

Fife Housing Partnership Meeting

Date:	Tuesday 27th August 2024 (11.30am – 1pm)
Venue:	Virtual via MS Teams
Attendance:	Partners: Cllr Judy Hamilton (Chair), Tom Barclay (KHA), Gavin Brady (CK), Alan Dalby (FFOTRA), Lucy Denvir (NHS), Tom Donaldson (NHS), Cllr Brian Goodall (FC), Tricia Hill (KHA), Clare Jones (NEFTRF). Support: Ian Dawson, Shona MacKenzie, John Mills, Mhairi Mullen, Paul Short, & Lucy Turner (FC).
Issued:	3 rd September 2024

Item	Agenda Items	Action
1.0	<p>Welcome Gavin Brady (StAndEN) & Cllr Brian Goodall (FC) were both welcomed to their first meetings as FHP members. Gavin has replaced Jane Kell who recently retired from StAndEN and Cllr Goodall has replaced Cllr Lesley Backhouse as Fife Council representative. Thanks were expressed to Cllr Backhouse who made a valued contribution to FHP during her seven-year membership period.</p> <p>Apologies Partners: Alistair Dee (Scot Gov), Nicki Donaldson (FHG), James Erskine (Rural Property & Business Association), Gerry McDougall (Private Landlord), Bruce McCall (GK), Fiona McKay, Caryn Nicolson (FF) & David Steane (Scot Gov). Support: Tracey Drummond, Greig Henderson, Nigel Kerr, Joan Lamie, Gavin Smith, Patricia Spacey & Helen Wilkie (FC).</p>	
2.0	<p>Note of Previous Meeting The partnership agreed the note of previous meeting.</p> <p>Action Note: Action point 9 – the allocations policy should be available to report on during autumn. Action point 10 – the empty homes strategy is on the agenda for consideration / approval.</p>	
3.0	<p>LHS 2022-2027: Progress 23-24 & Next Steps 24-25 TB introduced the annual update which looks ahead into year three of the LHS. The theme leads provided an overview of the five priorities:</p> <ul style="list-style-type: none"> • Priority 1 – Ending Homelessness – Shona MacKenzie (Business Change Manager) attended to cover for GS. An increase in housing advice has helped reduce the number of homeless applications in 2023-24. Good progress was made with reducing live homeless cases and households are spending less time in temporary accommodation. Live homeless cases are currently sitting at 1,838 which is a further reduction since 2023-24. Hostels have been re-provisioned to rapid access accommodation and Housing First tenancies are increasing to assist those with complex needs. Areas of focus for 2024-25 include the development of a temporary accommodation strategy which will explore clients needs, an allocations policy review, accrediting housing 	

advice which links to the No Wrong Door approach and enhancing work in the private rented sector to help households remain in tenancies.

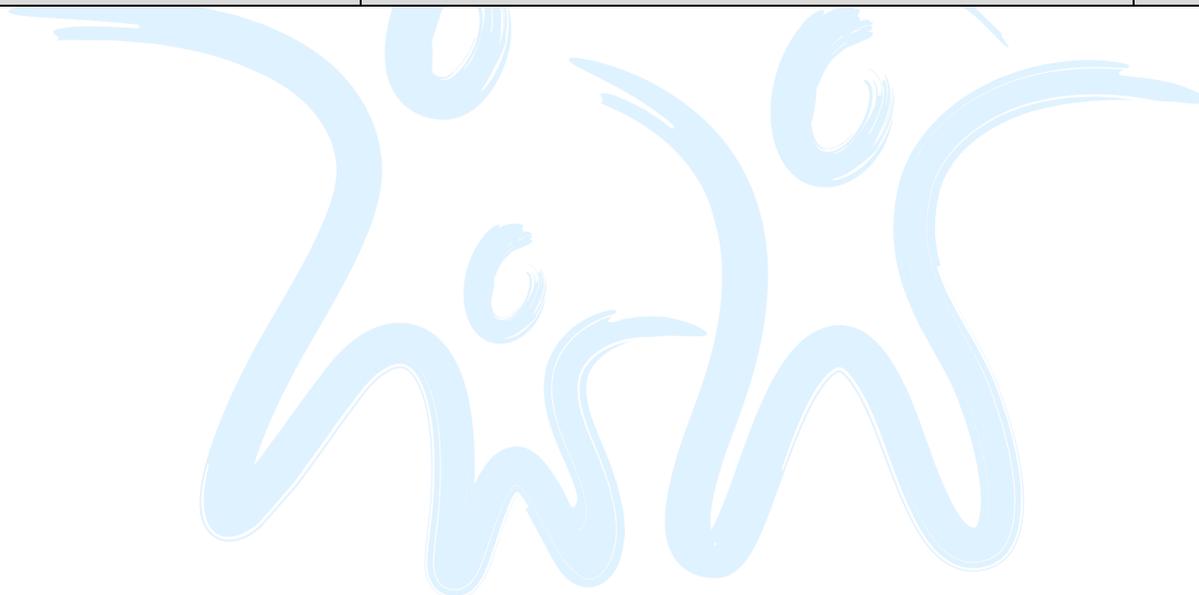
- **Priority 2 – More Homes in the Right Places** – Tricia Hill (KHA Development Director) attended to cover for HW. TH explained how progress is compared to the previous year within the slides and therefore areas identified as red, do not necessarily mean the target was missed. 583 new affordable homes were delivered in 2023-24 which was above the 540 target. During 2024-25, 309 units are expected to be delivered. The 66 property acquisitions were also above the target of 50. The future target for this is high but achievement will be dependent on the allocation of Scottish Government funds. Further work is required on the delivery of larger homes, as targets are not being met. Consultation conducted by Kingdom Initiatives provided a deep dive into Mid-Market Rents.
- **Priority 3 – A Suitable Home** – PS advised people experiencing domestic abuse tends to fluctuate but numbers aren't a concern. Major works are on-going at Gypsy/Traveller sites. There have been delays with the chalets, but improvements are expected during 2024-25. More work is required to return the delivery of permanent Fife Council adaptations back to pre-pandemic levels. The uptake on Smart-Life in Fife is good. The independent advice hub in Kirkcaldy officially opens next week and partners host dementia friendly housing just outside Fife in Alloa, which offers virtual reality demonstrations. Environmental sensors and Alexa Show devices are being rolled out as part of technology enabled care and a review is due to be conducted on adaptations customers journey to improve services.
- **Priority 4 – A Quality Home** – MM advised empty homes are a large priority at the moment with further work on-going to return more homes to use. The outturn (62) in 2022-23 was good which was influenced by acquisitions. The 2023-24 outturn (39) was lower although still beyond the target. Properties are becoming more difficult to return to use which is impacting numbers. Resources have been increased to help mitigate this. Positive progress has been made with the time to approve Houses in Multiple Occupation (HMO) licences which is assisting with student homelessness pressures in St Andrews. The deadline to process Short-term Let Licences is approaching and improvements are being implemented to tackle damp and mould in the private sector.
- **Priority 5 – A Warm Low Carbon Home** – Ian Dawson (Business Change Manager) updated on energy efficiency. Area based schemes performance was impacted by the pandemic. Delivery has returned to full capacity and grant allocations were fully spent in 2023-24. Allocations for 2024-25 have been delayed by the Scottish Government. These are expected in September. The Social Housing Net Zero Standard is still to be confirmed but it is anticipated this could cost around £190m. H100 is progressing well and expected to go live early next year. Partners are taking forward the Local Heat & Energy Efficiency Strategy (LHEES) detailed delivery plan. District heating systems are likely to be a key component for net zero. The Fife Council stock database is receiving a server update which should allow closer monitoring of performance.
MM updated in relation to fuel poverty. Resources are focused on improving frontline capacity to deliver first tier advice. Energy advice and benefit check training has been rolled out to frontline staff across partners which will be evaluated in due course. With regards to consultation, research conducted with fuel poverty customers helped to inform future services. Next steps include continuing to provide in-depth telephone

	<p>advice to fuel poverty households and working with employability services and Fife Gingerbread to offer four tenants or low-income individuals' a placement within housing.</p> <p>TB summarised by adding, a tremendous amount of partnership working is on-going, with a particular emphasis on the 33% increase in housing advice provided which is helping to mitigate further increases in homelessness. Fife Housing Association Alliance (FHAA) are keen to contribute further to homelessness to reduce pressure. The reduction of funding for new builds have impacted changes to business plans, however, FHAA are ready to support with additional delivery, if funding becomes available.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> • The reduction in the number of children residing in temporary accommodation is very positive. • £80m funding has been announced for acquisitions by the Scottish Government over a 2-year period. The Fife proportion of this, is still to be confirmed. • The National House Project is excellent and really helps tenancy sustainment. Would it be possible to visit this project? • There has been a vast increase in the number of Short-term Let licences which the team have done great to work through, as well as improve timescales for HMO licences. • Is there an update on Reinforced Autoclave Aerated Concrete (RAAC) in Fife Council dwellings? • Fuel poverty maps don't always correlate with the communities experiencing fuel poverty. <p>Visits can be arranged to the National House Project if required. FHP recognised the significant contribution made to the National House Project and wider housing in Fife by Eleanor Haggett (former Lead Officer) who recently passed away. Funeral details for Eleanor will be circulated to FHP. Testing is on-going for RAAC and no evidence has been revealed to date. Around 120 properties are still to be checked across 60 locations in Fife. SIMD rankings are used for fuel poverty. These show fuel poor households but not fuel poor properties. Non-traditional property types are being targeted through energy efficiency programmes to alleviate this.</p> <p>Action/Decision No further action required.</p>	
<p>4.0</p>	<p>Empty Homes Strategy 2024-2029</p> <p>MM presented an overview of the Empty Homes Strategy which provides a framework for increasing housing supply through returning empty homes back into use. The strategy contains a data profile, details of challenges and barriers, previous tools utilised to return homes to use and plans to engage with owners and take forward priorities. The action plan contains five strategic objectives:</p> <ul style="list-style-type: none"> • Maintain, Develop and Analyse the Empty Homes Register • Raise Awareness and Increase Engagement around Empty Homes • Empty Homes Area Projects • Review and Develop Options for Empty Homes • Address Empty Homes in a State of Disrepair 	

	<p>FHP were provided with an opportunity to provide feedback on the Empty Homes Strategy and were asked to consider and approve the content.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> • The strategy is a very comprehensive and excellent piece of work. • Housing to 2040 is referenced within the strategy. How does this fit within the current priorities? <p>JM attended a meeting regarding Housing to 2040 last week. It is anticipated 17 actions will proceed nationally and others will not be progressed. There has been no promise of resources to support the delivery of actions.</p> <p>Action/Decision FHP approved the Empty Homes Strategy 2024-2029.</p>	
<p>5.0</p>	<p>Housing Emergency Update & Summit Report</p> <p>JM updated on the housing emergency. The Housing Emergency Board are progressing provocative papers which focus on the most challenging areas impacting housing. These include homelessness, void social sector homes, new housing supply, empty private sector homes, maintaining homes and procuring land. The Housing Emergency Board continue to explore what can be done within existing resources. An elected member briefing, which outlines a snapshot of operational issues, is due to be circulated to members soon. Ten Local Authorities throughout Scotland have now declared an emergency, with only a small selection having an action plan published. ALACHO are looking to conduct an exercise to establish common themes across action plans.</p> <p>LT provided an overview of the report from the Housing Emergency Summit held on the 27th May at Carnegie Conference Centre. The Summit was well attended by 106 delegates from various organisations with an interest in housing. Three guest speakers from CIH, Shelter Scotland and Homes for Scotland provided views from a national perspective. This was followed by a workshop session where four key questions were asked. Over 300 comments and suggestions were received, and a small number of organisations made a pledge of support. This included a workshop hosted by Akins Realis to explore innovative solutions to the emergency. Topics established as stakeholder priorities included a joint/partnership approach, funding, void properties, allocations review and alternative tenures for new builds. All comments are being considered by the Housing Emergency Board and will help scope the housing emergency action plan.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> • Can the Housing Emergency Action Plan presented at Cabinet Committee on the 6th June be shared with FHP? <p>A link to Cabinet Committee report can be shared with FHP.</p> <p>Action/Decision Circulate a link to the Housing Emergency Action Plan Cabinet Report from 6th June.</p>	<p>LT</p>
<p>6.0</p>	<p>AOCB No further business for discussion.</p>	
<p>Next Meeting</p>	<p>Tuesday 26th November 2024 – 11.30am Virtual via MS Teams</p>	

No.	D.O.M	Action Points	Action	Lead	Deadline	Complete
1	21.11.23	Letter to Scottish Government on LHS 2022-2027	Prepare and submit a letter to the Scottish Government confirming the actions taken to address the areas of consideration raised through the LHS review.	LT	Dec 2023	✓
2	21.11.23	Vacant and derelict land	Obtain and circulate information on vacant and derelict land potential funding / sites linking to the SHIP and circulate to FHP. 13.12.23 – Information from Ian McCrory circulated to FHP.	CK	Dec 2023	✓
3	21.11.23	Rural Housing Short-Life Working Group	Establish a detailed proposal identifying the objectives and commitment expected from participants.	JM/LT	Dec 2023	✓
4	21.11.23	Rural Housing Short-Life Working Group	Those wishing to participate in the Short-Life Working Group to make contact with LT. 10.05.24 – Five nominations received for the group with details provided to JM.	All	Jan 2024	✓
5	20.02.24	Empty Homes	Share information on the reasons behind Empty Homes in Fife. 21.05.24 – TD updated on this within the Empty Homes Strategy presentation. The reasons include inheritance issues, financial problems, investment assets, emotional attachment, major repairs and unwillingness to sell.	MM	May 2024	✓
6	20.02.24	Fuel Poverty Research	Circulate full research report to FHP.	RM	Feb 2024	✓
7	20.02.24	LHEES Workshop	Circulate workshop invitation and details to FHP. 29.02.24 - Workshop scheduled to take place on 28.03.24.	LT	Feb 2024	✓
8	21.05.24	Acquisitions Team Email	Share the generic acquisitions team email address with FHP. Email address - Property.Acquisitions@fife.gov.uk	GS	May 2024	✓
9	21.05.24	Allocations Policy Task & Finish Group	Report on group progress to FHP including comparisons of needs based and choice-based systems.	GS	Nov 2024 Feb 2025	

No.	D.O.M	Action Points	Action	Lead	Deadline	Complete
10	21.05.24	Draft Empty Homes Strategy	Circulate the draft empty homes strategy to FHP for comment. 27.08.24 – Strategy circulated 21.08.24 and approved during FHP meeting.	TD	May 2024	✓
11	27.08.24	Housing Emergency Action Plan (HEAP) Cabinet Committee Report	Circulate the 6 th June Cabinet Committee report which contains the HEAP to FHP.	LT	Aug	✓



FIFE HOUSING
PARTNERSHIP