



# Shelter Conference 1st October 2007

## Halfway to 2012 Right to Buy workshop

**David Robertson, Fife Council Housing  
Service**



improving our services for everyone in Fife

# Speakers brief

- **How useful / successful is the pressured area status mechanism proving to be in conserving housing stock in areas where there is severe pressure and demand of affordable rented housing?**



# Background to Pressured Area Status (PAS)

- Introduced by Housing (Scotland) Act 2001 - amendment to '87 Act [www.scotland-legislation.hmso.gov/legislation/scotland](http://www.scotland-legislation.hmso.gov/legislation/scotland)
- Can be applied for areas under pressure due to lack of social rented housing
- Bid for PAS to Scottish Executive
- - guidance issued



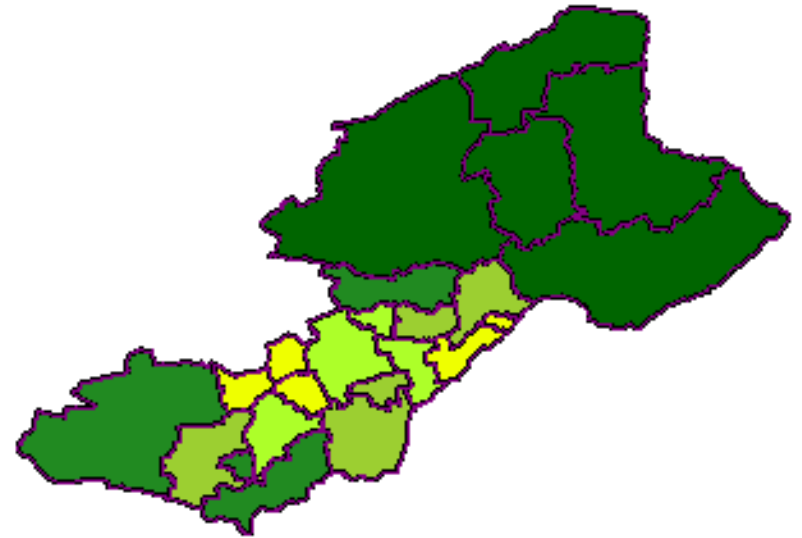
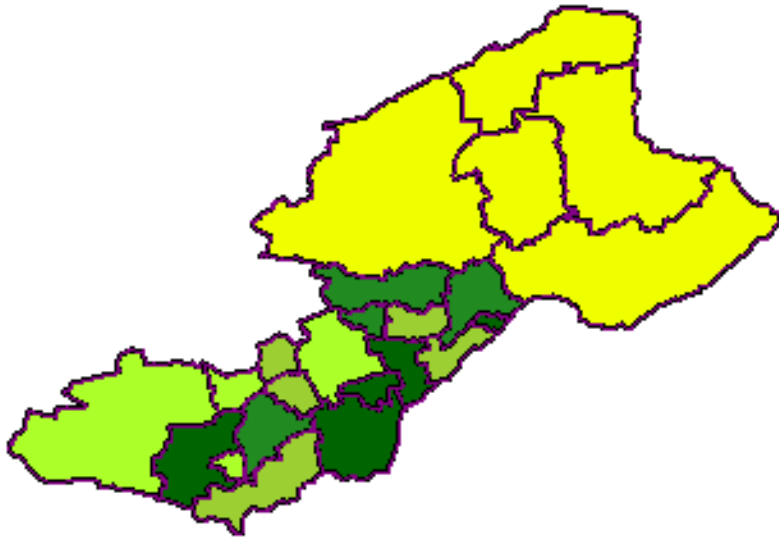
# PAS - how it works

- **RTB will be suspended for a period of up to 5 years**
- **Only applies to secure tenancies beginning after 30th Sept 2002 & successions**
- **It applies to both HA & Council tenants**
- **After 5 years, RTB will be re-instated or a further suspension period can be applied for**



# Fife Context

- Social rented provision
- House prices



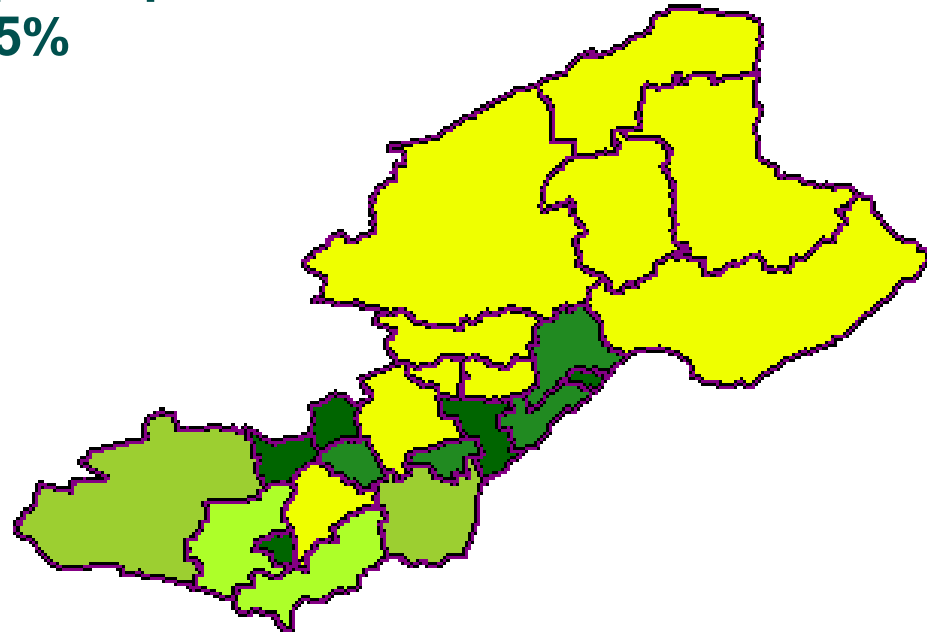
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# Fife Context

- **Scottish Index of Multiple deprivation**  
– addresses in worst 15%



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# Fife 2012 projections

**Table 1 - Position 2007**

Total number of applications received 06/07	Number of Households assessed as Homeless or Potentially Homeless 06/07	Number of Priority Cases	Number of Non Priority Cases	% of Homeless Households with priority
4386 (4173)	2749 (2823)	1714 (1786)	954	62.35%

**Table 2 - March 2008 FC reduce by 50% number of non-priority decisions**

Number of Households assessed as Homeless or Potentially Homeless March 07 +5%	Number of non priority cases March 07 +5%	50% of non priority cases	Number of non priority cases remaining	Total number of priority cases by March 2008 07+5%+501
2886 (2749)	1002 (954)	501	501	2301 (1714)

**Table 3 - March 2009 FC reduce by 65% number of non-priority decisions**

Number of Households assessed as Homeless or Potentially Homeless March 08 +5%	Number of non priority cases 08 +5%	65% of non priority cases	Number of non priority cases remaining	Total number of priority cases by March 2009 07(2301)+5%+215
3030 (2886)	1052 (1002)	684 (501)	368	2631 (2301)

**Table 4 - March 2012 FC reduce by 100% number of non-priority decisions**

Number of Households assessed as Homeless or Potentially Homeless March 2009 +3x5%	Number of non priority cases March 09+3x5%	100% of non priority cases	Number of non Priority cases Remaining	Total number of priority cases by March 2012 = 97% of Priority + non Priority as % of 3508
3508 (3030)	1218	1218	0	3403 (2631)



# Why Fife Council went for PAS?

- **Less council / HA properties will be sold in pressured areas**
- **More social rented housing will be available to those who need it**
- **From 657 affected tenancies (420 + 237) if average RTB rates and turnover are applied following properties potentially protected:**
  - **- St Andrews & East Neuk - 60**
  - **- West Fife Villages - 40**
- **Responsible use of Council powers**
- **Supports the Affordable Housing Policy and other policies**
- **Highlights the 'pressured areas' – possible future investment**





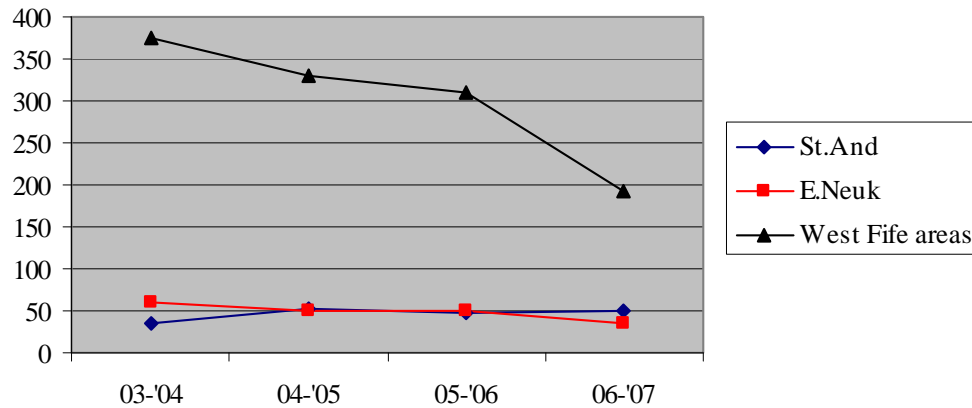
# PAS designations

- 2005 – East Renfrewshire (14 Wards)
- 2005 - Highland (9 areas)
- 2006 - South Ayrshire (29 lettings areas)
- 2006 - Moray (2 settlements, 1 hsg management area)
- 2006 (May) - Fife (24 lettings areas – St Andrews & East Neuk)
- 2006 - Dumfries & Galloway (69 villages)
- 2007 - Perth & Kinross (21 lettings areas)
- 2007 (Jan) - Fife (13 lettings areas – parts of West Fife)
- 2007 – Aberdeen City (35 lettings areas)

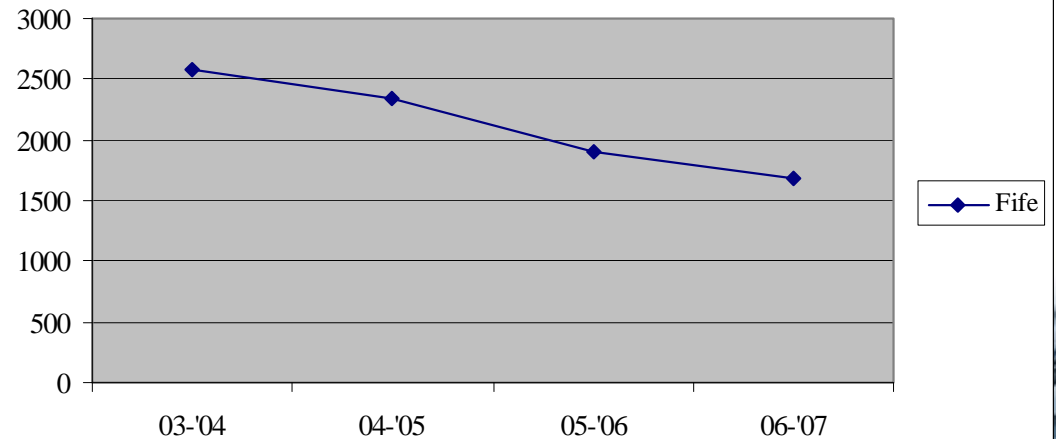


# Assessing the impact - housing relets

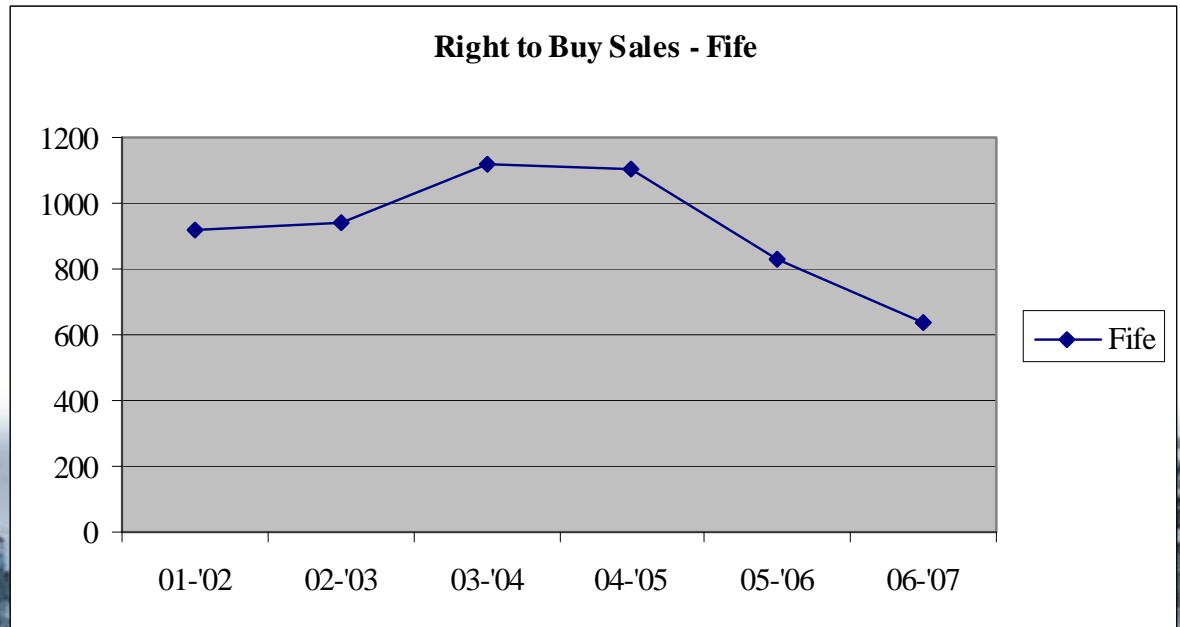
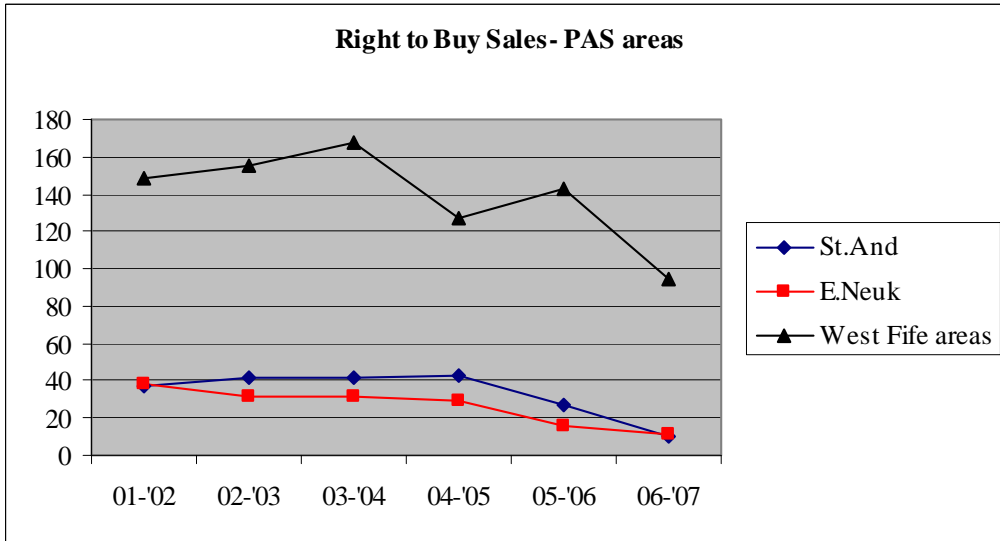
Fife Council relets in PAS areas (excluding transfers)



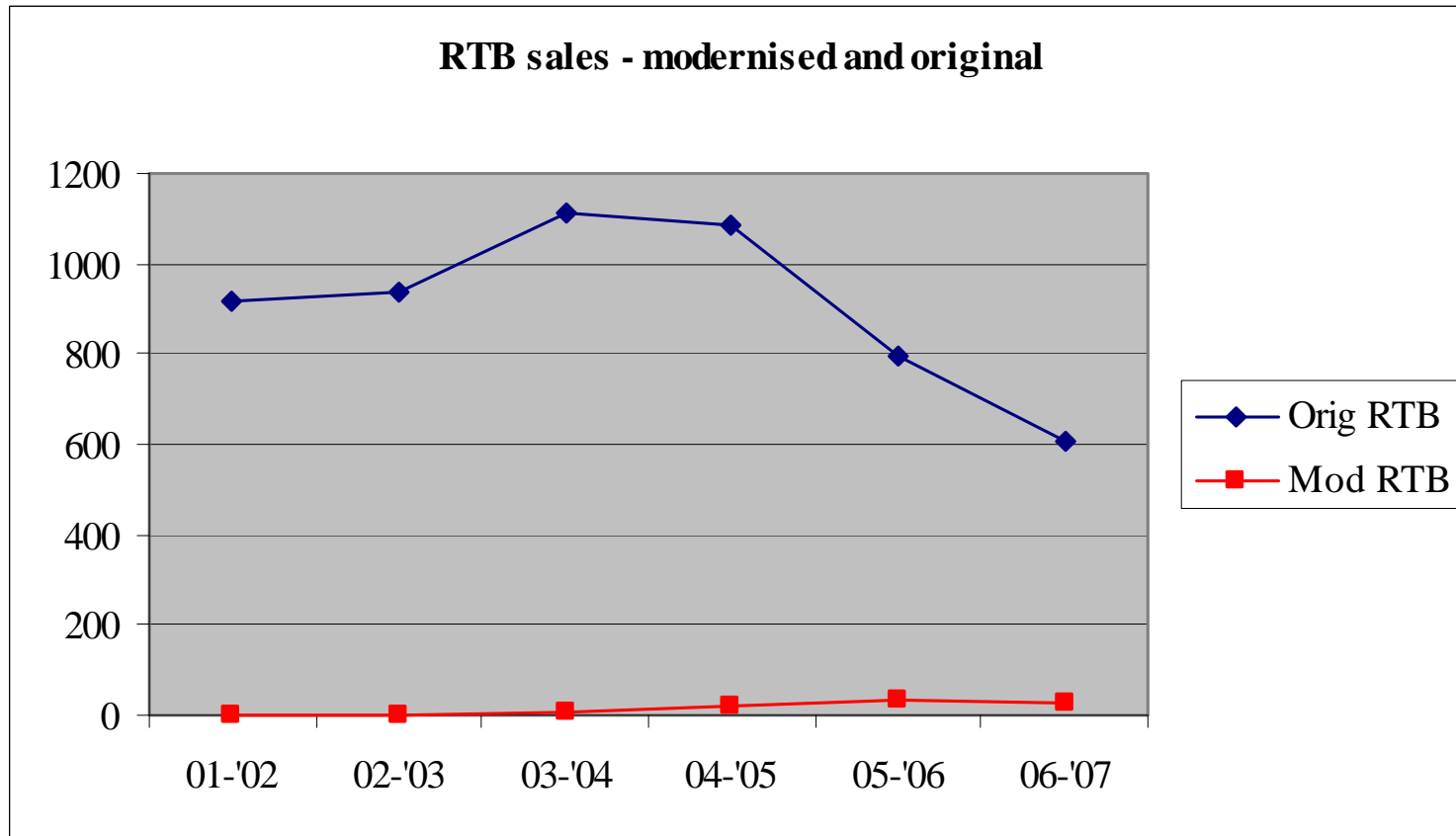
All Fife Council relets (excluding transfers)



# Assessing the impact - right to buy sales



# Comparison of Modernised RTB vs RTB sales



# Issues for discussion

- Is it useful / effective – jury out?
  - Process - bureaucratic & time consuming
  - Not flexible - within areas / property types
  - Is it symbolic? – political problem
  - No other benefits attached – e.g. additional funding
  - Impact of modernised RTB
- 
- Is it effective?
  - Would further changes to PAS help?

