

Credit: Graheme Nicoll



PH8 COMMUNITY HOUSING NEEDS SURVEY



May 2022

Contents

Executive Summary	2
1) Introduction & Methodology	5
2) Resident Survey - Respondent Profile & Response Rate	6
2.1) Energy Efficiency in Resident’s Homes	8
3) Non-Residents Survey Respondent Profile	9
4) Housing Needs & Demand	10
4.1) Existing PH8 Resident’s Wishing to Move	11
Low-Cost Home Ownership Overview	13
Low-Cost Rent Overview	13
Self-Build Overview	13
Open Market Purchase	14
Renovation Overview	14
4.1.1 Workspace Provision in New Homes	14
4.1.2 Respondent’s that have already tried to find alternative housing	14
4.1.3 Respondents wishing move to downsize	15
4.2) Future Potential Households from existing PH8 Area Residents	16
4.3) Non-Resident Survey Housing Need & Demand Summary	17
5) Community Attitudes & Priorities	18
5.1) General Comments from the Community:	20
6. Local Business Views	22
7. Conclusion	24
8. Recommendations	244
Appendix 1 - Tenure options summary	26
Appendix 2A: Current Householders Wishing to Move Home	28
Appendix 2B: Non-Residents Survey Summary	29

Executive Summary

The PH8 Community Group carried out a community consultation in 2021 to seek the views of residents, businesses and stakeholders on various issues in the PH8 postcode area. Following on from this, the group produced a Community Action Plan in March 2022, and housing was identified as one of the principal areas for action. Consequently, the Communities Housing Trust (CHT) are working with the PH8 Community Group to help identify the housing need and demand in the area within the next 5 years. To do this, CHT carried out three surveys – one survey was for current residents only, one for non-residents considering moving to the area and a one for local businesses.

The combined results of the resident and non-resident surveys identified a total of 87 households looking for housing in the PH8 area within the 5 years. The surveys identified demand for a mixed tenure development with the residents' survey showing a preference for affordable options of low-cost home ownership (LCHO) and low-cost rent as well as self-build plots. The non-resident survey showed a clear demand for open market housing as well as affordable housing options, both to rent and buy.

Tenure options overview

A mixed tenure development, mainly comprising of low-cost rent and low-cost homeownership should be considered, with mainly 2 & 3 bed units. Discounted self-build plots should also be considered as part of any new development.

Both surveys evidenced interest in purchasing on the open market. However, high average house prices in the area could be a determinantal factor and effect the ability of people to compete on the open market. However, community owned open market housing could provide cross-subsidy to help finance low-cost rented housing.

Development of low-cost rental units could be key to keeping younger people in the area.

Residents Survey Key Findings:

114 permanent residents in the community replied to the survey

A high percentage of respondents live in privately rented accommodation

Nearly 80% would like energy efficiency advice with 41% being classed as living in fuel poverty

33 current households said they would like to move in the next 5 years

Nearly 50% of those looking to move selected an affordable option with 30% selecting LCHO and 18% low cost rent

There was also strong demand for self-build plots 21%

67% have previously tried to find alternative housing and failed.

Overall, there was most demand for 2 or 3 bed homes with Dunkeld & Birnman being the preferred area for all tenure choices

- 114 households responded to the survey.
- A high proportion of respondents (80%) stated that they would benefit from energy efficiency measures, it would therefore be beneficial to highlight in the community help available through organisations to reduce energy costs and provide information on the range of measures and assistance available.
- 29% of survey respondents wish to move home and stay in the PH8 area. The majority of those wishing to move (58%) currently live in a form of privately rented accommodation and insecure tenure was the top reason that most selected for the reason as wishing to move home.
- Nearly 65% that expressed an interest in moving would like some form of workspace in their new home, with most selecting a home office. The majority (65%) indicated the workspace would be for

homeworking and a small number indicated the space would be used for craft, trade or art activities. Of those responding 43% said they would use the workspace full time and 57% using the workspace on a part time basis.

- The survey demonstrates strong demand for a mix of affordable tenures, with 48% selecting either low - cost rent or low-cost homeownership. A community development trust would be well placed to deliver such homes and can access initiatives such as the Rural Housing Fund and Scottish Land Fund.
- There was also significant demand for self-build plots. At the time of writing this report, no plots were for sale on the open market and to meet the demand, any new development should consider including self-build plots to provide greater variety of tenures and more fully meet need.
- For those that selected purchasing on the open market as a first-choice tenure, high purchase prices in the area along with high demand from those wishing to purchase second homes, may make it difficult to compete.
- 14 of those wishing to move are looking to downsize and find a smaller property. Out of the 14, only 3 are households with older residents. If they were to find suitable smaller properties to move to, this would free up larger homes in the area (mainly of private rent or home ownership tenure)
- Nearly a quarter of those looking to move said that they would consider leaving the area if they cannot find suitable housing to meet their needs.
- In trying to ascertain potential future housing demand in the area, respondents were asked if any current members of their household were planning to move out within the next 5 years and required independent accommodation in the area and the responses showed:

The survey identified 23 future potential independent households in the next 5 years

Nearly 60% of these future independent households would be looking for an affordable option to rent or buy

Only 1 out of the 8 that selected a first choice preference of low cost rent are currently registered on the PKC common housing register

52% would be looking for a 2 bed property but there was also demand for 1 and 3 bed homes

- It is encouraging from the results of this survey that there are potentially 23 future independent households in the next 5 years, with current household members looking to set up new households in the area. Retaining young people in the area is important to sustain the local economy, given the ageing population projections for the area.
- The provision of affordable housing in the area may be key to retaining younger people in area, with a low-cost option being identified as the preferred option for 12 out of the 23 potential future households.
- The table below demonstrates the combined demand over the next 5 years for housing in the area - both for current householders looking to move and potential future independent households:

	1 Bed	2 Bed	3 Bed	4 or more	Total
Low-Cost Rent	4	9	1	0	14
Low-Cost Home Ownership	3	8	3	0	14
Open Market	0	4	6	0	10
Self-Build	0	2	6	1	9
Private Rent	2	0	2	0	4
Renovation	0	2	1	2	5
TOTAL	9	25	19	3	56

Table 1: Resident Survey Tenure Choice Summary for Current Households and Potential Future Households

Non-Residents Survey Key Findings:

There were 31 respondents to the survey - 52% of which currently reside in Perth & Kinross area

40% of respondent households contain at least 1 child aged 16 or under

Most selected a first choice of open market purchase (48%) if they were to relocate

There was also significant demand for affordable options with 26% selecting low-cost homeownership and 16% low-cost rent

Overall, there was most demand for 2 or 3 bed homes

Dunkeld & Birnman was the preferred area for the vast majority looking to relocate

27 have already tried to find housing in the area

50% expressed an interest in setting up a new business in the area if they were to move

- The non-residents survey demonstrated demand for a mix of tenures from those wishing to move to the area. Nearly 50% of respondents' preference was to purchase on the open market and 42% of respondents selecting an affordable option.
- 50% of respondents have already lived in the area before and are wishing to return with Dunkeld and Birnam being the preferred area for the majority of respondents wishing to re-locate.
- Nearly 90% of respondents have tried to find housing in the area already but failed to do so due to not being able to find a suitable property in their preferred location or budget.

	1 Bed	2 Bed	3 Bed	4 or more	Total
Open Market	0	5	5	5	15
Low-Cost Rent	1	3	4	0	8
Low-Cost Home Ownership	0	2	3	0	5
Self-Build	0	0	0	1	1
Private Rent	0	1	0	0	1
Renovation	0	0	0	1	1
TOTAL	1	11	12	7	31

Table 2: Non-Resident Survey – Tenure Choice Summary

	1 Bed	2 Bed	3 Bed	4 or more	Total
Open Market	0	9	11	5	25
Low-cost Rent	5	12	5	0	22
Low-cost Home Ownership	3	10	6	0	19
Self-build	0	2	6	2	10
Private Rent	2	1	2	0	5
Renovation	0	2	1	3	6
Total	10	36	31	10	87

Table 3: Resident and Non-Resident surveys combined demand

Summary of findings

Both surveys conducted by CHT show strong demand for affordable and open market housing from existing residents looking to move home and non-residents looking to relocate to the area. In total between both

surveys, 87 households stated that within the next 5 years, they would be looking to either move in or into the area.

The surveys indicate that a mixed tenure development offering mainly 2 and 3-bedroom homes for low-cost rent and low-cost home ownership along with self-build plots in the Dunkeld or Birnam area would be most appropriate. Any development should also consider including a limited number of 1- and 4-bedroom homes, smaller accessible homes to allow downsizing and homes with workspaces incorporated.

The survey also showed interest in purchasing on the open market and the development of open market housing should be considered to provide cross subsidy which would help financing the affordable housing. However, based on budget details provided and current average house prices in the area, low-cost homeownership might be a more realistic option.

From the residents survey it is clear that there is strong concern in the community about the number of homes in the area that are holiday lets or second homes. Residents are strongly in favour of both more affordable housing in the area and ensuring that the needs of local people are met first and that priority for allocation of any new affordable housing should be given to locals before being offered to those outside the community.

1) Introduction & Methodology

The PH8 Community Group carried out a community consultation in 2021 to seek the views of residents, businesses and stakeholders on various issues in the PH8 postcode area. Following on from this, the group produced their first Community Action Plan in March 2022, for the period 2022-27. The plan identified six main areas for action, with housing being one of the main areas identified. Many respondents raised serious concerns about the lack of affordable housing in the area. To fully tackle this problem, it was felt that a Community Development Trust (CDT) would be needed with the ability to own land and buildings and to employ staff.

The PH8 postcode is a largely rural area located in Scotland within Perth & Kinross (P&K) local authority as part of its Strathtay ward. Villages include Amulree, Butterstone, Dalguise, Inver and Trochry plus several other smaller settlements all connected as a community through the shops, businesses and services located in and around the main population concentration in Dunkeld & Birnam. The area is bisected by the A9 road, Scotland's major road route to Inverness, and by the main northern train line from London to Inverness

Following on from the actions identified in the Community Action Plan, the PH8 Group are working with Communities Housing Trust (CHT) to carry out two housing needs and demands assessment on their behalf to identify potential demand in the area within the next 5 years. The first survey was aimed at residents already living in the area and the second survey, at people wishing to re-locate to the area.

The resident's survey was promoted locally through social media by PH8 Group and by CHT. Posters with QR code links to the survey were also shared with the community. The non-resident's survey was also promoted by the community and CHT on social media. In common with most surveys, this report provides a snapshot of the potential housing need at the time of writing. The data represents only the proportion of those that took part in the survey.

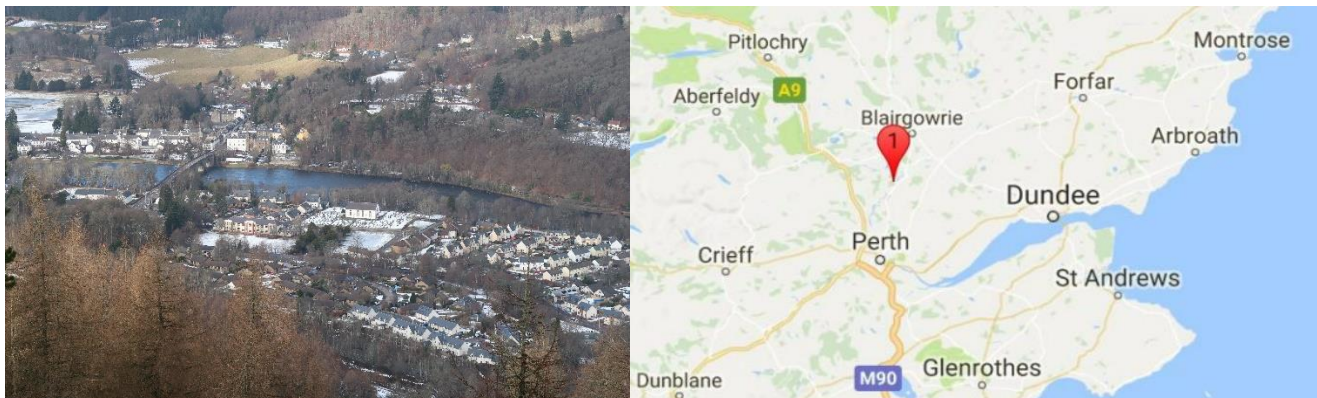
Data from the 2011 Census has been used where appropriate for comparison in the report and to maintain consistency with other similar HNA reports.. We are aware that the data could be considered outdated, but this is the most accurate data available to us until the 2022 Census results are published. Other reports have also been used and are referenced throughout the report.

Report Objectives

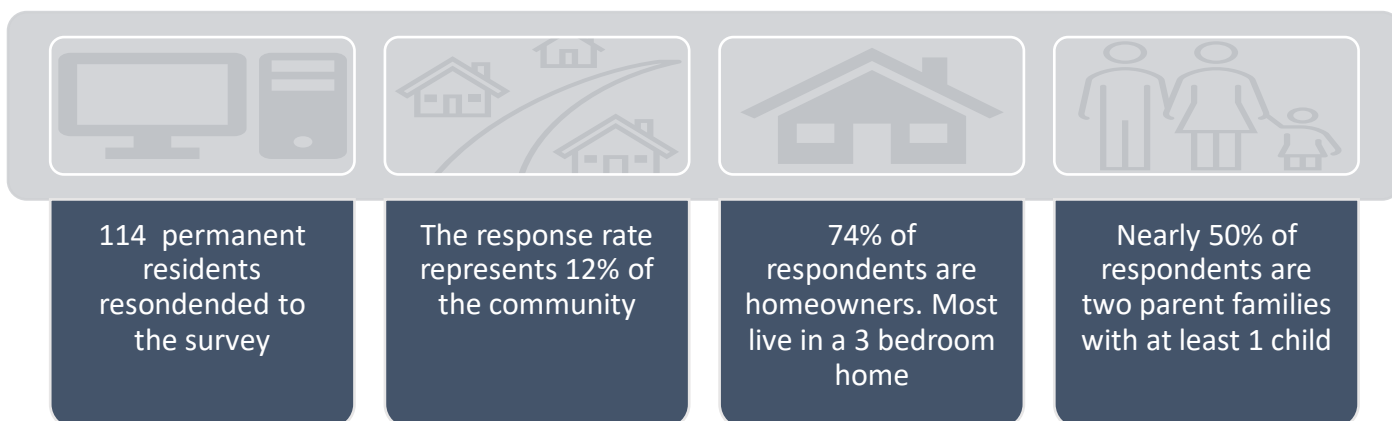
Gauge demand from both residents in the PH8 area wishing to move and from non-residents wishing to move to the area

Examine the the composition of these new households, which will inform decision-making for the provision of housing

Make recommendations on the most suitable types of homes and tenures required in the community



2) Resident Survey - Respondent Profile & Response Rate



- The survey received 114 responses, all of whom are permanent residents in the area.
- The Census from 2011 showed that there were 956 households in the PH8 area. Based on the response rate to this survey of 114 residents, this represents 12% of the Community.
- A recent review of available data by PKC estimated that 11% of houses in the PH8 area are self-catering units or second homes which is almost 4 times higher than the average for Perthshire. The continuing rise in second homes and short-term lets is having a significant negative impact on the availability of housing in the area.
- Most of the survey respondents own their own homes (65%) and is in line with the average reported for Scotland (62%).
- The survey shows a high proportion of people in the area in privately rented accommodation (24%) compared to the Scotland wide average of 11.1%. The PH8 Community Action Plan 2022-27 also notes that various forms of private lets are more prevalent in the area and account for 66% more households than socially rented homes.

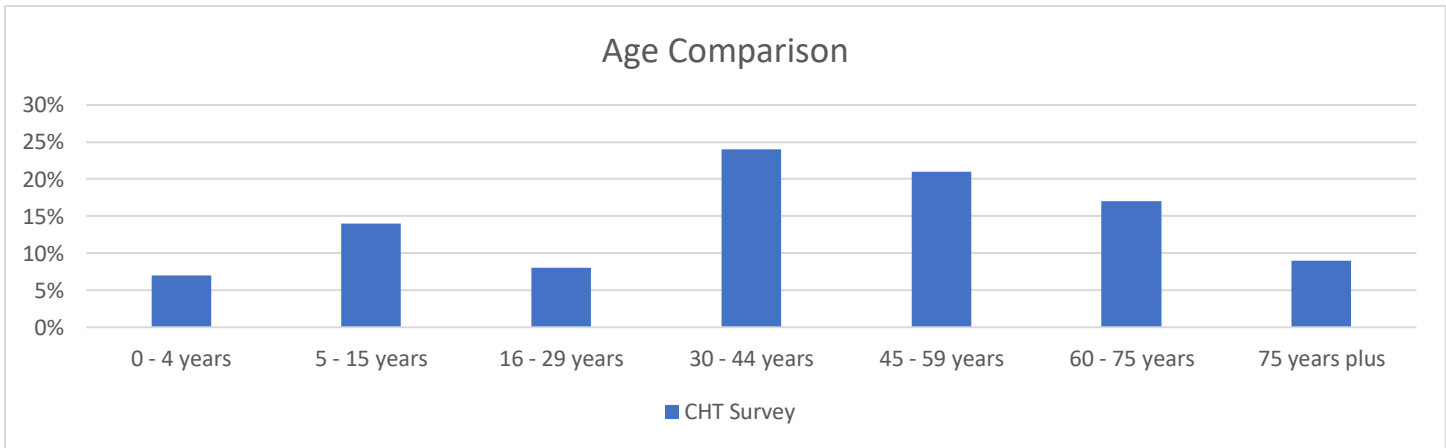
- The survey returns showed that 5% of respondents live in a form of rented accommodation not specified, 3% of whom live in tied accommodation. This significantly higher than the 1.3% Scottish average.
- The survey suggests that the percentages of both council and other social rented housing in the area is well below the Scottish average (see Table 4 below).

Table 4: Tenure Type Summary

Tenure	Survey Respondents %	Scotland 2011 Census %
Owned	66%	62%
Rented from Council	2%	13.2%
Private Rent	24%	11.1%
Rented - other	5%	1.3%
Living Rent Free	0%	1.3%
Other Social Rented	3%	11.1%

- To gather information on the composition of households, respondents were asked to provide details on the age range for all members in their household. The 114 respondent households are made up of a total of 297 individuals.

Graph 1: Age Comparison



- Nearly of a quarter of respondents are aged 60 or over and National Records for Scotland population projections for 2018 and 2028 estimate the 75 and over age group will see the largest percentage increase (+30.8%) in the coming years [Perth and Kinross Council Area Profile \(nrscotland.gov.uk\)](http://nrscotland.gov.uk).
- Data from the census also shows that the over 75 age range accounts for 11.1% of the population, compared to 6.4% for the whole of the Perth and Kinross area.
- Given the population projections for the area, there is a need to attract and retain economically active people, and those with children of school age, to sustain the local economy, services and the school roll.
- The majority of respondent households comprise of members in the 30 – 59 age group. This group are classed as being economically active.
- There is only one Primary school in the area, The Royal School of Dunkeld which has 124 pupils in classes P1 to P7, 24 pupils come from out with the schools catchment area. There are no secondary schools in the PH8 area.

- Many rural areas are struggling to retain young people. This presents the challenge of providing affordable housing to retain and attract younger people while providing accommodation for the ageing population.

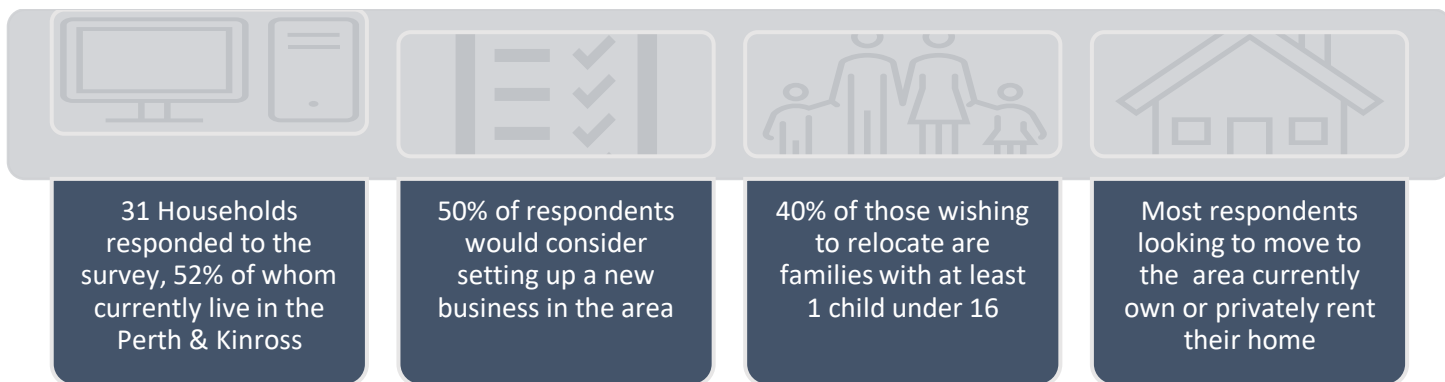
2.1) Energy Efficiency in Resident’s Homes



- The survey responses show that 41% of respondents are classed as being in fuel poverty. The current Scottish definition of fuel poverty is:

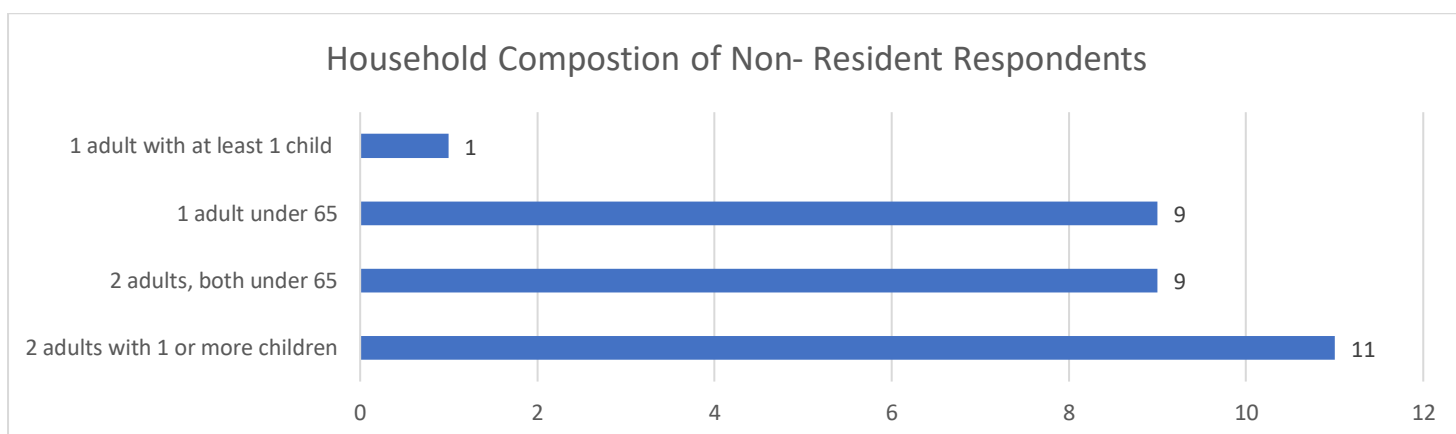
*A household is in fuel poverty if the household’s fuel costs (necessary to meet the requisite temperature and number of hours as well as other reasonable fuel needs) are more than 10% of the household’s adjusted net income **and** after deducting these fuel costs, benefits received for a care need or disability, childcare costs, the household’s remaining income is not enough to maintain an acceptable standard of living. (Source: Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019)*
- On 1 April 2022, the energy price cap rose by 54% as the cost for wholesale gas and electricity continues to soar and with another increase expected in October, more households in the area will probably find themselves in fuel poverty and spending more than 10% of their income on energy bills.
- Perth & Kinross Council are in the process of producing a new Local Housing Strategy for 2022-27 and as part of this process, a public consultation which ended in January 2022 identified poor energy efficiency in homes as a key challenge. [Perth and Kinross Local Housing Strategy for 2022-27 - Perth & Kinross Council Citizen Space - Citizen Space \(pkc.gov.uk\)](https://www.pkc.gov.uk/citizen-space)
- Recent statistics indicate that 24.9% of Scottish households were living in fuel poverty in 2017 (Scottish Government 2018). 12.4% of these households are classed as being in extreme fuel poverty.
- Making homes more energy efficient can not only reduce a household’s energy bill but also help them to manage mortgage or rent payment and general living costs. In 2018, the Scottish Government published its Energy Efficient Scotland ‘route map’ (Scottish Government, 2018e) which stated the vision that ‘By 2040 our homes and buildings are warmer, greener and more efficient’ (p.19).
- As many respondents (77%) stated that they would benefit from energy efficiency measures, it would be beneficial to highlight in the community help available through organisations to reduce energy costs and provide information on the range of measures and assistance available.
- Scarf delivers the Home Energy Advice Team (HEAT) service across the Perth & Kinross local authority areas. This service is funded and supported by the local authority to help residents heat their homes for less. [Home Energy Advice Team \(SCARF\) - Perth & Kinross Council \(pkc.gov.uk\)](https://www.pkc.gov.uk/home-energy-advice-team)

3) Non-Residents Survey Respondent Profile



- A survey for non-residents was running at the same time as the resident’s survey. The main aim of this survey was to identify the demand of those interested in re-locating to the PH8 postcode area.
- The non-residents survey received 31 responses from people not already living in the area but would like to relocate to the area on a permanent basis, 50% of whom have lived in the area before and are wishing to return.
- Most respondents already live in Perth and Kinross area (52%) or elsewhere in Scotland (29%).
- The current tenures of those looking to re-locate is mainly either owner (45%) or private rent (32%).
- Half of respondents wishing to move stated their main reason for considering moving was to stay in the area. Other top reasons selected were family support / connections and an employment / business opportunity.
- Just over 40% of respondents are households that contain at least 1 child aged 16 or under. Attracting and sustaining families to the area with young children is important in sustaining school roles. The other 60% are adult only households, all under 65 years old, that may still be economically active.

Graph 2: Household Composition of Non-Residents



- 35% of respondents said that they would consider setting up a new business in the area if they were to re-locate. This is quite a high percentage of respondents, and it is important to note that many of these business opportunities may be purely aspirational and not feasible.

- A range of sectors were identified for potential future new businesses with the top sectors being tourism, agriculture and retail.
- 64% of the proposed new businesses envisage that they would need to employ local employees to operate. Most anticipate that they would employ between 1 to 2 staff members.
- A range of measures were identified to help start up these new businesses, with the top two measures identified being affordable housing (28%) and funding and grants (24%). Other measures identified included community support, business premises, good broadband and business start-up support.

Measures to help set up new business:	Top sectors for new businesses:	Employment opportunities:	Workspace requirements
<ul style="list-style-type: none"> •Affordable Housing •Funding & Grants •Community Support •Business Premises •Broadband 	<ul style="list-style-type: none"> •Tourism •Agriculture •Retail 	<ul style="list-style-type: none"> •63% plan to recruit additional staff •Most estimated they would employ between 1 - 2 staff 	<ul style="list-style-type: none"> •73% said a workspace would be beneficial •Top types of workspace were: Office Space and Workshops Space

- When asked “would you or any members of your household be seeking employment if you were to relocate” nearly half of respondents answered “no – continue existing line of work from new home”. Given this, and the fact that the majority of respondents already live in Perthshire, this suggests that respondents may still be within commuting distance of their current workplace.

4) Housing Needs & Demand

This section will examine the housing need and demand from **both the residents and non-residents survey**. In both survey’s respondents were presented with 6 tenure choices and asked to select a first-choice preference for their new home. A full summary of the tenure choices is in Appendix 1. The 3 tables below provide a snapshot of the demand identified in each survey and subsequent sections provide more in-depth analysis:

Table 5: Residents Survey: Summary of Current Householders Wishing to Move (Section 4.1)

	1 Bed	2 Bed	3 Bed	4 or more	Total
Low-Cost Home Ownership	1	6	3	0	10
Self-Build	0	2	4	1	7
Low-Cost Rent	2	3	1	0	6
Open Market	0	1	4	0	5
Renovation	0	1	0	2	3
Private Rent	0	0	2	0	2
TOTAL	3	13	14	3	33

Table 6: Residents Survey: Summary of Future Potential Independent Households (Section 4.2)

	1 Bed	2 Bed	3 Bed or more	Not specified	Total
Low-Cost Rent	2	6	0	0	8
Open Market	0	3	2	0	5
Low-Cost Home Ownership	2	2	0	0	4
Private Rent	2	0	0	0	2
Renovation	0	1	1	0	2
Self-Build	0	0	2	0	2
TOTAL	6	12	5	0	23

Table 7: Non- Residents Survey: Summary of Housing Need from those looking to move to area (Section 4.3)

	1 Bed	2 Bed	3 Bed	4 or more	Total
Open Market	0	5	5	5	15
Low-Cost Rent	1	3	4	0	8
Low-Cost Home Ownership	0	2	3	0	5
Self-Build	0	0	0	1	1
Private Rent	0	1	0	0	1
Renovation	0	0	0	1	1
TOTAL	1	11	12	7	31

4.1) Existing PH8 Resident’s Wishing to Move



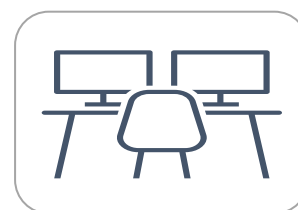
33 respondents expressed an interest in moving home



Over 50% of those wishing to move want to move within 1 year



Low cost home ownership options were the preferred option

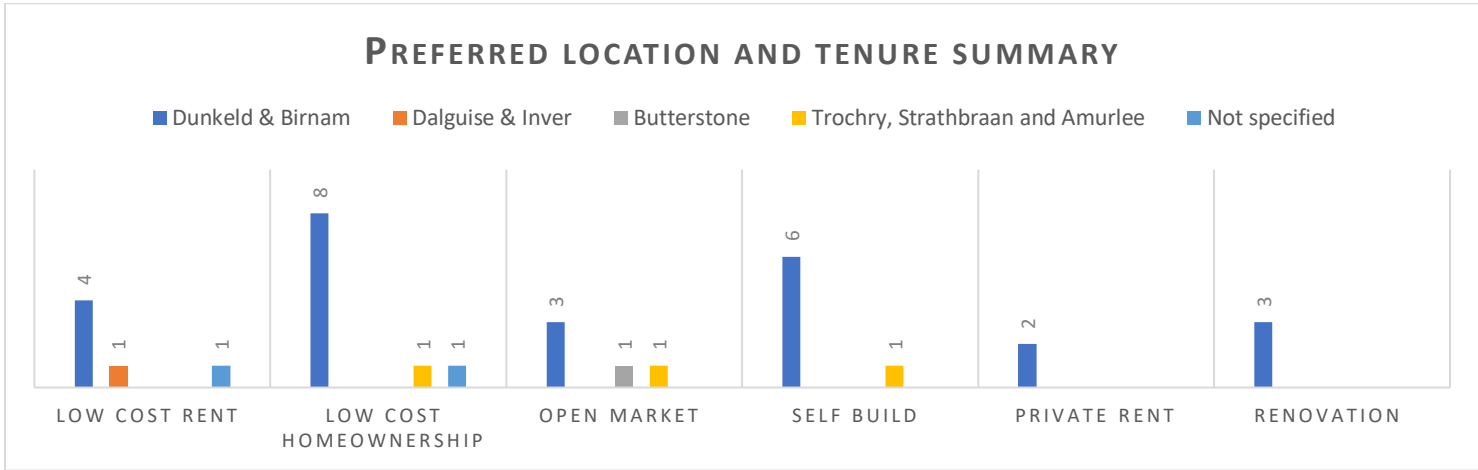


64% would like a form of workspace in their new home

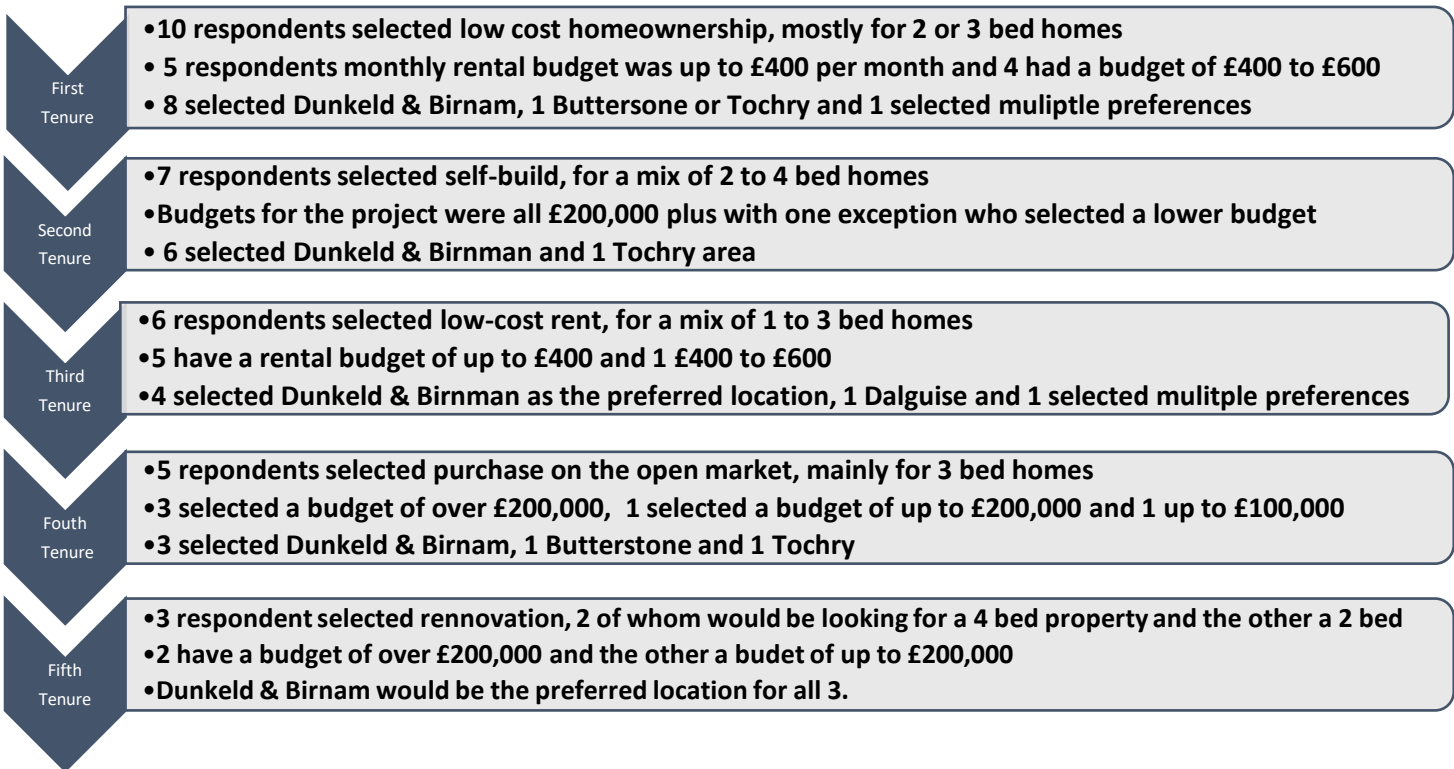
- 33 respondents answered “yes” to planning to move home and stay in the PH8 postcode area. This represents 29% of the overall survey respondents.
- The current tenure of those wishing to move is: Private Rent (19), Owner (10), Other Rented (2), Tied (1), and Other Social Rented (1).
- The household composition of most respondents looking to move is evenly split between adult only households (16) and households with children (16).
- The main reasons selected for wishing to move home were: insecure tenure (10), current home too small (8), current home too large (8).
- 14 people specifically answered “yes” to planning to downsize and freeing up a home in the local area. It is recognised in the area that there is a problem regarding the absence of downsizing options for older people. Section 4.1.1 will provide further analysis on these 14 respondents.

- Most people wanting to move home wish to do so either within 12 months (55%) or within 3 years (36%)
- Respondents were presented with 6 tenure choices and asked to select a first-choice preference if they were to move home and also indicate their preferred location in the PH8 post code area. The below Graph shows a summary of the preferred location and first choice tenure choices.

Graph 3: Preferred Location and Tenure Summary



- Nearly 80% of those wishing to move selected Dunkeld & Birnam as their preferred area that they would like to stay in. There was demand in this area for all tenures but mainly for low-cost home ownership and self-build.
- The survey demonstrates demand for a mix of tenures, with the affordable option of low-cost home ownership being the preferred tenures for most respondents looking to move (30%). The below diagram shows a summary of the **first-choice preferences** only. **A full breakdown of these households and their preferred tenure choices is contained in Appendix 2**



- The PH8 Community Action Plan 2022 – 27 identified housing as one of the six areas for action over the next 5 years following many respondents raising concerns about the lack of affordable housing in the area.

[Low-Cost Home Ownership Overview](#)

- Low-cost home ownership (LCHO) was the most popular first choice tenure option. There are various options on how low-cost homeownership can be delivered and these are outlined fully in Appendix 1. LCHO houses can be delivered as through community led housing with CHT, and other rural housing bodies, securing a discount on the selling prices of homes through the Rural Housing Burden.

[Low-Cost Rent Overview](#)

- Of the 6 respondents that selected a first-choice option of Low-cost rent, only 3 are currently registered on Perth and Kinross Council’s Common Housing Register. Perth & Kinross Council operate a Common Housing Register that provides a single point of access to most of the social housing providers in the area. [Apply for housing - Perth & Kinross Council \(pkc.gov.uk\)](#)
- Anecdotal evidence from CHT’s work in other communities suggests that many people looking for housing do not register on Common Housing Registers as they do not think that they will be successful in finding a house through this route and find other temporary housing solutions, move somewhere else or privately rent instead.
- 5 of the 6 respondents that selected low-cost rent as their preferred first option, have selected a rental budget of up to £400 per month. Based on Local Housing Allowance Rates for Perth & Kinross area, this may not be enough if rents are set at this level:

Table 8: [Local Housing Allowance Rates: 2022-2023 - gov.scot \(www.gov.scot\)](#)

	1 Bed Shared	1 Bed	2 Bed	3 Bed	4 Bed
Weekly Rent	65.01	92.05	115.07	149.59	205.97

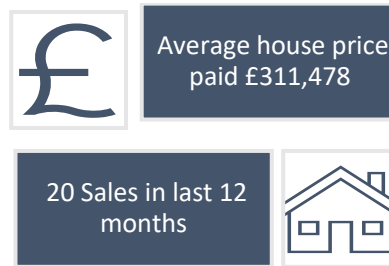
➤ WAITING ON DATA FROM P&K COUNCIL ON COMMON REGISTER DEMAND AND SUPPLY

[Self-Build Overview](#)

- The survey evidenced demand for self-build in the area, with 21% of those looking to move selecting this option.
- At the time of writing this report, an initial search shows that there are no plots available for sale in the area.
- Most interested in self-build have a budget of over £200,000 for their project. However, 1 selected a budget of up to £100,000 and based on current construction costs, it is very unlikely that they would be able to complete a self-build project on this budget.
- Given high construction costs, along with added plot purchases costs, for those interested in a self-build project, affordable plots would be an attractive alternative to open market plot purchase.
- ‘Housing to 2040’ is the Scottish Government’s most recent Housing Strategy, and as self-build has been identified as a popular aspiration amongst young people in rural areas, there are plans to make self-build a more mainstream option and ‘provide an important way to help young people to stay in the rural areas they grew up in if they want to’ (Housing to 2040, SG, 2018).

Open Market Purchase

- Based on average house price of £311,478 in PH8 area over the last 12 months, and on the income details provided, 2 out of the 5 respondents that selected a first choice preference of buying on the open market might not be able to compete. [House prices in PH8 stand at £311,478 - Zoopla](#)



- According to the latest data available, the average salary in Perth & Kinross is £26,000 [Perth, Scotland: Perth and Kinross Salary | PayScale](#). Given that banks typically lend around 3 to 4.5 times the borrowers income as a mortgage, makes the homes in the area out with the reach of most average local households to purchase. [UK Mortgage Affordability Calculator: How Much Can I Borrow? \(mortgagecalculator.uk\)](#)
- Housing developed as part of a mixed tenure development and sold on the open market may provide cross-subsidy to help finance low-cost tenures.

Renovation Overview

- The survey also showed a small demand for property renovation. Perth and Kinross Council offer a matchmaker service for those interested in a renovation in touch with people wishing to sell empty properties. [Reusing empty properties - Perth & Kinross Council \(pkc.gov.uk\)](#)

4.1.1 Workspace Provision in New Homes

21 would like a form of workspace in their new home

Nearly 70% would require this space for part-time homeworking

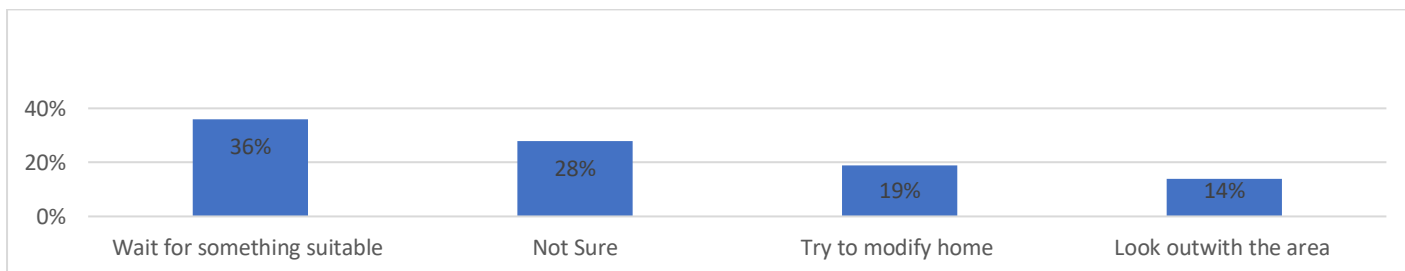
Office space was the top type of space identified for 60% of respondents

- Most respondents (64%) would like a form of workspace in their new home, mainly for part-time home working.
- The preferred tenure of those wishing workspace in their new home is: LCHO (8), self-build (5) or buy on the open market (4). For those wishing to do a self-build project, this space can be accommodated in their plans and for future LCHO developments, where possible, the provision of workspace should be considered.
- Nearly 60% selected a home office as the type of workspace required but there was also interest expressed in other forms including: workshops, sheds and garages.

4.1.2 Respondent's that have already tried to find alternative housing

- Most respondents have already tried to find alternative housing in the area (67%), the majority of whom are looking to move to low-cost rent or LCHO housing.

- Whilst the majority said they would wait until something suitable comes along, 14% said that they would look for housing out with the area if they cannot find suitable housing in the area. It is concerning that people may leave the area due to the lack of affordable housing options.



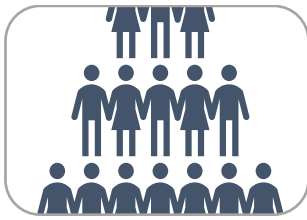
4.1.3 Respondents wishing move to downsize

- The PH8 Community Consultation report highlighted the problem of a lack of downsizing options for older people in the area.
- Out of the 33 that expressed an interest in moving home, 14 answered “yes” as downsizing being a direct reason for them wishing to move home.
- However, only 3 out of the 14 households contain an adult(s) over 60 years old. This shows that as well as older people, others in the area are also looking to downsize.
- The tenure of most of these respondents is that of private rent (6) or homeowner (5) and if they were to find suitable smaller properties to move to, this would free up larger homes both to buy and privately rent in the area.

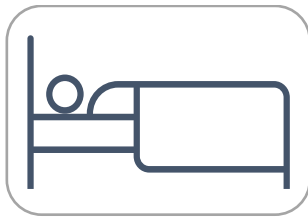
Table 9: Summary of those wishing to downsize

Current Tenure	Household Composition	Current No. Beds	Spare Bedrooms	Preferred Tenure for New Home	No of Beds
Owned	Two adults under 60	5	4	Renovation	2
Owned	Two adults under 60	4	3	Self-build	2
Owned	Two adults under 60	4	3	Buy on Open Market	3
Owned	Two adults, at least one over 60	3	2	Self-build	3
Owned	Two adults, at least one over 60	4	2	Self-build	3
Private Rent	Two adults under 60	2	1	Low-cost Home Ownership	1
Private Rent	Two adults under 60	3	1	Low-cost Home Ownership	2
Private Rent	One adult over 60	2	1	Low-cost Rent	2
Private Rent	Two adults with at least one child 16 or under	4	2	Low-cost Rent	3
Private Rent	Two adults under 60	2	1	Low-cost Rent	1
Private Rent	One adult under 60	3	2	Low-cost Home Ownership	2
Tied Housing	Two adults with at least one child 16 or under	3	3	Buy on Open Market	3

4.2) Future Potential Households from existing PH8 Area Residents



The survey identified 23 new potential households



There was strong demand for 2 bed homes

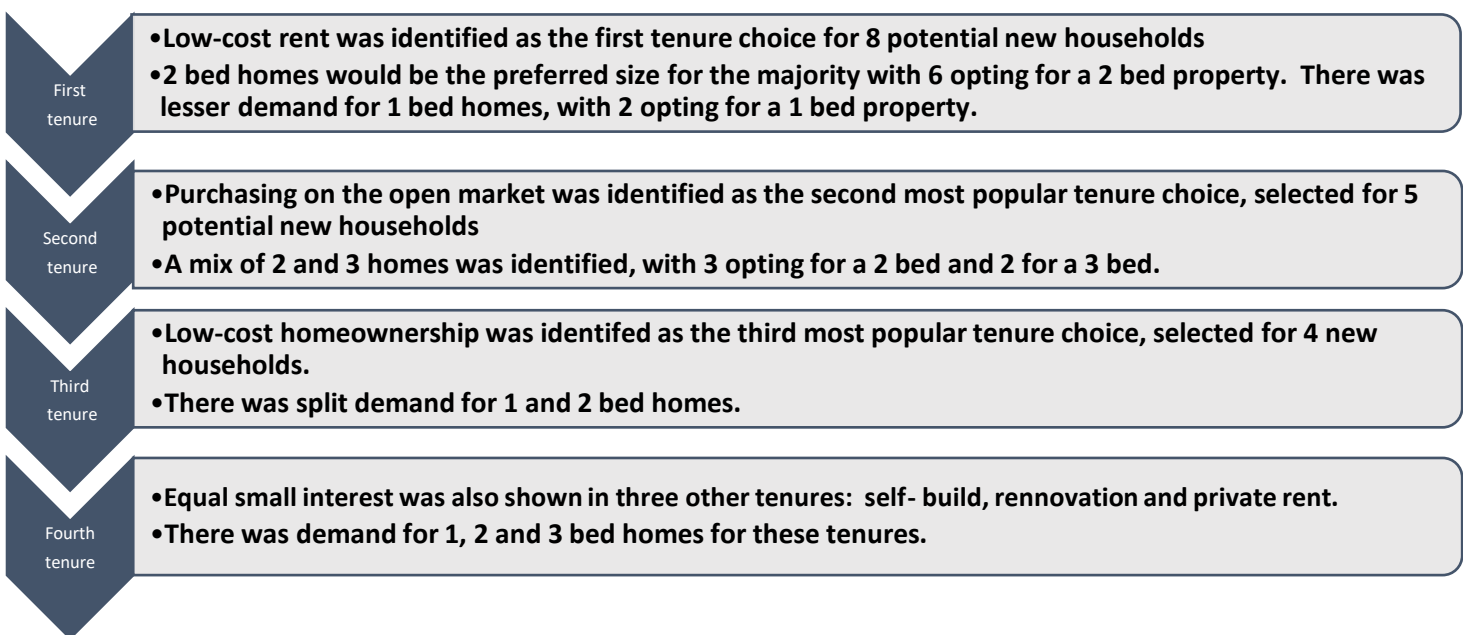


Low cost rent options were the dominant tenure choices



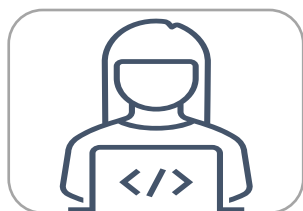
Only 1 person is currently registered on the common housing register

- In trying to assess potential future housing demand, respondents were asked if any current members of their household were planning to move out of their household and required independent accommodation in PH 8 area in the next 5 years. Overall, the survey identified 23 potential new future households.
- Respondents were presented again with 6 tenure choices for these potential future households and asked to select a first-choice tenure preference and the results were as follows:



- The survey identified that nearly half of the potential future households would prefer an affordable housing option: 8 opting for low-cost rent and 4 opting for low-cost home ownership.
- Only 1 out of the 8 future householders that selected a first-choice preference of Low-cost rent are currently registered on the common housing register.
- A major challenge for many rural communities in Scotland is depopulation, with many young people leaving the areas in which they were raised because of a lack of suitable housing or employment. The Scottish Government have recognised this in their plans to reinvigorate Scotland's rural communities. The Scottish Government's 'Housing to 2040' policy has made the engagement of young people an important part of shaping the 20-year housing strategy.

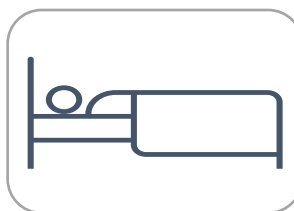
4.3) Non-Resident Survey Housing Need & Demand Summary



31 expressed an interest in moving to the PH8 area



The majority selected purchasing on the open market first tenure choice



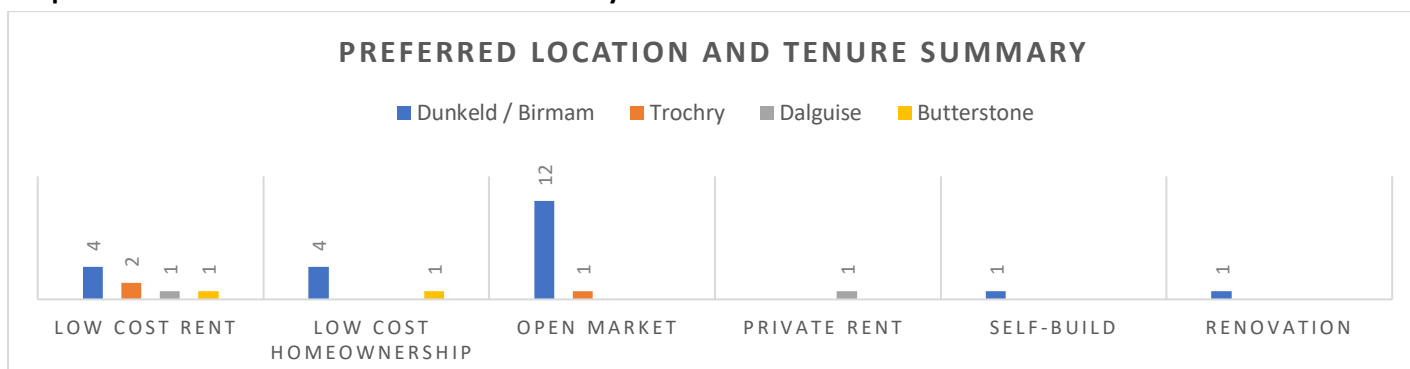
Survey showed demand for two and three bed homes



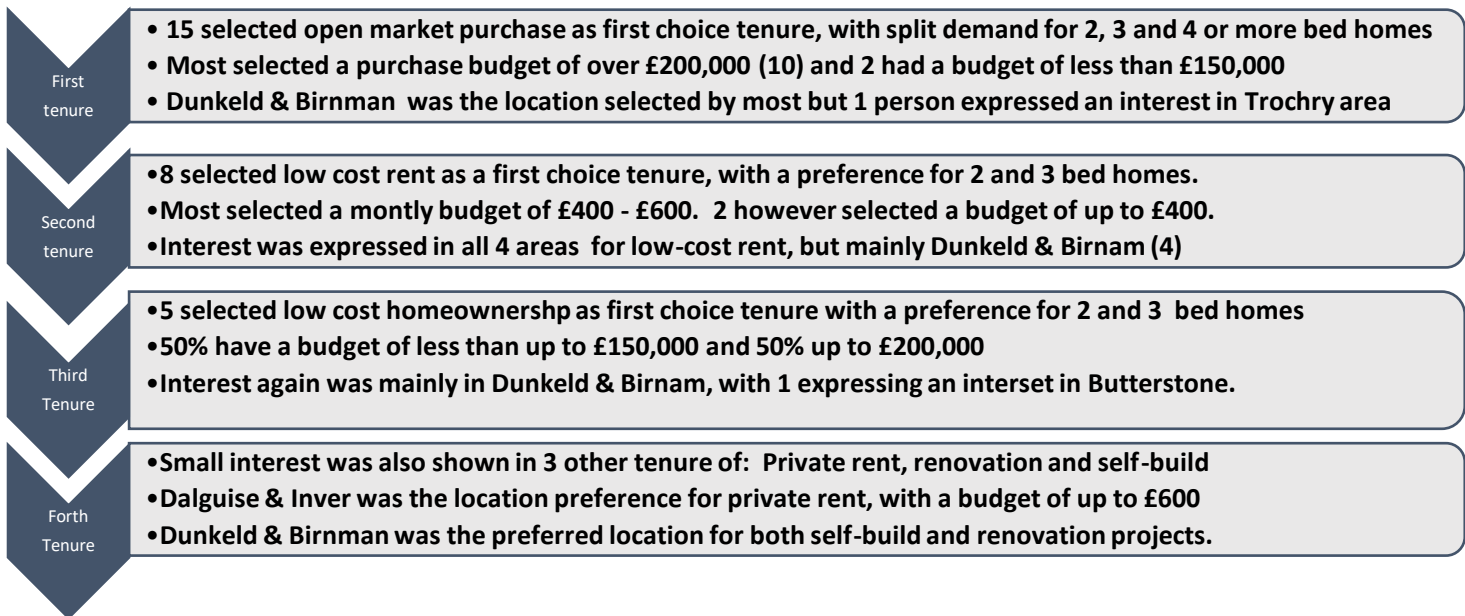
27 have already tried to find a new home in PH8 area already

- The survey demonstrated a degree of interest from people not currently living in the PH8 area wishing to move to the area, attracting 31 responses, most of whom already live in the Perthshire area.
- Respondents expressed an interest mainly in relocating to Dunkeld & Birnam area (21), with small interest shown in the other areas:

Graph 4: Preferred Location and Tenure Summary



- As the graph above shows, overall, most respondents selected a first-choice tenure preference of purchasing on the open market (15) though there was also significant interest in affordable housing options. The below diagram gives a summary of all tenure choices selected – *a full breakdown is provided in Appendix 2B:*



- 87% of respondents have already tried to find a new house in the area. This suggests that these respondents would have a strong interest re-locating to the area should more housing be made available.
- When asked what prevented them from actually moving to the area already, most selected nothing available within our budget (28%), no suitable properties (25%) or nothing within preferred location (24%).

5) Community Attitudes & Priorities



Nearly 70% support the need for more affordable housing



There is a strong consensus that any new housing should be allocated to local people



Most services in the area were rated either adequate or poor




The 3 best things about living in the area are: location and landscape, low crime and communtiy spirit

- Overall, respondents were supportive of the need for additional affordable housing for rent in the area and that priority for any new housing should being given to local people
- There was also strong support for the statement that people have had to leave the area because they have not been able to find suitable housing. This is further evidenced by 44% of respondents having direct experience of friends / family members having to leave the area because they could not find suitable housing.
- The below table provides a full outline of respondents' opinions to nine statements on housing in the area:

Table 10: Resident’s Views on Needs Housing in PH8 Area:


	Strongly Agree	Generally Agree	Don’t know/ not sure	Generally Disagree	Strongly Disagree
Our community needs more affordable housing for rent	67	23	13	5	5
Local people have had to leave the area because they could not find suitable housing	61	17	27	7	2
Most people who live in our area want to stay permanently	57	43	13	1	0
People who live and work in the immediate surrounding area should get priority for new affordable homes	64	35	10	5	0
People who have a family connection should get priority for new affordable homes	28	38	24	19	4
Local people should get priority for any new affordable housing in our community	65	32	10	4	2
People from outside our community area should get priority for any new affordable housing	2	2	29	45	36
The people of our community welcome newcomers from other communities to live here permanently	28	65	17	4	0
Our community needs more smaller accessible homes to meet changing needs	44	30	23	14	3

- The survey also tried to establish respondents’ views on service / provisions in the area and asked them to rate a list of services in the area.
- Services or provision which were rated as excellent or good were the primary school, post office, medical facilities and access to countryside.
- Services or provision were rated as “poor” included locally based employment opportunities, public transport, support at home for older people and childcare services.



Good Provision

- Primary School
- Post Office
- Medical Facilities
- Local Shop
- Countryside / Greenspace



Poor Provision

- Employment Opportunities
- Public Transport links
- Practical support at home for older people
- Childcare services

- All of the services identified as poor were also identified in the PH8 Community Plan as areas for action and improvement.
- The non-residents survey asked respondents to rate the same list of services and asked what services would encourage them, or must be in place, before they re-located to the area. The following were rated as key services:

Services Essential / Important to Re-locating

Local School

Good Transport Links

Local Medical Facilities

Local Shop

Local clubs and activities

- Finally, residents were asked to identify the 3 best things about living in the area and top 3 factors identified were: location and landscape, access to the countryside and community spirit.

5.1) General Comments from the Community:

- Many of the general comments left raised the same concerns, which were:
 - the lack of affordable housing options in the area
 - the number of homes in the area that are holiday lets or second homes.
 - high purchase price of homes on the open market making it difficult to get on to the housing ladder.
- Other common concerns were poor transport links and broadband connection. Below is a short selection of comments:

People are able to buy up property in the area for considerably more than the asking price sometimes without viewing the properties completely disadvantage to young families. Rent is astronomical and usually with conditions of no children or pets...Wages in the area do not reflect the cost of living which means living and working in the area is nearly impossible

Desperate lack of low cost rented accommodation & social housing. Too many properties used as second homes which don't contribute to the general well-being of the community or the local economy

The need for local people to have access to good affordable housing is dire! People who rent privately pay extortionate rents mostly. A lot have to go outside Birnam and Dunkeld but work in the area. Seems unfair when so many people have second homes here but contribute nothing to the community or local businesses. Would like to see more properties built for local people who work here and would like to live here permanently.

All three of my grown up children have had to move almost 40 miles away to be able to afford to purchase a house... many large family homes are being used by one person. A community is also about families, and supporting the younger generations while their families grow.

Wonderful location, but with very poor infrastructure. Public transport is non-existent and broadband cover is poor.

The rural communities need improvements in Broadband connectivity. This has been discussed for several years, with many promises but no solution forthcoming. The A9 solution for Pass of Birnam to Tay Crossing is needed, to improve public safety for traffic crossing to and from Dunkeld and the A822.

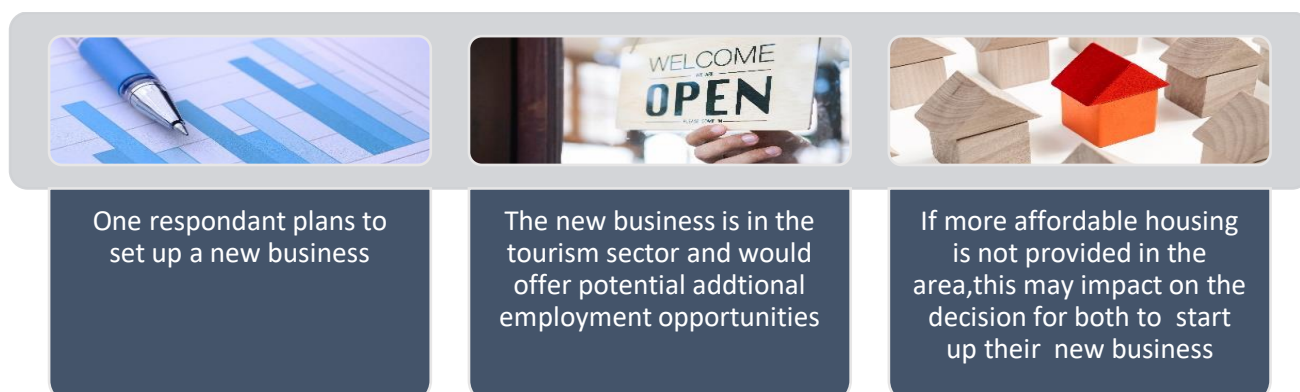
6. Local Business Views

Local businesses and people wishing to start up a new business were surveyed to obtain an understanding of their existing and future housing and business needs. The survey was carried out in March and April 2022 alongside the resident and non-resident surveys and was online.

Business Survey Key Findings:



Profile Of Respondents Wishing to Set Up a New Business



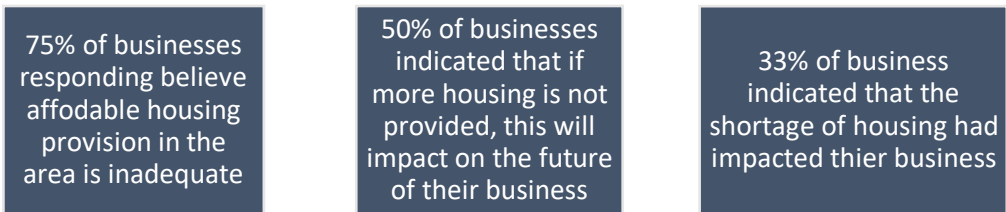
One respondent who is presently resident in PH8 area indicated they planned to start up a new business. The business is in the tourism sector which would employ between 1 and 2 staff with some of the posts created being seasonal. They stated that if affordable housing is not provided in the area, it would impact their decision to start up their new business. Their business will require a retail unit and measures that would assist them start up their business included funding and grant assistance, skilled local workers, community support and the availability of a workspace.

Profile of Respondents with an Existing Business



The majority of respondents were self-employed with 5 having employees. Three of the businesses indicated they are employers. Four businesses employ between 2 and 5 staff, one employs between 5 and 10 staff and one employs over 10 staff. Posts are a mix of full time, part time and seasonal. Most of the businesses indicated they generally recruit from Perthshire and can have difficulty recruiting and retaining staff due to a lack of skilled workers and/or lack of suitable housing. Three businesses indicated they have staff that presently require local housing. Three of the businesses said their business would benefit from additional workspace.

Respondents' views on Housing Provision



The majority of respondents stated that they felt the provision of local housing was inadequate which supports the views expressed in the resident and non-resident surveys. Four business indicate that a shortage in housing had impacted their business and 6 indicated they expected it to impact their business in the future resulting in financial and operational difficulties, reducing staff, leaving the area, changing their business model and reducing the service they provide.

Businesses indicated that a range of tenure option would be required to address the situation with 4 businesses stating they would consider a joint venture to provide additional housing.

Business Growth and the future



Most businesses anticipate that they will grow over the next 5 years and that housing will be required for additional employees. The key issues which limit growth were identified as a lack of affordable housing, lack of skilled workers in the area and poor broadband.

Summary of Business Survey

Businesses responding to the survey included self-employed individuals, micro businesses and larger employers. Businesses come from the retail, tourism and agriculture sectors which are key to rural economies.

Responses to the business survey show that although the local business community is positive about the future, they also highlight the negative impact a shortage of local skilled labour and affordable housing is

having on them. Several businesses stated that action is needed to address the shortage of housing but that it should be done in a balanced and sustainable way supporting both the community and local businesses. The survey also indicated that in addition to the need for additional housing there is also a demand for commercial space.

Four business indicated they would be willing to enter a joint venture to provide more housing. This shows commitment to addressing the housing challenge and the opportunities they offer should be fully explored.

7. Conclusion

The research findings suggest that the existing community is supportive of more affordable housing for the area and that residents are strongly in favour of ensuring that the needs of local people are met first, with priority for any new affordable housing being offered to those already living in the local community.

There are concerns about the number of houses in the area being lost as second / holiday homes and the ability of local people being able to compete for any homes that come on to the local market for sale due to both high prices and the purchase power of those buying second homes.

The surveys show strong demand with 87 households looking to move within or into the area within the next 5 years, with Dunkeld & Birnam being the preferred area for all tenure types.

From the results of the resident's survey, it appears that a mixed tenure development would be most appropriate, offering a mix of 2- and 3-bedroom homes for low-cost rent and low-cost home ownership as well as self-build plots. Any development should also carefully consider the inclusion of a small number of 1 and 4 bed properties, providing housing to allow downsizing and providing workspaces within or adjacent to housing. The responses from the resident survey suggest that there are several young household leavers that intend to stay in the area if housing is available and providing affordable housing may be key to ensuring that they do actually stay and don't have to leave the area due to lack of housing options.

When assessing future housing provision the needs of people wanting to move into the area and businesses highlighted in the survey responses should be taken into consideration. Open market purchase was the preferred first tenure choice of non-residents and businesses indicated the need for additional commercial units. Providing open market housing and commercial units to meet this demand and cross subsidise other tenures should be considered.

The residents survey showed that 67% of those wishing to move had already tried to find alternative housing, the majority of whom are looking to move to low-cost rent or Low-Cost House Ownership housing. If more affordable housing is not provided in the area, there is a danger that some of these household may be forced to leave the area. Community-led housing, provided through a Community Development Trust, could be the best vehicle to deliver affordable homes in the area to match the needs and demands of the community.

8. Recommendations

- Based on the survey findings, create a housing strategy to establish a clear way forward for delivering new homes and housing options.
- Establish a Community Development Trust as a vehicle for delivering community owned homes for the area.

- Review Scottish Government funding initiatives to develop new targeted options that are specific to the area, based on the requirements that can be drawn from the results of this research. For example, determining the most appropriate initiatives, tenure, and size to fit the specification of the community.
- Explore the options for partnership working with key stakeholders such as the local authority, local landowners, or housing associations. This can broaden the scope of any future project and has the potential to provide further project viability, expertise, funding streams and support.
- Identify potential sites for future developments
- Explore complementary uses for sites which would sit alongside new housing such as office accommodation, NHS outreach, or private housing. These can reduce risk, open up additional funding options and provide benefits to the community.
- With support from CHT work with Perth and Kinross Council, Atholl Estates, NTS and other local property owners to address the challenges posed by second homes and short term lets. Including the use of short term tenancy control areas, rural housing burdens, hard to let and other affordable housing models.
- Promote the services that Scarf deliver across Perth & Kinross to help householders that would benefit from energy efficiency measures.

Appendix 1 - Tenure options summary

There are a wide range of housing models available which can ultimately offer secure homes for those in housing need. Below is a brief summary of some of tenure options available and suitable for small scale rural development:

Low-Cost Rent

Social Rented Housing – Is provided by the local authority or by housing associations. This is the most affordable rented housing option, offering secure tenancies. Households wishing to make an application need to register with local authorities or Registered Social Landlords (RSL's)

Mid-Market Rented Housing – is provided by several organisations to provide rented housing at a lower cost than market rent.

Community Owned Rented Housing – where the community owns the home and it is rented out, usually at social rented housing levels.

Market / Private Rent - provided by Private Landlords. Rents are set at the discretion of landlords and are dependent on market forces in the area.

Low-Cost Home Ownership

There are various options under this model, but popular options include:

Discounted Homes for Sale – This is where the selling price of the home is discounted by at least 20% and the discount is secured by a mechanism called the Rural Housing Burden. An affordability assessment is carried out to ensure that purchasers cannot afford to purchase a similar home at full open market prices.

LIFT – New Supply/ Open Market Shared Equity – are schemes usually provided by Housing Associations, which usually form part of mixed developments including social housing and other tenures. Purchasers can buy a share in the property of between 60% and 80%, depending on affordability.

Rent to Buy Scheme –It offers a home to rent for typically 5 years, cash-back on select projects and the option to purchase the home with a discount of at least 20%. Communities can adapt this scheme.

Self-Build

Discounted Self-build Plots – are offered for sale at less than market prices. CHT offers a range of self-build plots with discounts protected with a Rural Housing Burden. <http://www.chtrust.co.uk/rural-housing-burden>

Market Plots – are for sale at the open market valuation through a range of sellers.

Self-Build Loan Fund – The Self-build Loan Fund offers bridging finance to those finding it difficult to secure through high street lenders. <https://www.chtrust.co.uk/scotland-self-build-loan-fund.html>

Crofter's Housing Grant Scheme – is available to registered crofters to build a new home or to renovate an existing property. It is means tested and can be used with the Self-build Loan Fund, so long as the plot for

the house has been de-crofted. <https://www.ruralpayments.org/publicsite/futures/topics/all-schemes/croft-house-grant/>

Community self-build plots – many community landowners can provide discounted self-build plots for sale. Get in touch with CHT to discuss the options.

Woodland Crofts – can offer a valuable supplementary income resource and look after the environment. For information on getting a croft or developing crofts on your land, refer to: <http://woodlandcrofts.org.cp-27.webhostbox.net>

Appendix 2A: Current Householders Wishing to Move Home

Current Tenure	Household Composition	Preferred Location for new home	Main reason(s) for moving	Downsizing	timescale?	1s tenure choice	2 nd tenure choice	Bedrooms	Household income?	Rental Budget	Purchasing Budget	Work space required?
Tied Housing	Two adults with at least one child 16 or under	Tochry	Living in temporary accommodation	Yes	Within 1 year	Buy on Open Market	Buy on Open Market	3	£30,000 - £40,000		£200,000 plus	No
Owned	Two adults under 60	Dunkeld & Birnam	Current home too large	Yes	Within 3 years	Buy on Open Market	Renovation	3	£40,000 Plus		£200,000 plus	No
Owned	Two adults, at least one over 60	Dunkeld & Birnam	Current home does not meet the needs of all household members		Within 1 year	Buy on Open Market	Self-build	2	£40,000 Plus		£200,000 plus	Yes
Owned	Two adults with at least one child 16 or under	Dunkeld & Birnam	Current home too small	Yes	Within 3 years	Buy on Open Market	Renovation	3	£20,000 - £30,000		£175,000 to £200,000	Yes
Private Rented	Two adults with at least one child 16 or under	Butterstone	Tenure is not secure	No	Within 3 years	Buy on Open Market	Renovation	3	£40,000 Plus	£400 - £600	£200,000 plus	Yes
Private Rented	Two adults under 60	Dunkeld & Birnam	Health & Disability, Home in poor physical condition	Yes	Within 3 years	Low-cost Home Ownership	Low-cost Rent	1	£10,000 - £20,000	£400 - £600	Up to £100,000	No
Private Rented	One adult with at least one child 16 or under	Dunkeld & Birnam	Tenure is not secure		Within 3 years	Low-cost Home Ownership	Self-build	2	£30,000 – £40,000	£600 plus	£175,000 to £200,000	Yes
Private Rented	Two adults under 60	Butterstone or Tochry	Home in poor physical condition	Yes	Within 3 years	Low-cost Home Ownership	Private Rent	2	£30,000 - £40,000	£400 - £600	£175,000 to £200,000	Yes
Private Rented	Two adults with at least one child 16 or under	Dunkeld & Birnam	Being evicted due to change in ownership of property	No	Within 1 year	Low-cost Home Ownership	Low-cost Rent	3		£600 plus	£200,000 plus	Yes
Private Rented	Two adults under 60	Dunkeld & Birnam	Tenure is not secure, current home too small		Within 1 year	Low-cost Home Ownership	Self-build	2	£40,000 Plus	£600 plus	£200,000 plus	Yes
Private Rented	Two adults with at least one child 16 or under	Dunkeld & Birnam	Overcrowding, Current home too small, Current home does not meet the needs of all household members		Within 1 year	Low-cost Home Ownership	Low-cost Rent	2	£10,000 - £20,000	£400 - £600	£100,000 to £150,000	No
Private Rented	Two adults with at least one child 16 or under	Dunkeld & Birnam	Current home too small, Home in poor physical condition, Current home does not meet the needs of all household members		Within 1 year	Low-cost Home Ownership	Renovation	3	£30,000 - £40,000		£100,000 to £150,000	Yes
Private Rented	Two adults under 60	Dunkeld & Birnam	I want to buy my own property with a garden	Yes	Within 3 years	Low-cost Home Ownership	Low-cost Rent	3	£30,000 - £40,000	£600 plus	£100,000 to £150,000	Yes
Private Rented	One adult with at least one child 16 or under	Dunkeld & Birnam	To get a greater security of tenure	Yes	Within 5 years	Low-cost Home Ownership	Self-build	2	£10,000 - £20,000	£400 - £600	£100,000 to £150,000	Yes
Private Rented	One adult under 60	Dalguise or Dunkeld & Birnam	Tenure is not secure and being asked to move out	Yes	Within 1 year	Low-cost Home Ownership	Low-cost Rent	2	£10,000 - £20,000	£400 - £600	£100,000 to £150,000	Yes
Other Social Rented	One adult with at least one child 16 or under	Dalguise	Home in poor physical condition, Tenure is not secure		Within 1 year	Low-cost Rent	Low-cost Home Ownership	2	£10,000 - £20,000	£400 - £600	Up to £100,000	No
Rented - other	Three or more adults	Dunkeld & Birnam	Living in temporary accommodation, to get own independent home	No	Within 1 year	Low-cost Rent	Private Rent	1		Up to £400	Up to £100,000	No
Private Rented	One adult over 60	Not Specified	Tenure is not secure, garden too large now	Yes	Within 3 years	Low-cost Rent	Low-cost Rent	2		Up to £400		No
Private Rented	Two adults, at least one over 60	Dunkeld & Birnam	Health & Disability, Home in poor physical condition, Tenure is not secure		Within 1 year	Low-cost Rent	Private Rent	2	£20,000 - £30,000	Up to £400		No
Private Rented	Two adults with at least one child 16 or under	Dunkeld & Birnam	Health & Disability, Current home too large, Tenure is not secure, Costs too expensive	Yes	Within 1 year	Low-cost Rent	Private Rent	3	£10,000 - £20,000	Up to £400		No

Private Rented	Two adults under 60	Dunkeld & Birnam	Costs of property	Yes	Within 1 year	Low-cost Rent	Private Rent	1	£10,000 - £20,000	Up to £400	Up to £100,000	Yes
Private Rented	Two adults with at least one child 16 or under	Dunkeld & Birnam		No	Within 1 year	Private Rent	Low-cost Rent	3	£20,000 - £30,000	£400 - £600		No
Private Rented	Two adults under 60	Dunkeld & Birnam	Current home too small		Within 3 years	Private Rent	Low-cost Rent	3	£30,000 - £40,000	£400 - £600		Yes
Owned		Dunkeld & Birnam	Current home too large	Yes	Within 1 year	Renovation	Self-build	2	£40,000 Plus	£600 plus	£175,000 to £200,000	Yes
Owned	Two adults with at least one child 16 or under	Dunkeld & Birnam	Overcrowding, Current home too small		Within 3 years	Renovation	Low-cost Home Ownership	4 or more	£40,000 Plus		£200,000 plus	Yes
Owned	Two adults with at least one child 16 or under	Dunkeld & Birnam	Overcrowding, Current home too small, Current home does not meet the needs of all household members		Within 1 year	Renovation	Low-cost Home Ownership	4 or more	£40,000 Plus	£400 - £600	£200,000 plus	Yes
Owned	Two adults under 60	Dunkeld & Birnam	Health & Disability, Current home too large, Current home does not meet the needs of all household members	Yes	Within 3 years	Self-build	Buy on Open Market	2	£40,000 Plus		£200,000 plus	Yes
Private Rented	Two adults with at least one child 16 or under	Dunkeld & Birnam	Overcrowding, Current home too small, Home in poor physical condition	No	Within 1 year	Self-build	Buy on Open Market	3	£40,000 Plus	£600 plus	£200,000 plus	Yes
Rented - other	Two adults under 60	Tochry	Tenure is not secure	No	Within 5 years	Self-build	Renovation	2		£400 - £600	Up to £100,000	Yes
Owned	Two adults, at least one over 60	Dunkeld & Birnam	Current home too large	Yes	Within 1 year	Self-build	Buy on Open Market	3			£200,000 plus	No
Owned	Two adults, at least one over 60	Dunkeld & Birnam	Current home too large, Current home does not meet the needs of all household members	Yes	Within 3 years	Self-build	Buy on Open Market	3	£40,000 Plus		£200,000 plus	No
Owned	Two adults with at least one child 16 or under	Dunkeld & Birnam	Current home too small		Within 5 years	Self-build	Renovation	4 or more	£30,000 - £40,000		£200,000 plus	Yes
Private Rented	Two adults with at least one child 16 or under	Dunkeld & Birnam	Tenure is not secure		Within 1 year	Self-build	Buy on Open Market	3	£40,000 Plus	£600 plus	£200,000 plus	Yes

Appendix 2B: Non-Residents Survey Summary

Area Currently Reside	Household Composition	Beds Required	Preferred Location	1st Choice Preference	Rental Budget	Purchase Budget
Perth and Kinross	Two or more adults with at least one child 16 or under	5 or more	Dunkeld & Birnam	Buy on the open market		£200,000 plus
Other area of Scotland	One adult under 65	2 bedrooms	Dunkeld & Birnam	Buy on the open market		£175,000 to £200,000
Other area of Scotland	One adult under 65	3 bedrooms	Dunkeld & Birnam	Buy on the open market		£200,000 plus
Other area of Scotland	Two adults under 65	3 bedrooms	Dunkeld & Birnam	Buy on the open market		£200,000 plus
Perth and Kinross	Two or more adults with at least one child 16 or under	4 bedrooms	Dunkeld & Birnam	Buy on the open market		£200,000 plus
Perth and Kinross	Two adults under 65	3 bedrooms	Dunkeld & Birnam	Buy on the open market		£200,000 plus
Other area of Scotland	Two adults under 65	2 bedrooms	Dunkeld & Birnam	Buy on the open market		£175,000 to £200,000
Perth and Kinross	Two or more adults with at least one child 16 or under	4 bedrooms	Multiple areas selected	Buy on the open market		£200,000 plus
Other area of Scotland	One adult under 65	3 bedrooms	Dunkeld & Birnam	Buy on the open market		£200,000 plus
Perth and Kinross	Two or more adults with at least one child 16 or under	3 bedrooms	Dunkeld & Birnam	Buy on the open market		£200,000 plus
Elsewhere in the UK	Two or more adults with at least one child 16 or under	5 or more	Not specified	Buy on the open market		£200,000 plus
Perth and Kinross	One adult under 65	2 bedrooms	Dunkeld & Birnam	Buy on the open market		£100,000 to £150,000
Perth and Kinross	Two adults under 65	2 bedrooms	Dunkeld & Birnam	Buy on the open market		£175,000 to £200,000
Perth and Kinross	One adult under 65	2 bedrooms	Dunkeld & Birnam	Buy on the open market		£100,000 to £150,000
Perth and Kinross	Two adults under 65	4 bedrooms	Trochry, Strathbraan, and Amulree	Buy on the open market		£200,000 plus
Perth and Kinross	Two or more adults with at least one child 16 or under	3 bedrooms	Butterstone	Low-cost home ownership		£175,000 to £200,000
Other area of Scotland	Two adults under 65	3 bedrooms	Dunkeld & Birnam	Low-cost home ownership		£175,000 to £200,000
Ireland	Two adults under 65	2 bedrooms	Dunkeld & Birnam	Low-cost home ownership		£100,000 to £150,000
Perth and Kinross	One adult with at least one child 16 or under	3 bedrooms	Dunkeld & Birnam	Low-cost home ownership	£400 - £600	£175,000 to £200,000
Other area of Scotland	One adult under 65	2 bedrooms	Dunkeld & Birnam	Low-cost home ownership	£400 - £600	£100,000 to £150,000
Perth and Kinross	Two or more adults with at least one child 16 or under	3 bedrooms	Dunkeld & Birnam	Low-cost rent	£400 - £600	
Perth and Kinross	Two or more adults with at least one child 16 or under	3 bedrooms	Dunkeld & Birnam	Low-cost rent	£400 - £600	
Other area of Scotland	One adult under 65	2 bedrooms	Dalguise and Inver	Low-cost rent	Up to £400	
Perth and Kinross	One adult with at least one child 16 or under	3 bedrooms	Trochry, Strathbraan, and Amulree	Low-cost rent	£400 - £600	
Other area of Scotland	One adult under 65	2 bedrooms	Butterstone	Low-cost rent	£400 - £600	
Perth and Kinross	Two adults under 65	2 bedrooms	Trochry, Strathbraan, and Amulree	Low-cost rent	£400 - £600	
Perth and Kinross	One adult under 65	1 bedroom	Dunkeld & Birnam	Low-cost rent	£400 - £600	
Perth and Kinross	Two or more adults with at least one child 16 or under	3 bedrooms	Dunkeld & Birnam	Low-cost rent	Up to £400	
Other area of Scotland	Two adults under 65	2 bedrooms	Dalguise and Inver	Private rent	£600 plus	Up to £100,000
Other area of Scotland	Two or more adults with at least one child 16 or under	3 bedrooms	Dunkeld & Birnam	Renovation	£400 - £600	£175,000 to £200,000
Elsewhere in the UK	Two or more adults with at least one child 16 or under	4 bedrooms	Dunkeld & Birnam	Self-Build		£200,000 plus