

Local Lettings Plan (LLP) – Beechgrove

Background

Beechgrove House, formerly a care home, was decommissioned in 2019. Following a comprehensive options appraisal, the Housing and Social Wellbeing Committee approved a proposal in November 2023 to redevelop the site into affordable housing. A detailed timeline of key decisions is available [here](#).

The redevelopment aims to provide high-quality, affordable homes specifically designed to meet the needs of older people. Subject to planning approval, the site will offer 40 new homes for social rent, comprising a mix of accessible one and two-bedroom homes. These homes will be owned and managed by Perth & Kinross Council and will be allocated to applicants on the [Common Housing Register](#). An overview of common misconceptions about how we allocate housing is available on the Perth & Kinross Council website [here](#).

The homes are designed with older people in mind and are designated as amenity housing. This means they are designed for accessibility while allowing people to live largely independently but who may have changing needs as a result of a medical or support need.

These homes are thoughtfully designed with older people in mind and are classified as amenity housing. They offer accessible, comfortable living environments that support independent lifestyles, while also being adaptable to meet changing needs due to health or mobility considerations

To ensure these homes are allocated appropriately, a Local Lettings Plan (LLP) will be introduced. This plan will prioritise applicants whose needs align with the design and purpose of the new homes—particularly older individuals and those with medical or support needs—helping to match people with housing that truly supports their wellbeing and independence.

Allocation Criteria and Process

Specific considerations:

Preference will be given to;

- Applicants 50 years or over
- Applicants with medical priority based on accessibility requirements who would benefit from the accessibility features in the homes.
- Existing tenants of Perth & Kinross Council or one of the Common Housing Register partners who are under-occupying their current home.
- Applicants with support needs who have a need to move to or remain in the area to receive support.

For the two-bedroom, 1st floor cottage flats, preference will be given to;

- Applicants with medical priority and a recommendation for housing 'not more than one storey up'.
- Applicants that require an additional bedroom due to medical or support reasons.
- Existing tenants of Perth & Kinross Council or one of the Common Housing Register partners who are under-occupying their current home.
- Adult only households who meet the general criteria above.

General considerations:

Applicants will not be considered for a vacancy at Beechgrove where;

- They have a known history of drug dealing or abuse.
- A history of serious antisocial behaviour, harassment or nuisance at a previous address.
- Previous eviction for antisocial behaviour or ASBO granted in last three years.
- Previous eviction for rent arrears in the last three years.

Resource Implications (Including Financial):

The allocation process may be complex, but there are no financial implications associated with this Local Lettings Plan.

Legal & Risk Implications:

There are no legal implications. The foremost [guidance document around social housing allocations in Scotland](#) is clear that Local Lettings Plans/Initiatives are acceptable where they can be justified and where they comply with relevant legislation (see page 95). Our Common Allocations Policy is clear that LLP's may be used in certain circumstances.

Consultation with CHR applicants, tenants, partner providers and other stakeholders is required and will be progressed closer to the point where the homes are to be allocated. This draft LLP is being shared now to invite early feedback from the local community, which will form part of the consultation process.

Continuity

Once implemented, this LLP will be kept under review and will remain in place indefinitely, unless there are significant challenges arise in allocating the homes, such as no demand.

Conclusion

This Local Lettings Plan is designed to ensure that the new homes at Beechgrove meet the specific needs of older people and those requiring support. While the Common Allocations Policy includes indicative quotas for the Priority Groups on the CHR as detailed below, some flexibility may be required to prioritise those would benefit most from these homes:

10 % strategic need
50% homelessness
24% transfer applicants
16% Housing Waiting List Applicants