

# Balhousie Resident Event



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COUNCIL

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ARCHITECTS

Perth Grammar School  
18 September 2025

# Introduction

- Welcome
- Purpose of Event
- Who's in the room?
  - Strategic Lead – Elaine Ritchie, Strategic Lead for Housing and Communities
  - PKC Officers – Housing, Housing Strategy & Development Plans and Communications
  - Trail Architects
- Break Out session
- Demolition Update
  - Initial demolition of the rear wall areas has been completed fairly quickly.
  - Work is now moving slower to ensure key features can be retained where possible.
  - Current estimate is that the work should be completed by end of December.



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# Housing Need

- National Housing Emergency Declared - locally PKC has significant **supply and demand pressures**
- Housing need and demand – **3,500 applicants** on the Common Housing Register with the greatest demand for **one bedroom accommodation**
- Council stock and new builds – more than **8,200 social-rented properties** with around 200 properties added per year through new-builds and buybacks
- **Profile of social housing applicants** is varied;
  - Families **priced out** of private rental/ownership market
  - Existing tenants who are **under-occupying or overcrowded**
  - People who need to move for **medical reasons**
  - People **experiencing homelessness** for a range of reasons



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# PKC Housing

- A **Council Committee** agreed that the **best use of this site is to provide affordable housing**. This decision is based on the need for housing and that the **site is located in an area where mixed-tenure housing already exists**.
- Housing Allocations and management - **PKC Housing Service**.
- Vacancies are allocated in line with the **Common Allocations Policy – adhering to housing and homeless legislation**.
- For **new supply properties**, allocation typically happens **8-10 weeks before**
- Around **260 staff dedicated** to the allocation and management of tenancies and supporting tenants.
- Maintenance and investment in stock:
  - Council housing **maintenance programme includes regular investment** funded by the Housing Revenue Account which is the rents paid by Council tenants.
  - Over **£9million is invested** in our housing stock annually.
  - Our **stock meets high standards** – Scottish Housing Quality Standard with monitoring and checks – Scottish Housing Regulator, Audit Scotland and the Scottish Government.



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## PREVIOUS APPLICATION LAYOUT FOR CONTEXT

SUBMITTED FOR LISTED BUILDING CONSENT  
VALIDATED ON 18.05.2025

46 UNITS  
1X 3 BED / 24X 2 BED / 21X 1 BED  
46 PARKING SPACES

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## CONCERNS RAISED FROM PREVIOUS INFORMATION EVENTS

HELD AT PERTH GRAMMAR SCHOOL ON 6<sup>TH</sup>  
FEBRUARY AND 6<sup>TH</sup> MARCH

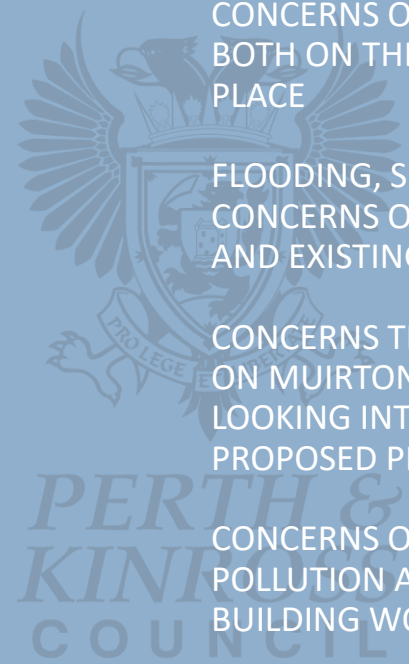
### LISTED IN ORDER OF FREQUENCY RAISED:

CONCERNS ON PARKING AND TRAFFIC  
BOTH ON THE SITE AND ON MUIRTON  
PLACE

FLOODING, SURFACE WATER AND  
CONCERNS ON CAPACITY FOR NEW  
AND EXISTING DRAINAGE

CONCERNS THAT EXISTING PROPERTIES  
ON MUIRTON PLACE WOULD BE  
LOOKING INTO THE 'BACK' OF  
PROPOSED PROPERTIES

CONCERNS OVER NOISE/DUST  
POLLUTION AND DISRUPTION DURING  
BUILDING WORK





## CONSIDERATIONS OF DEVELOPMENT ON A VACANT SITE

THE PROCESS OF DEVELOPMENT, LOOKING AT CONSTRAINTS OF SITE DEVELOPMENT BOTH ON AND OFF-SITE.

### SITE BOUNDARY (OWNERSHIP)

#### PHYSICAL CONSTRAINTS

JANITOR'S HOUSE AND GARDEN

EXISTING MATURE TREES

HISTORICAL RAILINGS

TOPOGRAPHY (SITE SLOPE)

SITE ACCESS

SITE CIRCULATION

PARKING / BINS / BIKES

#### OFF-SITE INFLUENCES

PLANNING POLICY

OFFSET OF WINDOW TO WINDOW

HEIGHT OF NEIGHBOURING BUILDING

LOCAL HOUSING NEED / MIX

FINANCIAL VIABILITY

POTENTIAL BUILD ZONE



## MITIGATING PREVIOUS CONCERNS

AS PREVIOUSLY RAISED:

### CONCERNS ON PARKING AND TRAFFIC

PARKING NUMBERS ALIGNED WITH  
UNIT NUMBERS, CIRCA 50.  
TRAFFIC FLOW TIMES OF DAY WILL BE  
DIFFERENT FROM WHEN THE SITE  
WAS A SCHOOL

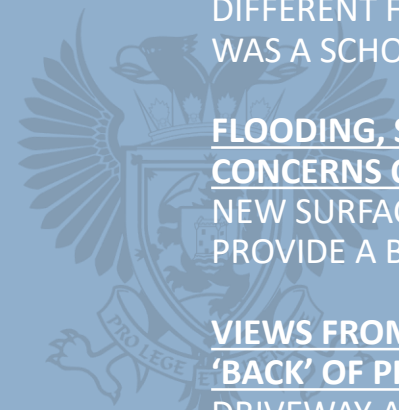
### FLOODING, SURFACE WATER AND CONCERNS ON CAPACITY

NEW SURFACE WATER SYSTEMS WILL  
PROVIDE A BETTERMENT

### VIEWS FROM MUIRTON PLACE TO THE 'BACK' OF PROPERTIES

DRIVEWAY AND PARKING OBLIGATIONS  
ACTIVE FRONTAGE ONTO MUIRTON  
PLACE

### RETENTION OF MATURE TREES



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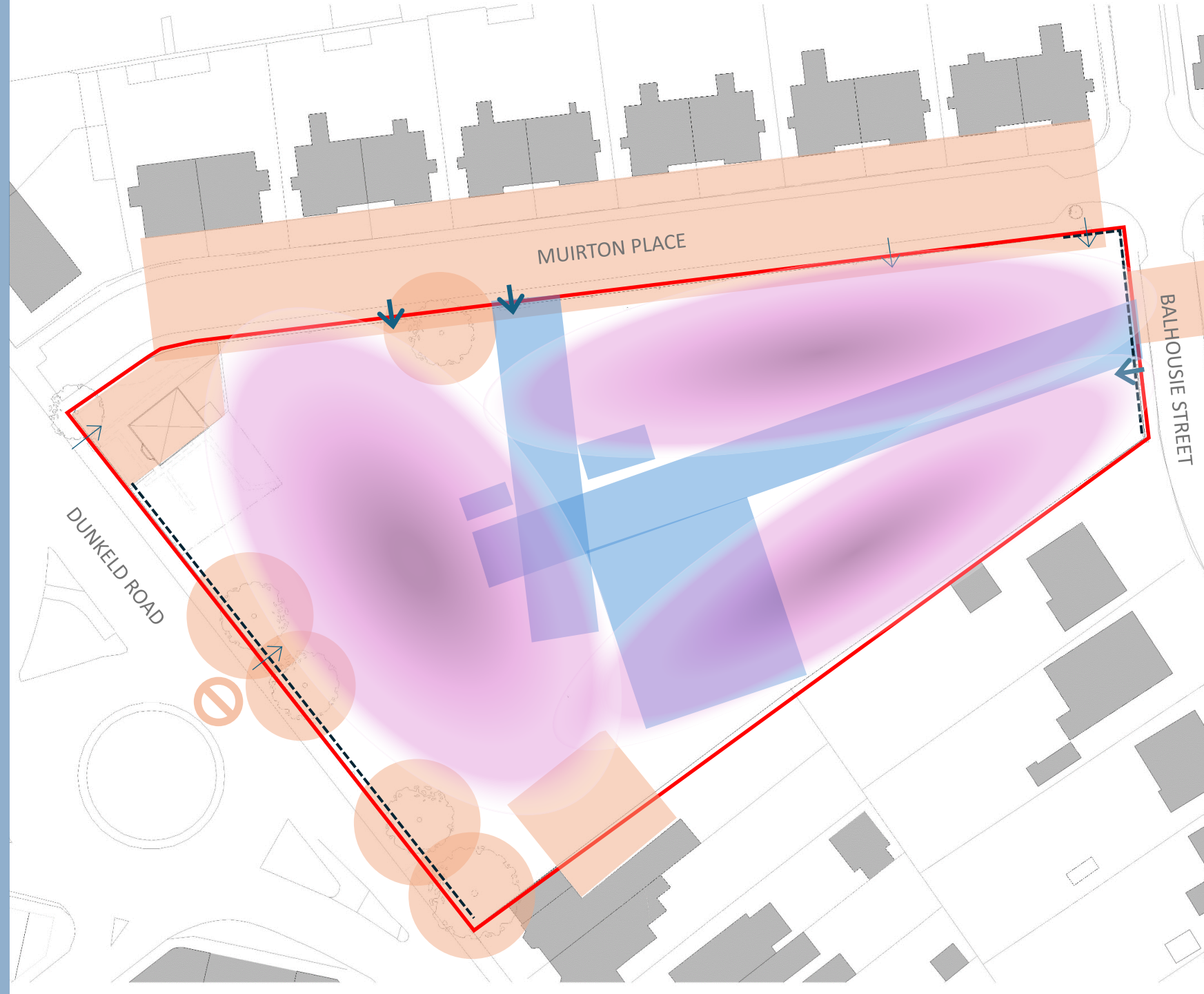
## BREAKOUT SESSION

DENSITY  
GREENSPACE  
HOUSING TYPES  
SUSTAINABILITY



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# Break Out Sessions

- This is an opportunity to share your thoughts
- The room will be split into breakout groups
- Each group will be led by Trail Architects supported by PKC Officers
- A constraints/build zone layout will be available for each group
- Only one person speak at one time.
- Please be respectful of others' views. This is a space for constructive dialogue.
- An option to make comments if you can't stay for the breakout session



# Next Steps

- Collate info from breakout groups.
- We will hold a second session where we will use the information from tonight to help inform our potential plans for the site?
- A Planning Application is required and provides a further opportunity for you to make comments once submitted – late 2025/early 2026.
- Thank you for your time.

