

Perth and Kinross Council
Strategic Housing Investment Plan
2026/27 – 2030/31

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



Contents

1. Introduction
2. Strategic Context
3. Housing Need and Demand
4. Available Resources
 - 4.1 Affordable Housing Supply Programme
 - 4.2 Housing Revenue Account (HRA)
 - 4.3 Developer Contributions
 - 4.4 Council Tax Reserve Income from the Reduction of Discount for Empty and Second Homes
 - 4.5 Housing Infrastructure Fund (HIF)
 - 4.6 Vacant and Derelict Land Investment Programme (VDLIP)
 - 4.7 Rural Housing Fund
 - 4.8 Affordable Rural Homes for Key Workers Fund
5. Affordable Housing Delivery
6. Connection with other LHS priorities
 - 6.1 Empty Homes
 - 6.2 Gypsy Travellers
 - 6.3 Child Poverty
 - 6.4 Rapid Rehousing Transition Plan (RRTP)
 - 6.5 Accessible Homes / Supported Housing
 - 6.6 Rural / Community Led Housing
 - 6.7 City / Town Centre Living
 - 6.8 Energy Efficiency
7. Partnership Working, Consultation and Monitoring
8. Affordable Housing Policy
9. Prioritisation Framework

- 10. Development Constraints
- 11. Procurement Approaches
- 12. Equalities
- 13. Strategic Environment Assessment

1. Introduction

The Strategic Housing Investment Plan (SHIP) 2026/27-2030/31 outlines investment priorities for new supply affordable housing over five years, aligning with the outcomes set out in the Local Housing Strategy (LHS) 2022-2027.

The SHIP is designed to be a working tool which:

- Improves long-term strategic planning.
- Details how investment in affordable housing will be directed.
- Sets out key investment priorities for affordable housing and demonstrate how these will be delivered and then resourced.
- Forms the basis for detailed programme planning.
- Focuses on partnership working.
- Informs Registered Social Landlord (RSL) development funding plans.
- Allocates resources from a national to a local authority level.
- Reinforces the local authority's role as the strategic housing authority.

The Council and its partners are committed to overseeing a programme of new affordable housing that will contribute to the Scottish Government's Housing to 2040 ambitions for new affordable homes. To support this, the Scottish Government have confirmed a Resource Planning Assumption (RPA) for Perth and Kinross for 2025/26 of £16,634,000, however, this SHIP period covers 2026/27–2030/31, where no funding has yet been announced.

All projects identified as a priority for funding over this 5-year period are set out in appendix 3 and are recorded in the Scottish Government's Housing and Regeneration Programme (HARP) system.

Projects included within the SHIP will be delivered through new build, buybacks, regeneration, renovation, and remodelling. The Scottish Government will use this information to draft a Strategic Local Programme Agreement (SLPA).

2. Strategic Context

Housing to 2040 sets out the Scottish Government's vision that everyone in Scotland should have access to a warm, safe, affordable and energy efficient home that meets their needs in a community they feel part of and proud of. The strategy is based on the principles of social justice, equality and human rights and includes a target to deliver 110,000 affordable homes in the 10 years up to 2031/32, with 70% of these for social rent.

The Perth and Kinross Local Housing Strategy (LHS) 2022-27 has been informed by the themes and aims set out in Housing to 2040 and aims to deliver on the vision that "Everyone in Perth and Kinross has access to the right home, in the right place, and at the right cost".

The four main priorities set out in the Perth and Kinross LHS 2022-27 that this plan helps to support are:

- LHS Priority 1: Providing more affordable homes to support liveable and sustainable communities.
- LHS Priority 2: Providing a range of housing options that people can easily access, afford, and keep.
- LHS Priority 3: Delivering housing for people with varying needs.
- LHS Priority 4: Delivering quality homes with affordable warmth, zero emissions, and SMART technology.

In addition to 'Housing to 2040' vision, the SHIP considers the Scottish Government's Housing and Planning Delivery Framework (HPDF). This framework promotes better collaboration between Housing and Planning Services, focusing on the Local Housing Strategy, Housing Need and Demand Assessment and Scottish Planning Policy

The National Planning Framework 4 (NPF4) has been adopted, setting national planning policies and a development plan for Scotland. Along with other key documents like the Local Development Plan (LDP) and the Housing Land Audit (HLA), NPF4 has guided the investment decisions in the SHIP and ensures a steady supply of future projects.

The SHIP also aligns with the aims of the Perth and Kinross Integration Joint Board Strategic Commissioning Plan 2020-2025. The Housing Contribution Statement, which acts as the bridge between the LHS and the Strategic Plan, reflects how housing contributes to the Strategic Plan priorities, emphasising the importance of providing suitable housing and support to help people live independently.

This includes:

- Working with housing developers to build adaptable, sustainable housing for changing household needs.
- Ensuring residents and tenants can adapt their homes to meet their medical needs.
- Providing sheltered housing accommodation and support.
- Ensuring suitable housing and housing support is available to prevent admissions and prolonged stays in hospital and engage early with partners to deliver a seamless service for people discharged from hospital.
- Supporting residents to live in warm, dry, energy-efficient and low-carbon homes that are affordable to heat.
- Working in partnership with a range of services such as Adult Support and Protection, Mental Health, Drug and Alcohol Teams to prevent and address homelessness

3. Housing Need and Demand

The Perth and Kinross Housing Need and Demand Assessment (HNDA) was conducted in 2021 across Tayside, including Angus, Dundee, Perth and Kinross and Northern Fife. A report based on the HNDA was presented to the 'Housing and Social Wellbeing Committee' in March 2023, outlining the Housing Supply Targets.

The Housing Supply Target is incorporated into the LHS as an annual target over five years. This determines the scale and type of affordable housing required to meet housing need and demand throughout the LHS period.

The LHS has set a target of 210 new supply affordable homes per year. This is across a range of delivery types including new build, buybacks, conversions, remodelling and empty homes, by both council and RSL partners with a mix of social rent and other tenure, e.g. shared equity, mid-market rent (MMR).

For development planning purposes, the Perth and Kinross housing market is divided into five Housing Market Areas (HMAs). These are:

- Greater Perth
- Highland
- Kinross
- Strathearn
- Strathmore & The Glens

Currently there are no specific housing supply targets for these HMAs.

4. Available Resources

4.1 Affordable Housing Supply Programme (AHSP)

The Affordable Housing Supply Programme is part of the Scottish Government's More Homes Scotland approach. It aims to increase affordable homes across all tenures and meet the objectives set out in 'Housing to 2040'. This Programme supports the Council in delivering its affordable housing priorities. The SHIP sets out investment priorities over a 5-year period, and these priorities then inform the Strategic Local Programme Agreements (SLPA's). The SLPA is a 3-year programme, containing SHIP projects, with year one being the finalised list of projects with approval to make applications for funding from the Scottish Government. There are published grant benchmark rates for these applications with figures varying depending on location, tenure, applicant, and provision of additional quality standards.

To support the delivery of affordable homes, local authorities are provided with Resource Planning Assumptions (RPAs) by the Scottish Government. RPAs are the yearly grant allocation that helps finalise the programme and act as a guide for planning over the 5-year period of the SHIP. The RPA for 2025/26 is £16,634,000, however there has been no funding announcement for any year beyond that.

The £16,634,000 is made up of the £16,587,000 from core RPA funding and the remaining £47,000 from the additional £40,000,000 that was made available for acquisitions. Whilst the core RPA funding was split across the local authorities in the same manner as previous funding allocations, the additional £40,000,000 was split across the local authorities differently which left PKC with only a nominal amount. Rather than using the previous model, which considered four indicators; affordability, deprivation, rurality and homelessness, the new model only considered homelessness. This means that 80% of the monies available were given to the 5 local authorities that had the 'highest current and sustained temporary accommodation pressures for the last three years (Edinburgh, Fife, Glasgow, South Lanarkshire, and West Lothian).' With the remaining 20% being split amongst the remaining local authorities. The methodology used to identify the specific split between the local authorities again was not the previous model but one that considered the scale of the temporary accommodation crisis in each authority. Whilst it is disappointing that PKC received less funds than most other local authorities, it highlights the good work done by the Housing Service, under enormous pressure, to respond to homelessness faced by people within our communities.

A lack of future funding certainty is one challenge that needs to be managed carefully as this has the potential to slow down the pace of developments and necessitates the adoption of carry forward restrictions, as there is no certainty about how much grant will be made available next year. However, the recent announcement by the Cabinet Secretary for Housing and the Minister for Public Finance committed to providing

multiyear funding allocations and so the expectation is that this will be addressed. Regular discussions with the Scottish Government, partner RSLs and developers are being had to methodically work through options to ensure sustained delivery in difficult financial circumstances.

The Scottish Government guidance is that minimum 25% over provision should be built into the programme. This SHIP has been over provisioned by 39% to ensure our full grant allocation is met and account for any slippage that is, naturally, likely to occur. The level of over provision has been deemed appropriate, based on recent delivery outputs, and the level of slippage seen previously. The SHIP has been front loaded with space in later years should projects slip and a notional grant allocation has been attributed to each project at benchmark levels to demonstrate that we are effectively planning the programme. Running parallel to the SHIP is a programme of 'pipeline' projects, this both ensures a good supply of projects to come into future SHIP's as well as reflecting a focus on projects that are deliverable.

Whilst this SHIP is predominantly new build, PKC has a target to deliver 40 buybacks per year and encourages partner RSLs to identify opportunities to do this also, where it meets their strategic needs. Buybacks not only increase the supply of good quality affordable housing in areas of need but can also reduce maintenance costs by targeting those properties that bring majority or full ownership of a block back. These properties are typically 1, 2, or 3 bed properties and can meet the housing needs of a variety of households, including those with a medical need.

Whilst the target is typically 40 per year, it has in years 24/25 and current year (25/26) been purchasing over and above this number to maintain a healthy supply of new affordable housing. So, whilst the target of 40 per year is listed in this SHIP, there will continue to be a larger number purchased per year if required.

The Council, in consultation with the Scottish Government, will continue to manage the AHSP in conjunction with its Housing Capital Plan, Housing Revenue Account investment, Council Tax 2nd Homes Funds, and Commuted Sums to maximise the delivery of affordable housing in priority areas during the SHIP period.

4.2 Housing Revenue Account (HRA)

Prudential borrowing via the HRA is a key funding component used in addition to Scottish Government housing subsidy to support the delivery of Council affordable homes. The financial viability of all potential Council projects is assessed in terms of the Housing Revenue Account 30-year business plan. This ensures that the capital costs generate a reasonable return on investment over the long term. The new build programme is monitored as part of the HRA capital monitoring process between Finance, Housing, and Property. The Council has a new build programme target of 80 new build affordable homes per annum during the 5-year period of this SHIP.

4.3 Developer Contributions

Criteria for Affordable Housing obligations, including commuted sums, are set out in PKCs Developer Contribution and Affordable Housing Supplementary Guidance.

There is currently around £1million available from Developer Contributions to support delivering affordable housing initiatives throughout Perth and Kinross. These funds can be used to augment grant funded projects to become viable and, where appropriate, can be considered as a complement to Scottish Government More Homes housing subsidy. The developer contributions need to be spent within that housing market area in which they were raised.

Applications for Developer Contributions can be made to PKC Housing Strategy to support the delivery of affordable homes.

In 2024/25, PKC Housing Services utilised £550K to purchase 4 new affordable homes off-the-shelf in Kinross HMA and £60K towards PKCs Buyback initiative. In addition, some smaller awards were made towards feasibility studies and rural housing initiatives.

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

The Council has funding available through income raised each financial year from Council Tax (Empty Homes and 2nd Homes). This funding assists in supporting the provision of all affordable homes delivered by the Council (new build and Empty Homes) and new builds for RSLs. PKC have, from 1st April 2024, implemented a 100% council tax surcharge on second homes, with the aim being to re-invest this money to improve housing opportunities.

As of 1 April 2025, the balance of funds from Council Tax for the delivery of affordable housing was £4,800,000. Since 2015/16 through the delivery of new build affordable housing and Empty Homes, the Council has used funding of over £12m from the Council Tax to assist with the delivery of affordable homes. For new supply affordable homes, these funds, as well as developer contributions, are used on a case-by-case basis depending on the nature and funding position of the project.

These funds have supported a number of affordable housing projects and a commitment has been made to continue to support delivery of affordable housing through this SHIP.

The table below lists the projects that have been, or will be, supported with a financial contribution via this fund.

Previous Delivery			
Site	Total New Homes	Organisation	Year
Fairfield, Perth	18	PKC / KHA	22/23
Lynedoch Road, Methven	24	PKC	22/23
Hazelwood, Blairgowrie			22/23
Lynedoch Road, Methven	17	PKC	24/25
Kinross Off the Shelf	6	PKC	24/25
Dunkeld NTS	20	PKC	24/25
Glenalmond Road, Rattray	18	PKC	25/26
Future Delivery			
Broich Road, Crieff Off the Shelf	12	PKC	25/26
Westpark, Blairgowrie Off the Shelf	4	PKC	25/26
East of St Cedds Road, Ballinluig	25	PKC	26/27
Captains Glen, Bridge of Earn	29	PKC	26/27
Colonsay Resource Centre, Perth	12	PKC	26/27
Balhousie Perth	46	PKC	26/27
Beechgrove, Perth	41	PKC	26/27
Captains Glen, Bridge of Earn	30	PKC	26/27
Borlich, Aberfeldy	33	PKC	27/28
Captains Glen, Bridge of Earn	30	PKC	27/28

Beyond supporting specific affordable housing projects, and the operation of PKC's Empty Homes service, the funds are also cover some staffing costs within Housing Strategy, as well as contributions to Council Tax and Missing Shares posts.

4.5 Housing Infrastructure Fund (HIF)

The HIF funds stalled housing developments due to the excessive cost or nature of the infrastructure works required. Whilst PKC has considered use of this fund to enable some sites, none have been deemed suitable by the Scottish Government to progress. No suitable sites have been identified for HIF funding in this SHIP, however, consideration will be given as and when potential sites become known or available.

4.6 Vacant and Derelict Land Investment Programme (VDLIP)

The Low Carbon Vacant and Derelict Land Investment Programme (VDLIP) offers funding to transform long-term vacant and derelict sites. However, due to the current unprecedented pressure on capital investment budgets across the public sector this fund is currently paused. There are no projects in this SHIP being funded by VDLIP, largely due to the lack of sites that fall into this category within Perth and Kinross, however regeneration is a key component of this SHIP and aligns with Housing to 2040's 'brownfield first' approach. Over the course of this SHIP, we project that 334 new affordable homes can be delivered on brownfield sites, which is 27% of new build delivery over this 5-year plan. There will be 72 new affordable homes delivered on sites that are on the Vacant and Derelict Land Register.

PKC have adopted a policy whereby priority is given to affordable housing as an end use, when disposing of its surplus land or buildings. This reflects the ambition to enhance the provision of affordable housing on brownfield sites and move towards achieving the LHS ambition to deliver 50% of affordable homes on brownfield sites.

Whilst there are no housing sites with VDLIP funding attached to them, support was provided to a local development trust in Alyth to assist in the award of VDLIP funding for the 'Millhaugh Phase 1' project, which will see the redevelopment of an unused sawmill into a community space.

4.7 Rural & Islands Housing Fund (RIHF)

PKCs Housing Strategy Team, alongside rural specialists Communities Housing Trust, is actively working with six Community Development Trusts to support Community-Led affordable housing and deliver new affordable homes in rural Perth & Kinross.

Since 2022, PKC has undertaken a Housing Needs Assessment Programme (HNAP), delivered by CHT. To date, Housing Needs Assessments have been carried out in seven settlements across Perth & Kinross, these are:

- Dunkeld and Birnam

- Pitlochry
- Mount Blair
- Aberfeldy
- Comrie
- Kinloch Rannoch
- Blair Atholl

Current live projects supported by RIHF include:

- 12 new affordable homes in Kinloch Rannoch, where In Principle Planning has been secured and full planning permission will be sought in October 2025
- 10 new affordable homes in Aberfeldy, where Planning Consent will be sought for in October 2025

In addition, PKC's Housing Strategy and Communities Housing Trust are exploring several candidate sites with Pitlochry Community Action Trust, Dunkeld and Birnam Community Development Trusts and are also supporting Blair Atholl & Struan Community Council to establish a Community Development Trust or Scottish Charitable Incorporated Organisation to deliver new affordable homes

Typically, RIHF funds are secured alongside other funding such as Scottish Land Fund, charitable trusts and Housing Subsidy. Community-Led housing helps address a lack of affordable homes in rural areas and aligns with the Scottish Government's Rural & Islands Action Plan (2023). Typically, there is fewer housing sites brought forward in these locations, and small rural communities can have varying types of housing need that is often better addressed by enabling those that live and work in these communities, to deliver new, affordable homes.

4.8 Affordable Rural Homes for Key Workers Fund

Up to £25 million across Scotland is being made available from the Affordable Housing Supply Programme budget over 2023 to 2028 for the Rural Key Workers Housing Fund. The funding enables local authorities and RSLs to purchase existing suitable properties in rural areas which can be rented directly or leased to employers to provide affordable homes for key workers. Opportunities to utilise this fund on bulk purchases are being explored to ensure that key workers can be housed in the areas of identified need.

The updated common allocations policy in Perth and Kinross includes ‘people unable to take up a key worker job offer due to affordable housing not being available’, as a strategic need category, that provides the applicant with a high priority for re-housing. This enables access to social rented sector for key workers requiring affordable housing, where this is deemed necessary.

A survey is now underway via Health and Social Care Partnership to identify areas of key worker need within the care sector and enhance the evidence base that has been accrued via the Housing Needs Assessments done in some of our rural locations. Consideration will also be given to Local Lettings Initiatives in locations where new supported housing developments are being built to ensure suitable staff resource. PKC will work with partners delivering Mid-Market Rent also to ensure that new supply can be targeted towards key workers in areas of identified need. This will be done by coordinating both with the Council’s Housing Options Service and the Health and Social Care Partnership.

5. Affordable Housing Delivery

The programme, outlined in appendix 3, is based on operating at 139% of the current RPA. This approach is taken to effectively manage slippage and the outputs listed in the table below should be considered on that basis.

The table in appendix 2 contains expected delivery data for the 5-year period, and below is the headline data from that table.

Financial Year	Starts (including buybacks)	Completions (including buybacks)
25/26	323	182
SHIP Period 26/27 – 30/31		
26/27	283	270
27/28	374	333
28/29	231	302
29/30	135	329
30/31	137	186
Total	1160	1420
Yearly Average	231	284

Projecting yearly outputs can be challenging and will be subject to change, however based on current projections the LHS target of delivering 210 new affordable homes can be delivered through this SHIP period if the funding levels remain at 25/26 levels throughout the lifetime of the SHIP. However, it relies on PKC ensuring that the full RPA is drawn down each financial year and continues to support the community led housing projects that are set out below. The programme is designed so that should monies become available over and above our RPA, then we are able to claim that and bolster our outputs.

6. Connection with other LHS priorities

6.1 Empty Homes

Having empty homes as an integral part of affordable housing provision ensures a coordinated approach within Perth and Kinross. The Council's aim is to bring 135 privately owned empty properties back into use each year. The Vacant Property Team and the Private Sector Housing Team work collaboratively to deliver an Empty Homes Service that provides advice and assistance to owners of long-term empty properties and work towards set targets. The Empty Homes Service covers both residential and non-residential properties to provide a holistic approach to solving the problems caused by empty buildings. The Private Sector Housing Team works in tandem with the Housing Options Team to ensure empty homes are targeted in appropriate areas and to those in housing need.

Our Empty Homes Initiative grants, administered by our Private Sector Housing Team, enable owners to upgrade or repair their properties in return for the properties being let out at Mid-Market Rent levels (below LHA rates) for a 5-year period, which both returns an empty property to use and increases the supply of affordable housing.

These properties are let through the Rent Bond Guarantee Scheme which aims to help people access housing opportunities in the private rented sector. In 2024/25, 23 Empty Homes Initiative grants were issued to owners to repair or renovate their properties with a view to them being let out at Mid-Market Rent levels. Furthermore, through Vacant Property Feasibility Grants, funding of professional fees for owners allows them to undertake feasibility studies to enable repairing or re-purposing of their empty properties.

The Scottish Government guidance on the SHIP content, specifies that we should set out an overview of the numbers of empty homes brought back into use, with the assistance of the Council, over the last three financial years. However, this is already reported yearly to Empty Homes Partnership, operated by Shelter Scotland on behalf of the Scottish Government. Though to adhere to the Scottish Government Guidance, this information is listed in appendix 4. Whilst these figures reflect the recorded empty homes being returned with assistance by PKC, they do not show the actual reduction in empty homes that has taken place over recent years. Between 2021 and 2025, there was a reduction in long term

empty homes of 358. Whilst it should be noted that this number will fluctuate slightly depending on the dates in which the data is extracted, the broad trend has seen a reduction.

6.2 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. Perth and Kinross Council have a 'Perth and Kinross Gypsy/Traveller Action Plan – 2023-27', that establishes a range of outcomes it hopes to achieve, to enable the community to flourish.

There are two permanent sites operated by PKC, Double Dykes and Bobbin Mill, providing 26 units of chalet-style accommodation. The two PKC sites were transferred into the HRA in 2022, which will enable planned maintenance programmes to ensure Scottish Housing Regulator standards are maintained. There are no temporary or short stay pitches on these sites and occupancy levels at these sites are typically 100%. There are also 24 pitches across 3 private sites.

A major capital project at the Double Dykes site is underway to replace the 20 chalets with high-quality, energy efficient accommodation. This transformative project will not only upgrade the accommodation itself but also the services, boundaries, pathways, drainage and amenity space. PKC secured nearly £4m in funding from Scottish Government's Gypsy/Traveller Accommodation Fund, with the remaining cost being covered by the Housing Revenue Account (HRA). The development is being done in 3 phases to minimise disruption to residents and is progressing well with a completion due this calendar year.

Feasibility studies have been undertaken at Bobbin Mill to establish what improvements can be made and engagement with residents has already commenced to review these proposals and establish next steps.

The Local Housing Strategy 2022-2027 established a need to 'Work with Gypsy/Traveller community members to have a better understanding of their accommodation needs and preferences and explore and develop workable solutions'. This work will continue as part of the emerging Local Development Plan (LDP3) and will involve representatives from Planning and Housing establishing need to ensure that the supply of suitable sites is identified.

It was however already established that a transient site was required, and so PKC undertook a site assessment appraisal via the Urban Capacity and Brownfield study, to consider the available options. Plans were then developed for the preferred site in consultation with the gypsy traveller community, and a planning application is due to be submitted soon.

6.3 Child Poverty

The Council's Child Poverty Action Report prioritises new affordable housing in areas with high child poverty. This helps those in need access quality homes, improving life chances. In 2024/25 there were 12 new properties delivered in the Scottish Index of Multiple Deprivation (SIMD) lowest quintile (lowest 20%), reflecting 11% of new build delivery. Over this 5-year SHIP, there is projected to be 160 new supply properties funded in SIMD lowest quintile (lowest 20%), which equates to 13% of new builds being given grant assistance.

However, as the Child Poverty Action Plan 2023/24 highlights, the SIMD identifies deprived areas, not people, and this can be problematic for Perth and Kinross due to having substantial rural areas where poverty is dispersed. A focus on rural areas where housing costs are high is also important to alleviate pockets of child poverty, particularly those within the six recognised priority groups at greatest risk of poverty. These are, minority ethnic families, lone parent families, families with a disabled person, families with three or more children, families with children under 1, families with mothers aged 25 or under. The delivery of adapted housing is set out below, though in 2024/25, 41 of the new build properties were delivered with 3+ bedrooms, making them suitable for larger families, this equated to 38% of new build delivery. Projections for this SHIP are that 334 new build properties will be delivered suitable for larger families, which is 27% of this plan. It should be noted, that as this is a 5-year plan, some projects are further progressed than others and some do not have a finalised design. This means that the figures used are based on current plans / estimates and subject to change.

Using Common Housing Register waiting list information can be difficult as applicants choose several areas for rehousing, however this data can help negotiate the housing mix for new sites to ensure larger family homes are provided where needed.

Perth and Kinross Council have a Child Poverty Working Group that seeks to ensure that there is a collaborative approach to reducing child poverty within our communities. Part of this approach is identifying key areas of need, and a recent report, using a variety of data, highlighted, by school catchment, those areas most in need, or at risk of child poverty. During the lifetime of this SHIP, there is projected to be 160 new build homes delivered in the top 5 school catchment areas that are most at risk of facing child poverty.

Achieving a reduction in child poverty is a clear aim of the Local Housing Strategy, and Strategic Housing Investment Plan. Affordable housing enables more households to have the opportunity to reduce their housing costs and free up more of their income on other essentials for their children.

Beyond the provision of new supply affordable housing contained in this SHIP, PKC has

- Provided 564 households with a financial payment toward their rent arrears balance, via its Tenancy Sustainment Fund

- Via Citizens Advice Bureau, supported a total of 677 tenants with a financial gain of £784,052, through its Financial Inclusion Project.
- Supported a total of 172 households with a spend of £29,950, via the 'Think Yes' budget. This fund is used by Locality Housing Teams to help meet the costs of moving into a new home.
- Supported 35 households in the PRS to sustain their tenancies through the Private Sector Sustainment Fund with a spend of £37,521.24.
- Provided 880 P&K households with energy efficiency and/or low carbon heating advice, via SCARF. 317 of these households were in fuel poverty, and the resulted savings, removed 9.1% of these households from fuel poverty.

6.4 Rapid Rehousing Transition Plan (RRTP)

Adopted in April 2019, the PKC's Rapid Rehousing Transition Plan (RRTP) aims to prevent homelessness and minimise its impact. It supports the Local Housing Strategy, is an integral part of the Strategic Housing Investment Plan (SHIP) and influences the delivery of the Health and Social Care Partnership's Strategic Plan.

The main objective within the RRTP is:

To deliver a service which is focussed on preventing homelessness and minimising the impact of homelessness where it cannot be avoided. This is achieved by continuing to:

- intervene early and prevent homelessness through enhanced advice, assistance and support.
- offer and provide a route for homeless people to move directly to settled accommodation.
- reduce the need for temporary accommodation and minimise the length of time people spend in temporary accommodation where it cannot be avoided.

Increasing the supply of suitable affordable housing will assist in meeting the RRTP strategic aims of prevention of homelessness. It will also support the commitment to ensuring that those in housing need find the fastest route to safe and secure accommodation and help them resettlement in their new homes quickly and successfully with support. Strong partnership working with Housing will ensure that new housing through the SHIP reflects the required needs of people facing homelessness.

6.5 Accessible Homes / Supported Housing

In 2019 the Scottish Government published 'Guidance for setting of Local Housing Strategy (LHS) targets to support the delivery of more Wheelchair Accessible housing'. Following on from this, the PKC LHS 22-27 set out a target that 10% of new build affordable homes to be wheelchair accessible or adaptable standard.

In 2024/25, 1 fully wheelchair adapted property was delivered via the SHIP with 12 adapted properties suitable for older / ambulant disabled households, which was 10% of new build delivery for the year. PKC will continue to work with developers and partner RSLs at an early stage in developments to achieve this target and enhance the provision of adapted properties in the locations that they are most needed. Over the course of the 5-year SHIP, 128 fully wheelchair adapted properties will be funded, which equates to 10% of new build delivery.

Achieving a target such as this can be challenging as many developments not achieving the 10% will already be in the SHIP at a progressed stage. Where this is the case, and where appropriate, an amendment to planning, or new application will be made to ensure this target is met. Off the shelf opportunities often do not come with the required contribution and so consideration needs to be given to, where possible, enhancing provision of those sites with early involvement.

The current LHS 2022-27 plays a significant role in improving public health in Perth and Kinross by setting the framework for delivering accessible homes, wheelchair homes and particular models of provision such as supported accommodation for key groups. The LHS also sets the framework for enabling people to live independently and well for as long as possible through investment in property adaptations, technology, care, and support services. The Council are also open to opportunities to invest in homes that are more attractive to age in across tenures. There continues to be a need to develop projects which have adaptable features, community spaces and flexible support services, filling the gap between mainstream homes and homes for varying need. This will be particularly important in meeting the emerging needs of those in rural areas.

The Council submitted a response to the Scottish Government Housing for Varying Needs (HfVN) Proposed Guidance Consultation (extended to Dec 2023), and plan to adopt new guidance subject to further revisions and publication in order to continue to meet the needs of these groups.

For those who have been assessed as having care and support needs to live independently in the community, a home in the right place can be crucial. PKC's Housing Strategy Team works closely with the Independent Living Panel (ILP), which provides an integrated approach to meeting housing, health and social care needs for those people who have been assessed as requiring support to enable them to live in the community.

To ensure that appropriate accommodation can be planned for, referrals made to the ILP inform the programme of new build provision for this group including identifying suitable locations and primarily through consideration of the ‘core and cluster’ model of supported accommodation where a Support Provider is based in a property and provides 24/7 shared support to several individuals clustered around this.

In 2023/24 a supported housing project, part funded via the SHIP, was delivered at Bertha Park, Perth by Kingdom Housing Association to meet independent living needs. Another SHIP project in Crieff, built by Hillcrest Housing Association, has just completed in 25/26. This will provide a further eight properties for individuals with support needs as well as 24/7 staff base. There are several sites in the SHIP where supported housing opportunities are being explored in collaboration with the Independent Living Panel and Housing Association partners.

6.6 Rural and Community Led Housing

PKC faces unique demographic challenges due to having a large rural population and a city within its boundary. The LHS 22-27 sets out the aim that the Urban / Rural population split (53%/47%) should be reflected in new affordable housing delivery. In 2024/25, 53% of new affordable housing delivered through the SHIP was in urban areas, whereas 47% was in rural locations, and so the split directly matched the target in the LHS. This SHIP will fund 610 new affordable homes in rural areas with 646 in urban locations, which equates to a 51% / 49%. Whilst these projections do not include buybacks or new delivery supported via the Rural Housing Fund, the current projections are that the SHIP will largely reflect the urban rural split set out in the LHS 22-27.

The SHIP is only one funding mechanism that can aid delivery of affordable housing. PKC’s Housing Strategy Team works closely with communities to enable Community Led Housing to be delivered through funding streams such as the ‘Rural and Islands Housing Fund (RIHF)’ and the ‘Scottish Land Fund’. These approaches not only allow greater community input into the provision of affordable homes but also reduces reliance on the main programme grant.

We have supported the completion of seven Housing Needs Assessments in rural areas to identify the specific needs of these communities. We are currently enabling a number of local communities to deliver community led housing.

Project	Partner	Planning Status	RIHF Status	Capacity	Proposed Site Start	Tenure
Aberfeldy Town Hall	Locus Breadalbane Trust	Fully Consented	Feasibility & Capital Approved	2	July 25	SR

Kinloch Rannoch	Rannoch Development Trust	24/00308/IPL	Feasibility Costs Approved	12	Oct 25	Mixed
Former Slaughterhouse Site	Aberfeldy Development Trust	App to be lodged Oct 25	Feasibility Costs Approved	10	Oct-25	Mixed
Fishers Way, Aberfeldy	Aberfeldy Development Trust	Fully Consented	-	3	OTS Purchase	MMR
Blair Atholl Railway Station	Blar Atholl & Strauan CC	-	-	3	TBC	TBC
St Cedd's Rd, Ballinluig	Communities Housing Trust	App to be lodged Oct 25	-	10	Feb-26	LCHO
Duntaylor Ave, Aberfeldy	Aberfeldy Development Trust	-	-	10	Sep-27	Mixed
Cuil Forestry, Aberfeldy	Aberfeldy Development Trust	-	-	5	TBC	Croft
UCBS0128 & 0132, Pitlochry	Pitlochry Community Action Trust	-	-	18	TBC	Mixed
UCBS0119/124115234, Dunkeld	Dunkeld & Birnam Development Trust	-	-	16	TBC	Mixed

6.7 City / Town Centre Living

The LHS 22-27 identifies a target to deliver 53% new supply affordable housing in urban areas and 47% in rural areas, as this reflects the population split of our communities. So, whilst it is acknowledged that there is a substantial rural population, there is also a sizeable urban population with a city and a number of large towns within our boundary. Many wish to reside in town and city centre locations due to work opportunities, leisure activities, access to services etc and so a focus on town centre living can boost the local economy and community vibrancy. In this SHIP, we are projecting that 129 new affordable homes will be funded that are situated in or very near city and town centre boundaries of the Perth and Kinross, as defined in the Local Development Plan.

6.8 Energy Efficiency

The Council seeks to maximise energy efficiency and reduce fuel poverty by meeting the 'Greener' energy efficiency standard in new builds, where practical. To meet this standard, homes must meet Section 7 Silver Standard Aspect 1 & 2 of the 2011 Building Regulations in relation to Carbon Dioxide emissions and energy for space heating, as a minimum.

The standard may not be achievable in all projects, particularly where an existing building is to be redeveloped or where homes form part of a larger development for market provision or through the PKC Buyback scheme.

The Council supports RSL partners to develop to 'greener standard' as a minimum and, where possible, to provide enhanced levels as set out within the Scottish Government's Housing to 2040 vision.

The Council has published a new Design Guide for Sustainable, Inclusive Homes – a Net Zero Approach, which aims to achieve, where possible, gold standard in energy efficiency. It must be acknowledged however that costs can be barrier to this, and a balance between high energy standards and ensuring a robust programme of new affordable homes is maintained.

7. Partnership Working, Consultation and Monitoring

This SHIP has been developed through collaboration with the Scottish Government, RSLs, and other stakeholders such as Health and Social Care Partnership and tenants' groups. Housing and Planning are also key partners for the development and ongoing delivery of the SHIP.

PKC continues to have 6 weekly updates with the RSL partners to discuss affordable projects both current and future opportunities. These meetings bring an opportunity for partners to discuss the wider programme and strategic issues including updates from the Scottish Government, Scottish Water, the SHIP, and site prioritisation. Every 6 weeks, updates are provided to the Scottish Government on areas relating to planning, public utilities and slippage impacting current/future year funding. PKC also host an Affordable Housing Supply Programme Stakeholder meeting, which consists of Housing Strategy, Planning, RSL partners, and the Scottish Government. This involves the group discussing the current year programme alongside a range of other topics affecting the delivery of affordable housing in Perth and Kinross. This is scheduled three times throughout the year at key points. Regular contact is maintained outwith these set meetings to ensure a well-functioning programme is maintained.

PKC has established an LHS Delivery Group to ensure delivery of outcomes set in the LHS. This Group feeds into the Strategic Affordable Housing Board, which provides oversight on the delivery of Perth & Kinross's Affordable Housing Supply Programme and ensures implementation of new affordable housing objectives contained in LHS and wider national strategies. The Board comprises senior managers and officers from Housing, Planning, Property, and Finance alongside an RSL representative.

In developing the SHIP 2026/27 – 2030/31, all RSLs were asked to submit project proposals for any new sites. All proposals were assessed alongside Council projects using the SHIP prioritisation Framework (see Appendix 5) and the programme was then approved by the Strategic Affordable Housing Board.

As outlined above, the Perth and Kinross multi-agency Independent Living Panel (ILP) provides key information to the SHIP to enable the provision of supported housing in the most appropriate locations and in the correct form. The ILP meets monthly and is made up of over 20 members working across Housing, Health and Social Care Partnership teams. The Panel provides an integrated approach to meeting housing, health and social care needs of people who have been assessed as requiring support to enable them to live as independently as possible in their own home or within a specialist provision.

The Council has frequent meetings with developers to discuss development sites and how their developments can contribute to LHS priorities through inclusion in the SHIP. PKC's planning department also host a Housebuilders Forum to offer developers a space to discuss issues ongoing within the sector. PKC's Housing Strategy Team meet once a month with planning colleagues to review and discuss any issues related to the affordable housing supply programme.

The private sector plays a very important role in supporting the delivery of affordable homes through affordable housing contributions on sites as well as the sale of 'off the shelf' properties.

8. Affordable Housing Policy

The 'Developer Contributions and Affordable Housing Supplementary Guidance' (2023) is linked to Policy 20 in the Perth and Kinross Local Development Plan 2 (2019). It outlines the contribution developers must make towards affordable housing to enable planning applications for new residential developments to be supported. This guidance was updated in 2023 and requires new housing developments to provide a 25% affordable housing contribution on applicable sites. Applicable sites being residential developments, including conversions, consisting of 5 or more units except where the LDP varies this quota on an individual site basis, or sites of 20 units or less in the City Centre Zone

The guidance outlines PKC's sequential approach for affordable housing contribution where onsite provision is preferred, followed by offsite provision, and then a commuted sum if the first two are not possible. Housing Strategy works with developers and RSLs early on to ensure the affordable housing component meets the local housing need.

9. Prioritisation Framework

All new affordable housing proposals for the SHIP are prioritised using the SHIP Prioritisation Framework (see appendix 5). This framework assesses proposals based on the Council's strategic aims, priorities, and project deliverability. The Council balances investment decisions through a mix of Council, RSL and developer delivery, considering various affordable housing tenures to meet housing need across all the HMAs.

10. Development Constraints

The SHIP has built in an overprovision of 39% to account for slippage. This ensures that if developments are delayed, there are ample sites available to spend the grant monies that are made available via Scottish Government. As noted previously, the RPA for each financial year needs to be spent within that year and so grant unspent does not roll over to next year but remains with the Scottish Government, and so development constraints can have serious effect on the programme.

The construction sector has faced many challenges in recent years, including the pandemic, excessive inflation and because of the difficult economic times, there has been a number of construction companies that have went into liquidation and so those operating currently need to mitigate risk and this can mean that development progress can be slow.

The private sector companies that remain continue to face many obstacles that can affect development, including:

- market volatility in the construction sector, impacting on private sector delivery timescales.
- increased energy prices.
- high material prices and shortages.
- shortages of labour
- economic uncertainty
- additional costs associated with developing in rural areas.

These issues need careful management, however, they also present opportunities for affordable housing providers. Off-the-shelf opportunities with private developers are explored to increase affordable housing supply, as are 100% affordable developments.

11. Procurement Approaches

PKC encourages collaborative procurement to deliver programmes effectively. The Council is part of the Scotland Excel framework and will also use the HUB framework for procuring services, where appropriate. They will also explore offsite and modern construction methods for new projects to ensure quality and speed.

12. Equalities

PKC's Impact and Value Assessment (IVA) process screens and monitors every Council proposal against statutory and non-statutory environmental, social and economic criteria. It covers a range of assessment areas including: Strategic and Resource implications, and impact assessment for Climate Change, Equality & Fairness, Child Rights & Wellbeing, Sustainable Procurement & Supply, and Strategic Environmental Assessment.

This screening showed that an Equality & Fairness Impact Assessment was required as there was likely to be some positive impacts on some protected characteristic groups. A full assessment was done during the LHS process, which informs the SHIP outcomes, and so this has been referenced throughout the one done for this SHIP.

13. Strategic Environment Assessment

The Strategic Environmental Assessment (Scotland) Act 2005 requires plans, programmes, and strategies to be screened for environmental impact. The SHIP, as part of the LHS, was pre-screened and found to have no or minimal environmental effects, making it exempt. The SEA Gateway has been notified.

Appendix 1

Table 1. SHIP Period Starts / Approvals

	Project Name	HMA	RSL	General Needs	Specialist / Supported	W/Chair	Total Affordable Homes	Tenure	Pre-Ship Starts / Approvals 25/26	SHIP Period Starts / Approvals				
										26/27	27/28	28/29	29/30	30/31
Pre-SHIP 25-26	Buybacks	NA	PKC	40	0	0	40	SR	40					
	Broich Road, Crieff	Strathearn	KHA	47	0	5	52	SR	52					
	Almond Valley Phase 1, Perth	Greater Perth	PfP	64	0	6	70	SR / MMR	70					
	Broich Road, Phase 3	Strathearn	KHA	25	0	0	25	MMR	25					
	Hatton Road, Rattray	S&G	HHA	33	0	5	38	Mix	38					
	Grewar Farm, Coupar Angus	S&G	PKC	44	0	5	49	SR	49					
	Broich Road, Crieff OTS	Strathearn	PKC	12	0	0	12	SR	12					
	Westpark, Blairgowrie OTS	S&G	PKC	4	0	0	4	SR	4					
	East of St Cedd's Road, Ballinluig	Highland	PKC	22	0	3	25	SR	25					
	Leslie Court (Conversion)	Greater Perth	KHA	8	0	0	8	SR	8					
26/27	Buybacks	NA	PKC	40	0	0	40	SR		40				
	Stanley H30 (ph1)	Greater Perth	KHA	14	0	2	16	SR		16				
	Hawarden Terrace, Perth	Greater Perth	Ark	0	12	2	12	SR		12				
	Former Balhousie School, Perth	Greater Perth	PKC	41	0	4	45	SR		45				
	Beechgrove, Perth	Greater Perth	PKC	37	0	4	41	SR		41				
	Oudenarde Site	Greater Perth	HHA	37	0	4	41	SR		41				
	Meadows Bridge of Earn	Greater Perth	KHA	24	0	3	27	SR		27				
	Powmill	Kinross-shire	KHA	7	0	0	7	MMR		7				
	Westfields, Rattray	S&G	PKC/ HHA	93	0	10	103	Mix		46		57		

	Project Name	HMA	RSL	General Needs	Specialist / Supported	W/Chair	Total Affordable Homes	Tenure	Pre-Ship Starts / Approvals 25/26	SHIP Period Starts / Approvals				
										26/27	27/28	28/29	29/30	30/31
	Colonsay Resource Centre, Perth	Greater Perth	PKC	7	0	1	8	SR		8				
27/28	Buybacks	NA	PKC	40	0	0	40	SR			40			
	Scone North	S&G	PfP	33	0	4	37	SR/ MMR			37			
	Westpark Phase 1, Blairgowrie	S&G	KHA	66	0	7	73	SR/ MMR			73			
	Former Hillside Hospital, Perth	Greater Perth	PKC/ HHA	65	0	7	72	SR / MMR			30	42		
	Westpark Phase 2B	S&G	Ark	0	42	6	42	SR			42			
	Duntaylor Avenue, Aberfeldy	Highland	PKC	50	0	5	55	Mix			55			
	Captains Glen, Bridge of Earn	Greater Perth	PKC	81	0	8	89	SR			89			
	Kirkmichael	S&G	CHA	7	0	1	8	SR			8			
28/29	Buybacks	NA	PKC	40	0	0	40	SR				40		
	Borlick Phase 1, Aberfeldy	Highland	PKC	23	8	4	35	SR				35		
	Castlemains, Auchterarder	Strathearn	PKC	10	0	2	12	SR				12		
	Drummond Arms, Crieff	Strathearn	PKC	27	0	3	30	SR				30		
	Almond Valley Phase 2, Perth	Greater Perth	PfP	15	0	0	15	SR				15		
29/30	Buybacks			40	0	0	40	SR					40	
	Leisure Centre, Pitlochry	Highland	PKC	9	0	1	10	SR					10	
	Rossie Place Ph 1, Auchterarder	Strathearn	PKC	31	0	4	35	SR					35	
	Stanley H30 (ph2)	Greater Perth	PKC	28	0	3	31	SR					31	
	Pleasance Road, Coupar Angus	S&G	HHA	17	0	2	19	SR					19	
30/31	Buybacks	NA	PKC	40	0	0	40	SR						40
	Moncur Road, Inchture	Greater Perth	HHA	10	0	2	12	MMR						12
	Atholl Road/Elm Court, Pitlochry	Highland	PKC	16	0	2	18	SR						18

	Project Name	HMA	RSL	General Needs	Specialist / Supported	W/Chair	Total Affordable Homes	Tenure	Pre-Ship Starts / Approvals 25/26	SHIP Period Starts / Approvals				
										26/27	27/28	28/29	29/30	30/31
	Visit Scotland Office, Pitlochry	Highland	PKC	2	0	0	2	SR						2
	Former Crieff Primary, Crieff	Strathearn	PKC	27	0	0	30	SR						30
	Abernethy	Greater Perth	PKC	35	0	4	35	SR						35
									Pre-SHIP	SHIP Period				
				1311	62	119	1483		323	283	374	231	135	137

SHIP Period Starts / Approvals – 231

Table 2. SHIP Period Completions

	Project Name	HMA Area	RSL	General Needs	Specialist / Supported	W/chair	Total Affordable Homes	Tenure	Pre SHIP 25/26	SHIP Period Completions				
										26/27	27/28	28/29	29/30	30/31
Pre-SHIP 25/26	Buybacks	NA	PKC	40	0	0	40	SR	40					
	Ratray	Strathmore	PKC	8	0	0	8	SR	8					
	Bertha Park Phase 3, Perth	Greater Perth	KHA	36	0	5	41	SR	41					
	Abbeyfield, Crieff	Strathearn	HHA	1	8	0	9	SR	9					
	Wester Tomaknock, Crieff	Strathearn	HHA	23	0	2	25	SR	25					
	Dunkeld (off the shelf)	Highland	PKC	2	0	0	2	SR	2					
	Old Causeway, Kinross	Kinross	HHA	8	0	0	8	SR	8					
	Leslie Court (Conversion)	Greater Perth	KHA	8	0	0	8	SR	8					
	Forfar Road, Mieggle	Strathmore	KHA	23	0	2	25	SR	25					

	Project Name	HMA Area	RSL	General Needs	Specialist / Supported	W/chair	Total Affordable Homes	Tenure	Pre SHIP	SHIP Period Completions				
									25/26	26/27	27/28	28/29	29/30	30/31
	Broich Road, Crieff OTS	Strathearn	PKC	12	0	0	12	SR	12					
	Westpark, Blairgowrie OTS	S&G	PKC	4	0	0	4	SR	4					
26/27	Buybacks	NA	PKC	40	0	0	40	SR		40				
	St Andrews Street, Perth	Greater Perth	HHA	37	0	2	39	SR / MMR		39				
	Stanley H31	Greater Perth	CHA	20	0	2	22	SR		22				
	Stanley H30 (ph1)	Greater Perth	KHA	14	0	2	16	SR		16				
	Hawarden Terrace, Perth	Greater Perth	Ark	0	12	2	12	SR		12				
	Grewar Farm, Coupar Angus	S&G	PKC	44	0	5	49	SR		49				
	Powmill	Kinross	KHA	7	0	0	7	MMR		7				
	Broich Road, Crieff	Strathearn	KHA	47	0	5	52	SR		52				
	Broich Road, Phase 3	Strathearn	KHA	25	0	0	25	MMR		25				
	Colonsay Resource Centre, Perth	Greater Perth	PKC	7	0	1	8	SR		8				
27/28	Buybacks	NA	PKC	40	0	0	40	SR			40			
	Oudenarde Site	Greater Perth	HHA	37	0	4	41	Mix			41			
	Hatton Road, Rattray	S&G	HHA	33	0	5	38	Mix			38			
	Almond Valley Phase 1, Perth	Greater Perth	PfP	64	0	6	70	SR / MMR			35	35		
	Former Balhousie School, Perth	Greater Perth	PKC	41	0	4	45	SR			45			
	Beechgrove, Perth	Greater Perth	PKC	37	0	4	41	SR			41			
	Westfields, Rattray	S&G	PKC/ HHA	93	0	10	103	Mix			33	35	35	
	Meadows Bridge of Earn	Greater Perth	KHA	24	0	3	27	SR			27			

	Project Name	HMA Area	RSL	General Needs	Specialist / Supported	W/chair	Total Affordable Homes	Tenure	Pre SHIP	SHIP Period Completions				
									25/26	26/27	27/28	28/29	29/30	30/31
	East of St Cedd's Road, Ballinluig	Highland	CHA	22	0	3	25	SR			25			
	Kirkmichael	S&G	CHA	7	0	1	8	SR			8			
28/29	Buybacks	NA	PKC	40	0	0	40	SR				40		
	Scone North	S&G	PfP	38	0	4	42	Mix				42		
	Almond Valley Phase 2, Perth	Greater Perth	PfP	15	0	0	15	SR				15		
	Captains Glen, Bridge of Earn	Greater Perth	PKC	81	0	8	89	SR				30	30	29
	Former Hillside Hospital, Perth	Greater Perth	PKC/HHA	65	0	7	72	SR / MMR				32	40	
	Westpark Phase 1, Blairgowrie	S&G	PfP	66	0	7	73	Mix				73		
29/30	Buybacks	NA		40	0	0	40	SR					40	
	Duntaylor Avenue, Aberfeldy	Highland	HH	50	0	5	55	Mix					55	
	Westpark Phase 2B	S&G	Ark	0	42	6	42	SR					42	
	Castlemains, Auchterarder	Strathearn	PKC	10	0	2	12	SR					12	
	Drummond Arms, Crieff	Strathearn	PKC	27	0	3	30	SR					30	
	Borlick Phase 1, Aberfeldy	Highland	PKC	23	8	4	35	SR					35	
	Leisure Centre, Pitlochry	Highland	PKC	9	0	1	10	SR					10	
30/31	Buybacks	NA	PKC	40	0	0	40	SR						40
	Moncur Road, Inchtute	Greater Perth	HHA	10	0	2	12	MMR						12
	Pleasance Road, Coupar Angus	S&G	HHA	17	0	2	19	SR						19
	Rossie Place Ph 1, Auchterarder	Strathearn	PKC	31	0	4	35	SR						35
	Visit Scotland Office, Pitlochry	Highland	PKC	2	0	0	2	SR						2

	Project Name	HMA Area	RSL	General Needs	Specialist / Supported	W/chair	Total Affordable Homes	Tenure	Pre SHIP	SHIP Period Completions				
									25/26	26/27	27/28	28/29	29/30	30/31
	Atholl Road/Elm Court, Pitlochry	Highland	PKC	16	0	2	18	SR						18
	Stanley H30 (ph2)	Greater Perth	PKC	28	0	3	31	SR						31
									Pre-SHIP	SHIP Period Completions				
				1412	70	128	1602		182	270	333	302	329	186

SHIP Period Completions – 284 per year

Appendix 2

Table 1. SHIP Projects Grant Funding

Key: Registered Social Landlord (RSL), Kingdom Housing Association (KHA), Ark Housing Association (ARK), Places for People (PfP), Hillcrest Housing Association (HHA), Perth and Kinross Council (PKC), Caledonia Housing Association (CHA). Social Rent (SR), Shared Equity (SE), Mid-Market Rent (MMR), Wheelchair adapted (WC)

Site	RSL	Total	SR	SE	MMR	WC	HMA	Current SHIP	New SHIP Period					Total
								25/26	26/27	27/28	28/29	29/30	30/31	
PKC Buybacks	PKC	200	200	0	0	0	Various		£1,400,000	£1,400,000	£1,400,000	£1,400,000	£1,400,000	£7,000,000
Stanley H30	KHA	16	16	0	0	2	Greater Perth		£1,978,000					£1,978,000
Meadows Bridge of Earn	KHA	27	27	0	0	3	Greater Perth		£2,500,000					£2,500,000
Scone North	PfP	37	29	0	8	4	Greater Perth			£2,500,000	£1,500,000			£4,000,000
Almond Valley, Perth Ph1 / Ph2	PfP	85	60	0	25	6	Greater Perth	£1,700,000	£4,440,000	£786,000	£1,400,000			£6,626,000
Hawarden Terrace, Perth	Ark	12	12	0	0	2	Greater Perth		£1,192,380					£1,192,380
Oudenarde, Bridge of Earn	HHA	41	41	0	0	4	Greater Perth		£1,073,965	£2,000,000				£3,073,965
Moncur Road, Inchtute	HHA	12	0	0	12	2	Greater Perth						£750,000	£750,000
Former Hillside Hospital, Perth	HHA / PKC	72	57	0	15	7	Greater Perth			£3,000,000	£2,000,000	£2,000,000		£7,000,000
St Andrew Street, Perth	HHA	39	39	0	0	2	Greater Perth	£2,000,000	£995,000					£995,000
Captains Glen, Bridge of Earn	PKC	89	89	0	0	8	Greater Perth			£3,890,000	£3,300,000	£3,366,554		£10,556,554
Former Balhousie School, Perth	PKC	45	45	0	0	0	Greater Perth		£2,000,000	£2,418,000				£4,418,000
Beechgrove, Perth	PKC	41	41	0	0	5	Greater Perth		£3,700,000					£3,700,000
Colonsay resource Centre	PKC	8	8	0	0	1	Greater Perth		£668,384					£668,384
Stanley H30 (ph2)	PKC	31	31	0	0	3	Greater Perth					£2,800,000		£2,800,000

PKC - GENERAL

Site	RSL	Total	SR	SE	MMR	WC	HMA	Current SHIP	New SHIP Period					Total
								25/26	26/27	27/28	28/29	29/30	30/31	
Abernethy	PKC	35	35	0	0	4	Greater Perth						£1,000,000	£1,000,000
Duntaylor Avenue, Aberfeldy	PKC	55	55	0	0	6	Highland			£2,343,000	£4,000,000			£6,343,000
Leisure Centre, Pitlochry	PKC	10	10	0	0	1	Highland					£835,480		£835,480
Visit Scotland Office, Pitlochry	PKC	2	2	0	0	0	Highland						£167,096	£167,096
Atholl Road /Elm Court, Pitlochry	PKC	18	18	0	0	2	Highland						£1,500,000	£1,500,000
Borlick Phase 1, Aberfeldy	PKC	35	35	0	0	4	Highland				£3,500,000			£3,500,000
East of St Cedd's Road, Ballinluig	PKC	25	25	0	0	3	Highland	£1,000,000	£2,300,000					£2,300,000
Powmill	KHA	7	7	0	0	0	Kinross-shire		£570,000					£570,000
Broich Road, Crieff	KHA	52	52	0	0	5	Strathearn	£,4,500,000	£1,700,000					£1,700,000
Rossie Place (Ph 1), Auchterarder	PKC	35	35	0	0	4	Strathearn					£3,350,000		£3,350,000
Castelmains, Auchterarder	PKC	12	12	0	0	2	Strathearn				£1,110,000			£1,110,000
Drummond Arms, Crieff	PKC	30	30	0	0	0	Strathearn				£2,700,000			£2,700,000
Former Crieff Primary School, Crieff	PKC	30	30	0	0	3	Strathearn						£2,700,000	£2,700,000
Westpark Phase 1, Blairgowrie	KHA	73	34	0	39	4	Strathmore			£3,000,000	£3,000,000	£2,205,214		£8,205,214
Westpark Phase 2B, Blairgowrie	Ark	42	42	0	0	6	Strathmore				£2,000,000	£1,800,000		£3,800,000

Site	RSL	Total	SR	SE	MMR	WC	HMA	Current SHIP	New SHIP Period					Total
								25/26	26/27	27/28	28/29	29/30	30/31	
Hatton Road, Rattray	HHA	38	38	0	0	3	Strathmore	£1,073,000	£1,800,000	£1,673,000				£3,473,000
Pleasance Road, Coupar Angus	HHA	19	19	0	0	2	Strathmore					£2,300,000		£2,300,000
Westfields, Rattray	HHA / PKC	103	62	16	25	10	Strathmore		£2,000,000	£2,200,000	£1,500,000	£3,000,000		£8,700,000
Grewars Farm, Coupar Angus	PKC	42	42	0	0	4	Strathmore	£1,000,000	£2,000,000	£1,500,000				£3,500,000
Kirkmichael	CHA	8	8	0	0	0	Strathmore			£850,000				£850,000
Total		1426	1286	16	124	112			£30,317,729	£27,560,000	£27,410,000	£23,057,248	£7,517,096	£115,862,073
RPA									£16,634,000	£16,634,000	£16,634,000	£16,634,000	£16,634,000	£83,170,000
RPA plus slippage (39%)									£23,121,260	£23,121,260	£23,121,260	£23,121,260	£23,121,260	£115,606,300

Table 2.

SHIP Projects being grant funded by HMA (does not include buybacks)

Greater Perth	Highland	Kinross	Strathearn	Strathmore
590	145	7	159	325

Table 3.

SHIP Projects being funded by RSL (does not include buybacks)

Perth and Kinross Council	Kingdom Housing Association	Places for People	Hillcrest Housing Association	Ark Housing Association	Caledonia Housing Association
619	175	122	248	54	8

Appendix 3**Private Sector Empty Homes Returns**

The tables below relate to private properties brought back into use with help from PKC Empty Homes Service. These have been taken directly from the yearly returns local authorities need to submit to the Empty Homes Partnership, which is operated by Shelter Scotland on behalf of the Scottish Government. The varying format they are presented in is due to the manner in which the information has been supplied in the respective years. Scottish Government guidance on drafting the SHIP requires us to provide this information within the SHIP.

2024/25 Empty Homes Returns

No. of properties	Length of time empty
4	Less than a year
15	1-2 years
28	2-5 years
11	5-10 years
7	10+ years
28	Unknown

No. of properties	Route back into use
13	Let at an affordable rent
40	Owner occupier
30	Let privately
10	Unknown

2023/24 Empty Homes Returns

No. of properties	Length of time empty
3	Less than a year
11	1-2 years
21	2-5 years
3	5-10 years

14	10+ years
28	Unknown

No. of properties	Route back into use
10	Let through private sector leasing scheme
10	Let at an affordable rent
25	Owner occupier
30	Let privately
5	Sold through estate agent

2022/23 Empty Homes Returns

No. of properties	Length of time empty
8	Less than a year
26	1-2 years
8	2-5 years
10	5-10 years
4	10+ years
8	Unknown

Appendix 4

Prioritisation Framework

Introduction

Our Prioritisation Framework provides a tool to prioritise investment, it balances the Scottish Government's ambitions contained in Housing to 2040, and Perth and Kinross Council's Local Housing Strategy (LHS) outcomes.

Partner Housing Associations that operate in the area have been asked to submit proposals, in an agreed format, for any sites that are not currently in the SHIP that they wish to be considered for funding.

The framework does not provide the only assessment of priority and the Council will continue to balance its investment decisions to ensure housing need across the Housing Market Areas is met, and that there is an appropriate split between rural/urban and greenfield/brownfield delivery, as per LHS outcomes.

As achieving strategic objectives is crucial, it is essential that we ensure only those projects that can be delivered are included. For this reason, the framework operates a 2-step process, whereby a pre-screening exercise is undertaken initially, before proposals are then scored against our matrix.

Pre-Screening

Any sites proposed that are outwith development boundaries, as per LDP, will automatically be screened out unless they have planning consent, either outline, or detailed, or can be justified through NPF4. Any allocated housing sites in LDP will automatically be progressed to site scoring.

All other sites will be considered as part of the pre-screening process, whereby a review of the site will be considered by Perth and Kinross Council's Housing Strategy Team. This review will include a check on the sites planning history, potential site constraints, and may include discussions with Planning about the proposal. These sites will then be reviewed against the detail and scale of the project.

There are 3 potential outcomes of pre-screening:

- 1 Progress to site scoring.
- 2 Refusal to score until planning consent given.
- 3 Agree to score though only on a reduced number of units.

Agreement to proceed to site scoring is not an assurance that the site will ultimately be delivered as per the proposal, only that initial checks have been carried out to ensure that the Council have satisfied itself, based on current knowledge that there are no obvious impediments to its delivery.

Proposals that do not provide a contribution to the LHS target to deliver 10% of new supply affordable housing that is wheelchair or adaptable standard, will be screened out, unless there are exceptional circumstances related to the site that make this prohibitive, and/or through agreement with Housing Strategy. This standard includes both Wheelchair User and Older / Ambulant Disabled User standard contained in Housing for Varying Needs document.

Site Scoring

To ensure fairness and transparency, each proposal, unless screened out, will be scored against set criteria listed below. As noted above, whilst this is the basis for investment decisions, it cannot be the only tool that is used, as the sites selected for inclusion need to assist in achieving the LHS outcomes, and so this needs to be considered alongside site scoring.

Priority 1 considers whether the proposal meets housing need. This will be assessed using different data sets, including applicant waiting lists, scale of existing stock and current turnover, Housing Need and Demand Assessment (HNDA), and future supply.

Priority 2 considers whether the proposal reflects a 'brownfield first' approach and helps bring back into use sites that would benefit the community.

Priority 3 considers where the sites are on their development journey, prioritising those that are more progressed.

Priority 4 considers whether the proposal will provide fully wheelchair adapted properties

Priority 5 considers whether project can be cross funded and bring in alternative funding streams.

Priority 6 considers how deliverable the proposals are. This is to ensure that priority is not given to sites that are unlikely to be brought forward.

Priority 7 considers whether the proposal meets wider strategic priorities. Examples include provision of supported housing, regeneration projects, substantial over provision of wheelchair or adapted housing, achieving other LHS outcomes.

Some elements of scoring will be a matter of fact, some will be down to professional judgment.

Scoring Criteria

1. Meets Housing Need
 - High (3)
 - Medium (2)

- Low (1)
2. Site attributes
- Listed Building (1)
 - Vacant and Derelict Land Register (1)
 - Long term empty building (1)
 - Brownfield (1)
 - Buildings at Risk (1)
3. Development status
- Detailed planning consent (2)
 - Planning in principle (1)
 - Land acquired (1)
 - Allocated LDP housing site (1)
4. Includes fully wheelchair adapted housing
- 10% delivery (3)
 - 5% delivery (2)
 - Less than 5% (1)
5. Can harness other funding streams e.g Rural Housing Fund (2)
6. Deliverability
- High (3)
 - Medium (2)
 - Low (1)
7. Meets Wider Strategic Priorities (3)

Low (1-4)	Medium (5-9)	High (10+)
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