



*Fife Housing Partnership*

# Local Housing Strategy Interim 2020-2022



## Contacts

The Local Housing Strategy (LHS) 2020-22 and supporting documents are available on-line through [Local Housing Strategy 2020-2022](#)

The target audience for this document is practitioners and people with an interest in housing strategy for Fife. A summary version is available for those who would prefer a shorter read. For more information on the Fife Housing Partnership, its sub-groups or any aspect of the LHS 2020-22 please contact:

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## Alternative Formats

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## Foreword

It is a pleasure to present the Fife Local Housing Strategy 2020-2022, this being an interim two-year statement prepared by the Fife Housing Partnership on behalf of Fife Council. The Local Housing Strategy is the leading strategic plan for housing and related services across all tenures. It will therefore play a central role in coordinating recovery from the setbacks of the Covid-19 pandemic.

Our proposals for housing over the coming two years reflect the Scottish Government's Housing to 2040 draft vision for everyone in Scotland to have a home that is warm, affordable, accessible and meets their needs. The Local Housing Strategy is linked to the ten-year Plan for Fife, underlining the importance of good quality housing across a range of partnership plans and programmes. Our recent crisis has emphasised housing as a basic human right, essential to both Fife's residents and communities.

In developing the Local Housing Strategy, we have engaged with organisations and individuals to prioritise activities over the next two years. The success of our local housing strategy depends on strong local partnership working. More than ever before, we need people to come together to deliver housing outcomes and improve housing services as part of a programme of local and national recovery.

We remain committed to our ambitious 3,500 affordable housing target and will improve existing housing to higher housing standards to mitigate the impacts of climate change. Our task is greater than ever, and I look forward to working with partners, local organisations and communities to meet these challenges.

Thank you for your participation in and support of Fife's Local Housing Strategy.



Cllr Judy Hamilton  
Chair of the Fife Housing Partnership

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## 1. Overview

The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a local housing strategy supported by an assessment of housing need, demand and provision. The Scottish Government updated guidance in 2019 (1.1) to support the implementation of this duty. The Fife Housing Partnership has responsibility for developing and implementing the Local Housing Strategy (LHS) on behalf of Fife Council.

This LHS 2020-2022 was originally planned as a two-year strategy to suit the timings of an updated housing need and demand assessment, to be followed by a five-year LHS in 2022-2027. Housing partners now have the added task of responding to the impacts of the Covid-19 emergency and focusing on recovery over two years, whilst also planning a new five-year LHS.

The partnership supports the Scottish Government’s Housing to 2040 draft vision for everyone in Scotland to have a home that is warm, affordable, accessible and meets their needs (1.2). In line with this national vision, the Fife Local Housing Strategy 2020-2022 provides a range of housing outcomes to:

### Provide housing choices for people in Fife

Eight priorities identified through consultation for the LHS 2015-2020 will form the basis for the LHS Outcome Plan 2020-2022 (Appendix One). In combination, these priorities will promote equality in housing, provide physical housing improvement and provide channels for recovery from the Covid-19 crisis.

#### LHS Priorities 2020-2022

1. Prevention of homelessness	5. New housing supply
2. Access to housing	6. Private sector housing condition
3. Healthy heating and poverty	7. Place making and communities
4. Housing, health and social care	8. Home energy

Previous LHS consultation highlighted seventeen specific housing outcomes to be achieved through the LHS 2020-2022:

#### **LHS Outcomes 2020-2022**

1.1	People are prevented from becoming homeless
1.2	People are enabled to sustain their current accommodation
1.3	All unintentionally homeless people are offered sustainable housing
2.1	People are provided with suitable and sustainable housing allocations
2.2	People are provided with quality-assured housing information and advice
2.3	People benefit from improved availability and best use of existing housing supply
3.1	As far as reasonably practicable, people do not live in fuel poverty
3.2	The impact of poverty on people's housing circumstances is minimised
4.1	People are offered appropriate housing options and support services to sustain their choice of living arrangements
4.2	People are provided with housing adaptations to enable independent living
5.1	People are provided with new housing appropriate to their need and demand
5.2	People live in well-designed, high quality homes
6.1	Private owners live in good quality housing conditions
6.2	Private rented sector tenants live in good quality, well-managed housing
7.1	Social housing tenants live in good quality housing
7.2	Sustainable communities are built through partnership and engagement
8.1	People live in energy efficient homes

The LHS priorities and outcomes build on the experience of the LHS 2015-2020 with a few minor changes. Progress through that strategy was to be measured through 'LHS 2020 success indicators' set in 2015 (refer to table below). The housing access and home energy success indicators were achieved. There was positive progress in the prevention of homelessness; healthy heating and poverty; housing, health and social care; and new housing supply, although the 2020 targets were not reached. The success indicators for private sector housing condition and sustainable places (now place making and communities) showed a reduction in performance, to be addressed through the revised strategy.



**Local Housing Strategy 2015-2020 / Progress Against Success Indicators**

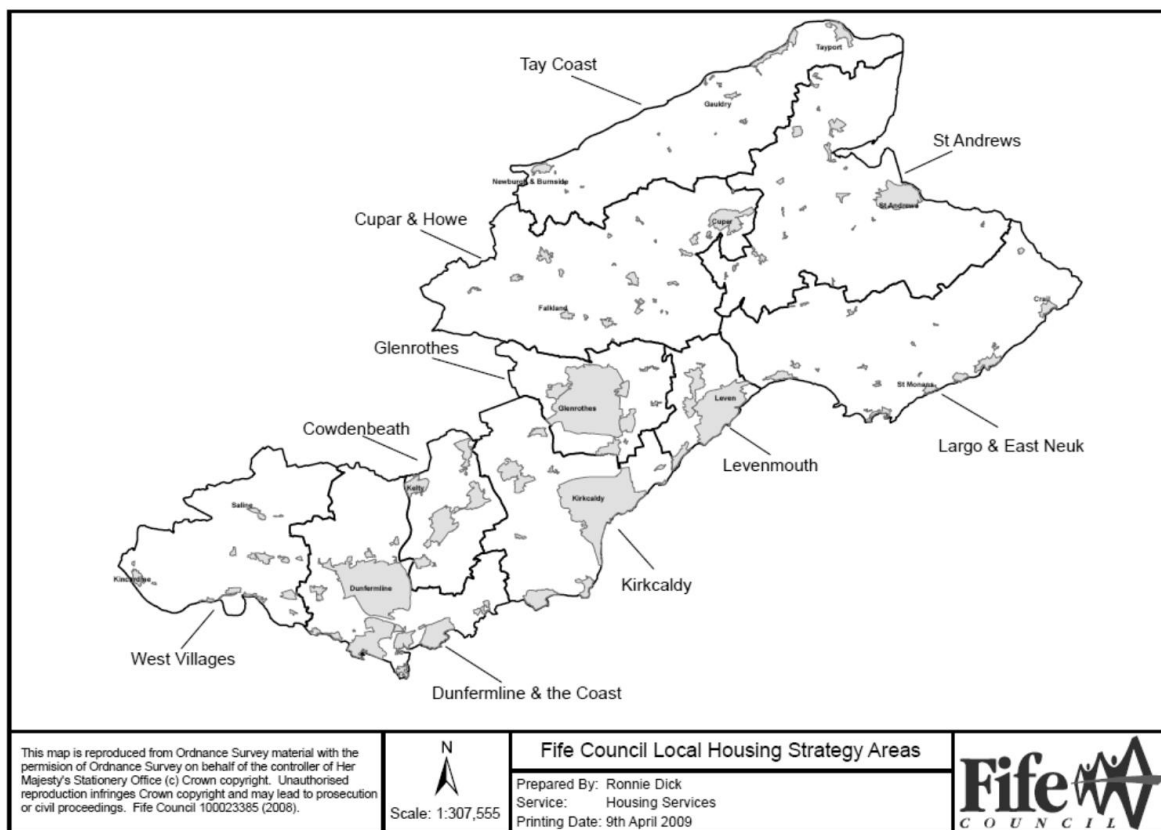
<b>LHS Priorities 2015-2020</b>	<b>Our LHS 2015-2020 Success Indicator</b>	<b>What We Achieved 2015-2020 (Red / Amber / Green Analysis)</b>
<b>Prevention of Homelessness</b>	The number of homeless HL1 'live cases' is reduced to 1,000 (Baseline 1,609 March 2014)	<b>Amber</b> – homeless HL1 'live cases' reduced to 1,422 but did not achieve LHS target (HL1 31.03.20)
<b>Access to housing</b>	Average waiting time on the Fife Housing Register is reduced to 60 weeks for those in the highest need (120+ points) (Baseline 66 weeks February 2015)	<b>Green</b> – average waiting time for those in the highest need reduced to 51 weeks (Fife Housing Register 31.03.20)
<b>Healthy Heating and Poverty</b>	The number of people in fuel poverty is reduced to 25% of households (Baseline 34% Scottish House Conditions Survey 2011-2013)	<b>Amber</b> – latest figures indicate 26% of households in fuel poverty with trend of recent reduction (Scottish House Conditions Survey 2016-2018)
<b>Housing, Health and Social Care</b>	Number of housing support interventions (Baseline 2,574 service users 2013-2014 Fife Council commissions) Housing adaptations provided (Baseline 20.8% of homes 2011-2013 Scottish House Conditions Survey)	<b>Amber</b> – although target not achieved at 2,395 services users in 2019-2020, cases have become more complex requiring more time spent on each case  <b>Amber</b> – proportionately fewer homes across all tenures are adapted at 18% although fewer also require adaptations (Scottish House Conditions Survey 2016-2018)
<b>New Housing Supply</b>	An average 698 affordable homes are provided to meet housing need and demand (Baseline average 289 affordable homes per annum from 2013-2015)	<b>Amber</b> – target changed in 2017 following agreement to deliver 3,500 new affordable homes by 2022. Annual average 616 homes (Fife Council 2020)
<b>Private Sector Housing Condition</b>	The level of Private Sector properties 'Below Tolerable Standard' is maintained below the Scottish average (Baseline owner occupied Fife 2.83% and Scotland 3.27% / private rented Fife 4.61% and Scotland 4.91% Scottish House Conditions Survey 2011-2013)	<b>Red</b> – owner occupied Fife 2.12% and Scotland 1.48% / private rented not reported for Fife (Scottish House Conditions Survey 2016-2018)
<b>Sustainable Places</b>	90% of people in the 20% most deprived areas rate their neighbourhood as very or fairly good place to live (Baseline: 85% Scottish Household Survey 2013)	<b>Red</b> – no change in figure which remains at 85% (Scottish Household Survey 2018)
<b>Home Energy</b>	Mean SAP rating in housing will be increased to 65 (Baseline Mean SAP of 62.3 at 2011-2013 Scottish House Conditions Survey)	<b>Green</b> – target achieved with mean SAP rating now 65.4 (Scottish House Conditions Survey 2016-2028)

## 2. Context

Fife covers an area of approximately 500 square miles (1,300 sq. kilometres) bordered by the River Tay to the North and the River Forth to the South. Ten LHS areas have been identified, these being geographies defined within local housing market analysis for strategic planning purposes:

- Cowdenbeath
- Cupar & Howe of Fife
- Dunfermline & the Coast
- Glenrothes
- Kirkcaldy
- Largo & East Neuk
- Levenmouth
- St. Andrews
- Tay Coast
- West Fife Villages

### Local Housing Strategy Areas in Fife

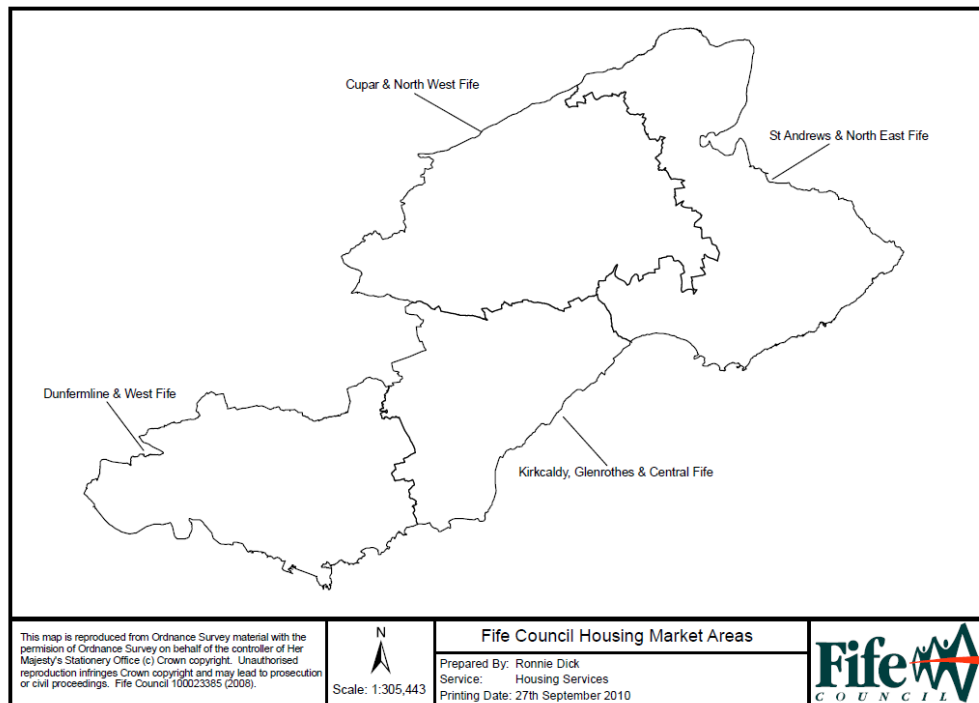




The LHS recognises four housing market areas (HMAs) used within housing need and demand assessment and statutory development planning. These have been determined through examination of where households choose to settle when they move to and from Fife. The four HMAs are:

- Cupar & North West Fife
- St. Andrews & North East Fife
- Kirkcaldy, Glenrothes & Central Fife
- Dunfermline & West Fife

### Housing Market Areas in Fife



Housing market analysis undertaken by local authorities in the Tayplan area (2.1) highlighted a strong influence of the Greater Dundee HMA within North-East Fife particularly around the Tay Bridge communities, with household movements to and from each area. Similar analysis within the SESplan area (2.2) indicated the influence of the Edinburgh within South and West Fife, particularly communities closest to the Forth Bridge.

The wider context for Fife's housing system can be summarised as follows:

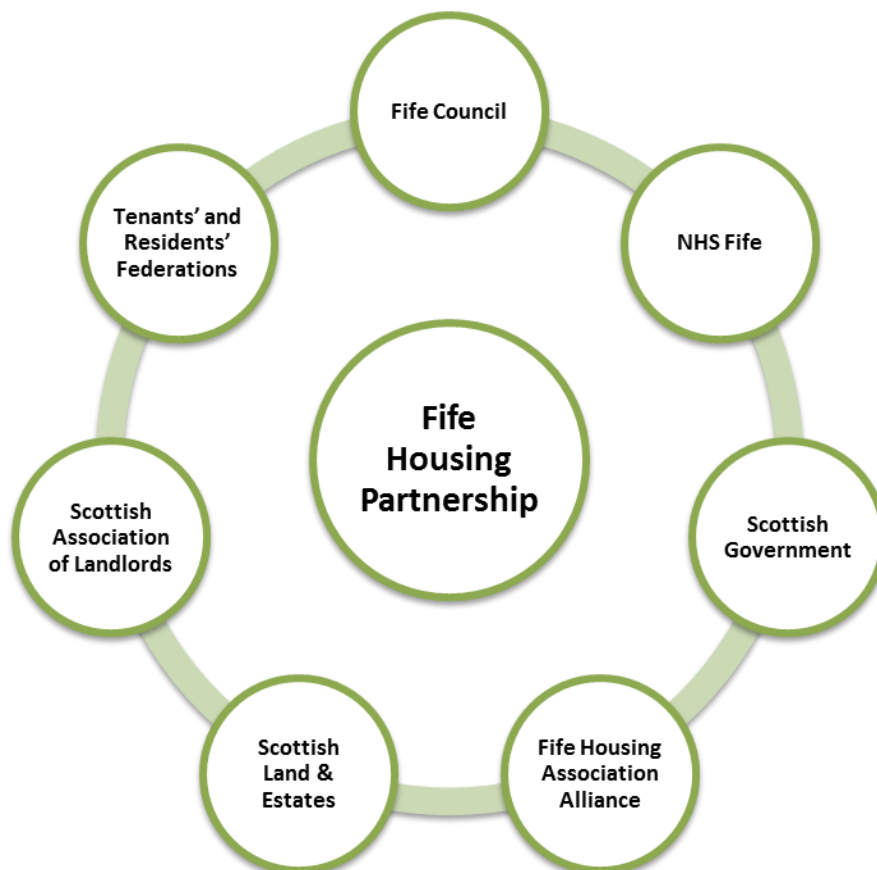
- Population - comprises 366,910 persons having increased by over 1% over the term of the previous LHS, with a growing number of people aged 75 and over, and those of working age in decline. While the population is expected to remain stable over the two-year term of the LHS, it will decrease by around 1% over the coming decade (2.3).
- Households – an estimated 167,944 households live in Fife representing an increase of 6% over the last decade, the most significant increase being in 'older smaller' households reflecting an ageing population profile. The total number of households are projected to increase to 171,192 by 2022 (2.4).
- Dwellings – a residential stock of 177,084 dwellings, around 80% being located in urban Fife and 20% in rural parts of North East, Central and West Fife. The occupancy rate is over 95% with around 3% vacant homes and 1% second homes (2.5).
- Specialist housing - around 18% of dwellings are adapted for specific housing needs, principally for people who are older and/or with limited mobility (2.6). There are 302 Gypsy/Travellers on official sites, private sites, encampments and within permanent 'bricks and mortar' houses (2.7). Over 9,000 students attend the University of St Andrews (2.8) adding significant housing pressures within a town of around 17,000 permanent residents.
- Tenure - around 62% of housing is owner-occupied, the Dunfermline and the Coast LHS area containing the highest percentage, the lowest being in the Levenmouth LHS area. The number of Council homes has increased to 30,471 (2.9) through new-build housing and the ending of the Right-to-Buy. The proportion of private rented housing has increased over the last decade, now with 15,226 private landlord registrations and 1,076 Houses in Multiple Occupation licences linked to 21,600 in the sector as a whole (2.10).
- Town centres – there continues to be a need for intervention in commercially significant town centres to ensure an economically sustainable future, including in principal centres such as Dunfermline and Kirkcaldy, alongside other towns such as Glenrothes, St Andrews, Cupar, Cowdenbeath and Leven.

- Economy – gross value added (GVA) for Fife is below potential and there is high unemployment in the Levenmouth and Kirkcaldy LHS areas. Average household incomes are below the Scottish average with significant sub-Fife variations. Whilst South West and North East Fife exceed the Scottish averages against most key economic indicators, concerns have been raised around the under-performance of the Mid-Fife economy (2.11).
- Inequality – Fife has the third-highest local authority share of deprivation with 98 datazones in the 20% most deprived in 2020 compared to 95 in 2016 (2.12). St Andrews, Largo and East Neuk, and Cupar and Howe LHS areas have the lowest levels of income deprivation, employment deprivation and children living in poverty, compared to Levenmouth and Cowdenbeath LHS areas with the highest levels.

### 3. Partnership

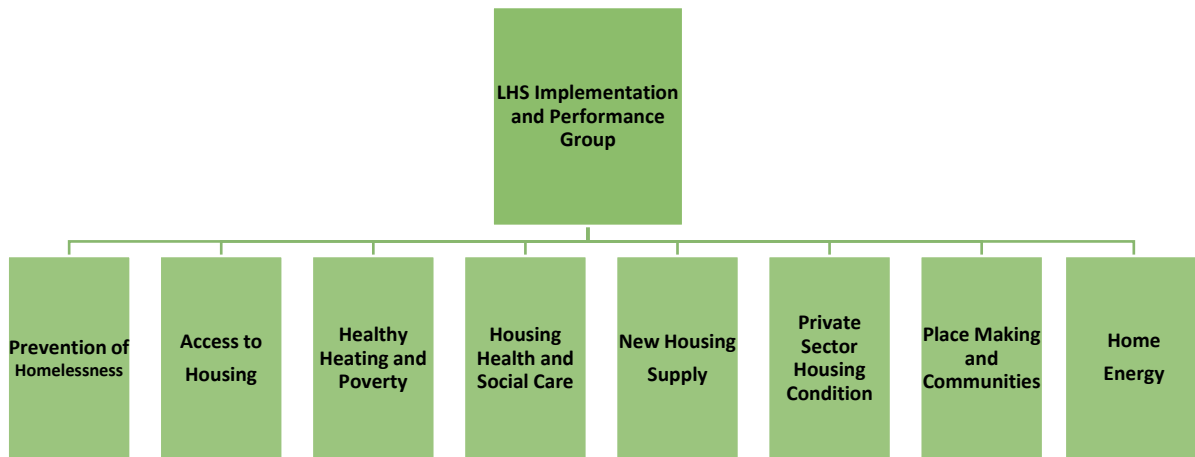
The Fife Housing Partnership formed in 2002, works on behalf of Fife Council to develop and deliver Fife’s LHS. A partnership agreement (3.1) is in place formalising the role and contribution of members in addressing housing and related need. The membership includes:

**Membership of the Fife Housing Partnership**



The Fife Housing Partnership has developed a structure to take forward the development and delivery of the LHS, led by the LHS Implementation and Performance Group. Activities are progressed through eight themes based on the LHS priorities.

## LHS Implementation and Performance Framework



The eight strands of the LHS are progressed through operational partnerships, providing collaboration and joint working across all LHS activities. The partnerships include the Fife Prevention of Homelessness Group; Fife Housing Register Executive; Healthy Heating and Poverty Partnership; Housing Health and Social Care Partnership; Housing Sector Reference Group; Private Sector Housing Improvement Group; and the Home Energy Group. A partnership framework is being developed following a change of leadership of Priority 8 Place Making and Communities. Further detail around the individual partnerships supporting each LHS priority is provided in Section 10 Outcomes.

## 4. Links

In 2019 the Scottish Government embarked upon a national conversation to consider the shape of our homes and communities by 2040 (4.1). Section 1 sets out the Scottish Government’s draft vision that everyone in Scotland will have a home that is warm, affordable, accessible and meets their needs. Within this draft vision, four key headings provide direction for the LHS 2020-2022, built from sixteen principles for housing:

### The Scottish Government, Housing to 2040, Draft Vision



Fife’s Local Outcome Improvement Plan, The Plan for Fife 2017-2027 (4.2) outlines national and local community planning outcomes based on the requirements of the Community Empowerment (Scotland) Act 2015. This provides a reference point for all local partnerships’ strategies, plans and programmes. The Fife Housing Partnership’s link is principally through the ‘Thriving Places’ theme where it has lead responsibility for increasing the supply of housing, improving conditions in the private rented sector and providing housing choices. The Plan for Fife framework enables the Fife Housing Partnership to contribute to housing outcomes within seven locality plans.

Fife Council’s adopted FIFEplan (Local Development Plan) (4.3) sits alongside the Plan for Fife, addressing physical and spatial planning issues. The location of Fife between two city regions resulted in links between the LHS and the strategic development plan processes within the TAYplan and SESplan areas. The Planning (Scotland) Act 2019 is currently being enacted which will make changes including strengthening the direct links between National Planning Framework (NPF4) and the FIFEplan.



The LHS is linked with the development plan process in assessing housing requirements (Section 8 Need), setting housing supply targets and ensuring a generous supply of land for housing (Section 9 Supply).

Fife's Strategic Housing Investment Plan (SHIP) reinforces the importance of Fife's Local Housing Strategy priorities, outcomes and milestones, being the key document for targeting investment in new affordable housing at a local level. The current SHIP sets out available and required resources for affordable housing over the term from 2020-2025.

The Fife Housing Partnership has also established important strategic links to:

- Fife's Health and Social Care Partnership Strategic Plan (4.4), particularly in providing specialist housing and adaptations, the outcomes of which are reflected through the LHS priority for Housing, Health and Social Care (Section 10 Outcomes, Priority 4).
- Fife's Sustainable Energy and Climate Change Action Plan (4.5), which sets out Fife's plans to mitigate the impacts of climate change. The housing contribution to this strategy is outlined through the LHS priority for Home Energy (Section 10 Outcomes, Priority 8).

The Fife Housing Partnership links regionally with local authorities to ensure joint approaches on other housing activities, including the Tayside, Fife and Central Housing Options Hub sharing approaches to the prevention and alleviation of homelessness; through links to the Edinburgh City Deal including Housing Partners meetings and the South-East Scotland Housing Forum; Home Energy Scotland meetings with Changeworks, the Energy Savings Trust and other local authorities in South-East Scotland; and through participation in the Scottish Housing Best Value Network sub-groups, including those relating to the LHS, homelessness, asset management and private sector housing.

## 5. Legislation

The key legislative and policy requirements for the LHS 2020-2022 are:

LHS Priority	Key Legislation / Policy	Key LHS Impacts / Requirements
LHS / General	Housing (Scotland) Act 2001 Housing (Scotland) Act 2014	Assess housing need, demand, provision of housing and related services / provide a LHS / consult with stakeholders
Equalities	Equality Act 2010 Equality Act 2010 (Specific Duties) (Scotland) Regulations 2012 Fairer Scotland Duty	Address discrimination and promote equality for protected groups
Prevention of Homelessness	Housing (Scotland) Act 2001 HARSAG (2018) Ending Homelessness Together Action Plan	Assess extent and nature of homelessness / provide strategy to prevent and alleviate homelessness / provide temporary accommodation / end homelessness
Access to Housing	Housing (Scotland) Act 2001 Housing (Scotland) Act 2014	Provide common housing register / maintain housing list / create Scottish Secure Tenancies / flexibility in allocations
Healthy Heating & Poverty	Housing (Scotland) Act 2001 The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 Child Poverty (Scotland) Act 2017	Provide strategy for fuel poverty / achieve phased targets to reduce fuel poverty to <5% of households by 2040 Reduction of child poverty
Housing, Health & Social Care	Public Bodies (Joint Working) (Scotland) Act 2014 Age, Home and Community: A Strategy for Housing Scotland's Older People 2012-2021	Delegate housing functions to integrated health and social care partnership (specifically housing support, adaptations)
New Housing Supply	Scottish Government (2014) Scottish Planning Policy Housing (Scotland) Act 2001 Planning (Scotland) Act 2019	Link LHS to development planning Provide a Strategic Housing Investment Plan for affordable housing investment linked to the LHS
Private Sector Condition	Housing (Scotland) Act 2006 Private Rented Housing (Scotland) Act 2011 Housing (Scotland) Act 2014	Provide strategies for Housing Renewal Areas, Below Tolerable Standard housing / publish a Scheme of Assistance / provide HMO Licensing and Private Landlord Registration / duties to reform private rented sector
Place Making and Communities	Scottish Government (2004) Scottish Housing Quality Standard Place Principle	Meet the Scottish Housing Quality Standard Collaborative approaches to improving community outcomes
Home Energy	Climate Change (Scotland) Act 2009 Scottish Government (2014) Energy Efficiency Standard for Social Housing	Contribute to a reduction in greenhouse gas emissions / 2020 target of 42% reduction

In addition to the above, Scottish Ministers published the Scottish Social Housing Charter (5.1) under the Housing (Scotland) Act 2010, setting wide-ranging standards and outcomes that social landlords should achieve when performing their housing activities, to be overseen by the Scottish Housing Regulator. These standards / outcomes are referenced in relevant parts of the LHS 2020-2022.

## 6. Equalities and Impacts

The Fife Housing Partnership works within the framework of Fife Council's Equality and Diversity Scheme (6.1) to meet general and specific duties for equality and fairness. Other organisations within the Fife Housing Partnership also work to the standards and expectations of their own equality approaches.

The Fairer Scotland Duty, Part 1 of the Equality Act 2010, comes into force in Scotland from April 2018. It places a legal responsibility on public bodies in Scotland to actively consider how they can reduce inequalities of outcome caused by socio-economic disadvantage when making strategic decisions.

The Children and Young People (Scotland) Act 2014 establishes a framework for promoting the rights of children and young people through the provision of services and support, and as part of 'getting it right for every child' policy implementation. Public authorities also have a duty to comply with the European Convention of Human Rights, the Human Rights Act 1998 having increasing relevance within the public sector service provision.

Given the overlap in these requirements, an equality impact assessment has been carried out on behalf of the Fife Housing Partnership which takes account of the Fairer Scotland duty, human rights and the rights of children and young people. While the full version is published on the LHS web pages, as summary of the impact assessment is shown as follows:

### Equality Statement

The Fife Housing Partnership is responding to the Equality Act 2010 by protecting, as far as possible, specific groups of people with the characteristics of age, disability, gender reassignment, pregnancy and maternity, race, religion of belief, gender, sexual orientation and marital status.

The partnership will treat people fairly, respect differences, eliminate discrimination, promote equality of opportunity and enable good relations between protected groups and the general population, while working towards eliminating discrimination, harassment and victimisation.

Groups	Summary of Inequality / LHS Concern
Age	<p>Older people – prevalence of Covid-19 impacts on older people; households headed by people over 75 years with specialist and adapted housing requirements; over-representation of ‘pensioner’ households in fuel poverty; complexity of housing support requirements linked to physical disability, mental ill-health and substance misuse</p> <p>Young people - 16-17 year olds presenting as homeless; homelessness in people formerly in LA residential care; complexity of housing support requirements linked to mental ill-health, learning disability and substance misuse; impact of Covid-19 on employment / training opportunities</p> <p>Children – living in homeless households and in households affected by domestic abuse</p>
Disability	<p>Physical and learning disability – prevalence of Covid-19 impacts on people with a long-term health issue; requirement for housing adaptations, specialist forms of housing; hospital discharge; complexity of housing support requirements linked to mental ill-health, issues age-related and links to substance misuse</p> <p>Mental ill-health - complexity of housing support requirements linked to physical disability, issues age-related and links to substance misuse</p>
Gender	<p>Males - over-representation in homelessness</p> <p>Females - over-representation in issues of domestic abuse; complexity of housing support requirements linked to homelessness, issues of age, mental ill-health, learning disability and substance misuse</p>
Gender reassignment	No significant strategic housing issues identified
Sexual orientation	Complexity of housing support requirements linked to issues of age, mental ill-health, physical disability and learning disability
Race	<p>Gypsy Travellers – issues of discrimination, standards of site provision; high level of health inequality</p> <p>Migrant Workers – issues of housing quality on agricultural holdings</p> <p>BME households – prevalence of Covid-19 impacts on people with a BME background; over-representation in homelessness and poverty; complexity of housing support requirements linked to issues of race, age, mental ill-health and domestic violence</p>
Religion & belief	No significant strategic housing issues identified
Marriage and Civil Partnership	No significant strategic housing issues identified
Income / employment deprived	Households within SIMD areas impacted by poverty; inability to access and sustain housing; impacts of Welfare Benefit Reform; fuel poverty; impact of Covid-19 on employment / training opportunities
Single people	Over-representation of single people presenting as homeless; housing affordability for single person households
Families	High number of families affected by fuel poverty linked to income and employment deprivation and poverty. Children in homeless households
Ex-offenders / managed offenders	Over-representation in homelessness; complexity of housing support requirements linked to mental ill-health and substance misuse
Travelling show people	No significant strategic housing issues identified

- **Strategic Environmental Assessment (SEA)**

The SEA Gateway has considered a screening request as per Section 9(3) of the Environmental Assessment (Scotland) Act 2005. The key consultation authorities (Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage) individually supported the view that there are unlikely to be significant environmental effects arising through the LHS 2020-2022. A determination has been made confirming that an environmental assessment will not be required.



## 7. Consultation

The Fife Housing Partnership recognises that the success of the LHS depends on effective engagement with Fife’s residents, community representatives, community planning partners and statutory bodies. During the Covid-19 crisis opportunities for consultation have been severely restricted, with a need to prioritise the safety of people and communities who would normally be part of the consultation process. In advance of the pandemic, and as recently as March 2020, the Fife Housing Partnership had been progressing a programme of consultation, exploring key housing planning issues, generating options and prioritising actions for the LHS. The consultations informing the LHS 2020-2022, include:

### Examples of Fife Housing Partnership Consultations Informing the LHS 2020-2022

Fife Housing Partnership	
<p><b>Conference:</b></p> <ul style="list-style-type: none"> <li>• Fife fuel poverty targets and strategy</li> </ul> <p><b>Workshops:</b></p> <ul style="list-style-type: none"> <li>• Housing to 2040 draft vision</li> <li>• Rapid rehousing transition plan</li> <li>• Housing contribution to the Plan for Fife</li> <li>• Strategic housing investment plan</li> </ul> <p><b>Community-based:</b></p> <ul style="list-style-type: none"> <li>• Affordable housing and regeneration projects e.g. Inverkeithing, Dunfermline and Anstruther</li> </ul>	<p><b>Surveys:</b></p> <ul style="list-style-type: none"> <li>• Fife private sector stock condition survey</li> <li>• Houses in Multiple Occupation over-provision policy / survey of St Andrews’ households</li> <li>• Tenant satisfaction surveys in social housing</li> <li>• Specific needs satisfaction surveys / homeless people and Gypsy Travellers</li> </ul>
Other Partnerships / Organisations	
<p><b>Conference:</b></p> <ul style="list-style-type: none"> <li>• Sustainable energy and climate change</li> </ul> <p><b>Workshops:</b></p> <ul style="list-style-type: none"> <li>• Community safety development session</li> <li>• Plan for Fife / strategic assessment</li> </ul> <p><b>Survey:</b></p> <ul style="list-style-type: none"> <li>• Care Inspectorate survey of very sheltered housing tenants</li> </ul>	

**Fuel Poverty Conference / Fife Housing Partnership March 2020**



Fife Housing Partnership consultations are supported by the LHS Implementation Group and wider partnerships in planning consultations and reviewing outcomes. This process normally involves the recording and analysis of every comment / suggestion generated through the consultation, gathering feedback for the LHS, for example:

- Fuel Poverty Conference – planned and delivered by the Fife Healthy Heating and Poverty Partnership in March 2020, with a conference report being developed for the Fife Housing Partnership and other conference attendees. The feedback has been used to produce LHS outcomes to meet the Scottish Government’s fuel poverty targets by 2040.
- Private Sector Housing Condition Survey – delivered through random sample survey of 700+ properties and households in Fife, with the final report presented to the Private Sector Housing Improvement Group and the Fife Housing Partnership. The feedback has been used to update the outcomes for private sector housing improvement.
- Rapid Rehousing Transition Plan – workshop outcomes have been used to inform the plan to end homelessness in Fife, now currently being implemented through housing access and homelessness partners.

The outcomes of key consultations are normally published on-line within the LHS web pages or available in hard copy by request (refer to Contacts).

## 8. Need

The results of two separate housing need and demand assessments (HNDAs) are used to inform the LHS 2020-2022, both following the methodology set within Scottish Government guidance:

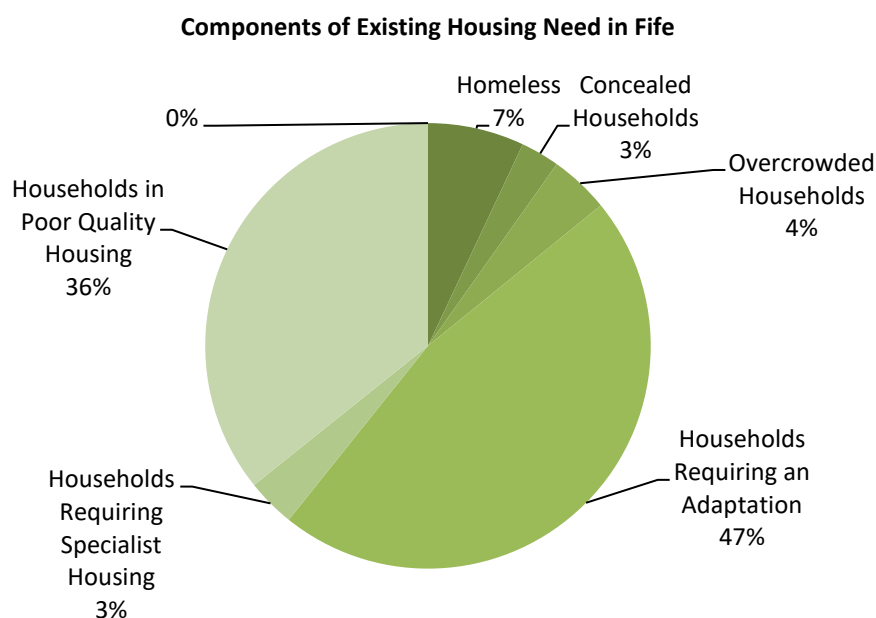
- TAYplan HNDA – assesses housing need and demand for North East Fife, Angus, Dundee and Perth and Kinross, this being concluded in February 2014 when the Scottish Government confirmed it a ‘robust and credible’ assessment.
- SESplan HNDA – assesses housing need and demand for Central and West Fife, Edinburgh, the Lothians and Scottish Borders, this being concluded in March 2015 when the Scottish Government confirmed it a ‘robust and credible’ assessment.

The Scottish Government’s updated HNDA guidance published in 2018 (8.1) is being used to provide updated regional ‘HNDA3s’ by 2022. The existing HNDA2s remain valid until 2030 or until any new HNDA is signed off by the Scottish Government.

The approach for HNDA2s estimate total housing need through a count of the number of homeless households, concealed households, overcrowded households, households requiring adaptations, households requiring specialist housing types, and households living in poor quality housing.

The methodology assumes that a proportion of those households will be able to afford to resolve their housing needs based on a comparison of local household incomes against housing costs. After netting off households who can afford from the housing need calculation, an estimated **19,361 households** in Fife were assessed as being in housing need. These households require some form of housing assistance through the LHS, not necessarily through the provision of a new home.

The combined HNDAs show the highest level of housing need for those requiring adaptations (47%); households living in poor housing conditions (36%); homeless households (7%); overcrowded households (4%); concealed households (3%); and households requiring specialist housing (3%).



Source: TAYplan HNDA2 (2014) and SESplan HNDA2 (2015)

The methodology for housing need and demand assessment does not specifically identify fuel poor households as a separate needs category. In part, fuel poverty will be represented with other categories of need such as homelessness, poor quality housing or overcrowded living conditions. Even where adjustments could be made to avoid double-counting across categories of need, it appears that fuel poverty affecting 44,000 (26%) households (8.2) could be the most significant housing issue for Fife's LHS.

Notably, an estimated 83% of housing need is likely to be met through 'in-situ' solutions, these primarily being repairs, adaptations and other methods for improving the use of Fife's existing housing stock. The approach to housing need and demand assessment deducts such 'in-situ' needs to provide a net figure for new homes required currently and into the future (Section 9 Supply).

## 9. Supply

A primary purpose of the HNDA is to analyse housing markets, past and present, to estimate current and future housing need and demand. This will subsequently inform decisions around the supply of new homes, to be presented in the LHS and through land allocations in the FIFEPlan.

### Housing Supply Target

The HNDAs calculated the amount of new housing required annually over 20 years for a range of scenarios around Fife's economy and housing market. Figures are produced by category of affordable housing (social rented and below market rent housing) and market housing (private rented and market purchase). The combined HNDAs show a requirement for 1,146 homes in Fife per annum based on an assumption of steady economic improvement. There is an annual need for 594 homes per annum (468 social rented plus 126 Below Market Rent homes)

#### Annual Housing Need and Demand 2018- 2030

Area	Social Rented	Below Market Rent	Private Rented	Owner Occupied	Total
TAYplan	92	35	91	77	295
SESplan	376	91	125	259	851
<b>Fife</b>	<b>468</b>	<b>126</b>	<b>216</b>	<b>336</b>	<b>1,146</b>

Source: TAYplan HNDA2 (2014) and SESplan HNDA2 (2015) / Averaged across years

The outputs of the HNDAs do not automatically translate into housing supply targets as a broader range of factors will be taken into account in determining the level of new housing required. The current position is:

- The TAYplan authorities set a housing supply target of 295 homes per annum in Fife to fully meet the global HNDA outputs, 74 homes per annum (25%) being provided as affordable housing.
- The SESplan authorities set a housing supply target of 867 homes per annum in Fife, with 262 (30%) being provided as affordable housing. Although this plan is not yet formally adopted, these targets remain valid for the LHS 2020-2022.

The total housing supply target for Fife is therefore 1,162 homes per annum. Completions against that target have averaged at 1,241 homes per annum in the last three years, however, the Covid-19 emergency is expected to severely impact on the level of completions in 2020 and all economic assumptions in the HNDAs.

## Tenure

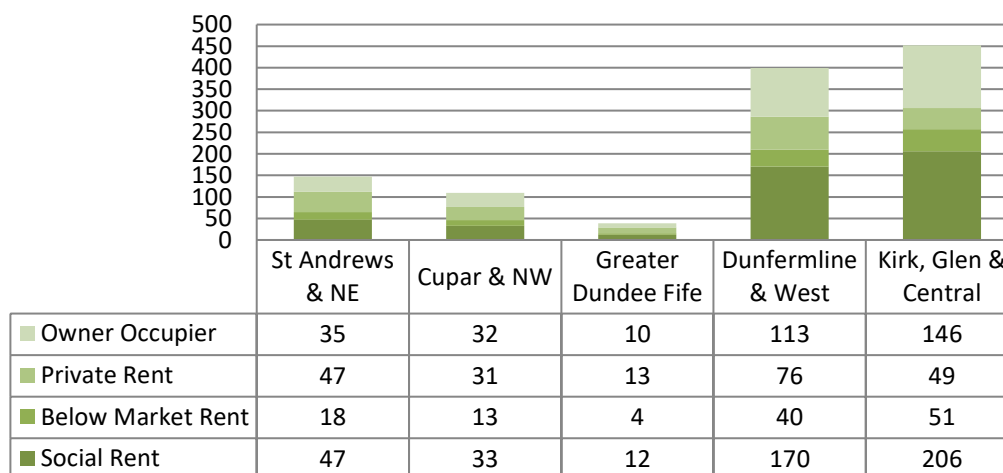
The HNDA requirement is for 79% social rented homes and 21% below market rented homes. The Strategic Housing Investment Plan (9.4) indicates that around 92% of the subsidised affordable housing programme will provide social rented housing, with below market rent housing and low-cost home ownership making up the 8% balance. This balance requires to be adjusted through LHS targets to more accurately meet the HNDA requirements.

Within the assessed demand for market housing of 552 homes per annum, 336 per annum (65%) are required for owner occupation and 216 per annum (35%) for private renting.

## Location

The combined HNDAs show how the annual housing requirement is distributed by tenure across the four housing market areas (HMAs):

**Annual Housing Requirement by HMA / Estimates from Combined HNDAs (2018-2030)**



Source: TAYplan Housing Need and Demand Assessment (2014) and SESplan Housing Need and Demand Assessment (2015) / Based on assumptions of steady economic growth and including analysis for Fife's proportion of the Greater Dundee HMA



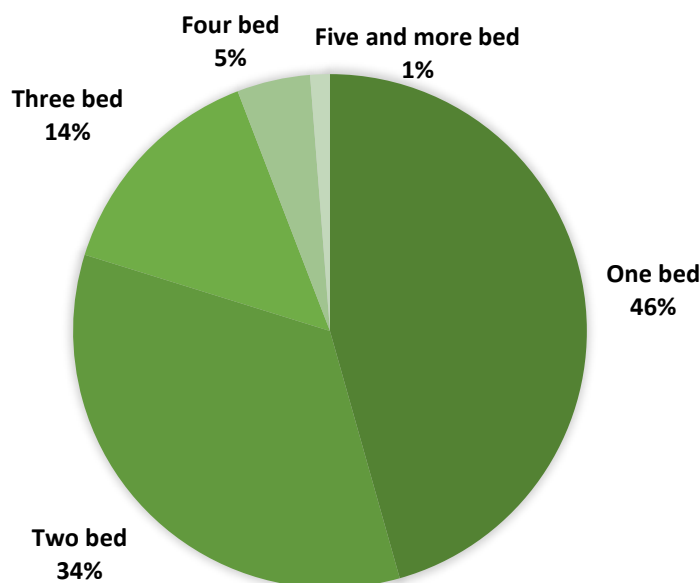
- The Kirkcaldy, Glenrothes & Central Fife HMA requires the highest number of new homes each year, this being 452 homes per annum or 39.4% of the overall requirement for Fife;
- The combined TAYplan HMAs (Cupar & North-West Fife, St Andrews & North-East Fife and Greater Dundee Fife) require 26% of Fife's overall annual housing requirement which is greater than the 20% of households located within area;
- The Kirkcaldy, Glenrothes & Central Fife HMA requires the highest number of social rented homes at 206 (44%) social rented homes each year and the Dunfermline & West Fife HMA 170 (36.3%) social rented homes each year;
- Demand for additional private rented homes is highest in the Dunfermline & West Fife HMA (76 per annum), although pressure of demand is most acute in the St Andrews & North-East Fife HMA which requires 21.8% of the new private rented homes each year;
- While the Kirkcaldy, Glenrothes & Central Fife HMA and the Dunfermline & West Fife HMA demonstrate need for the highest number of below market rented homes each year, proportionally the combined TAYplan HMAs (Cupar & North-West Fife, St Andrews & North-East Fife and Greater Dundee Fife) require 27.8% of provision, compared to the 20.1% of households in area.

## Size

Fife's average household size is reducing; the proportion of single adult and single parent households is increasing against a reducing proportion of family households containing three or more adults, or two or more adults with children.

This has led to a general requirement for smaller-sized homes, a trend identified within previous LHSs. Changes to welfare legislation have added pressure for smaller homes and shared housing solutions. This can be evidenced through the bedroom requirements shown within the Fife Housing Register:

### Bedroom Requirement on Fife Housing Register



Source: Fife Housing Register Jan 2020

As a general guide through the LHS, in delivering new affordable housing an increasing balance of the programme should be for one- and two-bedroom homes, guided by the local variations shown through the Fife Housing Register. The programme has to be managed in such a way that the needs of larger families will be considered to address issues of severe overcrowding.

### Specialist homes

The increasing need for accessible housing shown through the updated HNDAs led to a target of 30% specialist housing provision within affordable housing programmes from 2017. The specialist housing types included within this target are wheelchair accessible, amenity and extra care housing. A specific target has subsequently been developed for 5% wheelchair housing. These targets will be reviewed following publication of new HNDA figures in 2022.

A summary of the supply of specialist housing is as follows:

Special Housing Type	Provision	Need / Gap	Source
Accessible and adapted	30,205 (18%) adapted homes	5,641 adaptations required	Scottish House Conditions Survey 2016-2018
Wheelchair	Not known	10,835 people restricted by current living accommodation	Scottish House Conditions Survey 2016-2018
Non-permanent	1,076 Houses in Multiple Occupation 15,226 registered private rented homes	None identified	Fife Council
Supported provision	10,443 households receiving residential care services 876 homeless households in temporary accommodation	Not known 508 households in temporary accommodation requiring permanent housing	Scottish House Conditions Survey 2016-2018 Fife Council homelessness statistics HL3 March 2020
Care / support for independent living	6.3% of households receiving care / support services	Not known - but 92,000 households (55%) containing someone with long-term illness of disability	
Site provision	3 sites containing 50 spaces	Site improvements required and subject to phased delivery	Fife Council

## Self-Build

The Fife Housing Partnership has explored the options available for maintaining a list of those interested in self-build, including creating an inhouse register. The register will hold key information for those interested in self-build, including the name and address of the individual or association; lead contact (if an association); number of plots they are seeking to acquire; and area in Fife for requested plot/s.

A dedicated team has been looking at empty public sector land and exploring its suitability for development. The lists of available plots for self-build development will be advertised on <https://www.fife.gov.uk/>, other relevant websites and social media. Advice / information and assistance will be made available, including details on how to register interest in self/build.

## Resources

Resources for affordable housing are provided through Fife Council, the Fife Housing Association Alliance, private developers and through Scottish Government initiatives, including: the Affordable Housing Supply Programme; Second Homes Council Tax (2HCT); affordable housing contributions from private developers; private finance through the Fife Housing Association Alliance; public sector borrowing through Fife Council; Fife Council and Housing Association land; and the Housing Infrastructure Fund.

The affordable housing programme in Fife is supported by an affordable housing policy delivering up to 30% affordable housing contributions in new development, depending on the area, size and type of project. A summary of the affordable housing requirements and local variances are shown below with further detail provided in supplementary planning guidance (9.1).

### Summary of Affordable Housing Requirements by HMA / Settlement

Housing Market Area / Affordable Housing Contribution	
<b>Cupar HMA 20%</b>	<b>St Andrews HMA 30%</b>
<b>Dunfermline HMA 25%</b> Variances: Kelty 5% Benarty 5% Lochgelly 5% Cowdenbeath 5%	<b>Kirkcaldy HMA 10%</b> Variances: Methil 5% Buckhaven 5% Kirkcaldy 15%

Source: Fife Council (2014) Affordable Housing Policy Supplementary Guidance

The Fife Housing Partnership has identified sufficient resources through the Strategic Housing Investment Plan (9.2) to meet a 3,500 affordable homes target from 2017-2022. However, the Covid-19 emergency presents challenges in meeting this target following restrictions on construction activity. The funding of

programmes beyond 2022 is of concern due to uncertainty around Scottish Government subsidy, the reliance on rental streams to fund capital investment, and in light of the Covid-19 impacts on the economy and household incomes.

Previous research (9.3) indicates LHS areas where unsubsidised affordable housing could be viable, suggesting appropriate parts of Fife where low-cost affordable and renting options could be provided by the private sector without public subsidy. An indication of how the different types of affordable housing products could be delivered by LHS area is shown in the following guide for affordable housing investment, and work is on-going to investigate the viability of specific projects:

## LHS Guide for Affordable Housing Investment

Cowdenbeath		Cupar & Howe	
Subsidised	Unsubsidised	Subsidised	Unsubsidised
1. Social Rented (SN)	Subject to individual project consideration	1. Social Rented (GN and SN)	1. Mid-Market Rent, Shared Ownership, Shared Equity
2. Discounted Sale and Open Market Sale		2. Shared Ownership and Shared Equity	2. Discounted Sale and Open Market Sale
		3. Below-Market Rent to meet local demand	
Dunfermline & the Coast		Glenrothes	
Subsidised	Unsubsidised	Subsidised	Unsubsidised
1. Social Rented (GN and SN)	1. Below-Market Rent, Shared Ownership, Shared Equity	1. Social Rented (SN)	Subject to individual project consideration
2. Below-Market Rent to meet FHR needs	2. Discounted Sale and Open Market Sale	2. Discounted Sale and Open Market Sale	
3. Shared Ownership and Shared Equity			
Kirkcaldy		Largo & East Neuk	
Subsidised	Unsubsidised	Subsidised	Unsubsidised
1. Social Rented (SN)	1. Below-Market Rent, Shared Ownership, Shared Equity	1. Social Rented (GN)	1. Social Rented Housing (GN)
2. Below-Market Rent to meet FHR needs	2. Discounted Sale and Open Market Sale	2. Below-Market Rent to meet local demand	2. Below-Market Rent, Shared Ownership, Shared Equity
		3. Shared Ownership and Shared Equity	3. Discounted Sale and Open Market Sale
		Unsubsidised options should take priority over subsidised options in this LHS area	
Levenmouth		St. Andrews	
Subsidised	Unsubsidised	Subsidised	Unsubsidised
1. Social Rented (SN)	Subject to individual project consideration	1. Social Rented (GN)	1. Social Rented Housing (GN)
2. Discounted Sale and Open Market Sale		2. Below-Market Rent to meet local demand	2. Below-Market Rent, Shared Ownership, Shared Equity
		3. Shared Ownership and Shared Equity	3. Discounted Sale and Open Market Sale
		Unsubsidised options should take priority over subsidised options in this LHS area	
Tay Coast		West Fife Villages	
Subsidised	Unsubsidised	Subsidised	Unsubsidised
1. Social Rented (GN)	1. Below-Market Rent, Shared Ownership, Shared Equity	1. Social Rented (GN and SN)	1. Below-Market Rent, Shared Ownership, Shared Equity
2. Shared Ownership and Shared Equity	2. Discounted Sale and Open Market Sale	2. Shared Ownership and Shared Equity	2. Discounted Sale and Open Market Sale
		3. Affordable Housing for Sale	
(GN = General Needs, SN = Specific Needs)			

## Existing Supply

There is potential to enhance the use of the existing housing supply in Fife to resolve housing needs more effectively and thus reduce the requirement for new house building. This includes:

- Continuing to increase the level of adapted stock to resolve needs 'in-situ' including keeping pace with increasing demand;
- Addressing the high levels of under-occupancy in Fife through developing a broader range of housing options suitable for older people, particularly targeting older private sector owners;
- Promoting voluntary transfers and mutual exchanges in social housing to maximise the 'fit' of housing to occupants;
- Encouraging private owners to address issues of housing quality, condition and energy efficiency;
- Continuing to progress measures to return empty homes in Fife back to housing use where reasonably possible; and,
- Positively supporting town centre living opportunities through the development of specific town centre housing strategies.

This is developed further across the eight LHS key priorities and through the seventeen specific outcomes of the LHS 2020-2022 (Section 10 Outcomes).

## 10. Outcomes

Outcomes are provided for each of the eight LHS priorities, identifying the partnerships, context, key issues, strategy for improvement and overall measure of success. Details around specific milestones, targets and timescales are provided through the LHS 2020-2022 Outcome Plan (Appendix One). The LHS Implementation Group ensures clear accountability for delivery of each part of the LHS, avoiding any duplication of work across priorities:

Priority 1 – Prevention of Homelessness

Priority 2 – Access to Housing

Priority 3 – Healthy Heating and Poverty

Priority 4 – Housing, Health and Social Care

Priority 5 – New Housing Supply

Priority 6 – Private Sector Housing Condition

Priority 7 – Place Making and Communities

Priority 8 – Home Energy



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## Priority 1 Prevention of Homelessness

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### Outcomes

- 1.1 People are prevented from becoming homeless
- 1.2 People are enabled to sustain their current accommodation
- 1.3 All unintentionally homeless people are offered sustainable housing



### Partnership

- Fife Rapid Rehousing Transition Plan (RRTP) Programme Board – was created in 2019 to support the implementation and development of Fife’s RRTP following initial submission to the Scottish Government at the end of 2018. The Board is Chaired by the Executive Director for Communities and includes representatives of all partnerships contributing to the prevention of homelessness programme.
- The Fife Homelessness Group – comprises representatives from Fife Council, NHS Fife, Registered Social Landlords, voluntary sector housing and advice providers, service users, Fife Health and Social Care Partnership (including specialist groups), Scottish Prisons Service, and tenants’ and residents’ organisations. The group contains sub-groups for ‘Prevention First’, ‘Health and Homelessness’ and the ‘Intervention Project’.

- Public Social Partnership (PSP) – Fife’s Housing Support and Homelessness PSP is responsible for delivering a range of commissioned homelessness and housing support services through a formal partnership arrangement between Fife Council and voluntary sector providers;
- Housing Options Hub - Fife Council and partners in the Fife Homeless Group work with Dundee City, Perth and Kinross, Angus, Stirling, Clackmannanshire, and Argyll & Bute Councils, through a Housing Options Hub, supporting partners in Fife to develop the housing options / Prevention First outcomes and approach.

## **Context**

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to submit to Ministers as part of the LHS, a strategy for the prevention and alleviation of homelessness. In 2018, this was supplemented by the requirement to develop and submit local Rapid Rehousing Transition Plans (RRTPs) to set out a five-year plan to transform homelessness services and establish rapid rehousing by default. Both strategic frameworks require local authorities to work with partners to ensure positive and effective collaboration in the prevention and resolution of homelessness.

Reducing homelessness makes a positive contribution to the Plan for Fife ambitions around Thriving Places, Opportunities for All and Community Led Services. Fife Council is currently engaged with the Scottish Housing Regulator around a number of Scottish Social Housing Charter standards covering access to services, assessment, temporary accommodation provision and outcomes for homeless households. In November 2018, the ‘Ending Homelessness and Rough Sleeping: Action Plan’ (10.1) was published to refresh the national strategic context and underline the commitment to improving outcomes for homeless and potentially homeless households.

The Fife Homelessness Group made significant progress through the LHS 2010-2015 in meeting the 2012 national target for the abolition of the ‘priority need’ category of homelessness, working with local authority partners in the Housing

Options Hub to develop a prevention-led approach to homelessness. In subsequent years there has been a sustained commitment to improving housing access services to enable a steady decline in homelessness locally and nationally. This position changed in 2018-2019 with a reported increase in homelessness which co-incident with the issues highlighted by the Homelessness and Rough Sleeping Action Group (HARSAG), raising concern around the universal, social and environmental factors driving homelessness.

The outbreak of Covid-19 has placed significant additional pressures and challenges on housing access and homelessness services, leading to a significant increase in temporary accommodation and other resources to meet the needs and challenges of the crisis and recovery periods. This has also led to HARSAG being reconvened and a further report with recommendations is expected to be produced in 2020. The interim LHS will require to take account of the recommendations made and the potential impact on R RTP priorities during the lifecycle of the strategy.

The outbreak of the Covid-19 pandemic has demonstrated a partnership commitment to provide 'Care for People' across partnership services. In the face of an extremely adverse environment, priorities have focussed on business critical service delivery to cope with increasing demands in the short and longer term. The partnership response has generated:

- Over 100 additional temporary homes through HRA, FHR partner and private sector contributions.
- Additional refuge and support services to assist families experiencing domestic abuse.
- Re-deployment of staff to support key aspects of service delivery within homelessness and associated services, and mobilisation of appropriate staff to ensure the continuity of business critical services.
- Increased 'Care for People' services including food deliveries and wider support services to hostels.
- Enhanced levels of short term housing support delivered in innovative ways.

- No reported instances of reported rough sleeping.
- No requirements for people to leave temporary accommodation during the period of lockdown or the early phases of recovery.
- Near continuous work on empty homes to enable over 170 allocations to statutory homeless households since lockdown.
- Spending over £100k to provide practical, and other forms of, support to help families move and furnish their new home.

Within the easing and recovery phases, the promotion of a prevention based approach to homelessness is continuing through partnership support of 'at risk' groups to provide a better service to: those being discharged from hospitals, prisons and other institutions; care experienced children; victims of domestic abuse; and those leaving HM Forces. Prevention has been underpinned by the implementation of an enhanced housing options approach and case management reflecting the 'housing support duty' which provides support, assistance and advice to enable people to maintain a home.

A proactive approach to preventative services has been reducing the number of people accessing statutory homeless services but there remains a high demand for services to sustain people in accommodation and respond to homelessness where it is unavoidable. In 2019-20, 38% of homeless households had support requirements relating to financial, mental health, drug and alcohol dependency issues. The range of housing support provided through commissioned services includes income maximisation advice, employment and training opportunities, further education, rent deposits and housing options advice.

With a backdrop of increasing demand and reducing public finance, maintaining quality services has become increasingly challenging. The 2018 review of Fife Council's General Fund Housing Account Business Plan identified improvements in the management and financing of homelessness services, including the control of supervision costs and the overall management of temporary accommodation.

Significant improvements have been made to substantially reduce the use of B&B for temporary accommodation and properties leased from the private rented

sector, without negatively impacting the supply of emergency response accommodation. Rents within temporary accommodation continue to be set below the national average providing some scope to support the transformation of temporary accommodation resources.

External factors such as welfare benefit reform, economic austerity and wider changes in the housing, health and social care systems are impacting on homelessness services, causing uncertainty for both clients and providers. Recent analysis shows that single people under the age of 35 are disproportionately represented amongst those presenting for homelessness assistance. This is linked to restrictions in welfare support which is leaving many young people unable to secure or sustain affordable accommodation, particularly in the private rented sector.

There is also evidence to suggest that there is a growing number of those living in vulnerable housing circumstances experience wider issues due to health, support and other specialist support needs. The RRTP ambition is to establish rapid re-housing by default while recognising that, for some, the appropriate solution may not be an immediate permanent secure tenancy. Provision is being made for a more diverse suite of housing options based on a person centred approach to housing and support needs.

The establishment of the Fife Public Social Partnership between the Council and voluntary sector in April 2015 aimed to support the efficient delivery of commissioned homelessness and housing support services. This partnership improved focus on customer outcomes, streamlined services and promoted efficiency. Following a period of consolidation the PSP is now delivering real change in homelessness services through the commissioning of assertive outreach services; the promotion of an academy approach to skills development across the sector; and the re-provisioning of emergency temporary accommodation into supported accommodation. A formal review of the PSP in 2020 will test the proof of concept and set the longer term vision for commissioned homelessness and housing support services to create a clear route map for the delivery of RRTP objectives.

The development of the RRTP through stakeholder engagement highlighted a number of issues and improvements within services to households in vulnerable housing circumstances based on an environment of 'hidden' homelessness, and revolving door homelessness for a minority, rather than visible and enduring rough sleeping. The RRTP takes forward the priorities identified within the local review that was undertaken in response to the Scottish Housing Regulator's 2014 thematic inquiry into housing options in Scotland (10.2) to establish key priority areas:

- Developing Home4Good Centres into 'no wrong door' Housing Access Hubs across Fife to support high quality housing information and advice services.
- Developing emergency accommodation responses to provide a spectrum of housing support services including repurposed supported accommodation, assertive, elastic and enduring outreach services and a number of Housing First tenancies.
- Eradicating B&B and other forms of Unsuitable Accommodation as part of a re-configured temporary and interim accommodation service.
- Reconfiguring housing access services to promote prevention, housing options and enhanced case management.
- Promoting effective private sector intervention and tenancy sustainment services to prevent eviction.
- Creating household centred support packages to enable tenancy sustainment and reduce transitions where temporary accommodation is unavoidable.

## Issues

- 2,626 people presented as homeless in 2019-2020
- Homelessness predominantly impacts on single people (66%)
- Single parents are the second largest group (21%)
- There is an over-representation of males in homelessness (57%)
- The majority of homeless applicants are aged 25-64 years (71%)
- Homeless people previously shared accommodation with relatives / friends / partners (26%)
- There has been an increase in households presenting as homeless for reasons of domestic abuse from 276 applicants (2015) to 313 applicants (2019)
- There were 1,218 children present in households presenting as homeless in 2019/20
- Around 14% of homeless people will have been housed previously by a social landlord
- Around 2% of homeless people will have been previously homeless in the last 12 months
- Around 7% of homeless people will lose contact with the Council after assessment
- Although there is a strong correlation between deprivation and homelessness, presentation in Levenmouth are relatively low with Homelessness 'hotspots' identified in Dunfermline and Glenrothes
- Around 53% of cases closed resulted in a Scottish Secure Tenancy and only 4% of cases closed resulted in the applicants being provided with private rented housing
- 138 homeless applicants in 2019/20 were formerly local authority 'looked after' children and 82 were formerly members of the armed services

Source: HL1 2019-2020 unless stated otherwise

## Strategy

Overall success of this LHS priority will be measured through a reduction in homelessness applications to 2,000 households by 2022. This will be achieved by:

- Promoting a focus on housing allocations for statutory homeless households across the Fife Housing Register partnership.
- Making the best use of accommodation resources accumulated to respond to the Covid-19 pandemic, provide longer term solutions for homeless households.
- Redeveloping housing, accommodation and support options linked to a formal and independent review of Fife's PSP.

- Understanding more closely the links between homelessness and equality through improved analysis and reporting of household profiles linked to the Vulnerable Persons Database.
- Redeveloping relationships with the private rented sector to intervene at an earlier stage where tenancies are failing and promote different routes of access.
- Informing investment approaches to new build and property acquisitions to respond to presenting homelessness need.

### **1.1 People are prevented from becoming homeless**

- Implementing a new Housing Access service structure as an alternative to statutory homelessness, building on the partnership commitment to end homelessness and meet the needs of households living in vulnerable housing circumstances.
- Enhancing and reporting on the circumstances and destination of households diverted from homelessness using specific pathway approaches.
- Increasing involvement of those with lived experience of homelessness to inform policy and practice development.
- Improving understanding of the reasons for an increase in people fleeing domestic violence / abuse and developing effective responses linked to the WHIR Project.
- Improving arrangements to promote early intervention and sustainment across tenures and living arrangements.
- Updating the health and homelessness action plan to address the health needs of homeless people through improved collaboration with general and specialised health and health improvement services.



## **1.2 People are enabled to sustain their current accommodation**

- Enhancing the provision of supported interim accommodation, providing accommodation with support as part of a personal housing planning approach for households with particular needs.
- Turning a proportion of temporary tenancies into permanent homes for households that have settled and where this meets their needs.
- Continuing to deliver enhanced housing management services to social housing tenants providing early intervention and low-level supports to help people maintain their tenancy.
- Addressing the issue of repeat homelessness in Fife through assertive outreach and support services.
- Implementing effective intervention services targeting families in the private housing sector to sustain occupancy.
- Developing employment and training places for homeless households linking to the Opportunities Fife partnership.

## **1.3 All unintentionally homeless people are offered sustainable housing**

- Implementing a strategy for temporary accommodation which will include:
  - Repurposing hostel type accommodation to meet the needs of homeless households.
  - Reducing the number of scatter flats through planned approaches to Housing First, Flipping Tenancies and developing housing support services.
  - Implementing an effective recovery strategy from Covid-19;
  - Avoiding the use of B&B and other unsuitable accommodation.
  - Increasing the focus on statutory homelessness allocations across the FHR Partnership to reduce transitions and the time taken to reach settled housing.
- Providing accommodation based and visiting support hours to homeless people linked to priorities identified in the PSP Review.

- Developing opportunities to discharge the homelessness duty in private rented housing through the revised and enhanced Fife Keyfund arrangements.

Outcomes benefitting homeless households will also be taken forward through other LHS priorities such as the Housing Plus Programme within Housing, Health and Social Care; through enhanced new build and acquisition activity; and tackling poverty, exclusion and inequality.

## Priority 2 Access to Housing

### Outcomes

- 2.1 People are provided with suitable and sustainable housing allocations
- 2.2 People are provided with quality-assured housing information and advice
- 2.3 People benefit from improved availability and best use of existing housing supply

### Partnership

Fife Council works with registered social landlords through the Fife Housing Register, this being a common housing register that simplifies access to social housing and improves the process of allocating social housing across Fife. A partnership has been established by the following organisations:



Other partners contributing to improving access to housing, include the Fife Rights Forum in helping people review their housing options and the Disabled Persons' Housing Service to ensuring appropriate housing allocations. Access to accommodation and services for Gypsy / Travellers is addressed within this LHS priority, this being managed through co-operation between the Council and the Gypsy Traveller community.

There are also partnership arrangements in place to enable housing access for households with specific housing needs and those most at risk of homelessness. This includes veterans, care experienced young people, offenders, others leaving institutional care, and people experiencing domestic abuse or harassment.

## **Context**

This LHS priority seeks to provide housing, accommodation and support services to those in housing need and to minimise the time taken to have need addressed. There are links to activities undertaken to prevent homelessness (Priority 1), deliver new homes (Priority 5) and housing, health and social care (Priority 4).

The Fife Housing Register Executive has responsibility for providing information on the range of housing options that are available to meet the Scottish Social Housing Charter outcome, *'people looking for housing find it easy to apply for the widest choice of social housing available and get the information they need on how the landlord allocates homes and their prospects of being housed'*.

In 2019, the Partnership launched the FHR Website to act as a portal for anybody looking for housing information, advice and associated services across Fife. This enabled a number of self-service facilities linked to a comprehensive housing options personal housing planner. The FHR Executive is committed to continuing to develop digital services, balanced with face to face services, to provide choice for customers and target services to those most in need.

The Fife Housing Register partners have demonstrated a history of successful joint working to improve outcomes for statutory homeless households and those living in vulnerable housing circumstances. The approach is based on comprehensive

housing needs assessment with a focus on the progressive homelessness rights framework in Scotland. This aims to enable an effective balance of allocations between housing, transfer and homelessness applicants. The Partnership successfully completed a collaborative review of housing access arrangements in 2019 to ensure compliance with the Housing (Scotland) Act 2014 and improve access arrangements based on customer feedback.

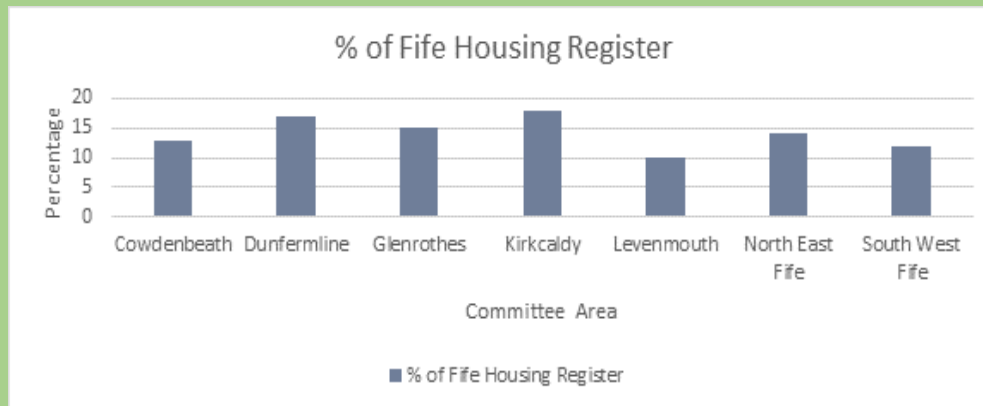
The publication of Fife's Rapid Rehousing Transition Plan in December 2018 set out a number of new challenges for the FHR partners to establish rapid rehousing by default for households living in vulnerable or fragile housing circumstances by:

- Providing comprehensive and appropriate housing options information and advice focussed around homelessness prevention.
- Reducing the time statutory homeless households spend in temporary accommodation or other insecure arrangements and reducing transitions for statutory homeless households.
- Making the best use of housing stock and improving housing options in response to the diverse needs of housing applicants.
- Improving the links between housing and support for vulnerable customers based on personal housing planning approaches and housing options pathways.

There are currently around 13,000 households registered on the Fife Housing Register as looking for housing, with the majority requiring smaller property types. This demand is expected to increase as the financial, social and wider impact of Covid-19 negatively impact households in vulnerable housing circumstances. These impacts are expected to be wide-ranging, further compounded by changes in the welfare system and the significant impacts of lockdown on the construction and letting sectors. Homelessness is expected to increase within the recovery period and in the longer term creating a strong case for an increase in all housing options.

## Issues

- The Fife Housing Register contains 13,567 applications for housing
- 80% of applications submitted are for one and two bedroom homes



- 8% of applications are assessed as urgent homeless, 2% are assessed as urgent and 17% are assessed as no priority/immediate need
- 49% of Fife Housing Register applicants are single people
- 26% of applicants are aged between 16-29 years
- 31% of applicants on the Fife Housing Register are unemployed
- 10% of applicants consider themselves to have a physical disability
- 19% of applicants on the Fife Housing Register are in a position of under-occupation and 10% are overcrowded

Source: Fife Housing Register May 2020

## Strategy

Overall success in Priority 2 Access to Housing will be evidenced by a reduction in the waiting time for housing / accommodation for those in the highest housing need within the Fife Housing Register. The ongoing implementation of Fife's Rapid Rehousing Transition Plan (RRTP) places a particular focus on homelessness, particularly in terms of tackling the backlog of need in statutory homeless households awaiting a settled and secure home. RRTP outcomes will be measured in a number of ways but, primarily by a reduction in the number of statutory homeless households registered on Fife Housing Register and the time taken to discharge duty. Success will be achieved by:

- Continuing to develop and promote online housing options services balanced with new community based customer access points enabling a 'no wrong door' approach'.
- Continuing to develop a series of Housing Access Protocols linked to Personal Housing Planning approaches.
- Developing a series of area based, partnership Lettings Plans to translate allocations objectives and priorities at a local level.

## **2.1 People are provided with suitable and sustainable housing allocations**

- Improving the number of housing allocations sustained after one year through active tenancy engagement and sustainment activity.
- Increasing access to the number and range of housing / support options across tenures.
- Implementing new IT systems to improve customer service, active housing list management and case management.
- Enabling cross-landlord input to area lettings plans and community lettings initiatives to build sustainable tenancies and communities.
- Continuing to develop and enhance protocols and a personal housing planning approach to respond to the needs of individuals and households with particular housing needs and circumstances.
- Developing structured approaches to respond to the needs of those requiring larger or particular types of property through partnership turnover or acquisitions where needed.
- Promoting exchanges and other affordable housing options using online services.

## **2.2 People are provided with quality assured housing information and advice**

- Increasing the number of people receiving accredited and quality assured housing information and advice services through the online portal.

- Carrying out a review of front line housing advice, assessment and allocations services, revising the structure to focus on housing options and homelessness prevention.
- Developing cross-landlord housing options advice for organisations linked to the Fife Housing Register website and portal.
- Increasing access to a range of housing and related advice through a series of Housing Access Hubs to promote a 'no wrong door' approach.

### **2.3 People benefit from improved availability and best use of existing housing supply**

- Increasing access to an on-line mutual exchange scheme by redeveloping the online service on the FHR website to enable access for all partner tenants.
- Improving housing options advice and referral links to increase access to a wider range of housing options including mid-market rent, low cost home ownership and the private rented sector as a tenure of choice.
- Ensuring the balance of housing allocations reflects housing need across the area to reflect homelessness trends in Fife and the need for improved outcomes for housing list and transfer list applicants.
- Enhancing approaches that are designed to make the best use of housing stock across Fife through pro-active promotion of the Council's Transfer Incentive Scheme and individual partner approaches.



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## Priority 3 Healthy Heating and Poverty

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### Outcomes

- 3.1 As far as reasonably practicable, people do not live in fuel poverty
- 3.2 The impact of poverty on people's housing circumstances is minimised

### Partnership

The Healthy Heating and Poverty Partnership was formed in 2015 in recognition of the close connection between households experiencing fuel poverty and wider poverty in housing issues. The partnership meets every six weeks to discuss poverty and fuel poverty reduction efforts in Fife, identify gaps and propose innovative ways of working. There are links to a range of LHS priorities including those relating to homelessness; housing, health and social care; new housing supply; housing stock condition; sustainable places; and home energy.

The members of this partnership include Fife Council, NHS Fife, Department of Work and Pensions, registered social landlords, Greener Kirkcaldy, St Andrews Energy Networks, CARF, Home Energy Scotland, local community energy projects, Fife Federation of Tenants' and Residents' Associations, electricity and fuel suppliers. The partnership also links to national bodies such as the Scottish Government, Energy Action Scotland, Scottish Home Energy Officers Forum and the Scottish Energy Advisers Group.

### Context

Fife is a region which is particularly vulnerable to fuel poverty due to the number of coastal towns and impoverished areas. In 2020, the Scottish House Condition Survey (SHCS) 2016-2018 identified that 26% of households in Fife are living in fuel poverty which is higher than the 25% Scottish average.

The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 (10.3) has superseded Section 88 of the Housing (Scotland) Act 2001 which placed a statutory duty to ensure 'so far as reasonably practicable, persons do not live in fuel poverty'. The Act came into force on the 19<sup>th</sup> September 2019, aiming to redefine fuel poverty, set new targets for reducing the number of households suffering from fuel poverty and standardise how this is reported. The reporting mechanism will be set out in the Scottish Government Fuel Poverty Strategy.

The definition of fuel poverty under the Act states that a household is considered to be in fuel poverty if:

- The fuel costs necessary for the home are more than 10% of the household's adjusted net income; and,
- After deducting such fuel costs, and any benefits received for a care or disability, and any childcare costs, the household's remaining adjusted net income is insufficient to maintain an acceptable standard of living for members of the household.

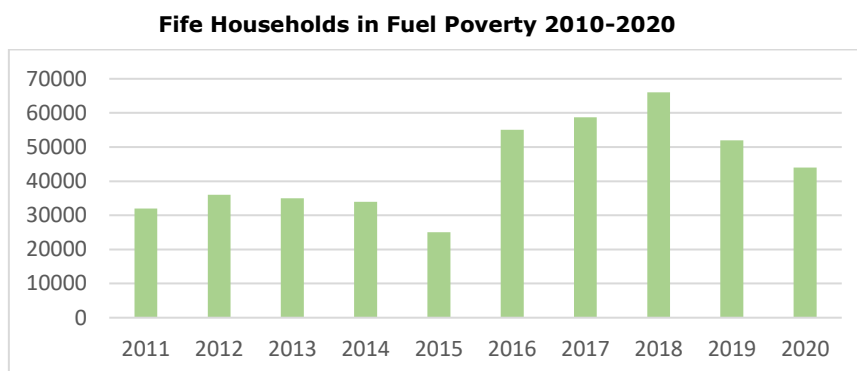
A healthy household should be able to maintain temperatures of 18-21°C for 9-16 hours a day, while a household with vulnerable occupants should aim to maintain temperatures of 20-23°C for 16 hours a day. The Act also sets out new national targets with interim milestones:

#### Scottish Government Fuel Poverty Targets

	2030	2035	2040
Fuel Poverty Target	15%	10%	5%
Extreme Fuel Poverty Target	5%	3%	1%

Currently, 26% of households in Fife are in fuel poverty and 11% are in extreme fuel poverty (2.4). The three main causes of fuel poverty are identified as fuel prices, household incomes and the energy efficiency of the housing stock. The relationship between these is a dynamic one and a household can move into, or out of fuel poverty at different times and for different reasons.

The target for fuel poverty in the LHS 2015-2020 was 29%. The work carried out during this resulted in a reduction in fuel poverty from a peak of 40% (66,000 households) reported in 2018 for 2013-2015, to 26% (44,000 households) reported in 2020 for 2016-2018:



Source: Scottish House Conditions Survey, Local Authority Analyses 2016-2018

The target for extreme fuel poverty in the LHS 2015-2020 was 9%. The 2020 Scottish Housing Condition Survey identified an increase in extreme fuel poverty from 7% reported in 2019 for 2015-2017 to 11% reported in 2020 for 2016-2018. This is potentially a result of the change in definition of fuel poverty from 2019, linking it closer to income.

The Scottish House Conditions Survey 2020 figures are not directly comparable to previous years due to the change in definition of fuel poverty and the way in which the numbers are calculated. However, the trend information has been provided for the purpose of assessing whether our LHS targets were met.

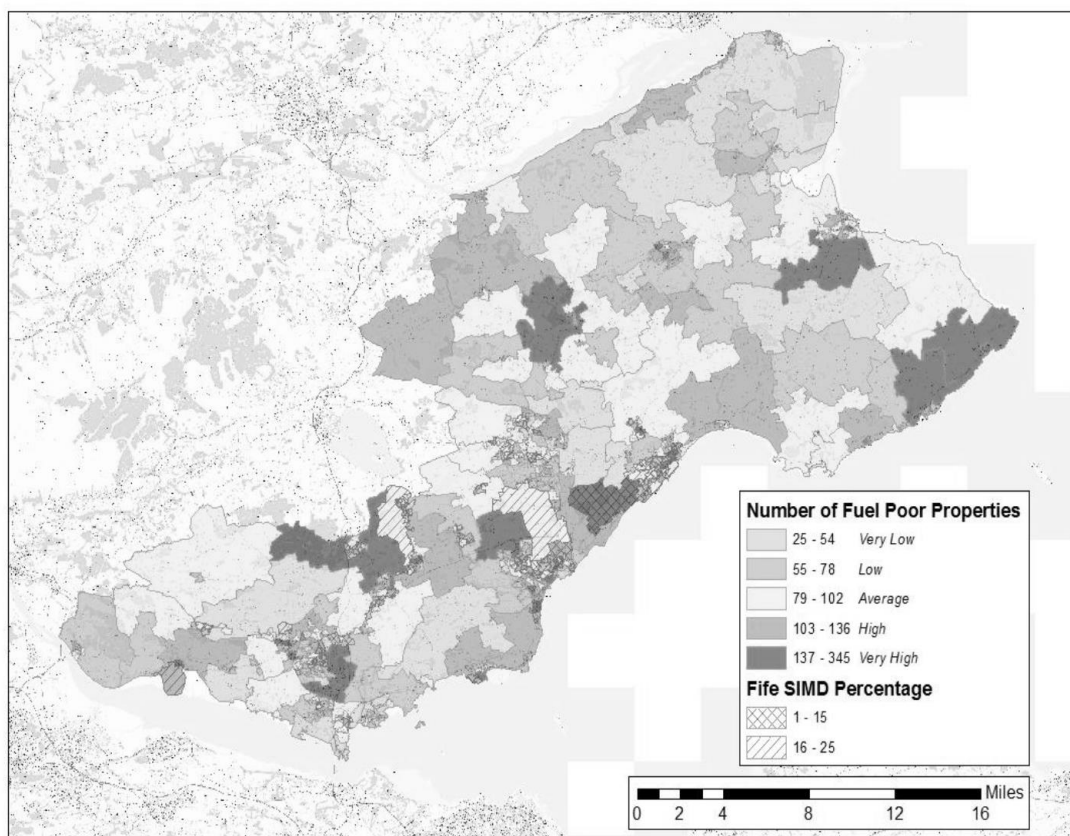
Whilst fuel poverty is present within many different types of household in Fife, the risk increases in:

- Older households
- Low income households
- Family households with young children
- Households where a person has a disability and / or long-term illness
- Rural areas (off gas mains)
- Circumstances of under-occupation
- 'Hard-to-treat' homes (i.e. form of construction prevents improvement)
- Sub-standard homes

In 2014, Changeworks analysed a range of indicators and mapped areas in Fife most prone to fuel poverty. The results show:

- The settlements of Kirkcaldy, Methil, Wemyss and Leven containing areas with high levels of fuel poverty;
- Close correlation between fuel poverty and the lowest rated areas within the Scottish Index of Multiple Deprivation;
- Additional areas of fuel poverty outside the lowest Scottish Index of Multiple Deprivation areas, particularly where there are single pensioners and homes with poor EPC ratings.

#### Fuel Poverty Map of Fife



Source: Changeworks (2014) Fuel Poverty Map of Fife

Council is currently producing an up-to-date fuel poverty map to ensure resources continue to be targeted where there is the greatest demand.

## Issues

### Fuel poverty

- 26% (44,000) of Fife households are in fuel poverty (Scotland 25%)
- 11% (19,000) of Fife households are in extreme fuel poverty (Scotland 12%)
- Of households in fuel poverty:
  - 45% (20,000) are social housing
  - 41% (18,000) are owner occupied
  - 14% (6,000) are living in private renting
  - 28% are pensioner households, 19% families and 29% 'other'
- 55% of Fife adults live with a limiting long-term illness or condition compared to 43% in Scotland
- 9% of Fife dwellings are off-gas grid (SHCS 2020) compared to 17% in Scotland
- Areas of fuel poverty correlate closely with areas considered most deprived according to the SIMD (2020), in particular Levenmouth and Kirkcaldy
- Additional areas of fuel poverty outside the lowest SIMD include the Largo & East Neuk and Cupar & Howe LHS areas

### Poverty / deprivation

- 20% of population in Scotland is in relative poverty and 14% are in severe poverty
- The mean household income in Fife is £27,000 (Scotland £28,100)
- Working age adults and children, larger families and households of BME origin are more at risk of poverty than pensioner households
- 30% of households in the most deprived areas are on low incomes
- 23% of households in the most deprived areas are employment deprived
- The most deprived area in Fife is considered to be Buckhaven, while the least deprived area is St Andrews Central (SIMD, 2020)
- Child poverty levels in Fife are 25%. In the most deprived areas (Buckhaven, Methil & Wemyss and Kirkcaldy East) child poverty levels were 36.6% and 38.7% respectively.

Source: The Scottish House Condition Survey Local Authority Analysis 2016-2018; Changeworks Fuel Poverty Mapping of Fife 2014; Scottish Index of Multiple Deprivation (SIMD) 2020; Scottish Government (2015) Severe Poverty in Scotland; End Child Poverty Report (2019)

## **Strategy**

Overall success in this LHS priority will be demonstrated through a reduction in fuel poverty, supporting delivery of the national priority and a key outcome within the Plan for Fife 2017-2027. As fuel poverty is seldom the sole issue within a household the focus also addresses wider poverty in housing issues. This will be achieved by:

### **3.1 As far as reasonably practicable, people do not live in fuel poverty**

- Further analysing Fife data around fuel poverty, including the impact of Covid-19, property tenure, type and size issues, to target energy efficiency investment to those most vulnerable and in the areas of greatest need.
- Updating the Fuel Poverty Strategy for Fife to ensure phased achievement of the revised national targets for fuel poverty and extreme fuel poverty reduction.
- Continuing to provide funding to the Cosy Kingdom Partnership as the delivery mechanism for fuel poverty advice and support in Fife, directly supporting households out of fuel poverty.
- Enabling households to access the Scottish Government and local fuel poverty advice and support schemes, including receiving a home energy advice visit.
- Delivering home energy efficiency improvements through 'handy' services.
- Continuing to raise awareness of fuel poverty and promoting the services available to assist with these issues through events, publications, social media, internet, etc.

### **3.2 The impact of poverty on people's housing circumstances is minimised**

- Continuing to promote money advice services through a range of media outlets and direct contact with customers with the aim of maximising their income.

- Providing financial capability sessions and in-depth casework to achieve financial gains for customers.
- Providing specialised support for Council tenants in receipt of Universal Credit (UC) through specialised UC Officers, a £1 million per annum rent support fund for tenants transitioning to UC and an additional £1 million rent support fund in 2020-2021 for Council tenants affected by Covid-19.
- Working closely with the private housing sector to ensure landlords, tenants and owner-occupiers are aware of the advice and assistance available to them.

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## Priority 4 Housing, Health and Social Care

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### Outcomes

- 4.1 People are offered appropriate housing options and support services to sustain their choice of living arrangements
- 4.2 People are provided with housing adaptations to enable independent living

### Partnership

In 2013, a Housing Sector Reference Group was formed by Fife Council, registered social landlords and third sector organisations to help develop joint-housing, health and social care working. This group agreed a 'Fife model', outlining how Fife's housing sector could best contribute to health and social care. This model was developed into Fife's first Housing Contribution Statement, the main strands of which will shape the housing, health and social care aspects of the LHS 2015-2020. The Health & Social Care Strategic Plan for Fife (10.5) now includes all the main areas of housing contribution to the work of the Health & Social Care Partnership and has replaced the Housing Contribution Statement.

### Context

The Public Bodies (Joint Working) (Scotland) Act 2014 establishes the legal framework for integrating health and social care to ensure joined-up, seamless services, particularly for older people and people with a long term condition or disability. Nine national health and wellbeing outcomes (10.6) are to be achieved, designed to improve health, address inequality, provide safety and efficient services. Housing providers have a contribution to make to all nine outcomes, most directly through Outcome 2:



*'People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community'.*

In 2015, the Health and Social Care Partnership was established as a separate legal entity governed by an Integration Joint Board. The Board comprises voting members from the Council and NHS Fife Board, supported by other non-voting members. The work of the Health & Social Care Partnership has been fully articulated in the Health & Social Care Strategic Plan.

A Strategic Planning Group supports this work which includes senior representatives for Council and Registered Social Landlords, allowing the housing sector's role to be enhanced in health and social care integration. Officers with strategic housing, health and social care responsibilities are in regular liaison around strategic needs assessment and planning. The LHS 2020-2022 will form part of the agreed Strategic Plan with outcomes being mirrored within both plans.

Administrative boundaries have been determined for health and social care services, including three divisions (East, West and Fife-wide) and seven local areas replicating the local community planning localities of City of Dunfermline, Cowdenbeath Glenrothes, Kirkcaldy, Levenmouth, North East Fife and South West Fife. These seven local Health & Social Care localities have identified their own work priorities and local housing priorities are included within this.

The 'Fife model' for housing, health and social care integration identified functions according to whether they will be 'delegated', 'closely aligned' or 'influenced by' the Health and Social Care Partnership. The **delegated** functions are:

- Housing support – this is defined as any service which provides support, assistance, advice and counselling to an individual with particular needs to help that person live as independently as possible in their own home or other residential accommodation such as sheltered housing.

- Housing adaptations – this is defined as an alteration or addition to the home to support the accommodation, welfare or employment of a disabled person or older person, and their independent living.

The **Adaptations One Stop Shop Project** is helping housing, health and social care partners to jointly deliver advice & information to service users. Room Pods have been developed which can go out to a variety of locations – these show room layouts for both adapted & unadapted settings. This will allow Occupational Therapists to assess service users in both environments to allow a more holistic assessment. There will also be staff attached to these to be able to provide advice. A permanent One Stop shop base is being developed with a range of partners. The aim is to increase information across the community to enable service users to make better choices in relation to Housing Options and independent living.

- Garden Care Services – this is a programme of works provided for older or vulnerable Fife Council tenants helping with grass / hedge-cutting and other garden maintenance.

Housing partners in Fife have identified the following housing activity as being **closely aligned** to the delivery of health and social care outcomes:

- Prevention of homelessness – linking to LHS Priority 1, in 2015 the Public Social Partnership (PSP) was established to streamline the delivery of homelessness prevention and housing support services across Fife Council and thirteen third-sector organisations. This work has now become a major part of Fife’s Rapid Rehousing Transition Plan (RRTP). There are workstreams within the RRTP which relate to work within housing, health and social care.
- Housing allocations – linking to LHS Priority 2, the Fife Housing Register Partnership establishes around 3,000 social tenancies each year and delivers housing options information and advice. Protocols are in place to support vulnerable client groups to access appropriate housing.
- Specialised Accommodation – linking to LHS Priority 5, across the Fife Housing Partnership a range of specialised accommodation is provided from

group homes, Gypsy Traveller sites, core & cluster accommodation to retirement housing and very sheltered housing. Within Fife, three care villages have been created for older people comprising residential care and extra care Housing. These are located in the Cowdenbeath, Glenrothes and Kirkcaldy LHS areas. A new care village is planned to open in late 2021 in the Levenmouth LHS area.

- Specialist housing / new supply – linking to LHS Priority 5, an average of 30% of the 3,500 affordable housing programme to 2022 will be provided as specialist housing, including amenity, wheelchair and extra care homes.
- Tenancy sustainment – information, advice and support services are provided to sustain people in their tenancies, including benefits and debt advice. Referrals are made to address issues such as anti-social behaviour and community safety.
- Fuel poverty / home energy efficiency – linking to LHS Priorities 3 and 8, approaches to reducing fuel poverty, improving home energy efficiency, and addressing poverty in housing are evidenced as factors in improving the financial, social and health circumstances of residents.
- Digital transformation – a range of initiatives are being undertaken in relation to Technology Enabled Care (TEC). Fife Council has signed up to the national TEC Charter and other landlords will follow. Funding has been given through the Scottish Government’s TEC fund to develop a project in older persons’ housing around wearable technology. Working in partnership with ARMED the project undertook active health monitoring via a wrist band, smart scales and the use of an AI algorithm which creates health alerts to warn of a potential fall. The project was very successful and has been awarded second stage funding to expand to other areas in Fife.

Other functions that will be **influenced by** the Health and Social Care Partnership outcomes (and vice-versa), include for example:

- Housing maintenance and improvement – social landlords’ maintenance and improvement of the physical fabric of a home can be pivotal in ensuring the

health and well-being of the occupiers, preventing moves to residential or hospital care.

- Community engagement – social housing landlords have direct access to around 40,000 current and prospective tenant households and employ a range of methods to engage with tenants, homeless households, Gypsy Travellers and other communities. A further 19,000 private tenancies are linked to the landlord registration and Houses in Multiple Occupation licensing arrangements.

## Issues

- Fife's population of 65-74 year olds increased by 40.6% between 1998 and 2019. Population projections show that this age group will increase by 10.1% from 2018 to 2028 and the 75+ years by 31.1%. Older people have been most impacted by the Covid-19 crisis and continue to need to be shielded and supported, with a broader range of older persons' housing and adaptations provided to reflect the ageing population profile.
- Older people and people with a long-term health issues are not fully benefitting from the opportunities that Technology Enabled Care offers them to live independently in their own home.
- Older people and those with disabilities are often unaware of how to access information and advice, especially around adaptations and independent living.
- In Fife and estimated 6,661 people are living with Dementia and this figure is expected to increase. The Fife Housing Partnership needs to improve services for people with Dementia, guided by the Chartered Institute of Housing framework.
- In Fife 31.6% of adults live with a limiting long term conditions, resulting in a need for properties which are adapted for people who have disabilities, including wheelchair accessible housing. The demand for adaptations increases by around 10% every year placing pressure on budgets and there is a need to examine how adaptations can be funded into the future.
- People aged 75 and over spend on average spend 612 days waiting for a hospital discharge due to a lack of suitable housing.
- Transitions from hospitals / care / prison – there needs to be the right range of housing options to ensure that transitions are managed in a way to sustain a settled living situation.
- The Gypsy Traveller population continues to face greater health inequalities than the settled community, there is an identified need to improve site provision for this group.

Sources: GRO Scotland 2019-based household projections; Fife Health & Social Care Partnership Strategic Plan

## Strategy

The priority for housing, health and social care principally focuses on recovery from the Covid-19 crisis, shielding the most vulnerable and the delivery of housing support and housing adaptations. Overall success will be measured in 2022 by an increase in the number of independent living solutions provided. This will be achieved by:

- Redesigning services to protect older people and vulnerable adults from the risk of exposure to the Covid-19 virus and improving understanding of increased service demands as a result of the crisis.
- Mapping current housing provision for older people and vulnerable adults to identify what is being provided within the health and social care localities.
- Providing future housing developments in areas where there are gaps identified in current provision or where the population in certain groups is increasing e.g. the older population.
- Focusing on improving information & advice to ensure that people get more clarity around options for independent living. There will be a focus on helping people plan ahead at an earlier stage.
- Improving the use of Technology Enabled Care to support people living independently within the community.
- Developing a Housing Plus programme to increase the range of independent living solutions provided.
- Regularly reporting the client groups receiving housing support and adaptations services against the equality profile of the general population.
- Reviewing the priorities and budget for garden care schemes to ensure that assistance continues to be targeted at those in most need of the service.

#### **4.1 People are offered appropriate housing options and support services to enable independent living**

- Continuing to develop new models of older persons' housing - retirement and extra care housing.
- Integrating housing, health and social care services within new care village sites where opportunities for sharing buildings will be explored.
- Continuing to improve services to Gypsy Travellers across Fife especially on directly provided sites, including reviewing the Cooperation Policy for nomadic Gypsy Travellers.
- Reviewing the housing pathway for applicants coming through a transition route e.g. prison, hospital, long-term care setting, in particular reviewing services for Young Care Leavers and the requirements of the prison population and take account of the ageing profile of that population.
- Developing the Housing Plus programme to ensure that properties and services are provided for people whose requirements are beyond mainstream accommodation, including looking at Technology Enabled Care.
- Continuing to develop the Improving The Way We Work project in relation to people experiencing domestic abuse.
- Reviewing housing services for people experiencing dementia.

#### **4.2 People are provided with housing adaptations to enable independent living**

- Reviewing the customer pathways for adaptations to deliver a more customer focused process.
- Reviewing the Scheme of Assistance to explore how people in the private sector can be helped in accessing adaptations.
- Focusing more on advice in the approach to adaptations, exploring how people can live independently through provision of drop-in clinics, using Room Pods and the development of One Stop Shops for Adaptations.

- Exploring the use of technology through the national TEC Charter and working as part of the Fife Housing Partnership to move this forward. The potential for a TEC House will be explored and active health monitoring will continue to be tested.
- Providing options for earlier notification of the housing requirements of people awaiting hospital discharge, including exploring Hospital Discharge Protocols and the potential for adaptations to be used within this approach.
- Continuing the development of specific needs housing across Fife to help people who cannot be housed in mainstream accommodation. The Housing Plus project will explore the types of accommodation and support to help people live independently.

## **Health & Social Care Strategic Plan**

The Health & Social Care Strategic Plan was reviewed in 2019 and covers the period 2019 to 2022. The current Local Housing Strategy review will bring the time periods in line with this plan. Fife Housing Partnership representatives were fully involved in the review. The decision was taken to not have a separate Housing Contribution Statement and to have actions fully embedded within the plan. The housing actions identified within the Plan are as follows:

- Increasing the role of Housing Staff in preventative approaches.
- Increasing the provision of supported accommodation and housing support.
- Developing older persons' housing services across Fife.
- Developing new approaches to planning for future housing for those with specific needs.
- Developing further options for Young Care Leavers.
- Exploring the potential for specialist housing models.
- Increasing the number of technological solutions offered in housing to support independent living

These outcomes will be monitored by the Health & Social Care Strategic Planning Group.

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## Priority 5 New Housing Supply

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### Outcomes

- 5.1 People are provided with new housing appropriate to their need and demand
- 5.2 People live in well-designed, high quality homes

### Partnership

The development of new homes is a core function of the Fife Housing Partnership. This is delivered principally through Fife Council; the Fife Housing Association Alliance (Fife Housing Association, Glen Housing Association, Kingdom Housing Association, and Ore Valley Housing Association); Scottish Government initiatives; and partnering with private developers.

Fife Council is a member of both the Tay Cities and the Edinburgh and South East Scotland City Deal partnerships. The City Deal partners work together to maximise the economic development and sustainable growth of the area. This includes the provision of new affordable housing across the region.

Housing need and demand assessments (HNDAs) have been carried out with neighbouring local authorities in the respective city regions to inform Strategic Development Plans and the Local Housing Strategy.

### Context

Section 9 previously outlined the overall strategy and targets for new homes in Fife. This LHS priority demonstrates how local partners will ensure delivery of these targets over the term of the Fife Strategic Housing Investment Plan (SHIP) 2020 – 2025 (10.7). The SHIP is prepared in line with statutory guidance and is



overseen the Scottish Government. There are close links between the LHS, SHIP and the FIFEplan.

At the start of the LHS 2020–2022, Fife Council and the Fife Housing Association Alliance (FHAA) are working to deliver Phase 3 of the affordable housing programme. The target is to deliver 3,500 new affordable homes by May 2022 and, at the start of the LHS, 1,266 affordable homes have been provided. The current SHIP shows the potential to deliver 3,381 new homes from 2020-2021 to 2024-2025 which would allow for more new housing after the current target has been achieved.

A proposal to work towards a Phase 4 affordable housing programme is being developed, building on the successful delivery of the 2,700 homes Phase 2 programme from 2012-17 and the current Phase 3 programme from 2017-2022.

Social rented housing comprises around 80% of the programme for Fife. The main funding resources and delivery mechanisms were outlined in Section 9 Supply. However, around 20% of the programme includes other Scottish Government sponsored initiatives, such as Mid Market Rents, the National Housing Trust, Open Market Shared Equity, Mortgage to Rent, Rural Homes for Rent, Empty Homes Loans, self-build and Town Centre projects. Fife Council is also actively purchasing former local authority and privately owned properties on the open market to supplement the affordable housing programme.

Fife Council has approved £114 million to be committed to SHIP projects through the HRA and an indicative £73.654 million subsidy by the Scottish Government for affordable housing projects from 2020-2022. New affordable homes in Fife are planned to support the Scottish Government's carbon reduction targets and sustainable design principles. For example, new social rented homes are constructed to achieve an energy efficiency rating of B or above (A being most efficient to G least efficient). Housing for Varying Needs and Secured by Design are adopted as minimum design standards.

## Issues

- An estimated 167,944 households live in Fife representing an increase of 6% over the last decade, the most significant increase being in 'older smaller' households reflecting an ageing population profile.
- The total number of households are projected to increase to 171,192 by 2022
- There is an assessed need for new 594 affordable homes each year
- There are 508 households in homeless temporary accommodation and this is expected to increase following Covid-19 lockdown easing
- There are an estimated 92,000 (55%) households in Fife containing members who have a long-term illness or disability
- There are around 11,000 households in Fife living in dwellings which have aspects that restrict activity of a long term ill/disabled household member
- National research by Horizon Housing Association suggests that 17,042 wheelchair user households have unmet housing need, which pro-rata for Fife would be the equivalent of 1,155 households

Source: Scottish Government, Scottish House Conditions Survey 2016-18, GRO population and household projections; Fife Council HL1 data, SESplan and TAYplan HNDAs 2015

## Strategy

Success of this LHS priority will be measured through the delivery of new affordable homes to meet housing need. This is crucial to the success of other LHS priorities such as the prevention of homelessness, housing access, housing, health and social care and placemaking and communities. It is also a key outcome for the Plan for Fife and FIFEplan. This will be achieved by:

### **5.1 People are provided with new housing appropriate to their need and demand**

- Maximising opportunities to meet the existing target of 3,500 affordable homes from 2017-2022 through the range of local delivery partnerships, including options to deliver without subsidy support.

- Providing 30% of the 3,500 affordable homes to meet specific housing needs, 5% as wheelchair housing, and to take account of variances in the need and size requirements below Fife level.
- Investigating opportunities to continue the affordable housing programme after 2022 through the Phase 4 new build programme.
- Investigating alternative models for affordable housing delivery to meet Plan for Fife priorities, including equity release and town centre regeneration.
- Providing revised housing need and demand assessments working in conjunction with local authorities in Tayside and South East Scotland, leading to the revision of housing supply targets for affordable and market housing from 2022.

## **5.2 People live in well-designed, high quality homes**

- Implementing and reviewing as appropriate the housing design guide to maintain quality in the affordable homes delivered, where possible exceeding housing standards, including the new Energy Efficiency Standard for Social Housing.



Watch our on-line video showing tenants' views  
of their new home in Fife

Fife.gov.uk / Housing Investment and Improvement or follow the link:

<https://www.fife.gov.uk/kb/docs/articles/housing/investment-and-improvement>

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## Priority 6 Private Sector Housing Condition

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### Outcomes

- 6.1 Private owners live in good quality housing conditions
- 6.2 Private rented sector tenants live in good quality, well-managed housing

### Partnership

LHS Priority 6 is led by the Private Sector Housing Improvement Group, comprising a range of internal partners within Fife Council, including Housing Services, Protective Services and Legal Services. Private rented sector activities are developed with the help of the Private Landlords' Group and through Fife Landlords' Forums.

### Context

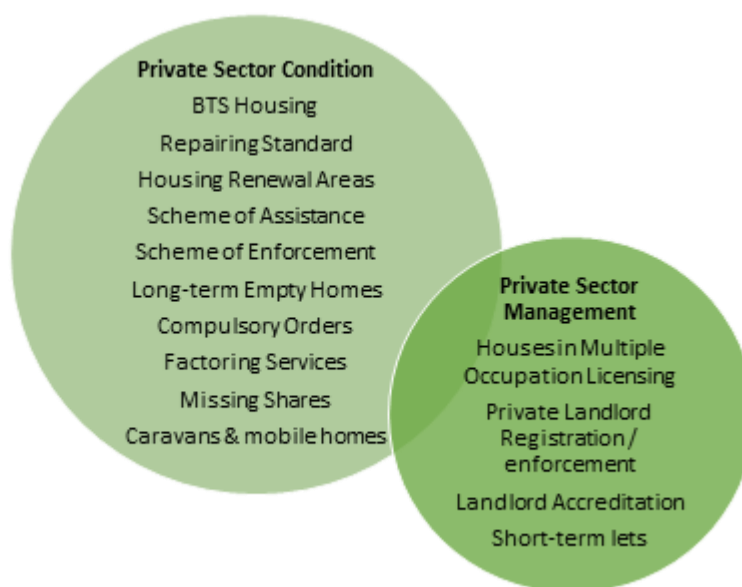
The Private Sector House Condition Survey completed in 2019, estimates a private housing stock of 135,193 dwellings occupied by 127,876 resident households and a population of 311,941 persons. An estimated 104,275 (77%) of private homes are owner-occupied and 22,820 (17%) are privately rented. The remaining 8,097 dwellings (6%) are either vacant or a second / holiday home.

The largest concentrations of owner-occupied homes are in the Dunfermline & the Coast, Kirkcaldy and Glenrothes LHS areas. The Dunfermline & the Coast, Kirkcaldy and St Andrews LHS areas have most private rented homes. However, the St Andrews LHS area proportionately has more private renting, at around 30% of homes within area. Over 90% of vacant and second / holiday homes are located in North East Fife.

The LHS priority contains two primary strands of housing activity:

- Private sector condition - promoting owners' responsibilities for maintaining housing in their ownership.
- Private sector management - ensuring high standards of housing condition, management and safety to achieve a vibrant private rented sector in Fife.

The scope of activity includes the following:



## Private Sector Condition

The Housing (Scotland) Act 2006 and LHS guidance requires local authorities to include activities in the LHS for:

- **Below Tolerable Standard Housing**

This ensures compliance with the duty to close, demolish or improve houses which do not meet the tolerable standard of the Housing (Scotland) Act 1987, updated through the 2001 and 2006 Acts. The Scottish House Conditions Survey indicates 2% of Fife's housing stock is sub-standard, BTS failures being most prevalent in owner-occupied housing, pre-war houses and those containing 3+ bedrooms. The Private Sector Stock Condition Survey reported 179 private dwellings (0.1%) below the tolerable standard for reasons such as structural stability, thermal insulation, dampness, a lack of adequate cooking facilities and inadequate electrical systems.

The standard has been amended by the Housing (Scotland) Act 1987 (Tolerable Standard) (Extension of Criterion) Order 2019 and now includes two new elements covering smoke and heat alarms and CO alarms. This is likely to significantly increase the number of BTS failures assessed through future surveys. The standard is also linked to the Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017, ensuring private water supplies are wholesome, relevant persons are meeting their responsibilities and tackling lead in drinking water.

Local authorities have a statutory duty to ensure that BTS housing is closed, demolished or brought up to standard within a reasonable period. A range of powers are available to local authorities including work notices and maintenance orders under the Housing (Scotland) Act 2006, and dangerous and defective building notices Under the Building (Scotland) Act 2003. The approach adopted in Fife is to target sub-standard housing which is defined as houses that:

- Fail to meet the Tolerable Standard.
- Are in a state of disrepair and are likely to deteriorate rapidly.
- May damage other property if remedial action is not taken.
- **Repairing Standard**

The Housing (Scotland) Act 2006 requires private rented properties to meet the 'Repairing Standard', with the structure, exterior, installations, fixtures, furnishings and fittings maintained in a reasonable state of repair and safety. Tenants can apply to the First Tier Tribunal for Scotland (Housing and Property Chamber) for a decision on whether the landlord has failed to comply with that duty. The Council can also issue a Repairing Standard Enforcement Order in instances where a landlord fails to carry out the necessary repairs which will prohibit the landlord from renting out the property until such time that the repairs have been carried out.

- **Housing Renewal Areas**

Provisions to address poor quality housing on an area basis were included in the Housing (Scotland) Act 2006, with the power to designate Housing Renewal Areas (HRAs). HRA status can be applied where there are significant numbers of sub-standard dwellings or properties which impact negatively upon the amenity of an area. A HRA policy was first established in Fife in 2010 setting out the approach that would be taken to implement HRAs should the need arise.

Fife Council applies a graduated approach to enforcement, firstly seeking compliance through informal actions such as practical advice and assistance, encouragement and education. To date, where formal action is required, other powers have been applied as an alternative to the designation of HRAs, principally through statutory notices. The introduction of HRAs remains an option for enforcement should circumstances require their use at any future point.

- **Scheme of Assistance**

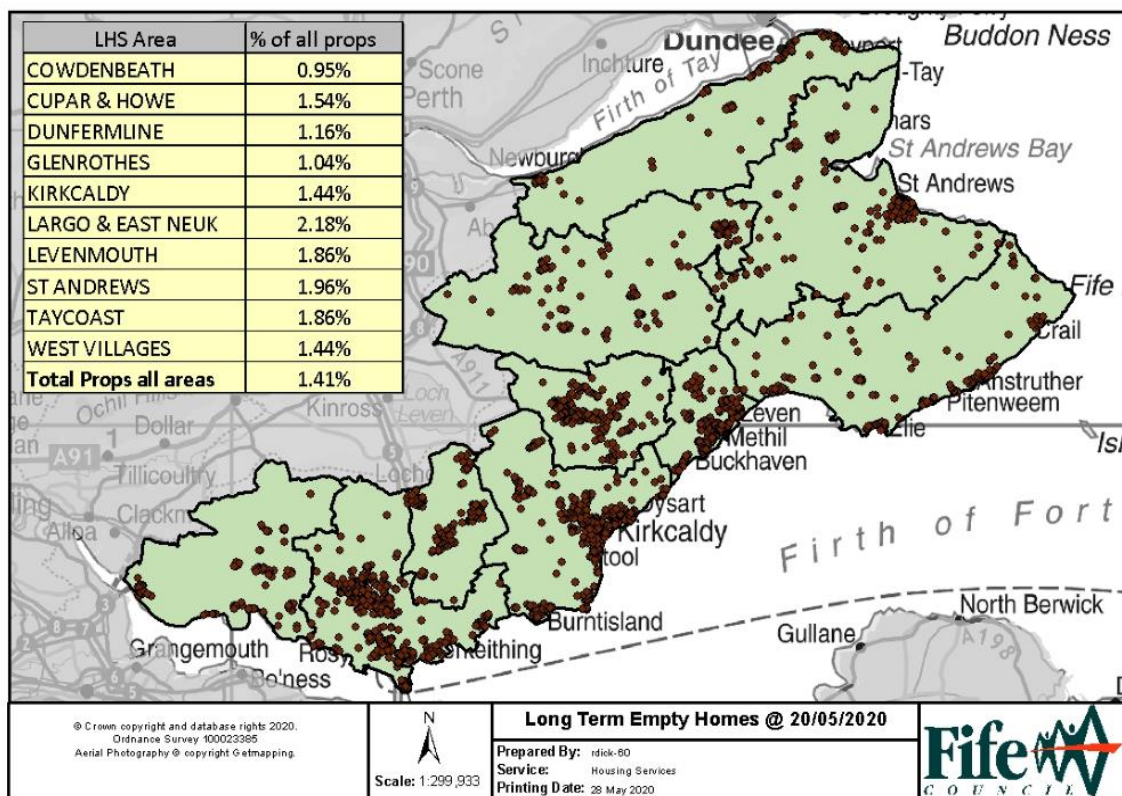
Fife Council first approved its Scheme of Assistance for homeowners and private tenants in June 2011. The scheme encourages homeowners to take more responsibility for the condition of their homes, ensuring that private housing is kept in a reasonable state of repair. This can be provided through advice and guidance, practical help, or financial assistance by way of grants or loans. Assistance must be given to owners who have been served a statutory work notice requiring them to bring a house into a reasonable state of repair.

Fife's scheme has focussed on delivery of Care & Repair and Small Repair services for homeowners and private tenants, improving the condition of housing where occupied by older people or people with a physical disability. This includes the delivery of housing adaptations. The adaptations function was delegated to the Health and Social Care Partnership from April 2015 (refer to LHS Priority 4):

The improvement of private sector housing in Fife is also achieved through:

- Scheme of Enforcement - formal action is pursued through the issuing of statutory notices and works orders. Fife Council has been involved in several high profile enforcement projects in recent years including the closure and subsequent demolition of blocks of BTS flats in Glenrothes and the service of Works Notices for common repairs in Burntisland.
- Long-term empty homes - there are 2,137 privately owned homes which have been empty for six months or more. Mapping of empty homes indicates there are not only clusters of empty homes in Fife's urban areas but they are also widely scattered throughout rural areas. Empty homes can have a detrimental impact on local communities, in urban areas they can be a focal point for antisocial behaviour and can contribute to a spirial of decline in the community. This can be seen in some pockets of Levenmouth area where there are a high concentration of empty homes. In rural areas empty homes can have an impact on community sustainability. Overall, the Largo and East Neuk LHS area has the highest percentage of empty homes as a proportion of housing stock.

**Long-term Empty Homes in Fife**



Source: Fife Council, Council Tax Records of Empty Homes March 2020



- Compulsory orders - in a minority of cases, Fife Council will use compulsory purchase orders to tackle particularly problematic long term empty homes, although this power is generally used as a last resort. The Council welcomes the Scottish Government's pledge to introduce compulsory sales orders to allow local authorities to sell long-term empty homes at public auction. It is noted however that the Covid-19 emergency will have impacted on the original timescale for introduction in the Spring of 2021.
- Property Factoring - the Tenements (Scotland) Act 2004 established the rights and duties of owners of tenement properties, and the Property Factors (Scotland) Act 2011 introduced a register of property factors and framework for dispute resolution between homeowners and property factors. As a Registered Property Factor, Fife Council is rolling out its service which includes formalising repairs, maintenance and improvement arrangements for mixed tenure blocks, with discussion on-going around extending this service to blocks in full private ownership.
- Missing shares – in situations where the majority of owners of private sector tenement properties are unable to secure the co-operation of one or more of the owners for common repair work, local authorities have a discretionary power to pay the 'missing share' into a joint maintenance account for the property. Fife Council is in the early stages of considering the use of this power, linked to the outcome for improved private sector condition.
- Caravans and mobile homes - ensuring that residential caravan sites, holiday sites and caravan accommodation on farms meet modern standards, are safe, well-managed and of good quality, are safe and well managed, working closely Planning and the Scottish Fire and Rescue Service to achieve an integrated approach.

## Private Renting

The Scottish Government has set a vision for: 'a private rented sector that provides good quality homes and high management standards, inspires consumer confidence, and encourages growth through attracting increased investment' (10.8). This vision is supported by legislation including the Housing (Scotland) Act 2014 which aims to safeguard the interest of private tenants, support improvements to housing quality and secure better outcomes for communities.

The Private Rented Housing (Scotland) Act 2011 also sought to strengthen regulation of the private sector by supporting responsible landlords and addressing the problems caused by landlords who act unlawfully. A developing area of activity is the regulation of short-term lets which is likely to most impact on the coastal communities of north-east Fife. The key activities for improving private renting in Fife are:

- Houses in Multiple Occupation (HMO) Licensing – a HMO is defined as a house or flat which is occupied by three or more unrelated persons. In March 2020 there were 1,099 HMO licenses in Fife, around 85% providing housing for the student population of St Andrews. A HMO over-provision policy was introduced in 2019 (10.9) restricting any further growth in HMOs within a defined boundary of St Andrews' town.
- Private Landlord Registration - local authorities have responsibility providing a register of all private landlords for public inspection informed by a 'fit and proper person' test. In March 2020, there were 16,046 registered private landlords, the main concentrations being in the Dunfermline, Kirkcaldy and St Andrews LHS areas. This number has increased from 14,389 registrations at the start of the LHS 2015-2020.
- Private rented sector enforcement – Fife Council has responsibility for ensuring landlords comply with legal requirements for registration and licensing. The Council will action unlicensed / unregistered properties, for example in issuing penalties, serving notices, and reporting landlords to the Procurator Fiscal. In 2020, an unregistered private landlord in Fife became the first person to be jailed for renting out homes in Scotland following a previous ban.

- Landlord accreditation – Fife Council is one of 19 local authorities to partner with Landlord Accreditation Scotland (LAS) to promote best practice in private renting by encouraging, supporting, incentivising and recognising those landlords who are willing to attain and adhere to good management practices. Around 90 Fife landlords are registered with LAS along with 30+ letting agents. An active training programme is provided through LAS with Council staff presenting or providing support at these events.
- Short-term lets - local authorities are to be given new powers for the regulation of short-term lets, although the initial timescale of 2021 could be impacted by the Covid-19 emergency. The scheme will include a new mandatory safety requirements to ensure a safe, quality experience for short-term occupants. The designation of control areas will mean that planning permission will be required for the change of use of property for short-term let.

## Issues

- An estimated 31,793 (2.12%) Below Tolerable Standard houses in owner occupied sector
- An estimated 7,656 of 135,193 private dwellings are vacant, with higher proportions in the Cupar and St Andrews HMAs. Council Tax records suggest around 2,137 of these are long-term vacancies.
- 15.0% of private dwellings were constructed pre-1919, older housing being most prevalent in the private rented sector and in the St Andrews and Cupar HMAs.
- General disrepair affects 86,056 private homes (67.7%), most significantly in the St Andrews and Kirkcaldy HMAs.
- Critical disrepair affects 45,802 private homes (36.0%) with higher levels of critical disrepair in private rented housing and the St Andrews HMA.
- Major disrepair affects 2,561 private homes (1.9%) and is most prevalent in the Cupar and St Andrews HMAs.
- Comprehensive repair costs for private housing in Fife are estimated at £259.4m.
- 18.8% of private housing would not comply with the SHQS energy standard, the highest level of failing stock being located in the Dunfermline HMA.
- 4,517 private rented homes (19.1%) do not meet the Repairing Standard, with concentrations in the Cupar and Kirkcaldy HMAs.
- 16% of private rented homes and 11% of owner occupied homes are off the gas grid.
- 4.2% of private homes are affected by rising or penetrating damp.
- 26.5% of private households are affected by fuel poverty, with higher levels present in private rented housing, pre-1975 housing, younger and older households and the St Andrews HMA.
- 1.8% of private homes have (as a minimum) no battery operated smoke detector.
- 28% of owner occupiers would remortgage for home improvements.

Sources: Adamsons / Fife Council (2019) Private Sector House Conditions Survey

Scottish Government (2020) Scottish House Conditions Survey 2016-18 / Local Authority Analysis

## Strategy

Overall success in this LHS priority in 2020 will be measured by a reduction in the level of BTS / sub-standard housing within the private sector. This will be achieved by:

### **6.1: Private owners live in good quality housing conditions**

- Ensuring that BTS / sub-standard housing is closed, demolished or brought to standard within a reasonable period. This will include:

- Reviewing the strategy for BTS / sub-standard housing informed by the Private Sector Stock Conditions Survey.
- Developing a communications strategy for individual householders, and community groups in a bid to encourage owners to improve BTS / sub-standard homes.
- Mapping BTS / sub-standard properties, disrepair and other relevant stock information.
- Conducting risk assessments of regulated private water supplies.
- Implementing enforcement actions where required, including serving statutory notices for disrepair, communal repair issues, electrical safety or dampness and, as a last resort, compulsory purchase.
- Reviewing the Housing Renewal Area policy to ensure that this mechanism remains live and capable of being applied to specific areas where other statutory measures may fail.
- Reviewing Fife's Scheme of Assistance to ensure effective targeting of advice, and assistance to the most vulnerable households in Fife and considering options for addressing issues of critical disrepair.
- Reviewing the long-term empty homes strategy, including supporting home owners with advice and assistance, working with the Scottish Government to broaden the criteria for the empty homes loans fund, helping to find buyers through the empty homes matchmaker scheme and considering options for pilot empty homes projects in the St Andrews, Cupar & Howe and Largo & East Neuk LHS areas.
- Reviewing opportunities for compulsory sales legislation to be implemented for Fife when introduced nationally.
- Rolling out a factoring scheme to all properties sharing common elements with Fife Council and considering options for a fully private factoring service.
- Delivering a missing shares pilot for Levenmouth to support the Plan for Fife improvement outcomes for mid-Fife.
- Investigating and reporting on local issues around residential caravan sites, holiday sites and caravan accommodation on farms.
- Publicising changes in fire safety legislation to ensure property owners comply with smoke, heat and carbon monoxide detection systems.

## **1.2 Private rented sector tenants live in good quality, well managed housing**

- Implementing Fife Council's HMO Licensing Scheme and Private Landlord Registration requirements through:
  - Providing information and advice to private landlords around their requirements for licensing / registration.
  - Providing facilities for on-line HMO Licensing applications.
  - Engaging with private landlords through the Private Landlords' Steering Group and Private Landlords' Forum, including providing an annual conference and Landlord Accreditation Scotland training events to advise and support landlords.
  - Employing an independent financial consultant to review the HMO licensing charging structure and fees in consultation with stakeholders.
  - Employing additional safety and inspection resources to enhance compliance activities in HMO licensing and landlord registration functions.
- Considering how legislation around short-term lets will be implemented in Fife following introduction in April 2021.

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## Priority 7 Place Making and Communities

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### Outcomes

- 7.1 Social housing tenants live in good quality housing in safe and pleasant communities
- 7.2 Sustainable communities are built through partnership and engagement

### Partnership

LHS Priority 7 specifically focuses on creating sustainable places and work is underway to provide a partnership framework to drive forward this part of the LHS. This priority sets out the contribution housing can make to improving existing and new neighbourhoods to contribute to improved outcomes within our communities.

### Context

The Scottish Government and COSLA have agreed to adopt the Place Principle (10.10) to promote a shared understanding of place and the need to take a more joined-up, collaborative approach to services and assets to achieve better outcomes for people and communities. The Place Principle is not prescriptive but seeks to enable local flexibility in responding to different local circumstances. An approach to identifying issues within communities has already been adopted in Fife through use of a 'place standard' tool, working with communities to prioritise local improvement.

There are a number of other drivers setting the context for this LHS priority:

- Regulation - increasing emphasis on getting neighbourhoods right has led the Scottish Housing Regulator to develop Scottish Social Housing Charter

performance indicators around estates management, including satisfaction with neighbourhood management, housing quality and opportunities for participation in local decision making.

- Housing and Regeneration Outcomes framework (10.11) – providing a regeneration vision for a ‘Scotland where our most disadvantaged communities are supported and where all places are sustainable and support well-being’. Key outcomes include ‘high quality sustainable homes’ and ‘sustainable communities’.
- Plan for Fife –setting community planning outcomes to increase the capability of Fifers to take action, make a difference to their communities and to strengthen communities through regeneration. The plan highlights an area of strategic concern around mid-Fife, with the area generally doing less well than would be expected based on indicators of deprivation, unemployment neighbourhood disconnection and poor health.
- Fife Community Safety Strategy – continuing work across community planning partners to contribute towards the Scottish Government’s ‘Safer and Stronger’ strategic objective, aiming to help communities flourish, become stronger, safer places to live, improving opportunities and the quality of life for all.
- Fife Economic Strategy – supporting the ‘town centre first’ principle, driving public sector investment decisions, aligning policies and targeting available resources to town centre sites, thus encouraging vibrancy and diversity in vulnerable town centres.
- Fife Greenspace Strategy – setting out a vision for new and improved open space which is appropriate to local circumstances, guiding the allocation of resources for investment.

Previous LHS consultations asked participants to identify the factors contributing to a sustainable place, the general view being ‘resilient, supportive communities where residents of all ages can take opportunities to live, work and play in safe, secure and healthy surroundings they can take a pride in’.



This LHS priority focuses on the most deprived communities in Fife, developing housing activities that will address disadvantage and improve equality in housing linking to other LHS strategic outcomes, including Priority 5 (New Housing Supply) and Priority 6 (Private Sector Housing Condition).

## Issues

- Fife has 37 of its 494 datazones in the 10% most deprived for Scotland and 14 datazones in the 5% most deprived for Scotland. The most deprived datazone in Fife is found in the LHS area of Dunfermline.
- The Levenmouth LHS area has a datazone ranked in the top 10 most deprived in Scotland.
- The most deprived datazone in Fife has an unemployment rates of 41%.
- The Dunfermline, Glenrothes and Kirkcaldy LHS areas have datazones ranked in the top 50 in Scotland for crime.
- 5% of households in Fife rate their neighbourhood as a place to live as poor or very poor and this increases to 14% in the 20% most deprived areas.
- 21% of households in Fife have little strength of belonging to their neighbourhood.
- Under 5% of homes owned by Fife-based landlords do not meet the Scottish Housing Quality Standard

Sources: Scottish Index of Multiple Deprivation 2020 . Scottish Household Survey 2018

## Strategy

A key feature of the strategy will be to ensure that housing makes a positive contribution to place making across Fife. This will be achieved by:

### 7.1 Social housing tenants live in good quality housing conditions

- Maintaining the Scottish Housing Quality Standard and regularly reviewing the 5% of social housing in Fife exempted for technical reasons and categorised as abeyances where tenants have refused works.
- Using a place making approach to identify and address housing issues within vulnerable communities and those within the lowest quintile of the Scottish Index of Multiple Deprivation. This will include:

- Continuing the regeneration of South East Inverkeithing including final phase of demolition and second phase of new builds (photos below).



- Completing the Mayview, Anstruther regeneration project including the demolition of 44 social housing units and the construction of a care village.
- Supporting the Glenwood charette through purchasing the remaining domestic properties and contributing to overall regeneration plan for this area.
- Addressing long-term empty homes in the social housing sector following example of the approaches adopted through empty homes work in private housing (refer to LHS Priority 6).
- Auditing safety and opportunity for vandalism / crime at night, including lighting, parking and safety by design features.
- Auditing greenspaces in priority areas and providing an improvement plan, including addressing the issue of derelict and unkempt land, and providing allotments, play areas, litter and dog-poo bins.
- Examining how landlords can share approaches in priority areas to improve housing and open space.

## **7.2 Sustainable communities are built through partnership and engagement**

- Increasing the level of involvement of social housing tenants in landlords' decision-making processes through establishing further Registered Tenant Organisations, providing neighbourhood walkabouts, area housing forums, and area improvement plans.

- Working with the Community Safety Partnership to improve the perception of safety for residents in priority areas through housing improvement and promoting neighbourhood watch schemes.
- Increasing the sense of belonging to a community by people living in the 20% most deprived areas of Fife.
- Working across community planning partners to address antisocial behaviour, reduce unintentional injuries, tackle offending and reoffending and promote public health and wellbeing.

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## Priority 8 Home Energy

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### Outcome

#### 8.1 People live in energy efficient homes

### Partnership

This LHS priority is linked to the Healthy Heating and Poverty Partnership (Priority 3) due to the contribution that energy efficiency improvements will make to fuel poverty and wider poverty reduction.

The partnership includes Fife Council, Greener Kirkcaldy, St Andrews Energy Networks, NHS Fife, the Department of Work and Pensions, registered social landlords, CARF, Home Energy Scotland, local community energy projects, Fife Federation of Tenants and Residents Associations, energy and fuel suppliers. There are established links to national bodies such as the Scottish Government, Energy Action Scotland, Scottish Home Energy Officers Forum, South-East Scotland HECA Implementation Group and the Scottish Energy Advisers' Group.

### Context

LHS Priority 3 Healthy Heating and Poverty sets out how better energy efficiency can improve the life circumstances of people in Fife. A key driver for improving home energy is the Climate Change (Scotland) Act 2009 which required a reduction in greenhouse gas emissions of 42% by 2020 and 80% by 2050 (from 2012 baseline). The Climate Change (Emissions Reductions Target) (Scotland) Act 2019 has updated these targets to 100% reduction in emissions by 2045 with interim targets of 75% by 2030 and 90% by 2040.

The Scottish Government's Energy Efficiency programme (10.12) sets out plans to 2040 to improve the standards in of home energy including:

- A target that all residential homes in Scotland will achieve an EPC rating of C and above by 2040.
- Where possible, achievement of EPC ratings of B and above in social housing by 2032, following delivery of the Energy Efficiency Standard for Social Housing by December 2020.
- New regulations for energy efficiency in private rented housing (legislation delayed due to Covid-19 emergency).
- Area-based schemes for owner occupiers offering end-to-end support, from initial advice through to quality-assured installation of measures to improve home energy efficiency.

The Scottish Government is also proposing the introduction of Local Heat and Energy Efficiency Strategies and has been piloting schemes with local authorities which will influence the approach to accelerate energy efficiency improvement across tenures. A key concern is that the rate of energy efficiency improvement is slower in the private housing sector compared to the social housing sector. A range of initiatives are available to individual owners such as Green Deal, Energy Company Obligation and the Energy Assistance Scheme. The Home Energy Efficiency Programmes for Scotland Area Based Schemes (HEEPS:ABS) is also being implemented to improve private housing.

HEEPS:ABS is being allocated on an area basis alongside projects for social housing, complementing other energy efficiency measures available for private owners. The allocation in Fife is being targeted towards fuel poor areas identified through the Changeworks' fuel poverty mapping datasets and other local analysis.

The Climate Fife: Sustainable Energy and Climate Action Plan (2020-2030) was agreed in February 2020 based around three core principles that Fife would be 'climate ready, climate friendly and climate just'. Climate Fife projects will increase the energy efficiency of Fife's buildings, assets and infrastructure to reduce energy consumption, associated carbon emissions and energy bills. Under the low carbon energy programme, Climate Fife projects seek to decarbonise the heat and power generated and used in Fife, generating energy locally create jobs

and support the local economy via biomass, wind, wave, hydro and solar power. Climate Fife highlights the changes required to Fife's housing, including:

- Significantly improving the energy efficiency of building fabric through increased insulation (including potentially over-cladding), and installing triple glazing and super insulated doors.
- Significantly improving the energy efficiency of appliances and lighting within the home and smart metering to monitor emissions.
- Removing old fossil fuel heating systems and inefficient electric heating systems.
- Incorporating low carbon electricity or heat generation into the building and connecting to a low carbon energy network.
- Increased capacity guttering, downpipes, water-butts and drainage to slow run-off;
- Installing flood protection measures in some homes such as air brick covers, non-return valves, flood resistant doors and windows etc.

Innovative solutions are already being progressed across Fife's housing stock, including the installation of renewable energies and district heating schemes such as the expansion of the Glenrothes Energy Network (GEN). Currently there are domestic connections to GEN through the sheltered housing complex at Jubilee Grove and it is expected that this will be expanded to include mixed tenure properties.

The HS100 project is also developing funding bid options in partnership with Scotia Gas Networks to investigate using hydrogen as a fuel source for domestic heating and hot water. The proposal is to install a hydrogen network servicing up to 200 domestic properties from the Hydrogen Centre in Levenmouth. The properties will have their individual boilers converted to a hydrogen compliant system.

Existing photovoltaic systems have been supplemented with battery storage systems for the first time with grant assistance from the Scottish Government. Over 50 domestic properties along with two sheltered housing complexes have had batteries ranging from 3.6 – 6.3kW installed with remote monitoring of performance and additional savings analysis to be undertaken for 12 months.

## Issues

- 5.6% of homes in Fife have loft insulation of a depth below 100 mm
- 3.2% of homes in Fife are single glazed and 83.2% have cavity wall insulation
- 2.3% of homes have an energy efficiency rating (SAP 2012) of band F or G, the most common rating being band D
- Almost 85% of dwellings in bands F and G use storage heaters as their main form of heating
- The private rented sector exhibits higher levels of energy efficiency than the owner occupied sector with 56.2% of private rented dwellings having an EPC of band C compared to 40.7% of owner occupied dwellings
- The lowest average SAP rating is associated with the Cupar and St Andrews areas
- Between 83% and 99% of social housing in Fife is meeting the Energy Efficiency Standard for Social Housing with a timescale for delivery of December 2020

Source: The Scottish House Condition Survey Local Authority Analysis 2016-2018

## Strategy

This part of the LHS focuses on the physical aspects of carbon reduction and energy efficiency improvement, whilst recognising that this will make a direct contribution to reducing fuel poverty and poverty in housing. Overall success will be measured by an overall improvement in the SAP ratings for Fife, to be achieved by:

### 8.1 People live in energy efficient homes

- Improving the marketing strategy to promote the need for carbon reduction and home energy improvement and to communicate the help that is available for residents of Fife.
- Achieving the criteria set out in the Energy Efficiency Standards for Social Housing, building on progress already made through the Scottish Housing Quality Standard.
- Using HEEPS:ABS funding for area-based energy efficiency projects combining improvements to both private and social housing.

- Targeting areas across Fife for HEEPS:ABS funding based on the Scottish Index of Multiple Deprivation and the Changeworks fuel poverty maps.
- Targeting particular housing types such as those with the poorest energy ratings of F and G, non-traditional and hard-to-treat homes; off-gas grid homes and those located in rural areas.
- Providing training, advice and assistance to private owners in partnership with the Energy Saving Trust and its network of local energy advice centres, Greener Kirkcaldy, St Andrews Energy Network engaging as the Cosy Kingdom Network supported by CARF and Home Energy Scotland including in the efficient use of home energy systems.
- Examining the opportunities to increase the number of community renewable projects through the network of district heating schemes and selected retrofitting of renewable technologies, including undertaking a feasibility assessment of a district heating project in Levenmouth (HS100 hydrogen project).
- Reviewing opportunities to link the Care and Repair and Small Repairs Services to home energy improvement.



## 11. Resources

The LHS Outcome Plan 2020-2022 identifies the main resources linked to each LHS priority. While additional resources could achieve more across all aspects of the LHS, the following table identifies the key resource issues for the LHS:

LHS Priority	Resource Issue
Prevention of Homelessness	A surge in homelessness is expected following any easing of the Covid-19 lockdown, which will lead to additional requirements for accommodation, support and staffing resources
Housing Access	There is a shortage of one bedroom and larger homes with a mismatch between housing needs and available property on the Fife Housing Register, this requiring to be addressed through new-build housing and incentives to transfer
Healthy Heating and Poverty	Funding for services to address fuel poverty / poverty is often uncertain, awarded to different agencies and inconsistent across Fife. There is a need to fully understand the options for resourcing delivery of the 2040 fuel poverty targets
Housing, Health and Social Care	There is increasing demand for housing adaptations to meet the needs of an ageing population profile, and also housing support arising from more complex support needs. Greater priority should be given to investing in adaptations and housing support to prevent crisis interventions
New Housing Supply	Funding needs to be identified for the ten-year affordable housing supply programme in the years after 2022, although this will be subject to on-going discussion between the Fife Housing Partnership and the Scottish Government
Private Sector Condition	Resources require to be identified for improvements to private sector housing condition, for example through piloting a missing shares project and an area-based empty homes project
Place Making and Communities	The scale of social housing featuring in the lowest rated SIMD areas is of concern and there is a need to invest more in local regeneration projects to improve housing and local environments
Home Energy	Funding requires to be identified to meet targets for home improvement through the Energy Efficiency Standard for Social Housing, rather than rely solely on rental income to deliver transformational change in housing condition

## **12. Risks**

A risk assessment was undertaken across the seventeen LHS outcomes. High risks have been assessed for those relating to the prevention of homelessness; access to housing; healthy heating and poverty; housing health and social care, place making and communities and home energy. This principally relates to the impact on people where the LHS may not succeed in achieving outcomes to ensure their health, safety and security.

Where mitigation actions are put in place most of these risks can be controlled and minimised. However, even with mitigation actions implemented, the assessment continues to show areas of high risk relating to healthy heating and poverty, this being due to the inability to control all contributing factors. This requires further consideration within the Fife Housing Partnership and through liaison with the Scottish Government.

### **13. Monitoring and Review**

The outcomes, milestones and timescales of the LHS 2020-2022 and its sub-approaches will be subject to:

- Quarterly monitoring through the LHS partnership groups.
- Quarterly reporting of progress to the LHS Implementation and Performance Group.
- Quarterly reporting of progress to the Fife Housing Partnership and Fife Council.
- Annual reporting of progress to the Fife Partnership Board, leading in the implementation of the Plan for Fife.
- Reporting of specific outcomes within wider partnership frameworks, Local Development Plans, Health and Social Care Partnership Strategic Plan and the Climate Change Plan.

Annual updates of the LHS will be made available on-line and hard copies will be provided on request (refer to Contacts).

## 14. References

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- 1.2 The Scottish Government, Housing to 2040  
<https://www.gov.scot/publications/housing-to-2040/>
- 2.1 TAYplan authorities are: Angus, Dundee City, Fife and Perth and Kinross  
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- 2.2 SESplan authorities are: East Lothian, Fife, Midlothian, Scottish Borders, West Lothian  
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## **15. Abbreviations**

BTS – Below Tolerable Standard  
CARF – Citizens and Rights Fife  
EESH – Energy Efficiency Standard for Social Housing  
FHAA – Fife Housing Association Alliance  
FHR – Fife Housing Register  
H&SCP – Health and Social Care Partnership  
HES – Home Energy Scotland  
HH&PP – Healthy Heating & Poverty Partnership  
HMO – Houses in Multiple Occupation  
HNDA – Housing Need and Demand Assessment  
LDP – Local Development Plan  
LHS – Local Housing Strategy  
NHS – National Health Service  
PSP – Public Social Partnership  
RRTP – Rapid Rehousing Transition Plan  
RSL – Registered social landlord  
SHCS – Scottish House Conditions Survey  
SDP – Strategic Development Plan  
SEA – Strategic Environmental Assessment  
SES – South-East Scotland  
SG – Scottish Government  
SHIP – Strategic Housing Investment Plan  
SHQS – Scottish Housing Quality Standard  
SIMD – Scottish Index of Multiple Deprivation  
SOA – Scheme of Assistance  
SOA - Single Outcome Agreement  
SST – Scottish Secure Tenancy  
TAY – Tayside  
TEC – Technology Enabled Care

**Appendix 1 - LHS 2020-2022  
Outcome Plan**



<b>Priority 1 Prevention of Homelessness</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<b>LHS 2022 Success Indicator</b> <b>The number of homeless applications is reduced to 2,000 at March 2022</b> <b>Baseline 2,600 Mar 2020</b>					
<b>Outcome 1.1: People prevented from becoming homeless</b>					
Indicator 1.1.1 Number of homeless applications	2,600 applications	HL1 / homeless applications	2,250	2,000	FC / PSP
Indicator 1.1.2 Number of clients at risk of homelessness provided with information and advice	41.79% clients prevented from statutory homelessness	Prevention First clients / Fort	43%	45%	FC / PSP
Indicator 1.1.3 Number of people attending high school education programme	12 high schools	Frontline Fife database	10	11	FC / PSP
Indicator 1.1.4 Number of children experiencing homelessness	1,250 children	HL2 / number of children in applications	1,125	1,000	FC

<b>Priority 1 Prevention of Homelessness</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Indicator 1.1.5 Number of homeless HL1 'live cases'	1,425 households	HL1 / 'live cases' at year end	1,200	1,000	FC / PSP
<b>Outcome 1.2: People are enabled to sustain their current accommodation</b>					
Indicator 1.2.1 Level of support hours commissioned for temporary accommodation against hours delivered	97.4%  (72,556 commissioned hours / 70,685 delivered hours)	Fife Council	98.0%	98.5%	FC / PSP
Indicator 1.2.2 Level of occupancy in temporary accommodation	99.9% occupancy	HL3	90.0 %	90.0%	FC / PSP
Indicator 1.2.3 Percentage of repeat homelessness	6.32% average applications	HL1 / repeat homelessness in financial year	6.2%	6.1%	FC / PSP
Indicator 1.2.4 Number of people rough sleeping	132 rough sleepers	HL1 / people rough sleeping in last 3 months	120	100	FC / PSP

<b>Priority 1 Prevention of Homelessness</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Indicator 1.2.5 Number of homeless households supported into training / education / employment / volunteering	50 paid work 28 education 18 supported training 39 volunteering	PSP	50 paid work 30 education 20 supported training 40 volunteering	50 paid work 30 education 20 supported training 40 volunteering	FC / PSP
<b>Outcome 1.3: All unintentionally homeless people are offered sustainable housing</b>					
Indicator 1.3.1 Average days in temporary accommodation	88 days	HL2 / Tamis all types of temporary accommodation	87	86	FC / PSP
Indicator 1.3.2 Number of homeless households moving into private housing	214 households through Keyfund Homeless route – new indicator	FORT / HL1	214 households through Fife Keyfund 10 through homeless route	220 households through Fife Keyfund 20 through homeless route	FC / FKF
Indicator 1.3.3 Percentage of households in B&B accommodation	12.82% homeless households	HL3 / homeless households placed in B&B type accommodation	10%	5%	FC / RSLs

<b>Priority 1 Prevention of Homelessness</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Indicator 1.3.4 Percentage of homelessness allocations sustained after 12 months	90% sustainment	Fife Council	91%	92%	FC / PSP
<b>Prevention of Homelessness Development Areas</b>					
Complete a review of the Housing Support and Homelessness PSP				Aug 2020	PSP
Commission services to promote prevention and sustainment in the private sector				Sept 2020	PSP
Apply 4DX methodology and approach to support homelessness prevention				Dec 2020	FC
Reduce repeat and revolving door homelessness through commissioned assertive outreach services				Dec 2020	PSP
Eradicate the use of B&B and other forms of Unsuitable Accommodation				Dec 2020	FC
Establish a number of Pathway to Housing Approaches linked to FHR Protocols for community groups most at risk of homelessness				Dec 2020	FHG
Develop responses to an increase in domestic violence / abuse in homelessness				Dec 2020	WHIR
Implement a revised Housing Access and Homelessness Service Structure				Mar 2021	FC
Increase homeless prevention through increased integration with health and social care services				Mar 2021	FHG
Increase the number, range and scope of housing with support options in response to RRTP priorities				Mar 2021	RRTP PB

<b>Priority 1 Prevention of Homelessness</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Reduce transitions for homeless households by converting 100 temporary accommodation properties per year into permanent tenancies				Mar 2021	FC/FHR
Increase access to the PRS and other housing options through enhanced referral and engagement route				Mar 2021	PSP
Develop a revised Housing Options and Advice Service Delivery Framework linked to the introduction of the National Housing Options Toolkit and the development of a series of Housing Access Hubs				Mar 2022	FHG
<b>Resources</b>					
Fife Council General Fund Housing Account Fife Council Housing Revenue Account Public Social Partnership partner contributions Fife Homelessness Group partner contributions Ending Homelessness Together Fund					

<b>Priority 2 Access to Housing</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<p><b>LHS 2022 Success Indicator</b>  <b>The average waiting time on the Fife Housing Register is reduced to 48 weeks for those in the highest need (120+ points)</b>  <b>Baseline 51 weeks in March 2020 (Fife Housing Register)</b></p>					
<b>Outcome 2.1: People are provided with suitable and sustainable housing allocations</b>					
Indicator 2.1.1 Percentage of FHR allocations sustained after 12 months	95.9% (2018-2019)	Fife Housing Register / SHR ARC (average of Fife-based landlords)	96.5%	97.0%	FHR
Indicator 2.1.2 Average waiting time on FHR for those in the highest need	51 weeks	Fife Housing Register / Genero	50	48	FHR
<b>Outcome 2.2: People are provided with quality assured housing information and advice</b>					
Indicator 2.2.1 Number of customers accessing housing information & advice	2,586 customers	Prevent 1 / customers accessing enhanced housing options interview	2,600	2,600	FC

<b>Priority 2 Access to Housing</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<b>Outcome 2.3: People benefit from improved availability and best use of existing housing supply</b>					
Indicator 2.3.1 Number of mutual exchanges	149 mutual exchanges	Fife Direct	150	150	FHR
Indicator 2.3.2 Percentage of housing allocations across applicant categories	Fife Council 25% transfers 20% housing list & 6% prevention 49% homeless  RSLs 25% transfers 20% housing list 6% prevention 49% homeless	Fife Housing Register / Genero	Fife Council 29% transfers 20% housing list 9% prevention 42% homeless  RSLs 25% transfers 20% housing list 6% prevention 49% homeless	Fife Council 32% transfers 20% housing list 12% prevention 36% homeless  RSLs 25% transfers 20% housing list 6% prevention 49% homeless	FC / RSLs
Indicator 2.3.3 Percentage of dwellings that are overcrowded	2.64% 2016-2018	Scottish House Conditions Survey	2.5% 2017-2019	2.3% 2018-2020	FC

<b>Priority 2 Access to Housing</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<b>Access to Housing Development Areas</b>					
				Sept 2020	FHR
				Oct 2020	FC
				Dec 2020	FHR
				Dec 2020	FHR
				Dec 2020	FHR
				Mar 2021	FC
				Mar 2021	FHR
				Mar 2021	FHR
				Mar 2021	FC
				Mar 2022	FHR





<b>Priority 2 Access to Housing</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Develop and implement an approach to commission properties for those with specific housing needs or needs that will not be met through normal turnover				Mar 2022	FC
<b>Resources</b>					
Fife Housing Register Business Plan RRTP Budget					

<b>Priority 3 Healthy Heating and Poverty in Housing</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<b>LHS 2022 Success Indicator</b>					
<b>The number of people in fuel poverty is reduced to 24% of households</b>					
<b>Baseline 26% or 44,000 households (Scottish House Conditions Survey reported in 2020 for 2016-2018)</b>					
<b>Outcome 3.1: As far as reasonably practicable, people do not live in fuel poverty</b>					
Indicator 3.1.1 Percentage of households experiencing fuel poverty	26% (44,000 households) 2016-2018	Scottish House Conditions Survey	25%	24%	FC / HH&PP
Indicator 3.1.2 Percentage of households experiencing extreme fuel poverty	11% (19,000 households) 2016-2018	Scottish House Conditions Survey	10.5%	10%	FC / HH&PP
Indicator 3.1.3 Number of households accessing the Scottish Govt. and local fuel poverty advice / support schemes	6,000 households	Home Energy Scotland and Cosy Kingdom Partnership	6,000	6,000	HES/CK
Indicator 3.1.4 Number of households	2,000 households	Cosy Kingdom Partnership 2019-2020	2,100	2,200	CK

<b>Priority 3 Healthy Heating and Poverty in Housing</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
receiving a home energy advice visit					
Indicator 3.1.5 Number of households receiving in-depth telephone advice services	New indicator	Home Energy Scotland and Cosy Kingdom Partnership	2,000	2,000	HES/CK
Indicator 3.1.6 Number of events for agencies and general public	150 events	Home Energy Scotland and Cosy Kingdom Partnership	150	150	HES/CK
Indicator 3.1.7 Number of people engaging with online marketing	New indicator	Cosy Kingdom	16,000	16,000	CK
Indicator 3.1.8 Percentage of households supported out of fuel poverty	79% (1,029 Households)	Cosy Kingdom Partnership	70%	70%	CK
Indicator 3.1.9 Number of households receiving energy saving measures from 'handy' service	651 households	Cosy Kingdom Partnership	520	520	CK

<b>Priority 3 Healthy Heating and Poverty in Housing</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Indicator 3.1.10 Number of fuel 'top ups'	New indicator	Cosy Kingdom Partnership	To reported for information only	To reported for information only	CK
Indicator 3.1.11 Percentage of customers satisfied with advice and information given at a visit	New indicator	Cosy Kingdom Customer Satisfaction Surveys	89%	90%	CK
<b>Outcome 3.2: The impact of poverty on people's housing circumstances is minimised</b>					
Indicator 3.2.1 Number of people receiving income maximisation advice and information	New indicator	CARF / Cosy Kingdom	700	700	CARF / CK
Indicator 3.2.2 Number of people receiving in-depth income maximisation advice (casework)	250 people	CARF / Cosy Kingdom	250	250	CARF / CK
Indicator 3.2.3 Financial gain of poverty interventions	£900,000	CARF / Cosy Kingdom	To reported for information only	To reported for information only	CARF / CK
Indicator 3.2.4 Number of financial capability sessions to	New indicator	CARF / Cosy Kingdom	12	12	CARF / CK

<b>Priority 3 Healthy Heating and Poverty in Housing</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Fife tenants and residents (online and face to face)					
Indicator 3.2.5 Financial support provided to Council tenants transitioning to UC or with employment affected by Covid-19	£1 million	Fife Council 2019-2020	£2 million	£1 million	Fife Council
<b>Healthy Heating and Poverty Development Areas</b>					
Develop a two-year marketing strategy for the Fife Healthy Heating and Poverty Partnership				Sep 2020	HH&PP
Analyse data on fuel poverty, including Covid-19 impacts, tenure, size and type factors				Mar 2021	HH&PP
Provide an options appraisal for the fuel poverty strategy				Jun 2021	HH&PP
Provide a draft fuel poverty strategy to achieve national targets by 2030 / 2035 / 2040				Sep 2021	HH&PP
<b>Resources</b>					
Fife Council and Registered Social Landlords Scottish Government Energy Efficiency Schemes Energy supply companies Home Energy Scotland Cosy Kingdom Partnership					

<b>Priority 4 Housing, Health and Social Care</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<b>LHS 2022 Success Indicator</b>					
<b>Percentage of adapted homes is increased</b>					
<b>Baseline 18.09% homes adapted (Scottish House Conditions Survey reported in 2020 for 2016-2018)</b>					
<b>Outcome 4.1: People are offered appropriate housing options and support services to enable independent living</b>					
Indicator 4.1.1 Number of Prisoners accessing housing advice	130 prisoners	FC Public Protection Team	136	143	FC
Indicator 4.1.2 Number of people experiencing domestic abuse accessing housing advice is increased	360 people receiving housing options interviews	FC and RSLs	378	397	FC
Indicator 4.1.3 Number of supported accommodation units (H&SCSP)	250 supported accommodation units	FC and RSLs	263	275	FC / RSLs
Indicator 4.1.4 Number of technological solutions offered in	20	FC and RSLs / technical solutions	25	30	FC / RSLs

<b>Priority 4 Housing, Health and Social Care</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
housing to support independent living					
<b>Outcome 4.2: People are provided with housing adaptations to enable independent living</b>					
Indicator 4.2.1 Number of adaptations completed in year	330 adaptations	Fife Council	350	370	FC
Indicator 4.2.2 Number of days taken to provide minor and major adaptations	18.76 days FC 18.76 days C&R	Fife Council / Care and Repair	17 17	15 15	FC / RSLs
Indicator 4.2.3 Number of customers uptaking advice on adaptations through advice outlets / Smart Life in Fife	360	Health & Social Care / hits on Smart Life in Fife	5% increase	5% increase	H&SCP
Indicator 4.2.4 Number of cases supported by the Scheme of Assistance	150 cases	Fife Council / Scheme of Assistance	170 cases	190 cases	FC
<b>Housing, Health and Social Care Development Areas</b>					
Review the housing pathway in relation to Prisoners				Mar 2021	FC

<b>Priority 4 Housing, Health and Social Care</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Review the customer pathway in relation to adaptations with particular focus on advice giving				Mar 2021	FC / RSLs
Review housing services for people experiencing dementia				Mar 2021	FC / RSLs
Review housing pathways for Care Experienced Young People				Mar 2021	FC
Review the Scheme of Assistance in relation to the provision of adaptations				Mar 2022	FC / RSLs
Develop 'room pods' model through 'The Wells' and One Stop Shop for Adaptations Advice				Mar 2022	FC
Review the use of Technology Enabled Care across the Fife Housing Partnership				Mar 2022	FC / RSLs
Develop the use of shared assessment tool "Smart Life in Fife" across the Fife Housing Partnership				Mar 2022	FC / RSLs
Develop Housing Plus programme to assist service users who have additional requirements beyond mainstream housing				Mar 2022	FC
Develop housing models to prevent hospital admissions & help with hospital discharge				Mar 2022	FC / RSLs
Develop new older persons housing accommodation models				Mar 2022	FC / RSLs
Review the housing requirements of the Ageing Prison Population				Mar 2022	FC
Continue to develop the housing pathways in relation to people experiencing domestic abuse				Mar 2022	FC / RSLs
<b>Health &amp; Social Care Strategic Plan Development Areas</b>					
Review options for increasing the role of Housing Staff in preventative approaches				Mar 2021	FC
Develop options for Older Persons Housing Services across Fife				Mar 2021	FC
Develop new approaches to planning housing for those with specific needs				Mar 2021	FC
Develop further housing options for Young Care Leavers				Mar 2021	FC





<b>Priority 4 Housing, Health and Social Care</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Investigate the provision of specialist housing models				Mar 2021	FC
<b>Resources</b>					
Health and Social Care Partnership resources Fife Council Housing Revenue Account Fife Council Housing General Fund RSL Stage 3 resources (Scottish Government)					

<b>Priority 5 New Housing Supply</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<p><b>LHS 2022 Success Indicator</b>  <b>A total of 3,500 new affordable homes will be provided from 2017-2022</b>  <b>Baseline 578 (Affordable Housing Programme database)</b></p>					
<p><b>Outcome 5.1: People are provided with new housing appropriate to their need and demand – information relates to completed projects</b></p>					
Indicator 5.1.1 Number of new affordable homes	578 homes completed	Affordable housing programme database	768	1,277	FC / FHAA / Private / Scottish Govt.
Indicator 5.1.2 Percentage of affordable housing programme for specific needs and wheelchair housing	32% specific needs housing New indicator - wheelchair	Affordable housing programme database	30%  5%	30%  5%	FC / FHAA / Private / Scottish Govt.
<p><b>Outcome 5.2: People live in well designed, high quality homes</b></p>					
Indicator 5.2.1 Number of affordable homes meeting Greener Standards or above	2,045 affordable homes	Affordable housing programme database/ SHIP	404 of 768 homes (53% of social rented housing)	373 of 1277 homes (29% of social rented housing)	FC / FHAA / Private / Scottish Govt.

<b>Priority 5 New Housing Supply</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<b>New Housing Supply Development Areas</b>					
Provide an updated SHIP 2021-2026 and submit to SG				Nov 2020	FC/FHAA
Investigate potential for above benchmark SG grant				Dec 2020	FC
Provide an updated SLP and submit to SG				Mar 2021	FC/FHAA
Provide a funded housing supply programme for Phase 4				Mar 2022	FC
<b>Resources</b>					
Fife Council General Fund Housing Account Fife Council Housing Revenue Account Registered Social Landlord /Private finances Private Developer contributions Scottish Government subsidy streams for affordable housing Second Homes Council Tax					

<b>Priority 6 Private Sector Housing Conditions</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<b>LHS 2022 Success Indicator</b>					
<b>Percentage of properties 'Below Tolerable Standard' in the owner-occupied sector</b>					
<b>Baseline: Fife BTS in owner occupied housing 2,308 (2.12%) (Scottish House Conditions Survey 2016 – 2018)</b>					
<b>Outcome 6.1: Private owners live in good quality housing conditions</b>					
Indicator 6.1.1 Number of BTS housing failures in owner-occupied housing	2,308 BTS dwellings 2016-2018	Scottish Housing Conditions Survey	2,286 (1% reduction)	2,263 (1% reduction)	PSHIG
Indicator 6.1.2 Number of long term empty homes returned to housing use	2,137 long term empty homes	Fife Council / empty homes data	25 net returned	30 net returned	PSHIG
Indicator 6.1.3 Number of work and defective building notices served for private homes in critical disrepair	3.92% private dwellings in critical disrepair 2016-2018	Scottish House Conditions Survey	3.75%	3.5%	PSHIG
Indicator 6.1.4 Number of	2,027 properties factored	Scottish Government / Fife register of factors	2,027	3,223	FPB

<b>Priority 6 Private Sector Housing Conditions</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
properties factored by Fife Council					
<b>Outcome 6.2: Private rented sector tenants live in good quality, well managed housing</b>					
Indicator 6.2.1 Number of cases of potentially unlicensed HMOs removed through caseload management	n/a	Fife Council / Uniform system	10	20	PSHIG
Indicator 6.2.2 Number of private landlord forums	3 private landlord forums	Fife Council Private Sector Team	2	4	PSHIG
<b>Private Sector Housing Condition Development Areas</b>					
Agree revised criteria with Scottish Government for the empty home loan fund				Sep 2020	FC
Provide an online HMO application process				Sep 2020	PSHIG
Provide a draft empty homes strategy (including pilot area-based approach)				Dec 2020	FC
Appoint 2x inspectors for private sector regulation / licensing compliance activity				Dec 2020	FC
Appoint independent consultant to review charging framework and fee structure for HMOs				Dec 2020	PSHIG
Develop a pilot private sector project in Burntisland linked to home energy / healthy heating				Mar 2021	PSHIG

<b>Priority 6 Private Sector Housing Conditions</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Investigate options for a Fife Landlord Accreditation Scheme				Mar 2021	PSHIG
Develop options for a pilot missing shares scheme in Levenmouth				Mar 2021	PSHIG
Review potential resources for a 'rolling fund' for enforcement				Dec 2021	PSHIG
Provide an annual landlord day				Jun 2021	PSHIG
Review the strategy for BTS housing				Dec 2021	PSHIG
Review the strategy for Housing Renewal Areas				Dec 2021	PSHIG
Review the housing condition elements of the Scheme of Assistance				Dec 2021	PSHIG
Conduct risk assessments of private water supplies				Mar 2022	PSHIG
Implement the licensing of short-term lets				Mar 2022	PSHIG
<b>Resources</b>					
Fife Council General Fund Housing Account					
Fife Council Housing Revenue Account					
Private owner investment					

<b>Priority 7 Place Making and Communities</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<p><b>LHS 2022 Success Indicator: 90% of people in the 20% most deprived areas rate their neighbourhood as very or fairly good place to live</b>  <b>Baseline: 85% (Scottish Household Survey 2018)</b></p>					
<b>Outcome 7.1: Social housing tenants live in good quality housing conditions</b>					
Indicator 7.1.1 Percentage of properties achieving the SHQS	95.34% (of 38,756 social rented homes)	Scottish Housing Regulator – SHQS Table A9b	FC 100% RSL 100%	FC 100% RSL 100%	FC / RSLs
Indicator 7.1.2 Number of new homes in Inverkeithing South regeneration area	n/a	Affordable housing programme database	-	50	FC / RSLs
Indicator 7.1.3 The number of empty homes in the social rented sector	326 31 March 2019	Scottish Housing Regulator / social sector housing vacant stock	275	225	FC / RSLs

<b>Priority 7 Place Making and Communities</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<b>Outcome 7.2: Sustainable communities are built through partnership and engagement</b>					
Indicator 7.2.1 Number of Registered Tenant Organisations	18 FC RTOs	Fife Council Tenant Participation team	20	22	FC / RSLs
Indicator 7.2.2 Percentage of people in 20% most deprived areas feeling 'very/fairly strong' belonging to a community	75% (2018)	Scottish Household Survey	76%	77%	FC / RSLs
<b>Sustainable Places Development Areas</b>					
Complete an audit of safety and opportunity for vandalism				Mar 2021	FC / RSLs
Complete an audit of greenspaces in priority areas and provide an improvement plan				Mar 2021	FC / RSLs
Enhance social media as a tool for communicating with tenants and residents groups				Mar 2021	FC / RSLs
Examine how landlords can work together to share services in priority areas				Mar 2021	FC / RSLs
Provide a programme of area-based housing consultation				Mar 2021	FC / RSLs





<b>Priority 7 Place Making and Communities</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Develop plan to implement place making as a standard audit tool across partnership organisations				Mar 2021	FC / RSLs
Report on the number of social rented homes featuring in the lowest SIMD quintile				Mar 2021	FC / RSLs
Report on option for reducing overcrowding and fuel poverty in priority areas				Mar 2021	FC / RSLs
Promote Neighbourhood watch schemes in multi tenure estates				Mar 2021	FC / RSLs
<b>Resources</b>					
Fife Council Housing Revenue Account and General Fund Registered Social Landlords / management and investment plans					

<b>Priority 8 Home Energy</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
<b>LHS 2022 Success Indicator</b>					
<b>Mean SAP rating in housing will be increasing to a minimum of 66.2</b>					
<b>Baseline: Mean energy efficiency rating (SAP 2012) 65.4 (Scottish Household Survey reported 2020 for 2016-2018)</b>					
<b>Outcome 8.1: People live in energy efficient homes</b>					
Indicator 8.1.1 Mean SAP rating in housing	65.4	Scottish House Condition Survey	65.8	66.2	FC
Indicator 8.1.2 Mean SAP rating by tenure	64.6 owner occupied 67.0 social housing 65.8 private rented	Scottish House Condition Survey	65.0 owner occupied 67.4 social housing 66.2 private rented	65.4 owner occupied 68.2 social housing 66.6 private rented	FC
Indicator 8.1.3 Percentage achievement of the Energy Efficiency Standard for Social Housing	83% Fife Council 89.3% Fife HA 92% Glen HA 99.7% Kingdom HA 86.6% OVHA (2019)	Scottish Housing Regulator	100% FC 100% Fife HA 100% Glen HA 100% Kingdom HA 100% OVHA	100% FC 100% Fife HA 100% Glen HA 100% Kingdom HA 100% OVHA	FC / RSLs
Indicator 8.1.4 Percentage of dwellings with energy efficiency ratings of F or G	1.2% (2016-2018)	Scottish House Condition Survey	0.75%	0.50%	FC

<b>Priority 8 Home Energy</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Indicator 8.1.5 Percentage of homes with cavity wall insulation (CWI)	83.2% (2016-2018)	Scottish House Condition Survey	85%	86%	FC
Indicator 8.1.6 Percentage of homes with solid / other wall insulation	15.8% (2016-2018)	Scottish House Condition Survey	17%	18%	FC
Indicator 8.1.7 Number of homes improved by HEEPS: ABS external wall insulation projects	N/A	Fife Council HEEPS:ABS report	302 private 152 FC	263 private 150 FC	FC
<b>Home Energy Development Areas</b>					
Develop survey via People’s Panel to establish energy efficiency improvements with healthy heating and private sector standard groups - to be informed by outcomes of the Burntisland Hub				Nov 2020	FC
Review opportunities to link the Care and Repair and Handyperson Services to home energy improvement. Discussion with cosy Kingdom identified limitations.				Mar 2021	FC / HH&PP
Develop and continue to deliver a programme of works to improve energy efficiency from HEEPS: ABS funding. Inverkeithing Phase 2 and Kirkcaldy phase 5.				Jun 2021	FC
Engage with Energy Saving Trust & Home Energy Scotland to promote energy efficiency in the Private Sector.				Mar 2022	FC / HH&PP

<b>Priority 8 Home Energy</b>					
<b>Indicator</b>	<b>Baseline</b>	<b>Source</b>	<b>Target 2020-2021</b>	<b>Target 2021-2022</b>	<b>Lead</b>
Engage all tenures of housing developers to increase energy standards above minimum requirements.				Mar 2022	FC / Climate Fife
Identify financially viable energy improvement options for non-traditional housing in all tenures. (March 2025/FC)				Mar 2022	FC / Changeworks
Consider the potential expansion of Glenrothes Energy Network into additional social housing properties.				Mar 2022	FC / RSLs
<b>Resources</b>					
Fife Council and Registered Social Landlords / capital investment programmes Energy Efficient Scotland Energy supply companies Private investment in housing HEEPS:ABS Home Energy Scotland Energy Saving Trust Fife Council's Cosy Kingdom Network Contractors, including Changeworks					