

## **2. HOUSING ASSOCIATION RENTED HOUSING**



### **Introduction**

There are around 200 housing associations and housing co-operatives in Scotland registered with Scottish Homes. In Perth and Kinross there are **2** local, **4** regional and **6** national Housing Associations/Co-operatives providing a range of accommodation in the Council area. Their names, addresses and contacts etc are listed at the end of this section.

Registered housing associations are non-profit making friendly societies, with a few exceptions, run by professional staff, but controlled by voluntary management committees. Housing Associations get grants from the Government's national housing agency – Scottish Homes - towards the costs of building homes for rent or shared ownership. It is important to recognise that nowadays housing associations are the main providers of new and affordable housing opportunities for local people in housing need, as government policy has made it financially unattractive for councils to build new homes.

**The is one housing co-operative in Perth and Kinross - Fairfield Housing Co-operative. This was involved in the regeneration of the Hunters area of Perth, now called Fairfield.**

**The names and addresses of associations/co-operative are listed at the end of this section page 64.**

### **2.1. General needs rented housing for waiting list applicants**

Most Housing Association general needs accommodation is provided locally by Perthshire Housing Association, Hillcrest Housing Association and Fairfield Housing Co-operative. Hillcrest's stock is mainly in Strathearn, Kinross and south of Perth. Although they do have some accommodation in Perth City. Perthshire Housing Association has stock in Highland and Eastern Perthshire, Perth City and north of Perth.

Fairfield Housing Co-operative has almost 300 units in Fairfield or the former Hunters area of Perth City. Other Housing Associations who have a small amount of general needs accommodation in Perth and Kinross include Gowrie, Link, Servite, Margaret Blackwood, Abertay and Ark.

### **2.2 Profiles of Housing Associations operating in Perth and Kinross**

Housing Associations do not have a geographical restriction requiring applicants to live in the area that they would like rehoused.

#### **Perthshire Housing Association**

Perthshire is the largest Housing Association in Perth and Kinross. It has accommodation in Perth City, Central Perthshire, Highland Perthshire and Eastern Perthshire.

It has 916 properties for rent and shared ownership. This includes both general and special needs accommodation. General needs accommodation includes flats and houses and ranges in size from 2 apartments to 6 apartments.

Special needs accommodation includes amenity and wheelchair housing. In addition Perthshire lets mainstream accommodation with support through the Joint Assessment and Allocations Panels to people with learning disabilities, mental illness and who misuse drugs and alcohol. Perthshire leases supported accommodation to Simon House Cyrenians which provides accommodation to homeless men with a mental illness. Also Perthshire has a management agreement with Perth and Kinross Council for Wellbank Hostel which provides accommodation for homeless 16-24 year olds. Perthshire also has an agreement with Churches Action for the Homeless to provide a number of tenancies to former rough sleepers.

Perthshire Housing Association awards points for the following reasons:

- Homelessness
- Threatened with homelessness
- Lack of permanent housing
- Substandard accommodation
- Overcrowding
- Underoccupation
- Medical grounds/illhealth caused or worsened by present accommodation
- Requiring to move house to give/receive family support
- Harassment

**Perthshire Housing Association are on the common register and applicants should apply directly to the council or Perthshire (Page 64) for an application form.**

**Fairfield Housing Co-operative** award points for the following reasons:

- Overcrowding
- Requiring to move house to give/receive family support
- Property in poor condition
- Employment reasons
- Harassment
- Domestic violence
- Insecure accommodation (threatened with homelessness)
- Mortgage arrears with threat of repossession

**Fairfield Housing Co-operative are not on the common register and applicants should apply directly to Fairfield Housing Co-operative (see page 64)**

### **Margaret Blackwood Housing Association**

Due to the small number of properties in this category at each development, it is not practical for the Association to hold a waiting list for elderly amenity or general needs accommodation. Normally the Association relies on nominations from the council or internal transfers.

**Applicants should apply directly to Perth and Kinross Council if they would like to apply for a Margaret Blackwood general needs property.**

### **Ark Housing Association**

Ark award points for the following:

- Lacking or sharing facilities
- Overcrowding/underoccupation
- Property defects
- Personal/social factors
- Medical factors
- Lack of security of tenure

Due to the limited number of general needs properties Ark operate a threshold for access to the waiting list. Applicants who do not come within the top twenty on any list will not be admitted. Applicants will be notified of this and may reapply at any time should their circumstances change. Applicants who are within the top 20 on any list, but who are subsequently overtaken by applicants in greater need will not be removed from the list even although they fall outwith the top 20.

**Ark are not on the common register and applicants should apply directly to Ark (see page 64)**

### **Abertay Housing Association**

Abertay have few general needs properties. **Applicants should apply directly to the Association (see page 64).**

### **Gowrie Housing Association**

Most of Gowrie's stock is for single people.

Single people over 16 with no dependants/expected dependants can apply directly to Gowrie by completing an application form. Single people who have access rights to dependants will be eligible but only if access rights are not residential.

Gowrie has a limited number of family houses but do not hold a waiting list for them. Family houses are let to people nominated by the council in whose area the houses are situated.

Therefore people who are interested in applying for Gowrie family houses are advised to contact their local council.

Nominations will be prioritised by Gowrie in accordance with their allocations policy.

Gowrie allocate applicants to one of the following categories:

- Homeless - people who are roofless and sleeping rough, people of no fixed abode, or in temporary Homeless accommodation and those threatened with homelessness ie likely to be homeless within the next 28 days
- Medical Priority - applicants who require rehousing because of health problems
- Exceptional Social Circumstances
- Applicants from Care - applicants in care (whether residential or foster care) or who have been in care within the past 2 years
- Lodgers - applicants who have no form of tenure and are living as guests or lodgers
- Badly Housed - Applicants who are housed with some form of tenure but housed unsatisfactorily eg overcrowding, substandard housing, shared accommodation, under occupation.
- Employment/mobility - applicants who live outwith reasonable travelling distance of an area ie 20 miles and require housing in the area due to receiving or giving care and support from/for a friend/relative, taking up employment or any other reason
- Supported Accommodation - applicants who require special needs accommodation with staff support or require accommodation with outreach support.

After applicants have been allocated to a group, points are awarded according to their existing housing circumstances.

For example, people in homeless groups are given points on the basis of whether they are roofless, homeless ie of no fixed abode or threatened with homelessness.

In cases where people are living in some sort of accommodation points are awarded for the conditions in which they are living e.g. overcrowded, sharing facilities, lacking facilities (no bath or shower, no hot water, external toilet etc)

**For Gowrie general needs accommodation contact Perth and Kinross Council. Note housing for disabled people is allocated through the physical disabilities panel see page 26. All other special needs accommodation is allocated by Gowrie see page 64.**

### **Hillcrest Housing Association**

Hillcrest accepts applications from people over 16. Single people under 23 will only be considered for bedsit accommodation.

Hillcrest does not have a residency qualification, meaning that people can apply from outwith Perth and Kinross.

Additionally there are no waiting time points.

In certain circumstances Hillcrest impose a points threshold on certain categories due to excessive demand. Hillcrest publishes and display in each of their offices the points threshold points level. This means that unless applicants have a certain number of points they do not qualify for rehousing.

Points are awarded for the following circumstances:

- Living in tied accommodation - additional points for a notice to quit
- Living in Bed and Breakfast, a homeless unit, or sleeping rough
- Relationship breakdown leading to sale of a home
- Repossession of home
- If renting from a private landlord points are awarded for a notice to quit and a fixed lease
- Living in lodgings, sharing with friends/relatives
- Living in below tolerable standard accommodation e.g. outside toilet, no fixed bath/shower, no piped hot water, dampness, condensation or serious infestation
- Excessive travel

Further points are awarded for:

- Overcrowding
- Medical problems which meaning that the existing home is unsuitable

**Hillcrest Housing Association are on the common register and applicants should apply directly to the council or Hillcrest (Page 64) for an application form.**

### **Link Housing Association**

Anyone aged over 16 can apply to Link.

Link uses a "Groups Plus Points" system of allocations which recognises various kinds of housing need.

Applicants may be awarded points from any or all of the groups but are placed in the group which contains their main reason for being rehoused.

The 5 different groups are

- **Insecure Tenure** - points are awarded if applicants have been served a legal notice ie a notice to quit, no proper lease, living in temporary accommodation, partnership breakdown which means a loss of accommodation
- **Inadequate Housing** - points are awarded for sub standard accommodation, living in a caravan/mobile home, overcrowding and underoccupying
- **Housing circumstances** - lack of other housing options. This can include applicants staying with parents who cannot afford to rent privately or buy and have low priority with the council. Also housing needs relating to employment eg unemployed applicant requiring less expensive accommodation in order to accept job, applicant requiring less

expensive accommodation after accepting job in the area. Also applicants who are suffering racial or other harassment.

- **Medical** - medical condition which is made worse by present accommodation or medical condition which would be improved by rehousing
- **Transfers/Homes** - Transfer and Homes nominees will be pointed in the same way as new applicants. Link reserves the right to proceed regardless of points where this results in improved use of its housing stock.
- **Other points- social, personal and environmental factors.** This includes the following; problems with neighbours, need to give/receive support from relatives or friends, security of sheltered housing, housing problems exacerbating mental health problems, unable to get access to children due to housing circumstances, applicant requiring to move because of medical condition of someone they live with, unaffordable accommodation accepted to prevent homelessness. Also travel difficulties - needing to be closer to essential services education, need to be nearer children access/visiting rights. Environment -older person unable to manage garden, older person living above 1<sup>st</sup> floor children under 5 living above 1<sup>st</sup> floor.

**Link Housing Association are on the common register and applicants should apply directly to the council or Link (Page 64) for an application form.**

### **Bield Housing Association**

Bield Housing Association have sheltered, amenity and very sheltered housing for rent in Perth and Kinross. They also have a private sheltered housing scheme in Crieff. This is sheltered housing to buy. The cost of buying private sheltered accommodation in Crieff costs approximately £48000. There are 40 properties and these are sold on the open market however Bield will have an indication of how many properties are for sale at any one time.

To apply to Bield applicants must be 60 or over. Exceptions to this rule may be the case where a younger person would benefit from the features of the accommodation or services available in supported/registered care housing because of disability/illhealth or otherwise at the discretion of the Housing Association.

Bield's application form covers individual information, housing circumstances, personal factors and care needs. Points are awarded for housing circumstances and personal factors. These include the following:

- Overcrowding
- Lacking basic amenities
- Serious disrepair
- Lack of satisfactory heating
- Stairs - which cause the applicant difficulties
- Gardens - which applicants find difficult to manage
- Harassment
- Lack of social contact
- Need for help in the home
- Walking aids

- Ill health/medical needs

Applicants are classed as being either Active or Deferred following an initial assessment of application forms. Offers of housing are normally only made to Active applicants. Applicants with deferred status are retained by Bield and reassessed upon receipt of information about changes in circumstances or from the Housing Associations review process.

Points are not awarded for care needs. However Bield work with social work and health to select applicants who will benefit most from care and accommodation available.

Refusal of an offer of accommodation does not affect the status of an application. There is no limit on the number of offers, which can be made to an applicant.

**Bield Housing Association are not on the common housing register and applicant should apply directly to Bield (see page 64)**

### **Cairn Housing Association**

Cairn Housing Association have sheltered accommodation in Perth and Blairgowrie.

To apply to Cairn applicants must be age 60 and over. Younger people with a disability may sometimes be accepted if it is considered that they would benefit from these services because of a medical/physical disability.

Points are awarded for the applicants existing housing situation and personal housing needs.

Existing housing needs includes the following:

- Insecure accommodation
- Property in poor condition eg (structural defects, poor state of general maintenance)
- Lack of facilities (lack of water supply, inadequate heating)
- Sharing facilities with another household
- Overcrowding
- Underoccupation

### **Personal Housing Needs**

- Medical factors (medical condition caused or aggravated by housing conditions)
- Medical 2 (rehousing would improve the applicants ability to function more independently/carer's capacity to care for them)
- Domestic violence (risk of abuse from another household member)
- Harassment (associated with current accommodation)
- Support (need to move to provide or receive support)
- Remoteness (distant from amenities)
- Social Isolation
- Environmental issues (pensioner/disabled applicant unable to manage their garden)

## **Cairn Housing Association are not on the common housing register and applicant should apply directly to Cairn (see page 64)**

### **Servite Housing Association**

Applicants will be accepted onto the waiting list if they reach the minimum age required for the specific housing type. This is 65 and over for sheltered housing and 50 years and over for amenity housing. In some cases people approaching the above ages and suffering from a disability will be considered.

Additionally the type of housing requested must suit the applicant's assessed needs.

Applications will not be accepted if:

- It is received within 12 months of the applicant leaving a previous Servite tenancy
- The applicant has refused a reasonable offer of Servite accommodation within the previous 12 months
- The applicant owes rent and no arrangement is in place to repay the debt
- The applicant's main residence is outside the UK (except those leaving the armed forces)
- The applicant does not want to move immediately
- After calculating the number of points to be awarded these are insufficient in comparison with other applications, to allow an offer to be made within a reasonable time.

Points are awarded for the following:

- Potential/actual homelessness
- Property Standards
- Medical Reasons for Moving
- Overcrowding
- Caravan dwellings
- Shared Accommodation
- Social and other problems
- Family/Carer support
- Travel to work/further education
- Underoccupying present accommodation

Applicants can choose up to 3 housing developments although those requiring wheelchair housing can specify a wider range.

Servite also have Very Sheltered accommodation. This is allocated by a panel comprised of representatives from Servite, the housing department, social work staff and the health care trust.

**Servite Housing Association are not on the common housing register and applicant should apply directly to Servite see page 64**

## **2.3 General Needs Housing Association/Co-operative accommodation Perth City**

### **Ark Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Fairies Road	Perth	0	2	1	5	0		8	General Needs	HS	R

### **Fairfield Housing Co-operative**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Fairfield	Perth	0	29	113	92	11	0	245	General Needs/	224 FT/	R
Leslie Court	Perth	0	12	6	0	0	0	18	General Needs	16FT /2HS	R
Angus Court	Perth	0	0	0	6	0	0	6	General Needs	FT	R

### **Gowrie Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Low Street	Perth	0	9	0	0	0	0	9	General Needs	FT	
Fechney	Perth	0	21	0	0	0	0	21	General Needs		R
Fechney	Perth	0	0	21	8	0	0	29	General Needs		R/ SO

### **Hillcrest Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Carlile Place	Perth	0	0	4	7	0	0	11	General Needs	FT	R
Glover Street	Perth	10	0	2	0	0	0	12	General Needs	FT	R
Low Road	Perth	0	6	0	0	0	0	6	General Needs	FT	R
Market Street	Perth	0	10	0	1	0	0	11	General Needs	FT	R
Windsor Court	Perth	0	5	0	0	0	0	5	General Needs	FT	R
Windsor Terrace	Perth	0	0	0	1	0	0	1	General Needs	FT	R
South Methven Street	Perth	0	7	2	0	0	0	9	General Needs	FT	R

### **Margaret Blackwood Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
New Road	Perth	0	5	5	0	0	0	10	General Needs	FT	R

### Perthshire Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
53 High Street	Perth	0	4	0	1	0	0	5	General Needs	FT	R
Grampian Court	Perth	0	23	20	16	0	0	59	General Needs	HS/FT	14 SO/ 45R
Caledonian Court	Perth	0	28	13	2	0	0	43	General Needs	FT	R
Speygate	Perth	0	8	0	0	0	0	8	General Needs	FT	R
Newhouse Road	Perth	0	0	67	31	0	0	98	General Needs	FT	R
Breadalbane Terrace	Perth	0	0	4	7	2	0	13	General Needs	HS	R
Allison Crescent	Perth	0	0	12	0	0	0	12	General Needs	HS	SO
Allison Crescent	Perth	0	10	11	6	0	0	27	General Needs	FT	SO
Cromlix Road	Perth	0	24	18	0	0	0	42	General Needs	FT	22R 16 SO
Kinfauns	Perth	0	0	0	1	0	0	1	General Needs	HS	R
St Andrews Street	Perth	0	16	14	0	0	0	30	General Needs	FT	R
Nelson St	Perth	0	13	14	0	0	0	27	General Needs	FT	R
Tay St	Perth	0	22	20	0	0	0	42	General Needs	FT	15 SO
230 High St	Perth	0	7	0	0	0	0	7	General Needs	FT	R
Bracken Brae	Perth	0	8	29	12	4	0	53	General Needs	HS/FT	R
Scott Street	Perth	0	16	17	0	0	0	33	General Needs	FT	R
Wallace Gait	Perth	0	9	9	0	0	0	18	General Needs	FT	R
St Pauls Square	Perth	0	5	0	0	0	0	5	General Needs	FT	R

### Former Scottish Homes Stock

Strathyre Avenue	Perth	0	27	1	3	0	0	31	General Needs	FT/HS	R
------------------	-------	---	----	---	---	---	---	----	---------------	-------	---

### General Needs Housing Association/Co-operative accommodation in Central Perthshire

#### Abertay Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
	Kingoodie	0	3	3	0	0	0	6	General Needs	HS	R

#### Hillcrest Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Clow Square	Abernethy	0	3	8	2	0	0	13	General Needs	FT/HS	R
King Street	Stanley	0	0	2	0	0	0	2	General Needs	FT	R
Charlotte Street	Stanley	0	2	2	1	0	0	5	General Needs	Ft	R
Store Street	Stanley	1	15	10	11	0	0	37	General Needs	FT	R
Mill Street	Stanley	0	3	2	0	0	0	5	General Needs	FT	R

### **Perthshire Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
McKenzie Drive	Almondbank	0	5	19	4	0	0	28	General Needs	HS	
Northfield Mews	Errol	0	0	6	0	0	0	6	General Needs	FT	
Balformo Road	Scone	0	0	8	0	0	0	8	General Needs	FT	
Gellyburn Road	Almondbank	0	4	11	3	0	0	18	General Needs	FT/HS	
Kintillo Place	Bridge of Earn	0	0	9	3	0	0	12	General Needs	HS	
Lyon Avenue	Scone	0	7	3	5	0	0	15	General Needs	HS	
Mill Street	Stanley	0	0	3	2	0	0	5	General Needs	HS	

### **General Needs Housing Association accommodation in Eastern Perthshire**

#### **Ark Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Haugh Road	Blairgowrie	0	0	2	0	0	0	2	General Needs	HS	R

### Gowrie Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Airlie View	Alyth	0	6	5	1	0	0	12	General Needs		R
Airlie View	Alyth	0	0	2	2	0	0	4	General Needs		SO

### Perthshire Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Isla Court	Alyth	0	12	10	4	0	0	26	General Needs	FT/HS	
Emma Street	Blairgowrie	0	5	0	0	0	0	5	General Needs	FT	
Park Neuk	Blairgowrie	0	6	10	3	1	0	20	General Needs	FT/HS	
Haugh Road	Blairgowrie	0	7	0	0	0	0	7	General Needs	HS	
Burrelton	Burrelton	0	0	0	3	0	0	3	General Needs	FT/HS	
Brodies Yard	Coupar Angus	0	6	18	6	0	0	30	General Needs	HS	
Murray Court	Coupar Angus	0	11	4	1	0	0	16	General Needs	FT	
High Street	Ratray	0	0	12	0	0	0	12	General Needs	HS	
High Street	Ratray	0	0	14	4	0	0	18	General Needs	HS	
Ninians Court	Ratray	0	0	3	0	0	0	3	General Needs	FT	
Coralbank Crescent	Ratray	0	0	20	0	0	0	20	General Needs	FT	
Park Grove	Spittalfield	0	0	4	0	0	0	4	General Needs	HS	

### Servite Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Sillerburn Road	Kirkmichael	0	0	0	1	0	0	1	General Needs	HS	R

### General Needs Housing Association accommodation in Strathearn

### Gowrie Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Green Crofts	Auchterarder	0	18	0	1	0	0	19	General Needs	FT/HS	R
Milnab Street	Crieff	0	0	0	1	0	0	1	General Needs	HS	

### Hillcrest Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Crown Court	Auchterarder	0	3	1	0	0	0	4	General Needs	FT	2 SO 2 R
Ruthven Park	Auchterarder	0	0	21	0	0	0	21	General Needs	FT	9 SO 12R
Strand Court	Auchterarder	0	0	4	0	0	0	4	General Needs	FT	SO
Elmvale	Auchterarder	0	8	13	7	0	0	28	General Needs	FT/HS	R
Clincart Cottages	Blackford	0	0	1	0	0	0	1	General Needs	Cottage	SO
Earmuir Place	Comrie	0	0	2	8	0	0	10	General Needs	HS	R
Earmuir Road	Comrie	0	2	8	0	0	0	10	General Needs	FT/HS	6 SO 4R
Strowan Road	Comrie	0	0	5	1	0	0	6	General Needs	HS	R
Duchlage Court	Crieff	0	4	4	6	0	0	14	General Needs	FT/Cottage	R
King Street/ Gallowhill	Crieff	0	0	2	0	0	0	2	General Needs	Cottage	R
Leadenflower Court	Crieff	0	10	6	0	0	0	16	General Needs	FT	R
South Bridgend	Crieff	0	21	14	4	0	0	39	General Needs	FT/HS	R

### Link Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Glenogle Court	Crieff	0	15	3	0	0	0	18	General Needs	6 HS 12 FT	R

**General Needs Housing Association/Co-operative accommodation in Highland Perthshire**

**Perthshire Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Market Street	Aberfeldy	0	7	14	9	3	1	34	General Needs	FT/HS	
Broomhill	Ballinluig	0	2	3	0	0	0	5	General Needs	HS	
Invervar	Glenlyon	0	0	3	0	0	0	3	General Needs	HS	
Little Ballinluig	Grandtully	0	0	3	0	0	0	3	General Needs	FT/HS	
Burranoch	Kinloch Rannoch	0	0	0	2	0	0	2	General Needs	HS	
East Moulin Road	Pitlochry	0	12	22	2	3	0	39	General Needs	FT/HS	
East Church	Pitlochry	0	6	3	0	0	0	9	General Needs	FT	
Tayside Place	Aberfeldy	0	6	0	1	0	0	7	General Needs	FT/HS	

**Servite Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
The Square	Aberfeldy	1	14	7	4	0	0	26	General Needs/ Single Person		
Craigvaar Place	Kinloch Rannoch	0	0	0	2	0	0	2	General Needs	HS	R
Bracken Gardens	Kinloch Rannoch	0	0	0	2	0	0	2	General Needs	HS	R

**General Needs Housing Association/Co-operative accommodation in Kinross**

## Hillcrest Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
St Serfs Place	Crook of Devon	0	2	10	4	0	0	16	General Needs	HS	14R 2 SO
Lathro Lane	Kinross	0	0	10	0	0	0	10	General Needs	FT	SO
Chambers Court	Kinross	0	0	3	3	0	0	6	General Needs	Cottage	R
South Street	Milnathort	0	2	6	0	0	0	8	General Needs	FT	SO
Stirling Street	Milnathort	0	10	0	1	0	0	11	General Needs	FT	R

## 2.4 Nominations Agreements

Perth and Kinross Council has nominations agreements with all Associations/Co-operatives in Perth and Kinross. It is important to note that this gives the council the right to suggest names of applicants – not over whom the association decides to allocate its accommodation.

Perth and Kinross has nominations rights to 50% of all Housing Association vacancies except Margaret Blackwood Housing Association general needs vacancies where the council has 100% nomination rights.

## 2.5 Right to Buy

For association, the Right to Buy only applies to those tenants whose tenancies started prior to January 1989, or to tenants who transferred to an Association from Scottish Homes. In Perth and Kinross this applies to Perthshire Housing Association tenants who transferred from Scottish Homes. This includes tenants in Gellyburn Road Almondbank, Kintillo Place Bridge of Earn, Strathyre Avenue Perth, Lyon Avenue Scone and Mill Street Stanley.

## 2.6 Special Needs Housing Association Accommodation

### Perth City

#### Ark Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Fairies Road	Perth	10	0	0	0	0		10	Community	HS	R

#### Bield Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Gladstone Court	Perth	0	32	0	1	0	0	33	Sheltered	FT	R
Quayside Court	Perth	0	31	1	1	0	0	33	Sheltered	FT	R
Quayside Court	Perth	8	0	0	0	0	0	8	Very Sheltered	FT	R

### Cairn Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Dewar Court	Perth	31	31	0	0	0	0	62	Sheltered	FT	R

### Fairfield Housing Co-operative

Development	Town	1 Apt	2 Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Fairfield	Perth							1	1 Wheelchair	HS	R
MacLeod Court	Perth	0	22	6	0	0	0	28	Elderly/ Amenity 2 Wheelchair	18 FT/ 8 HS	R

### Gowrie Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Low Street	Perth	0	2	0	0	0	0	2	Wheelchair	FT	R

### Margaret Blackwood Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
New Road	Perth	0	3	3	0	0	0	6	Older Amenity	FT	R
New Road	Perth	0	3	3	0	0	0	6	Wheelchair	FT	R

### Perthshire Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Caledonian Court	Perth							5	5 Wheelchair	FT	R
Breadalbane Terrace	Perth							2	2 Wheelchair	HS	R
Breadalbane Terrace	Perth							2	2 Wheelchair	HS	R
Cromlix Road	Perth							8	8 Amenity	FT	
Bracken Brae	Perth							5	5 Wheelchair	HS/FT	R
Scott Street	Perth							3	3 Wheelchair	FT	R
Simon House	Perth	0	1	0	0	0	0	2	3 Supported Accommodation	FT	*
Wellbank	Perth	0	0	0	0	0	0	1	1 Supported Accommodation	HS	**

### **Special Needs Housing Association/Co-operative Accommodation In Central Perthshire**

#### **Bield Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Prieston Rd/ Nicoll Dr	Bankfoot	0	10	0	0	0	0	10	Amenity	HS	R

#### **Hanover Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
	Scone	0	24	0	0	0	0	24	Sheltered	HS	R

#### **Margaret Blackwood Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Muirmont Court	Bridge of Earn	0	2	8	3	0	0	13	Amenity/ 3 Wheelchair	10 FT 3 HS	R

#### **Servite Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Muirmont Place	Bridge of Earn	0	26	4	0	0	0	30	Sheltered	FT	R
Viewlands Place	Errol	0	23	1	0	0	0	24	Sheltered/ 1 Wheelchair	FT/HS	R
Doward Place	Longforgan	0	4	18	0	0	0	22	Amenity/ Disabled	FT/HS	R
Corrie Place	Scone	0	20	0	0	0	0	20	Sheltered	FT	R
Corrie Place	Scone	0	10	0	0	0	0	10	Very Sheltered	FT	R

### **Special Needs Housing Association Accommodation in Eastern Perthshire**

#### **Ark Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Larchfield	Blairgowrie	10	0	0	0	0	0	10	Community	HS	R

#### **Bield Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Ashgrove Drive	Blairgowrie	0	10	0	0	0	0	10	Amenity	HS	R

#### **Cairn Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Cluny Court	Blairgowrie	0	34	0	0	0	0	34	Sheltered	FT	R

#### **Gowrie Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
9 Airlie View	Alyth	4	0	0	0	0	0	4	Group Home		R

#### **Hillcrest Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Yeaman Street	Blairgowrie	0	8	0	0	0	0	8	Elderly Amenity	FT	R

#### **Perthshire Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Isla Court	Alyth								12 Amenity	FT/HS	

#### **Servite Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
St Ninians Road	Alyth	0	15	2	0	0	0	17	Amenity/ 1 Wheelchair	FT/HS	R
Rowan Avenue	Blairgowrie	0	2	2	0	0	0	4	Amenity		SO
Ellerslie Gardens	Coupar Angus	0	5	0	0	0	0	5	Amenity	HS	SO
Sillerburn Road	Kirkmichael	0	4	1	0	0	0	5	Amenity	HS	R

### Special Need Housing Association Accommodation in Strathearn

#### Gowrie Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Milnab Street	Crieff	0	0	0	1	2	0	3	Special Needs/ Learning Disabilities	FT/HS	

#### Hanover Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
North Crofts	Auchterarder	0	34	0	0	0	0	34	Sheltered	FT	R

#### Hillcrest Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Elmvale	Auchterarder							2	2 Wheelchair	FT/HS	R
Baird Court	Crieff	0	10	2	0	0	0	12	Amenity	FT	R
Leadenflower Court	Crieff							5	5 Amenity	FT	R
South Bridgend	Crieff							1	1 Wheelchair	FT/HS	R

#### Servite Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Tay Place/Almond Place	Comrie	0	24	12	0	0	0	36	Sheltered/ Disabled	HS	
Cameron Court	Comrie	10	0	0	0	0	0	10	Sheltered/ Wheelchair		R
Scrimgeours Corner	Crieff	0	22	0	0	0	0	22	Amenity	FT	R

### **Special Needs Housing Association Accommodation in Highland Perthshire**

#### **Hillcrest Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Farragon Cottages	Aberfeldy	0	7	3	0	0	0	10	Elderly Amenity	HS	R
Chapel Court	Aberfeldy	0	6	0	0	0	0	6	Elderly Amenity	FT	R

#### **Perthshire Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Tayside Place	Aberfeldy							1	1 Wheelchair	FT/ HS	

#### **Servite Housing Association**

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/ HS*	SO/ R**
Willowbank	Dunkeld	0	23	2	0	0	0	25	Sheltered/ 1 Wheelchair	FT	R
Craigvaar Place	Kinloch Rannoch	0	2	2	0	0	0	4	Amenity	HS	R
Bracken Gardens	Kinloch Rannoch	0	0	6	0	0	0	6	Amenity	HS	R
Aldour Gardens	Pitlochry	0	19	15	0	0	0	34	Amenity/ 2 Wheelchair	HS/ FT	R/ SO

### **Special Needs Housing Association Accommodation in Kinross**

## Hanover Housing Association

Development	Town	1 Apt	2Apt	3 Apt	4 Apt	5 Apt	6 Apt	Total	Type	FT/HS*	SO/R**
Bowton Road	Kinross	0	35	0	0	0	0	35	Sheltered	FT/2H S	R

## 2.7 Rented housing – planned in 2000-2001 by housing associations

Association	Site	Units	Comments
Perthshire	Grassicks, Perth	24	7 barrier free
Perthshire	Glengarry Road, Perth	6	3 barrier free
Perthshire	Tea Room, Dunkeld	24	4 barrier free 1 learning disabilities
Servite	Smythe Street, Alyth	26	sheltered bungalows
Hillcrest	South Bridgend, Crieff	15	barrier free for ground floor properties
Hillcrest	Shielhill, Stanley	17	1 wheelchair
Hillcrest	Ruthven Park, Auchterarder	6	No special needs
Hillcrest	Bridgefauld Road, Milnathort	16	3 special needs

## 2.8 Housing Association allocations

The number of rented and shared ownership houses allocated by associations are illustrated below. This indicates that most vacancies arise within the stock of Perthshire, Hillcrest and Fairfield.

Abertay	Ark	Bield	Cairn	Fairfield	Gowrie	Hanover	Hillcrest	Link	Margaret Blackwood	Perthshire	Servite
0	1	20	5	44	7	0	43	1	2	68	4

## 2.9 Waiting Lists

The table below indicates the waiting lists of those Housing Associations that are not on the Common Register.

Abertay	Ark	Bield	Cairn	Fairfield	Gowrie	Hanover	Link	Margaret Blackwood	Servite
78	3	113	28	144	57	69	9	38	199

## 2.10 Rent Levels

Rents for housing association houses are generally somewhat higher than Council house rents. Rent levels for similar size properties, however, vary according to certain factors, including the remoteness of the location and the lack of services in the area and/or the amenities within the particular property e.g. what kind of heating system or size of kitchen it has and so on.

Provider	1 apt	2apt	3apt	4apt	5apt	6apt
Abertay Housing Association		£ 36.93	£ 47.95			
Ark Housing Association		£ 46.78	£ 49.20	£ 56.56		
Bield Housing Association	£ 28.95	£ 36.48				
Fairfield Housing Co-operative		£ 33.40	£ 34.67	£ 36.77	£ 38.67	
Gowrie Housing Association		£ 36.54	£ 48.84	£ 49.50		
Hanover Housing Association		£ 59.75	£ 64.67			
Hillcrest Housing Association	£ 25.38	£ 35.14	£ 42.40	£ 47.52		
Link Housing Association		£ 35.54	£ 40.62			
Margaret Blackwood Housing Association		£ 39.34	£ 44.29	£ 56.99		
Perthshire Housing Association		£ 37.13	£ 42.35	£ 44.08	£ 46.52	£ 47.12
Servite Housing Association		£ 41.22	£ 49.46			

## 2.11 Housing Associations/Co-operative in Perth and Kinross

<b>Name</b>	<b>Address</b>	<b>Telephone</b>	<b>Type of housing</b>	<b>Locality</b>
Abertay Housing Association	147 Fintry Drive Dundee DD4 9HE	01382 603545	General Needs	Kingoodie
Ark Housing Association	The Priory Canaan Lane Edinburgh EH10 4SG	0131 447 9027	Learning disabilities, general needs	Blairgowrie, Perth
Bield Housing Association	280 Hilltown Dundee	01382 228911	Amenity, sheltered, very sheltered	Bankfoot, Blairgowrie, Perth
Cairn Housing Association	22 York Place Edinburgh EH1 3EP	0131 556 4415	Sheltered	Perth, Blairgowrie
Fairfield Housing Co-operative	5 Fairfield Avenue Perth	01738 630738	General needs, amenity and wheelchair	Fairfield Perth
Hanover Housing Association	40 Albany Street Edinburgh EH1 3QH	0131 557 7404	Sheltered	Scone, Auchterarder, Kinross
Hillcrest Housing Association	South Ward Road Dundee DD1 1PN	01382 224083	General needs, amenity, wheelchair	Aberfeldy, Abernethy, Auchterarder, Blackford Blairgowrie, Comrie, Crieff, Crook of Devon, Kinross, Milnathort, Perth, Stanley
Gowrie Housing Association	21 South Tay Street Dundee DD1 1NR	01382 202050	Learning disabilities, wheelchair, general needs	Auchterarder, Alyth, Perth
Link Housing Association	33-35 Wellside Place Falkirk FK1 5RL	01324 634768	General needs	Crieff
Margaret Blackwood Housing Association	Craigievar House 77 Craigmount Brae Edinburgh Eh12 8LY	0131 317 7227	Amenity, wheelchair, general needs	Bridge of Earn, Perth

Perthshire Housing Association	68-86 Scott Street Perth PH2 8JW	01738 441088	General needs, amenity, wheelchair, learning disabilities (mainstream with support), mental health (mainstream with support)	Aberfeldy, Almondbank, Alyth, Ballinluig, Blairgowrie, Burrelton, Coupar Angus, Errol, Glenlyon, Grandtully, Kinloch Rannoch, Perth, Pitlochry, Rattray, Spittalfield, Scone, Stanley
Servite Housing Association	118 Strathearn Road Broughty Ferry Dundee	01382 480915	General needs, amenity, sheltered, wheelchair, very sheltered	Aberfeldy, Alyth, Blairgowrie, Bridge of Earn, Comrie, Coupar Angus, Crieff, Dunkeld, Errol, Kinloch Rannoch, Kirkmichael, Longforgan, Perth, Pitlochry, Scone

## 2.12 Complaints

If you have a complaint about any of the above organisations please contact them in the first instance.

Complaints of mal-administration can be made to the Ombudsman, see appendix for details. The Ombudsman can only become involved in the complaint once the council's complaints procedures have been exhausted.

**See Scottish Homes' three guidance booklets as appropriate on "Becoming the homeowner": Portable Discount; Rent to Mortgage; and Useful Help and Advice.**

<sup>1</sup> Scottish Homes publishes a series three booklets on '*Becoming a home owner*': Useful Help & Advice; Portable Discount; and Rent to Mortgage available from the local office.

<sup>1</sup> The Housing's Mobility and Exchange Services(HOMES) publishes a series of leaflets on Homewrap and the Mobility Scheme available from 6 Palmerston Place, Edinburgh EH12 5AA.  
Telephone: 0131 226 7216 Fax: 0131 226 7233