

Perth & Kinross Council Local Housing Strategy Early Engagement Survey Results

Presented to:
Perth & Kinross LHS Steering
Group

Presented by:
Donna Milton, Managing Director

Date: 15th February 2022

www.arneil-johnston.co.uk

INVESTORS IN PEOPLE™
We invest in people Platinum

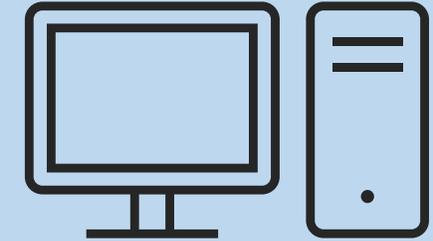
Early engagement survey

Key element of LHS Consultation Plan

Short electronic survey encouraging communities and residents across Perth & Kinross to express views on which local housing issues 'matter most'

Promoted and circulated widely across digital channels

Alternative survey options made available on request promoting survey in local newspapers & national housing press



Early engagement survey promoted across a wide range of Perth & Kinross Council digital channels:

- Perth & Kinross Council website
- Perth & Kinross Council social media (to signpost and promote consultation activity)
- Press release
- PKC intranet

Survey open for 9 weeks from 01/12/21 – 31/01/22

Purpose of the survey was to identify issues, options or key questions for further analysis and debate in the LHS process.

Respondents also offered opportunity to identify important local housing issues
Survey questionnaire focused on following 3 key areas:

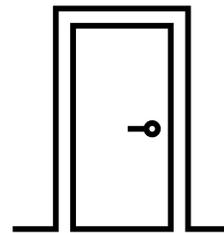
1

What does a 'well functioning' housing system look like?



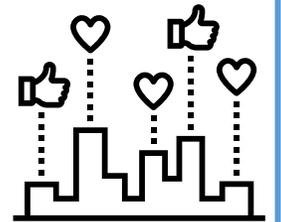
2

What are the main housing challenges facing households in Perth & Kinross?

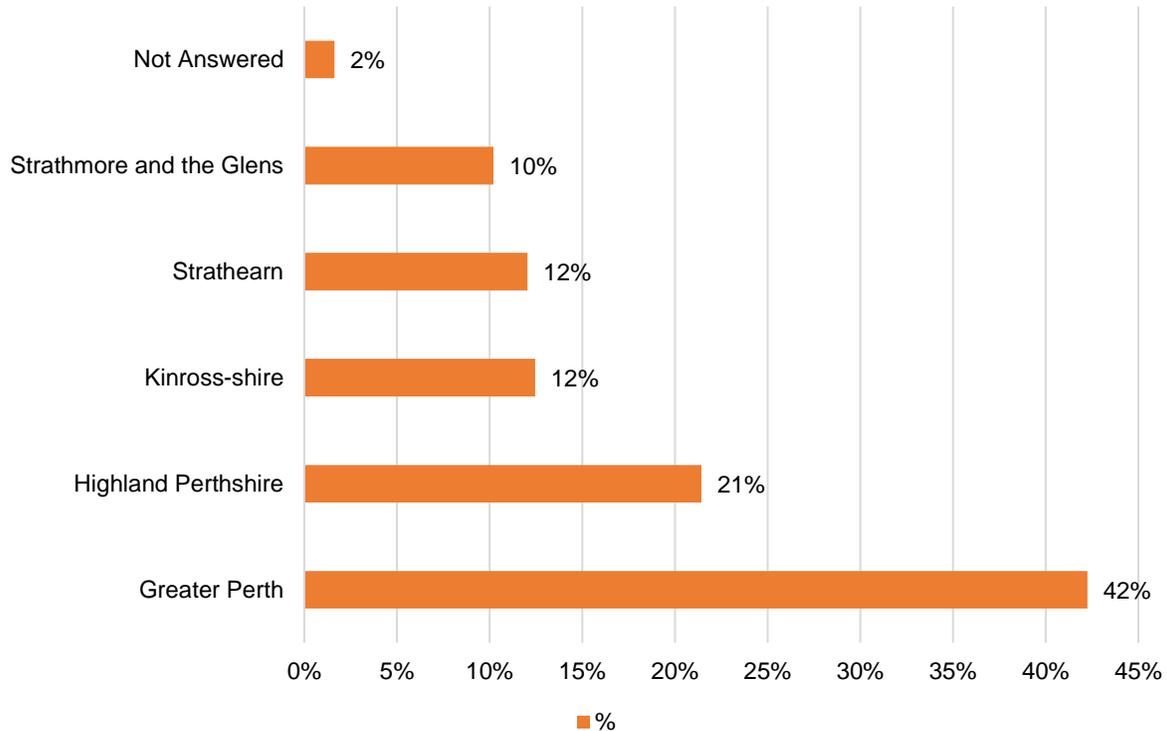


3

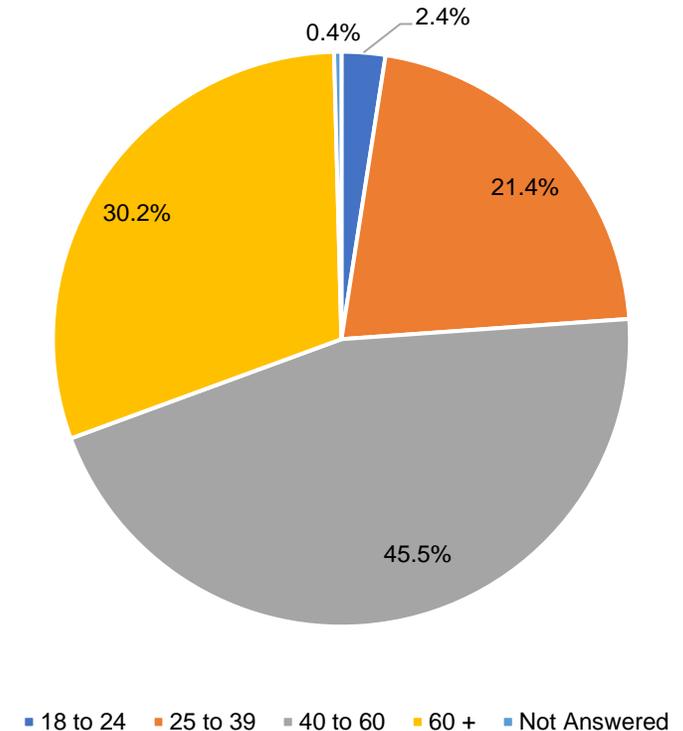
What should communities in Perth & Kinross look & feel like in future?



Which area do you live in? (%)

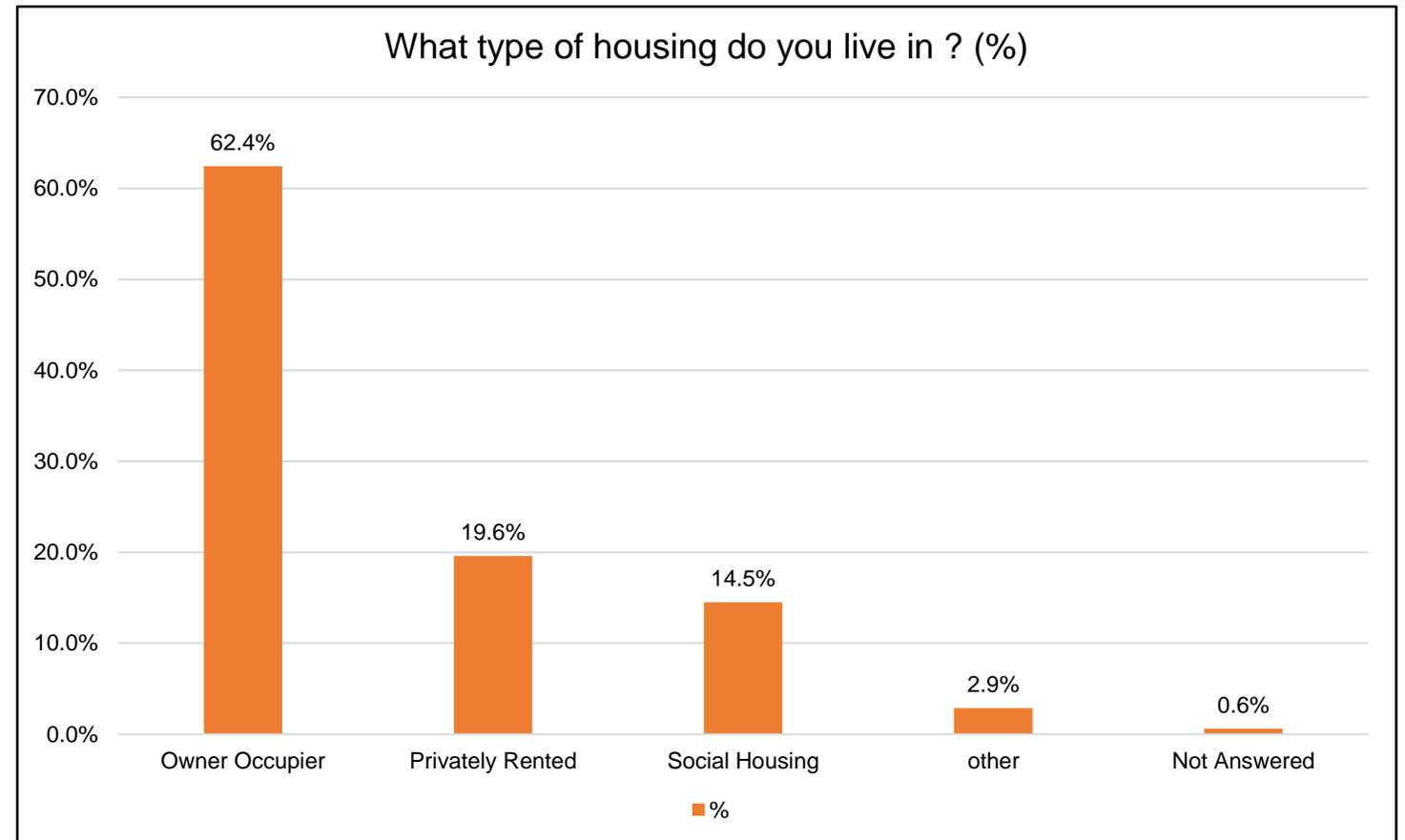


What is your age range (%)



- Total sample responses = 490
- Only 2.4% of respondents were aged 18 to 24

How would you describe the household you live in?	Count of Responses	%
All Adult Household (3+ Adults)	42	8.6%
Household with Children (2 Adults and 1+ Children)	126	25.7%
Single Parent Household	36	7.3%
Single Person Household	79	16.1%
Two Adult Household	183	37.3%
Other	22	4.5%
Not Answered	2	0.4%



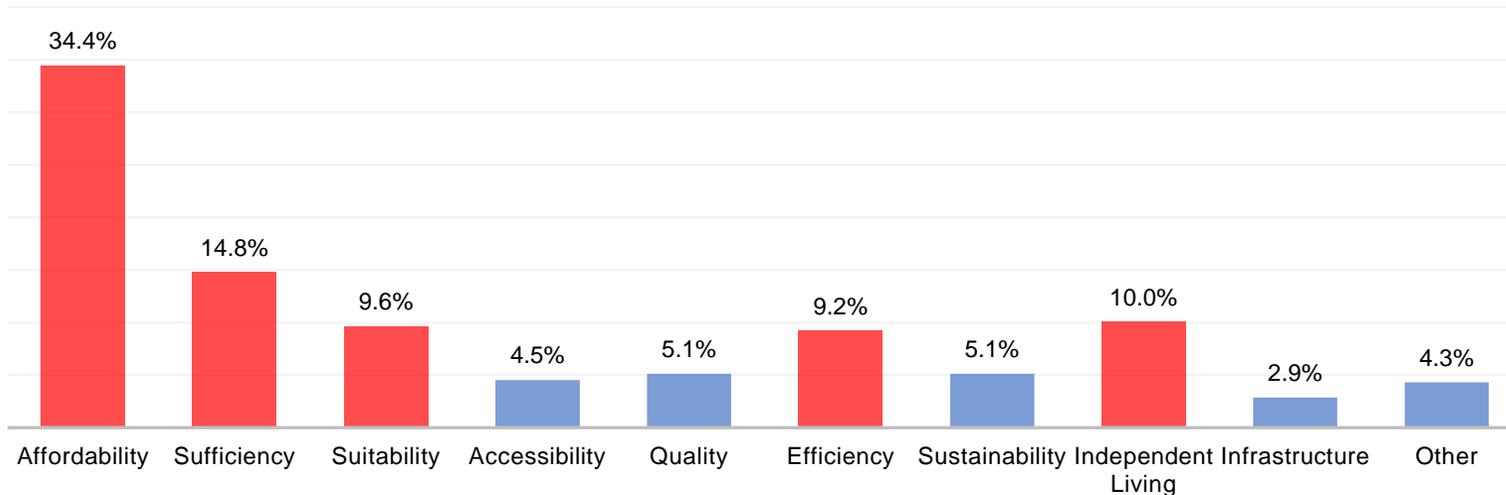
- 62% of responses were from owner occupier households
- 33% of responses were from households with children

Q1.	The aim of our Local Housing Strategy is to deliver a housing system that works well for Perth and Kinross. What do you think are the most important things housing should offer local residents and communities?
1	Affordability - Local people are able to afford either to buy or rent the type of housing that they want
2	Sufficiency – There is a good supply of housing available to meet the needs of local people
3	Suitability – Housing is the right size and type to meet the needs of people – in a safe area they can take pride in
4	Accessibility – A range of different housing options and choices are available for people looking for accommodation in the area
5	Quality – Our local housing stock is in good repair
6	Efficiency – Homes are warm, energy efficient and affordable to heat
7	Sustainability – Housing makes a positive contribution to the life and growth of communities, and the local economy
8	Independent Living – Housing is available to support people with health conditions and disabilities, so they can live as independently and well as possible
9	Infrastructure – Homes are located in places which have good digital and transport connections
10	Other

Most Common Responses	Number of Respondents	% of Survey Respondents	Rank Order
Efficiency	362	74%	1
Affordability	325	66%	2
Sufficiency	304	62%	3
Suitability	303	62%	4
Independent Living	264	54%	5
Quality	212	43%	6
Infrastructure	189	39%	7
Accessibility	173	35%	8
Sustainability	162	33%	9
Other	50	10%	10

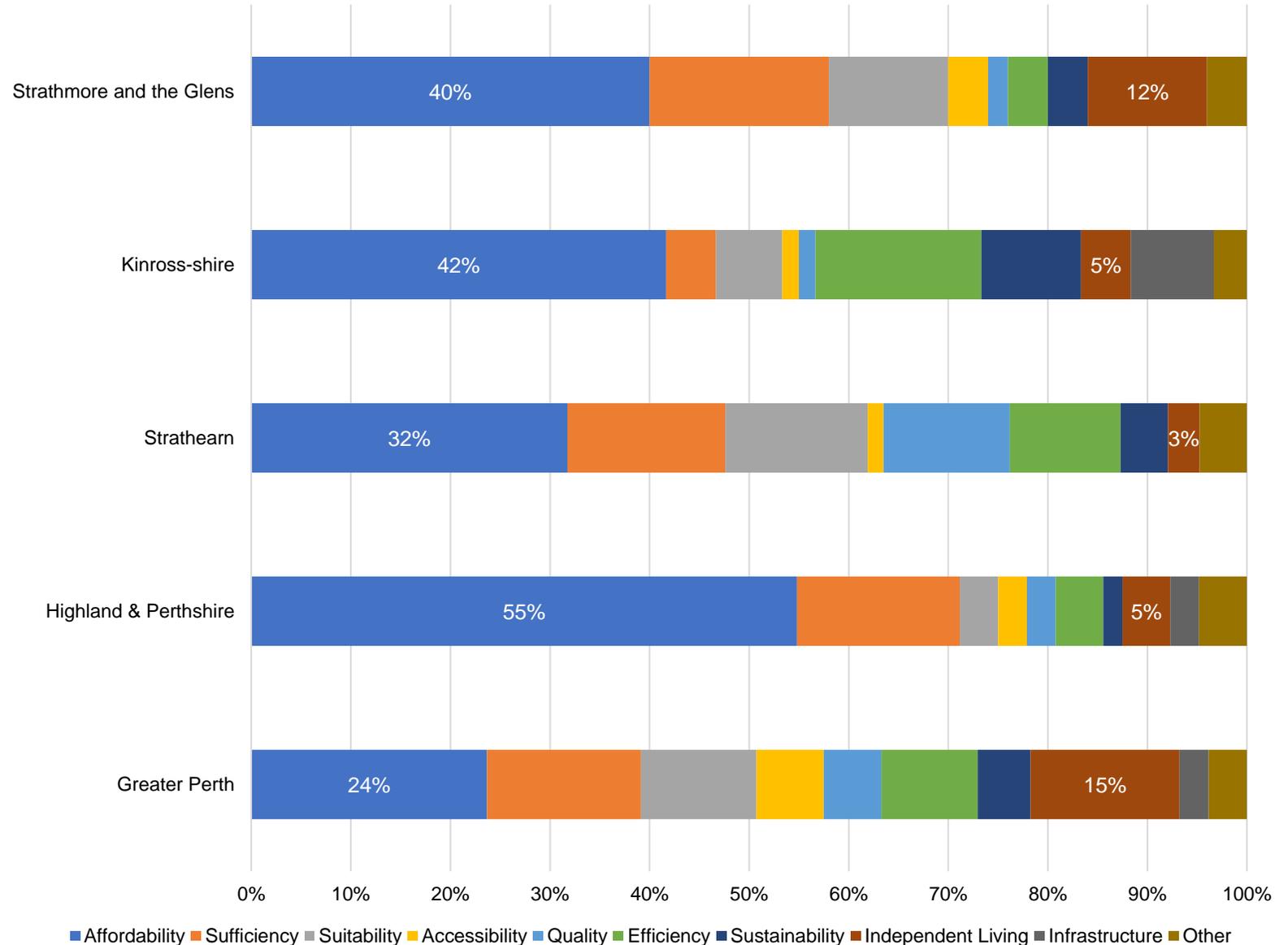
- Respondents were allowed to pick up to five options
- The most important priority for housing provision was affordability at 34%, followed by Sufficiency at 15% and Independent Living at 10%

Out of the top priorities you have chosen, which is the most important to you? (%)



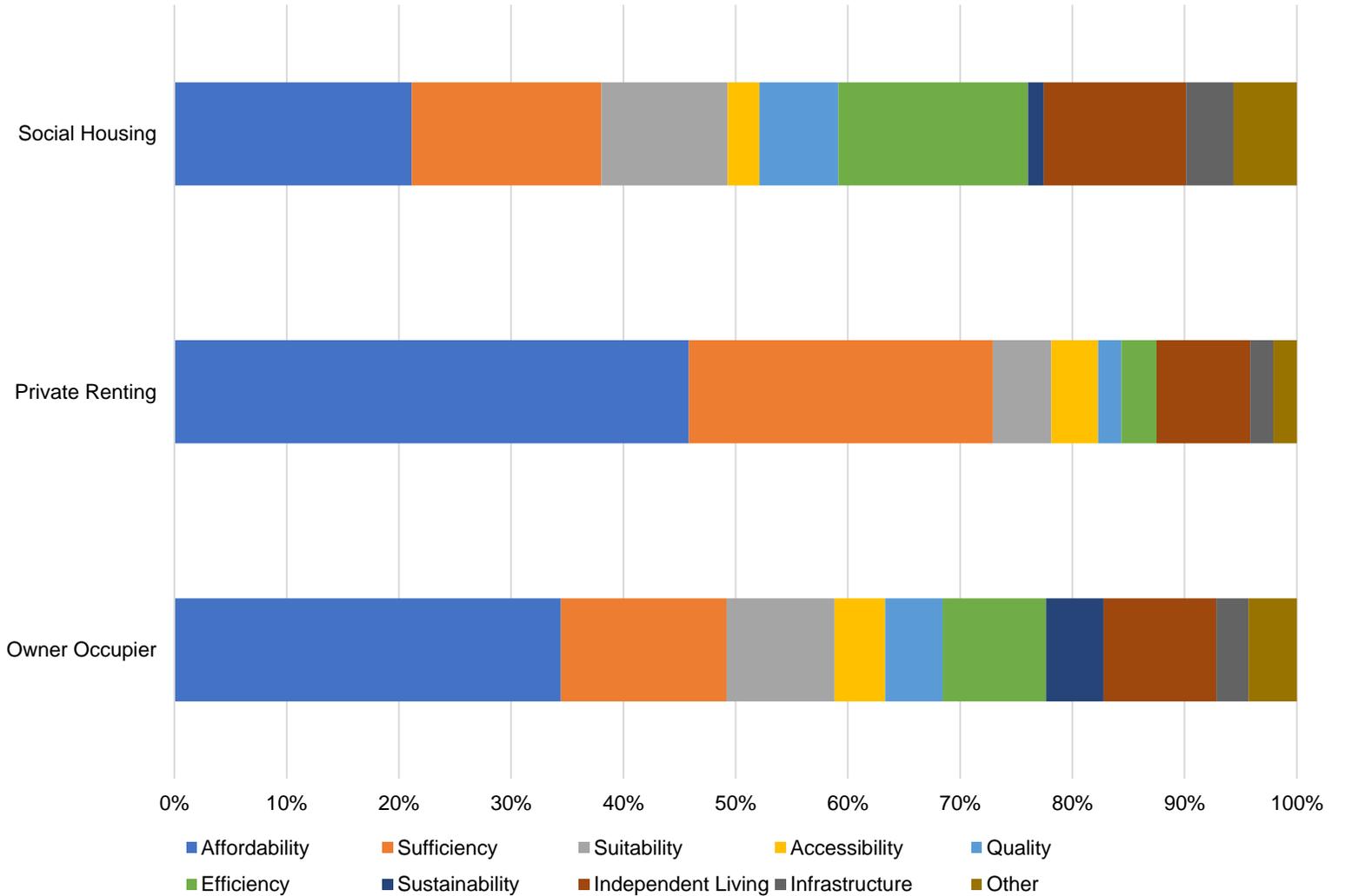
- Priorities appear specific to HMA's
- Affordability is a core priority across all HMA's, particularly Highland & Perthshire
- Efficiency is of greater concern in Kinross-shire than elsewhere
- Independent Living is a priority in Greater Perth and Strathmore and the Glens relative to other HMA's

Out of the top priorities you have chosen, which is the most important to you? (%)



- **Priorities appear specific to housing tenure**
- **Affordability & Sufficiency is a core priority across all housing tenure**
- **Efficiency appears to be a primary priority for those in social housing**

Out of the top priorities you have chosen, which is the most important to you? (%)





Question 1: Other

“People working in rural industries, including tourism and hospitality, need to be able to live close to their work - or spend a lot of time and money travelling to work, as there's no public transport rurally.”

“Affordable housing in the more rural areas, not short term lets”

“Local people are unable to buy homes in their local community”.

“Due to high volume of holiday homes and people moving to the area and buying property way beyond their values. Therefore pushing our local families out of being able to buy family homes in their own community”.

“All housing development has safe walking and cycling connections to local green space and areas of biodiversity are included in the development along with good public transport connections.”

“Housing should not be provided in quantities that existing local services (schools health infrastructure) are unable to support”

“The houses are in disrepair and any faults are not dealt with and repairs are never done.”

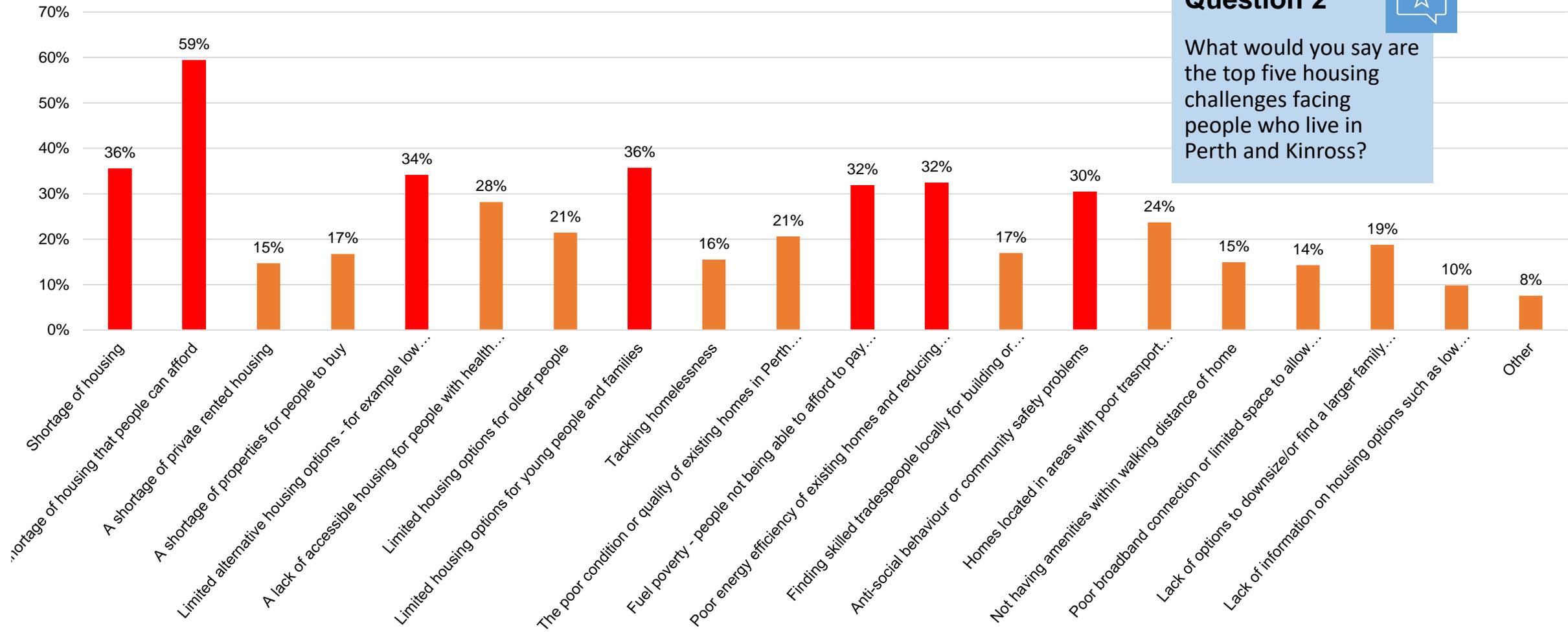
“New housing should be energy-efficient and people should be helped to make existing housing more energy-efficient, e.g. replacing gas”

Q2. What would you say are the top five housing challenges facing people who live in Perth and Kinross?

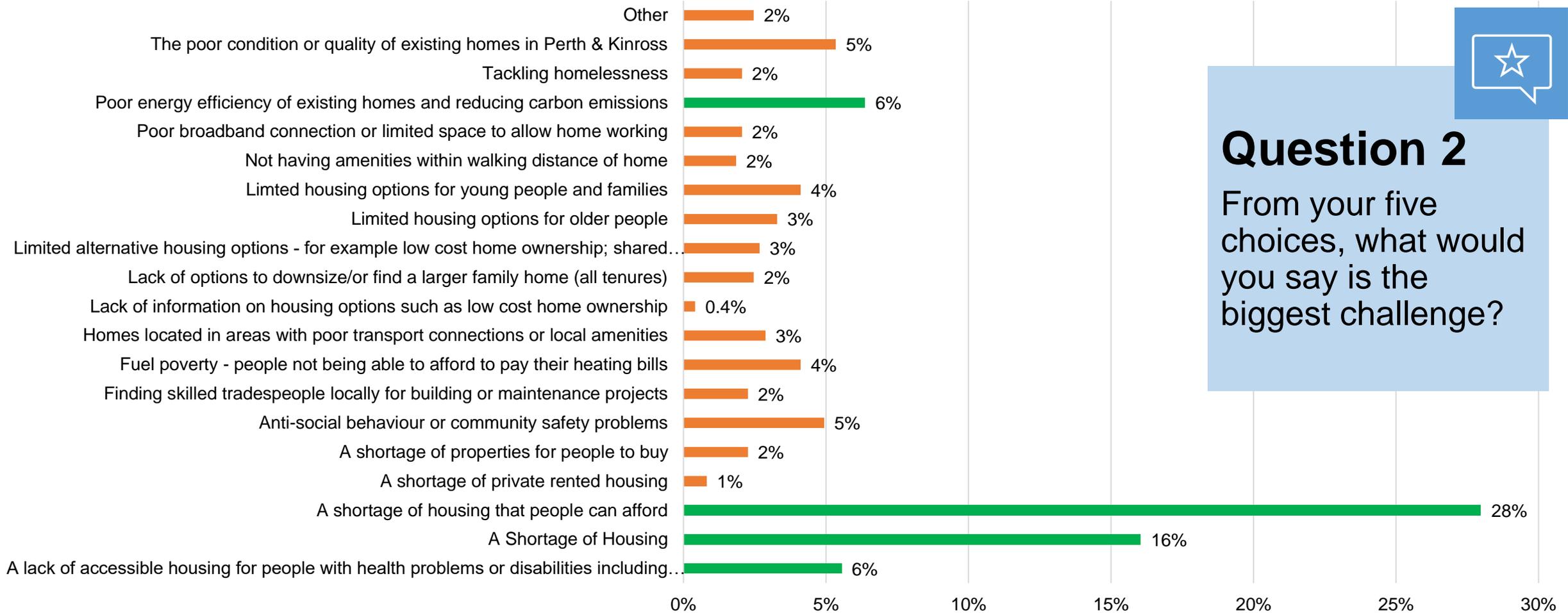
1	A shortage of Housing
2	A shortage of housing that people can afford
3	A shortage of private rented housing
4	A shortage of properties for people to buy
5	Limited alternative housing options e.g. low cost home ownership; shared ownership or homes for mid-market rent
6	A lack of accessible housing for people with health problems or disabilities including wheelchair, sheltered or adapted housing
7	Limited housing options for older people
8	Limited housing options for young people and families
9	Tackling homelessness
10	The poor condition or quality of existing homes in Perth & Kinross
11	Fuel Poverty – people not being able to afford to pay their heating bills
12	Finding skilled tradespeople locally for building or maintenance projects
13	Poor energy efficiency of existing homes and reducing carbon emissions
14	Anti-social behaviour or community safety problems
15	Homes located in areas with poor transport connections or local amenities
16	Not having amenities within walking distance of home
17	Poor broadband connection or limited space to allow home working
18	Lack of options to downsize/or find a larger family home (all tenures)
19	Lack of information on housing options, such as low cost homeownership
20	Other

Question 2

What would you say are the top five housing challenges facing people who live in Perth and Kinross?



- Most common challenge facing Perth and Kinross is a “shortage of housing that people can afford” – 59% of 486 respondents



Question 2

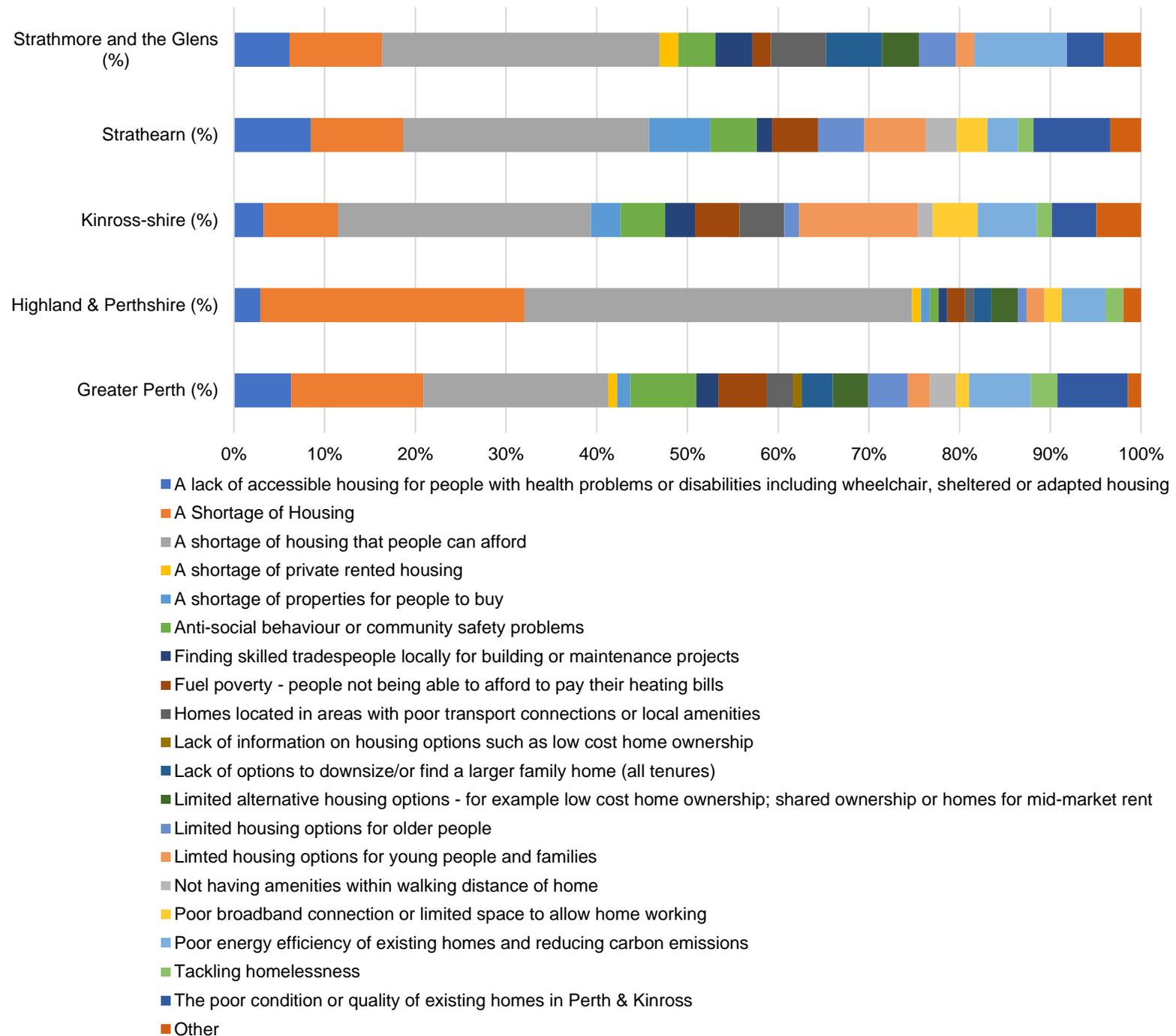
From your five choices, what would you say is the biggest challenge?

Top 3 Challenges

1. Shortage of housing that people can afford – 28%
2. A shortage of housing - 16%
3. A lack of accessible housing for people with health problems/ Poor energy efficiency of existing homes - 6% respectively

From your five choices, what would you say is the biggest challenge?

- Responses are variable across HMA's
- Shortage of housing that people can afford is a key challenge across HMA's
- Shortage of housing overall is a significant challenge in Highland & Perthshire
- Limited housing for young people is considered a much greater challenge in Kinross-shire than in other areas





Question 2: Other

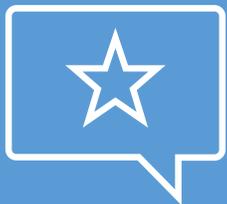
“Need to make housing fair for all...

Upgrade existing stock to a liveable condition or charge more for new build to stop putting people in old stock into fuel poverty as insulation sub standard in old stock”

“Greedy people who own a second house for their own exclusive use, making it entirely unavailable for those who want to live permanently here. These folk little into the local area and economy. There's plenty of holiday accommodation available. Lack of affordable rural housing for local people”

“Private landlords can get away with renting out shabby and even dangerous homes - especially when they are wealthy and own many properties.

They have no reason to clean up their act when people are kept so desperate for homes by the overall housing shortage”



Question 2: Other

“Services have become under scaled and over crowded as a consequence of larger than sustainable PKC approved housing projects...

The new primary school and the recent High school are now too small for the size of the village. So goes for pharmacies and the health centre”

“Planning for housing which is inclusive of ALL disabilities such as autism or severe ptsd . Not all adults living with a disability will need sheltered / supported living accommodation in flats. For these people, the options are very limited which adds greatly to the adversity they live with already”

“Too many holiday homes, the balance has changed so they seem to outweigh permanent homes”

“Too often such homes are empty or used for AirBnb, while holiday homes bring tourism for the area it’s resulting in local workers not being able to afford to live in the area”

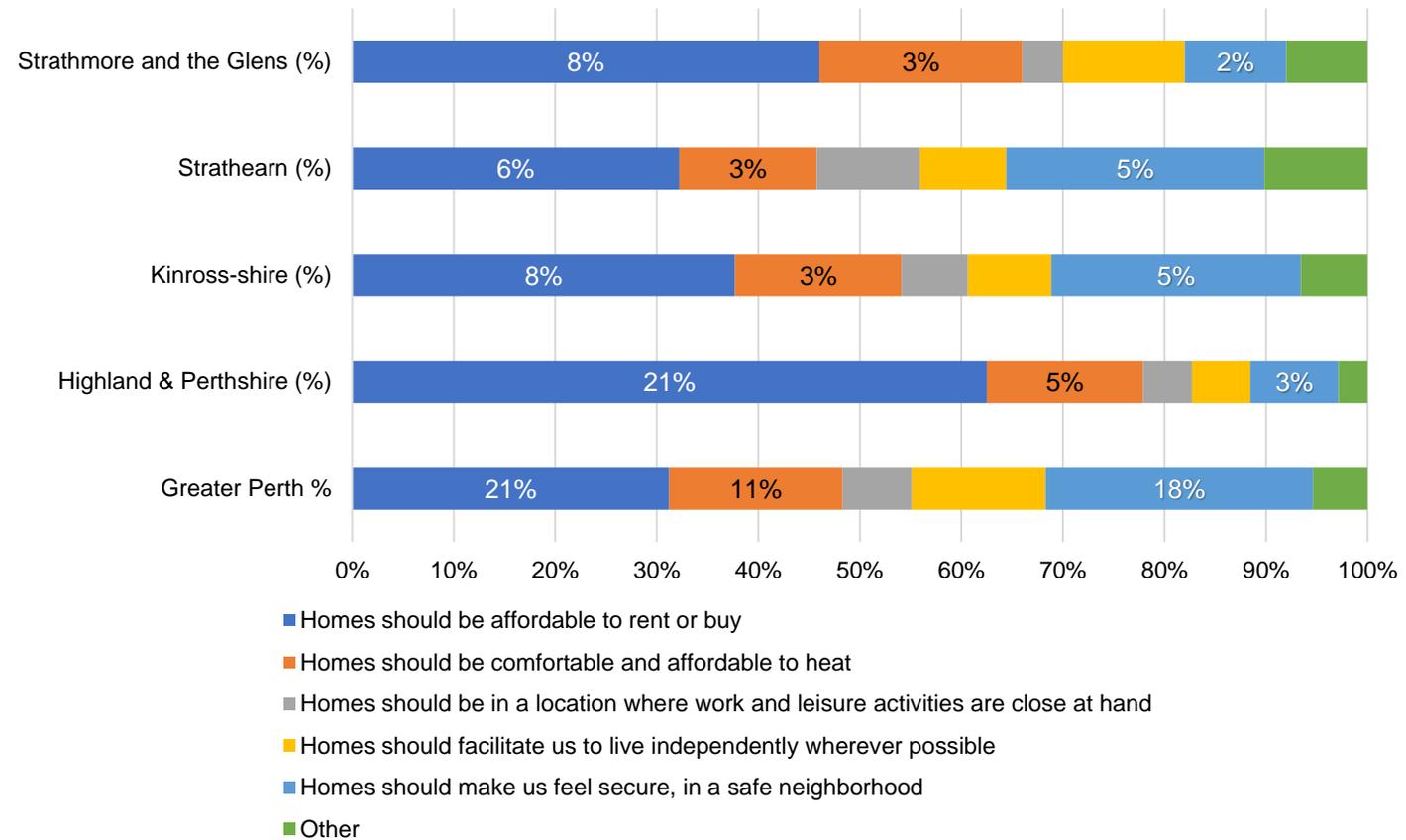
“Reduce waiting times for a council house - someone on [the housing waiting] list for 34 years is far too long”

Q3	In an ideal world, what should homes and communities look and feel like in Perth & Kinross in 2030?
1	Homes should be affordable to rent or buy
2	Homes should be comfortable and affordable to heat
3	Homes should be in a location where work and leisure activities are close at hand
4	Homes should facilitate us to live independently wherever possible
5	Homes should make us feel secure, in a safe neighbourhood
6	Other

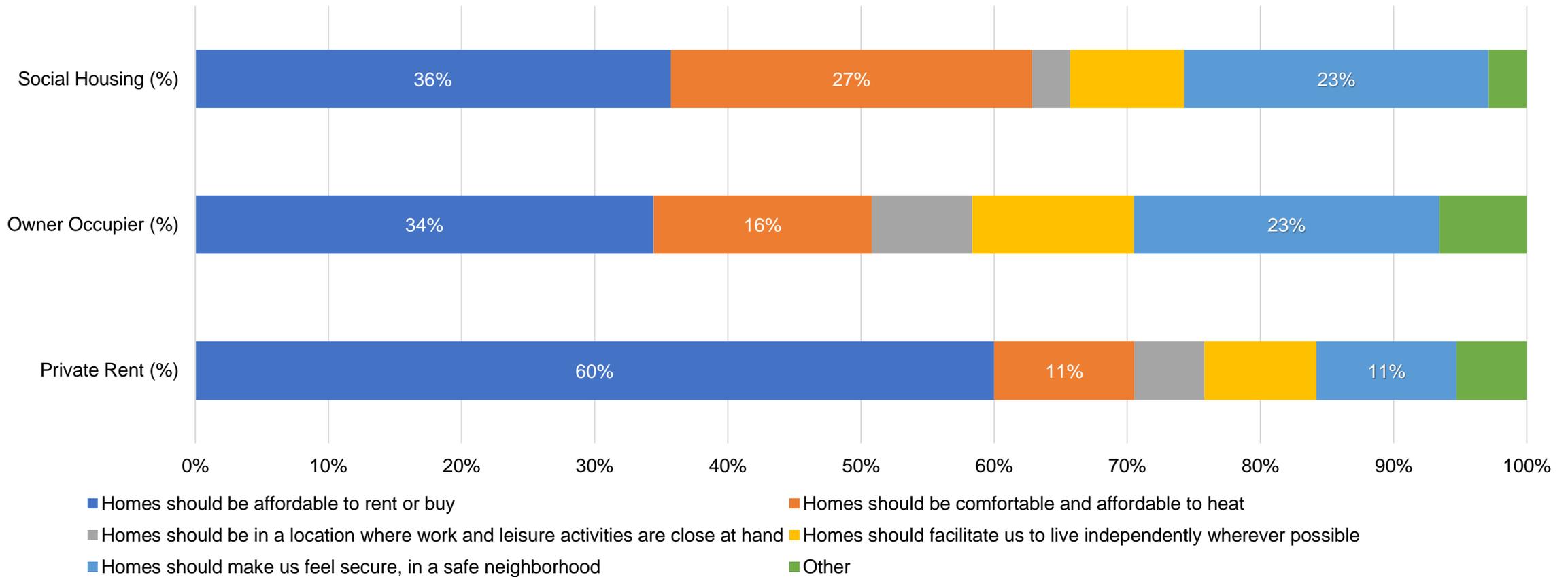
Question 3

- Respondents selected one option only

Responses	Number of responses	%
Homes should be affordable to rent or buy	195	40%
Homes should be comfortable and affordable to heat	81	17%
Homes should be in a location where work and leisure activities are close at hand	31	6%
Homes should facilitate us to live independently wherever possible	52	11%
Homes should make us feel secure, in a safe neighborhood	99	20%
Other	29	6%



• Overall, respondents indicate that their primary interest is having homes be affordable to rent or buy in Perth and Kinross by 2030 - 40%



- **60% of private renters selected that homes should be affordable to rent or buy**
- **27% of social housing tenants selected that homes should be comfortable and affordable to heat**
- **23% of owner occupiers selected that homes should make us feel secure, in a safe neighbourhood.**

Question 4

If we could deliver one single thing that would have a major and positive impact on meeting housing need in Perth & Kinross, what would it be?



Question 4:

“Build affordable, energy efficient housing for local people in their home areas ensuring there are sufficient local amenities to cater for a growing population”

“Build more and better new housing, able to meet the demands of the future in terms of heating, adequate space, suitability for disabled people and a safer community”

“More larger housing to be available. It's at a shortage at the moment which means longer waiting times for families who are in unsuitable, overcrowded mouldy homes. Homes that are affecting families mental health.

“Find some way to reduce the number of second/holiday homes. Local people cannot afford to buy homes. It would be great if there were new homes to buy that were for locals and key workers”



Question 4:

“Houses for local people who already live and work here. There are so many second and even third homes here which is a huge issue. Local people, even those with good paying local jobs are completely priced out of the housing market”

“Well insulated homes, quicker maintenance of existing stock, building homes for families”

“Provision of affordable homes in locations that provides local services (schools, shops, GP practice, dentists etc) and efficient/effective transport links in close proximity to the home”

“There are many occupiers of flats or 4 in a block whose lives are made miserable by anti-social behaviour. A duty patrol to turn out and intervene to respond to incidents with continuity and time to take positive steps, rather than the short staffed Police Scotland, where there in the nature of the case there is not so much continuity”