed in Appendix 5 also provide examples of funding that is available to households, which will help to reduce fuel consumption. These examples along with the advice

sources highlighted above are designed to have a positive effect on household heating, leading to a reduction in fuel consumption which will help to mitigate climate change.

What We Will Do

- *We will improve energy efficiency in private sector housing through our use of funding from the Home Energy Efficiency programme (HEEPS-ABS funding), £1,172,797 has been secured for 2016/17.*
- *Owner-occupiers and private landlords will continue to receive subsidies from the HEEPS-ABS and ECO schemes. The planned works include privately owned and social owned homes in the Darnhall, Bridgend and Craigie areas of Perth along with parts of Crieff.*
- *We will invest in external wall insulation in a further 318 'hard to treat' Council houses during 2016/17 from SSE funding subsidies and contributions from the Council's HRA Capital investment programme.*
- *The Council's 2016/17 Capital Investment Programme will continue to deliver upgraded central heating systems, triple glazed window installations and other energy saving measures (such as solar panels) to the Council's own stock. More than 600 houses will benefit from being fitted with high efficiency heating systems in 2016/17 and more than 450 properties will receive new triple glazed windows and exterior doors.*
- *The programme to install mains gas supplies to houses is continuing. Renewable technologies, including solar water heating, air sourced heat pumps and solar photovoltaic (PV) panels are continuing to be fitted to suitable houses, located outside the mains gas network to help reduce fuel costs.*
- *All homes built through the Council's new house building programme include a range of energy efficiency measures to minimise energy consumption.*



Priority 4: House Condition, Fuel Poverty and Climate Change *(continued)*

- We will continue to build a profile of properties and areas in which energy efficiency improvements could improve fuel poverty and quality of life. We will use all funding at our disposal to action these improvements.
- We aim to commence Heat Mapping Exercise and use a variety of data sources to establish areas which require energy efficiency measures - this will include options for the potential for District Heating Systems.
- We will ensure all Council stock complies with EESSH by 2020 and continue to plan for bringing stock which does not currently meet SHQS (as a result of abeyances) to standard. We will also employ a Surveyor to register Energy Performance Certificates (EPCs) on our Council properties which have yet to receive these.
- We will further explore SGNs 'Help to Heat' Scheme which provides free or discounted gas connections for low income or vulnerable customers (benefits, pensioners, living in deprived areas, living in fuel poverty).
- Work closely with Community Planning Partners to raise awareness amongst all staff visiting residents in their homes. Aim to deliver bespoke sessions to colleagues within Scottish Fire Rescue Service so that they can be incorporated into fire and safety visits across Perth and Kinross.
- Target awareness/information sessions in areas where there is a high prevalence of fuel poverty.
- Raise awareness through fuel poverty sessions for Repairs staff, so they can identify signs of fuel poverty or someone at risk of fuel poverty when carrying out repairs.





Action Plan for 2016/17

Our action plan, activities and targets will be reviewed annually to ensure we keep up-to-date and are able to respond flexibly to changes in need across Perth and Kinross

Strategic Objective 1: Supply of Housing and Sustainable Communities Build More Affordable Homes in the Size, Type and Location that People Need and Manage Existing Stock to Accommodate Housing Need

Increased Number of New Homes	Baseline 2016 (unless stated)	Target
Over the course of the 5 year strategy we will increase the number of homes in the private and social housing sector by 2,750 units	512 (132 social, 380 private)	Annual average 550 homes
Increase opportunities for people on lower incomes to purchase property through shared equity schemes	104	Increase on baseline
Investigate options to progress a form of Mid-Market Rent (MMR) within the area and refresh the current MMR	28 (2014/15) 0 (2015/16)	Increase on baseline
Prioritise rural areas through the Strategic Housing Investment Plan (SHIP) and Strategic Local Development Programme	50	57
Purchase properties that meet the housing needs of people in Perth and Kinross through the buy-back scheme	24	11
Build more social rented housing (Housing Association and Council) (including city centre and Muirton regeneration)	132	Average 150 homes per year (120 for 2016/17)
Bring vacant/empty properties back into use	149	130 per year
Regenerate Areas of Deprivation and Encourage City Centre Living	Baseline 2016 (unless stated)	2016-2017
Deliver Muirton Master Plan by 2019 Affordable Completions	67 (2011-2015)	Phase 5, 2016/17 - 25 units Phase 6, 2017/18 - 45 units Phase 7, 2018/19 - 45 units Phase 8 - 12 units



Regenerate Areas of Deprivation and Encourage City Centre Living	Baseline 2016 (unless stated)	2016-2017
Deliver Muirton Master Plan by 2019 Private Completions (later phases)	None completed - private completions in due phase 8	Phase 8 - 101 units
Develop city centre housing (units developed included as part of social housing target)	40	2017/18 - 87 2018/19 - 68
Convert non-residential properties into housing wherever possible	1 property providing 3 units	11 properties providing 19 units
Private sector	Not applicable	Establish feasibility
Investigate the potential for 'Build to Let' to assist in rejuvenating our city centre while providing additional high-quality housing for private rent	No previous 'build to let'	

Strategic Objective 2: Housing and Homelessness

Housing and Homelessness	Baseline	2016-2017
Reduce the number of people presenting as homeless (including young people aged 16-25 years)	898	820
Increase the number of lets to homeless applicants	547 (55% all lets)	Increase each year
Enable eligible households securing Rent Bond Guarantee Scheme	153	150 per year
Prevent households from becoming homeless through Mortgage to Rent Scheme	1	4 per year
Increase the number of people accommodated through Flat Share Scheme/HMOs	24	6 per year

Managing and Sustaining Tenancies	Baseline	2016-2017
Increase the % new tenancies sustained for more than a year (overall)	87%	93%
Increase % new tenancies to 16-25 year olds sustained for more than a year	79%	>92%
Enable eligible tenants to access Discretionary Housing Payments (DHP)	1,412 (2014/15)	No targets set



Safe and Secure Communities	Baseline	2016-2017
Increase % of service users satisfied with delivery of service in relation to Anti-Social Behaviour	70% (2014/15)	Improve on baseline
Increase % all resident satisfaction with area (LHCS)	99.3% (satisfied or very satisfied)	Maintain baseline

Strategic Objective 3: Independent Living

People have access to the right type of housing to enable them to live as independently as possible at home or in a homely setting	Baseline	Target
Work with housing, health and social care partners to make sure that there is a good supply of affordable mainstream and supported housing with services attached to support people to live as independently as possible: number of homes developed for specific needs	Not applicable	At least 10% of programme
Remodel care and repair services to ensure access to adaptations for people in private sector accommodation	Not applicable	A new Care & Repair Service will be in place in 2016/17
In partnership with health and social care facilitate options for technology enabled care within people's homes to compliment support for carers, to help people live safely at home for longer and to reduce the need for care at home, where this is appropriate	942 people benefited from telecare 3,565 people used community alarms	Increase on baseline
Ensure that aids and adaptations continue to be available to support people to remain independent at home for as long as possible	250 (PKC)	Increase on baseline
People have access to the right type of support to sustain their accommodation		
Review housing support services to ensure these services are suitably meeting the needs of the individual and support people to sustain their accommodation and prevent homelessness	Not applicable	Reviews complete by December 2016



Strategic Objective 4: House Condition, Fuel Poverty and Climate Change

Increase Number of Referrals for Advice and Support	Baseline	Target
Increase the number of people getting advice on energy efficiency in the home	593	600

Reduce Fuel Poverty	Baseline	Target
Reduce the % households in fuel poverty (based on local survey)	22.3%	Improve on baseline
Reduce the % households in extreme fuel poverty (based on local survey)	3.8%	Improve on baseline

Improve Energy Efficiency of Housing Stock	Baseline	Target
Increase the number of private sector properties benefitting from HEEPS/ECO funding	278 (2015/16)	233
Increase the number of people assisted through Scheme of Assistance	219 (2014/15)	250
Increase the number of Council properties receiving new central heating	684 (2015/16)	705
Increase the number of Council properties receiving new windows and doors	499 (2015/16)	525
Increase the number of Council properties receiving new mains gas connections	132 (2015/16)	50
Increase the number of Council properties fitted with renewable technology	148 (2015/16)	165

Comply with National Housing Quality Standards	Baseline	Target
Increase the % of properties achieving EESSH	73.4%	Full compliance by 2020
Progress SHQS Compliance	94.6%	Full compliance by March 2017

Increase Awareness and Provide Energy Tips	Baseline	Target
Increase the number of staff attending awareness sessions	62 (5 sessions)	Improve on baseline
Increase the number of people within Perth and Kinross who received advice from HEAT or were referred to HES	236	Improve on baseline



LHS Priority Theme 2011-2016	Objectives Over 5 Year Period	Results Over 5 Year Period
<p>Addressing Housing Requirements</p>	<ul style="list-style-type: none"> ● Help address the shortfall of affordable housing by enabling the development of at least 100 new supply publicly subsidised affordable housing units, on average each year, until 2016 including the delivery of an average of 25 local authority new build units in priority areas each year until 2016. ● Increase the effective housing land supply, year on year, with the aim of maintaining an effective 7 year housing land supply. ● Facilitate improved access, year on year, to private rented housing for households that would normally be excluded from this sector due to their low income or reliance on benefits. 	<ul style="list-style-type: none"> ● 505 affordable units delivered over the 5 year period of the strategy. ● The annual Housing Land Audits have demonstrated the availability of sufficient effective land over the 5 year period of the strategy. ● A total of 951 people have been supported through the Rent Bond Guarantee Scheme during the 5 year period.
<p>Promoting Sustainable and Mixed Communities</p>	<ul style="list-style-type: none"> ● By 2016 improve the overall positive experiences of tenants living in social rented housing and of all residents' experiences of their homes and neighbourhoods. ● To deliver a programme of development of mixed tenure houses in Muirton to complete the regeneration of the area in line with the Muirton Master Plan by 2016. ● 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 (RTO) by 2016. ● Continue to develop and improve, year on year, Council housing management services that meet the requirements of the Scottish Housing Regulator. 	<ul style="list-style-type: none"> ● Satisfaction levels with house and area remained high over the course of the strategy. ● 67 units have been delivered as part of the Muirton Regeneration Programme. ● Although RTOs have decreased in last 5 years, over 200 new tenants and residents have signed up for 'Interested Persons Consultation Database' compared with the number recorded in 2010/11 and tenants involved in innovative scrutiny and inspection of services (see page 39-40). ● A new housing model was implemented in 2015 (page 33) which has developed fully integrated teams, providing one point of contact for customers for all housing issues, and connection to other community care services and has a greater focus on customer/tenant involvement.

(continued)



Appendix 1: Review of LHS Performance 2011-2016 *(continued)*

LHS Priority Theme 2011-2016	Objectives Over 5 Year Period	Results Over 5 Year Period
Promoting Sustainable and Mixed Communities <i>(continued)</i>	<ul style="list-style-type: none"> Improve satisfaction levels of service users, year on year, with service delivery in relation to tackling anti-social behaviour (ASB). Improve the percentage of adults who rate their neighbourhood as a very or fairly good place to live. 	<ul style="list-style-type: none"> Satisfaction rates with the ASB service have reduced from 88.1% in 2010/11 to 70% in 2014/15, but increased to 76% in 15/16. Work is still ongoing to address this. Tenant satisfaction with their neighbourhood increased from 76% in 2015 to 76.8% in 2016.
Improve Stock Conditions and Energy Efficiency	<ul style="list-style-type: none"> Minimise proportion of households living in fuel poverty by 2016. Increase proportion of dwellings with a NHER energy efficiency rating of 7 or above by 2016. Increase the proportion of dwellings meeting the Scottish Housing Quality Standard (SHQS) year on year. Implement the Scheme of Assistance (SoA). 	<ul style="list-style-type: none"> Fuel poverty has decreased according to our local survey of 2015 (see page 56) but this is an area of continued priority. The proportion of dwellings with a NHER energy efficiency rating of 7 or above increased from 41% in 2008/10 to 50% in 2010/12 until the Scottish Government methodology changed. The percentage of the stock compliant with the SHQS increased from 50.3% in 2011 to 94.6% in 2016. The Scheme of Assistance has been updated and continues to be implemented.
Assisting People with Particular Needs	<ul style="list-style-type: none"> Increase the supply of new build housing suitable for people with 'varying and particular needs' year on year. Develop appropriate housing with support for frail older people including the provision of housing with care and support places by 2016. Increase the availability, year on year, of telecare packages for frail and vulnerable people. 	<ul style="list-style-type: none"> New build housing includes adapted housing and housing to support people with different housing needs. Plans were agreed in 2015 to develop a further 8 homes in Scope for people with particular needs. See below re tenancies for people with mental health needs. Housing with support has been developed in 7 sheltered housing units (expanded from the pilot of 5 units in Perth) and plans are underway to expand to rural areas in 2016. The number of people receiving assisted technology and telecare has increased (see page 4). People receiving community alarms increased from 3,271 in 2011 to 3,565 in 2016 and telecare packages increased from 610 in 2013 to 942 in 2016. <i>(continued)</i>



LHS Priority Theme 2011-2016	Objectives Over 5 Year Period	Results Over 5 Year Period
<p>Assisting People with Particular Needs (continued)</p>	<ul style="list-style-type: none"> ● Meet the need for housing suitable for people with mobility problems by providing support and advice to owners (eg through Care & Repair), and adapting at least 250 dwellings across all tenures each year. ● Provide at least 3,000 items of aids and/or equipment for households with a disability assessed as requiring them per year. ● Complete planned re-settlement programmes as scheduled by supporting individuals in their own home or in a homely setting. ● Minimise numbers of homelessness presentations as percentage of total households by 2012. ● Minimise numbers of homelessness re-assessed as homeless or potentially homeless within 12 months of previous case completed by 2012. ● Improve the range and number of temporary accommodation options for homeless households, by 2012. ● Reduce the average time spent in temporary accommodation by homeless households by 2012. 	<ul style="list-style-type: none"> ● Housing adaptations have exceeded the target of 250 for every year of the strategy. ● Tenancies for people with mental health issues were allocated to allow people previously living within psychiatric care to live with high levels of support in a community setting. ● Significant work has taken place within the homeless service to reduce the number of homeless presentations from 909 in 2012/13 to 898 in 2015/16. ● Housing options has been successfully implemented and supported the reduction in the number of people waiting social housing. ● We have reduced the length of time homeless people are in temporary accommodation from 242.87 days in 2013/14, to 198.11 days in 2014/15 and to 131.6 days in 2015/16.



Appendix 2: Estimated Required Level of New Build Housing (PKC HNDA 2015/16) Used to Inform Supply Targets Set in the LHS

Year	Housing Tenure	Strathmore & Glens	Strathearn	Highland	Greater Perth	Greater Dundee	Kinross	Total Perth & Kinross
2016/17	Social Rent	44	47	30	174	9	21	326
	Below Market Rent	20	22	14	87	5	8	156
	Private Rented Sector	42	49	32	147	12	24	306
	Buyers	21	36	20	162	10	27	296
	Total	148	155	95	570	35	80	1,084
2017/18	Social Rent	44	47	30	174	9	21	325
	Below Market Rent	21	22	14	87	5	8	158
	Private Rented Sector	42	49	31	149	12	24	307
	Buyers	20	35	20	159	10	27	291
	Total	147	154	95	569	35	80	1,081
2018/19	Social Rent	44	46	29	171	9	21	319
	Below Market Rent	20	23	14	89	5	8	159
	Private Rented Sector	40	46	30	139	12	23	291
	Buyers	39	34	19	154	9	26	282
	Total	143	150	93	553	34	78	1,052
2019/20	Social Rent	23	26	16	95	5	11	177
	Below Market Rent	17	19	12	75	4	7	133
	Private Rented Sector	34	39	25	118	10	19	244
	Buyers	33	29	16	126	8	22	233
	Total	107	112	69	414	26	59	787
2020/21	Social Rent	23	26	16	98	5	11	179
	Below Market Rent	18	19	12	70	4	7	128
	Private Rented Sector	33	38	24	117	10	18	240
	Buyers	32	28	16	125	8	21	229
	Total	105	111	68	409	26	58	777
5 Year HMA Total	650	682	420	2516	156	355	4,781	
5 Year Social Rent Total	1,326 Units							
5 Year Below Market Rent Total	734 Units							
5 Year Private Rented Sector Total	1,388 Units							
5 Year Buyers Total	1,331 Units							

Source: CHMA HNDA Tool Refresh 23.12.2015 - Individual Housing Market Area Tables



Appendix 3: Relevant Legislation

The strategic context for the LHS is driven by legislation and policy directives. The overarching requirements for the LHS 2015–2020 are:

LHS Priority	Key Legislation/Policy	Key LHS Impacts/Requirements
General	Housing (Scotland) Act 2001	Assess housing need, demand, provision of housing and related services/provide a LHS/consult with stakeholders.
Equalities	Equalities Equality Act 2010	Address discrimination and promote equality for protected groups: age, disability, gender re-assignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation and, in part, marriage and civil partnership.
Supply of Housing and Sustainable Communities	Housing (Scotland) Act 2001 Scottish Government (2014) Scottish Planning Policy	Link LHS to development planning. Provide a Strategic Housing Investment Plan for affordable housing investment linked to the LHS.
Housing and Homelessness	Housing (Scotland) Act 2001 Scottish Government/ COSLA Prevention of Homelessness Guidance 2009 Housing (Scotland) Act 2014	Assess extent and nature of homelessness/provide strategy to prevent and alleviate homelessness. Provide common housing register/maintain housing list/create Scottish Secure Tenancies.
Independent Living	Public Bodies (Joint Working) (Scotland) Act 2014	Delegate housing functions to integrated health and social care partnership (specifically housing support, adaptations).
House Condition, Fuel Poverty and Climate Change	Housing (Scotland) Act 2001 Scottish Government (2004) Scottish Housing Quality Standard Housing (Scotland) Act 2006 Private Rented Housing (Scotland) Act 2011 Home Energy Climate Change (Scotland) Act 2009	Provide strategies for Housing Renewal Areas, Below Tolerable Standard housing/publish a Scheme of Assistance. Provide HMO Licensing and Private Landlord Registration. Reform of private rented sector Implement strategy for fuel poverty/achieve target to reduce fuel poverty as far as practicable by November 2016. Contribute to a reduction in greenhouse gas emissions/2020 target of 42% reduction.

(continued)



Appendix 3: Relevant Legislation (continued)

LHS Priority	Key Legislation/Policy	Key LHS Impacts/Requirements
House Condition, Fuel Poverty and Climate Change <i>(continued)</i>	Housing (Scotland) Act 2014 Climate Change (Scotland) Act 2009 Scottish Government (2014) Energy Efficiency Standard for Social Housing Scottish Government (2014) Energy	Continuing obligation to ensure houses meet the Scottish Housing Quality Standard by 2015.



Table 1: Long-Term Health Conditions in Perth and Kinross

Health Condition	Total People	%	Total Households	%
Total	146,652	100%	142,139	100%
No Condition	102,981	70.2%	100,699	70.8%
One or More Conditions	43,671	29.8%	41,470	29.2%
Breakdown of One or More Conditions	Total People	%	Total Households	%
Deafness or Partial Hearing Loss	10,509	24.1%	10,076	24.3%
Blindness or Partial Sight Loss	3,571	8.2%	3,201	7.7%
Learning Disability	683	1.6%	515	1.2%
Learning Difficulty	3,194	7.3%	2,835	6.8%
Developmental Disorder	840	1.9%	802	1.9%
Physical Disability	8,664	19.8%	7,961	19.2%
Mental Health Condition	5,075	11.6%	4,323	10.4%
Other Condition	27,405	62.8%	26,301	63.4%

Source: 2011 Census Results (www.scotlandscensus.gov.uk/ods-web/standard-outputs.html)

Table 2: Projected Principal Population Increase Over LHS Period

Year	Principal Population Projection	% Increase on 2011 Census
2011 (Census)	146,652	Base Year
2012	147,740	0.7%
2016	152,728	4.1%
2017	154,101	5.1%
2018	155,499	6.0%
2019	156,918	7.0%
2020	158,367	8.0%
2021	159,833	9.0%

Source: 2011 Census and NRS 2012 Based Principal Population Projections for Scottish Areas



Table 3: Projected Increase in Long-Term Health Conditions

Health Condition	Total People (2011)	%	2016	2017	2018	2019	2020	2021
Total	146,652	100	152,728	154,101	155,499	156,918	158,367	159,833
No Condition	102,981	70.2	107,203	108,233	109,160	110,190	111,219	112,249
One or More Conditions	43,671	29.8	45,462	45,898	46,291	46,728	47,165	47,601
Breakdown of One or More Conditions	Total People (2011)	%	2016	2017	2018	2019	2020	2021
Deafness or Partial Hearing Loss	10,509	24.1	10,940	11,045	11,140	11,245	11,350	11,455
Blindness or Partial Sight Loss	3,571	8.2	3,717	3,753	3,785	3,821	3,857	3,892
Learning Disability	683	1.6	711	718	724	731	738	744
Learning Difficulty	3,194	7.3	3,325	3,357	3,386	3,418	3,450	3,481
Developmental Disorder	840	1.9	874	883	890	899	907	916
Physical Disability	8,664	19.8	9,019	9,106	9,184	9,270	9,357	9,444
Mental Health Condition	5,075	11.6	5,283	5,334	5,380	5,430	5,481	5,532
Other Condition	27,405	62.8	28,529	28,803	29,049	29,323	29,597	29,871

Source: 2011 Census and NRS 2012 Based Principal Population Projections for Scottish Areas



Appendix 5

Improvements and Maintenance Budgets

- Council HRA Capital Budget - for Council properties.
- RSL Maintenance Budgets - for RSL properties.
- Scheme of Assistance - for Private Sector properties.

Home Energy Efficiency Programmes for Scotland (HEEPS)

- HEEPS-ABS (Area Based Schemes) - Scottish Government funded and Local Authority run to pay for work in the private owned or private rented sectors.
- HEEPS: Warmer Homes Scotland - a national scheme launched in September 2015 and works alongside other HEEPS schemes to give vulnerable households who are living in fuel poverty access to measures to improve energy efficiency levels of their homes. This programme is available to homeowners and private sector tenants.
- HEEPS: Loan Scheme - this is available to all private sector households in Scotland. It offers interest free loans of up to £10,000 per household for the purpose of installing energy efficiency measure in their homes. These loans can be combined with both ECO and HEEPS:ABS funding.

Energy Company Obligation (ECO)

A UK Government scheme which places a legal obligation on larger energy suppliers to deliver energy efficiency measures to domestic users with a particular focus on vulnerable groups. It is split into 3 parts and can be used in conjunction with some Scottish Government loan and grant schemes to make expensive measures more cost effective:

- Home Heating Cost Reduction Obligation (HHCRO) - energy

companies provide private rented or owner-occupied households who are vulnerable or on low incomes with insulation and home improvements.

- Carbon Emissions Reduction Obligation (CERO) - energy companies provide funding to all households in any tenure to install measures such as wall and roof insulation or connections to district heating.
- Carbon Saving Communities Obligation (CSCO) - energy companies provide insulation measures and connection to district heating to people living in the bottom 25% of the UK's most deprived areas and bottom 25% of rural areas by income. This is available to households in all tenures.

Other UK Government Schemes

- Feed In Tariffs (FIT) - this scheme is administered by Ofgem and pays owners of eligible electricity generating technology (eg Solar PV, wind turbines etc) for the electricity generated.
- The Renewable Heat Incentive (RHI) - this scheme provides financial incentives to owner-occupiers, private landlords and RSLs who have installed renewable heating technology since 15 July 2009.

Other Scottish Government Schemes

- Home Energy Scotland (HES) Renewables Loan - an interest free loan for owner-occupiers in Scotland who wish to install a domestic renewables system or connect to an approved district heating scheme powered from a renewable energy source.

The Scheme of Assistance

Aims to encourage homeowners to take more responsibility for the condition of their homes to ensure that private housing is kept in a decent state of repair.



Our Scheme of Assistance is currently being revised and Perth & Kinross Council will:

- *provide practical and financial assistance to enable older and disabled people in private sector housing to live independently;*
- *facilitate and encourage the repair and improvement of private sector housing;*
- *actively promote a culture of responsibility in relation to private sector property maintenance;*
- *work in partnership with owners of empty properties, providing practical and financial assistance where appropriate, in order to bring properties back into use as affordable housing.*

The resources that are available to support the activities outlined in the Scheme of Assistance are limited and we need to target these to ensure that assistance is available to those in the greatest need as well as ensuring that local and national strategic objectives are met. Assistance may be prioritised by the nature of the work and/or by area. Priority works for assistance include:

- *essential adaptations for people with disabilities;*
- *works to properties that are Below the Tolerable Standard (BTS) or are at risk of becoming BTS, and other properties with serious disrepair. Works to common parts, particularly in tenement properties, will be given priority over works to single dwellings;*
- *works to bring long-term empty properties back into use as affordable housing.*



Appendix 6

Consultation and Engagement

Our Local Housing Strategy has been developed through engagement and consultation with all those with an interest in housing in Perth and Kinross. This included housing professionals, community care and health partners, specialists in other related disciplines, contractors, local communities and tenants. In addition, comments were drawn from 'Join the Conversation', the engagement work undertaken for the Strategic Commissioning Plan (2016-2019) for health and social care integration, which highlighted concerns from the community about shortages of affordable housing across Perth and Kinross.

Workshop Events

A series of workshop events were organised with key stakeholders between July and October 2015 to discuss the main issues and key priorities for the new strategy. Information from these workshops informed setting our strategic objectives and local outcomes and at the conclusion of each of the workshops participants were involved in prioritising potential actions for inclusion within the new strategy.

Consultation Methods

Wider consultation with stakeholders including the general public, Community Councils and community groups as well as partners in the private sector, public sector and third sector was also carried out over a six week period. A variety of methods was used to encourage the involvement of partners, stakeholders and the residents of Perth and Kinross. These methods included:

- *an online survey;*
- *a letter inviting comment with a link to the strategy was sent by email to:*
 - *all those involved in the Local Housing Strategy Workshop Sessions, eg RSLs, developers, partner agencies across other disciplines, tenant representatives;*

- *Community Councils and other community groups;*
- *private landlords;*
- *local estate agents;*
- *the SURE Team - our tenant scrutiny panel with a role to agree and scrutinise housing services from a tenants' perspective and make recommendations for improvement.*

Conclusion

All comments provided through the consultations were fully considered and many were taken into consideration in finalising the strategy. An audit trail is available on request to show what happened next with individual comments.



Acronym	Explanation
ADP	Alcohol and Drug Partnership
AHIP	Affordable Housing Investment Programme
AHP	Affordable Housing Programme
ARC	Annual Return on the Charter
ASB	Anti-Social Behaviour
BME	Black and Minority Ethnic Communities
BTS	Below Tolerable Standard
CAB	Citizens Advice Bureau
CACI	Californian Analysis Center Incorporated (original name)
CAP	Common Allocations Policy
CATH	Churches Action for the Homeless
CERO	Carbon Emissions Reduction Obligation
CEWG	Community Empowerment Working Group
CHMA	Centre for Housing Market Analysis (Scottish Government)
CHR	Common Housing Register
COSLA	Convention of Scottish Local Authorities
CPO	Compulsory Purchase Order
CPP	Community Planning Partnership
CSCO	Carbon Saving Communities Obligation
DHP	Discretionary Housing Payments
EBI	Estate-Based Initiatives
ECO	Energy Company Obligation
EESSH	Energy Efficiency Standard for Social Housing
EHI	Empty Homes Initiative
EPC	Energy Performance Certificate
EqIA	Equalities Impact Assessment
EST	Energy Savings Trust
FIT	Feed In Tariff
GIRFEC	Getting it Right for Every Child



Acronym	Explanation
HAG	Housing Association Grant
HEAT	Home Energy Advice Team
HEEPS-ABS	Home Energy Efficiency Programmes Scotland - Area-Based Scheme
HES	Home Energy Scotland
HHCRO	Home Heating Cost Reduction Obligation
HMA	Housing Market Area
HMO	House in Multiple Occupation
HNDA	Housing Needs and Demand Assessment
HOSA	Housing Options Self-Assessment Tool
HRA	Housing Revenue Account
HST	Housing Supply Target
ICF	Integrated Care Fund
LCHO	Low Cost Housing
LDP	Local Development Plan
LHA	Local Housing Allowance
LHCS	Local House Condition Survey
LHS	Local Housing Strategy
LLP	Local Lettings Plan
MEAD	Minority Ethnic Access Development Project
MECOPP	Minority Ethnic Carers of Older People Project
MMR	Mid-Market Rent
MTR	Mortgage to Rent
NHER	National Home Energy Rating
NHS	National Health Service
NRS	National Records of Scotland
PKAVS	Perth & Kinross Association of Voluntary Service
PSHG	Private Sector Housing Grant
PSPC	Perthshire Solicitors Property Centre
RBGS	Rent Bond Guarantee Scheme



Acronym	Explanation
RHI	Renewable Heat Incentive
RoS	Registers of Scotland
RSL	Registered Social Landlord (Housing Association)
RTB	Right to Buy
RTO	Registered Tenant Organisation
SCARF	Save Cash and Reduce Fuel
SDP	Strategic Development Plan
SDS	Self-Directed Support
SEA	Strategic Environmental Assessment
SGN	Scottish Gas Networks
SHCS	Scottish House Condition Survey
SHIP	Strategic Housing Investment Plan
SHQS	Scottish Housing Quality Standard
SHR	Scottish Housing Regulator
SHS	Scottish Household Survey
SIMD	Scottish Index of Multiple Deprivation
SLP	Strategic Local Programme
SoA	Scheme of Assistance
SOA	Single Outcome Agreement
SSST	Short Scottish Secure Tenancy
SURE Team	Service User Review and Evaluation Team
TEC	Technology Enabled Care
TES	The Environment Service, Perth & Kinross Council



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