

# Fife Council

## Local Housing Strategy FHP Consultation Report

June 2022

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## Appendix 1: Stakeholder Attendance List

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## 1 Introduction

Arneil Johnston were commissioned by Fife Council in May 2022 to carry out an independent consultation event with members of the Fife Housing Partnership to validate the vision, priorities and actions programmed within the draft Local Housing Strategy.

Development of the new Local Housing Strategy for Fife is nearing completion and following public consultation in July, is due to be submitted to the Scottish Government in the next few months. The new Local Housing Strategy (LHS) will set the vision for homes and communities across Fife over the next 5 years (2022-27) and identify priorities for action to tackle the main housing issues locally. The LHS has been produced in partnership with services from across Fife Council, local housing providers and developers, public bodies, third sector organisations and community groups. The Fife Housing Partnership has been central to developing the draft Local Housing Strategy and defining the outcomes and actions that should be delivered to achieve LHS priorities.

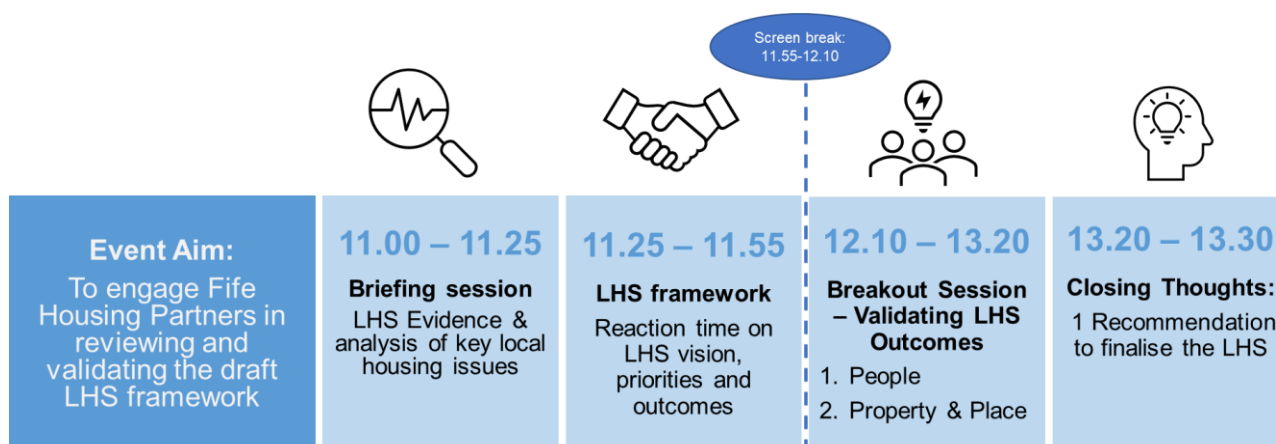
Fife Housing Market Partners were invited to a consultation workshop on the draft Fife Local Housing Strategy on Wednesday 22<sup>nd</sup> June 2022 from 11.00 – 1.30pm. The purpose of the workshop was to:

- Present Local Housing Strategy evidence and analysis of key local housing issues
- Validate the vision and priorities for the new Local Housing Strategy
- Review, refine and validate actions under each LHS priority.

The workshop commenced with an initial briefing session presenting the draft LHS framework and evidence base including:

- housing market drivers and housing stock profile
- insights and analysis underpinning each LHS priority
- the LHS development, consultation process
- the 2022-27 draft LHS vision, priorities and outcomes.

This was followed by interactive breakout sessions to enable partners to firstly consider the draft LHS framework and then review and validate LHS actions. The programme for the session is outlined below:



Up to 80 partners and stakeholders attended the Conference, including the following services and agencies invited:

- Housing Market Partners including both RSLs, private developers and Homes for Scotland
- Partner social landlords who participate in the Fife Housing Register including Fife Council Kingdom HA, Fife Housing Group, Ore Valley HA, Ochil View HA, Caledonia HA, Hillcrest Homes, Dunedin Canmore HA, Cairn HA, Link HA, Horizon HA
- Partner services from across Fife Council including Housing, Homelessness, Planning, Protective Services, Community Safety
- Health & Social Care Partnership representatives from planning, commissioning and delivery teams
- Third sector organisations and advocacy groups such as People First Scotland, Housing Options Scotland, Trust in Fife, Centre for Equalities, Frontline Fife.

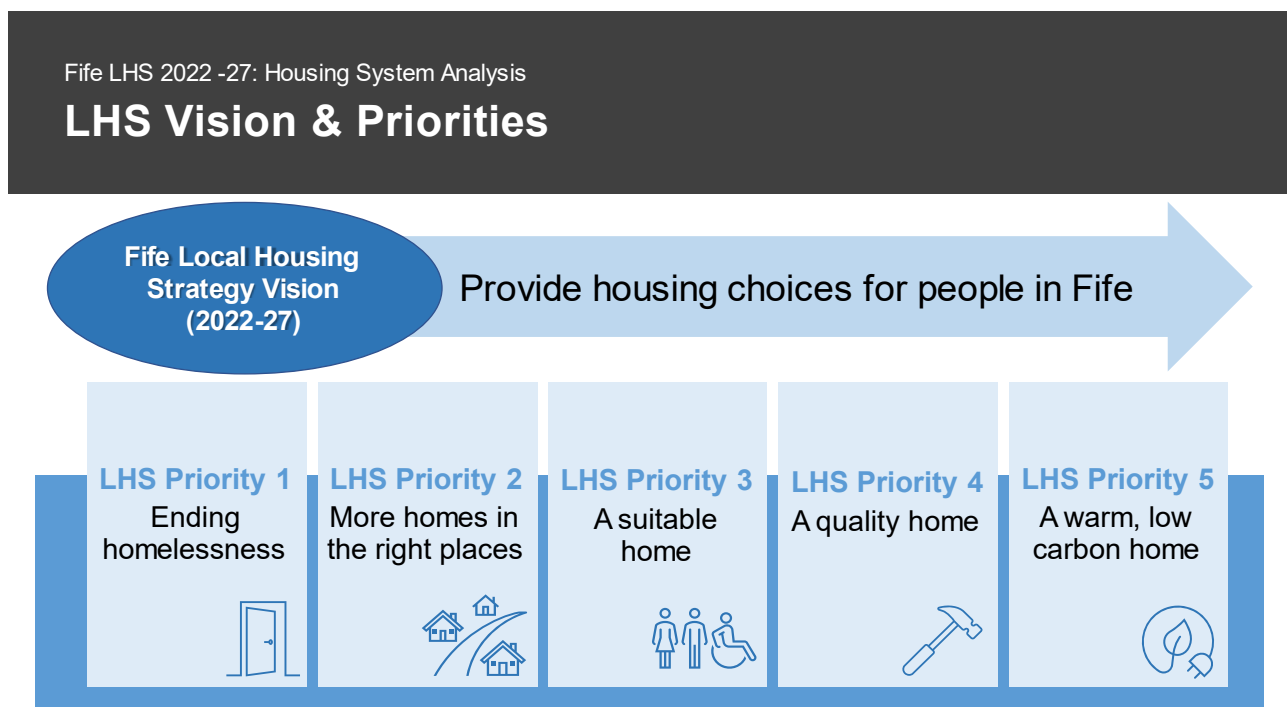
This workshop outcomes report will help to finalise the draft Fife LHS informed by the views of stakeholders in the Fife Housing Partnership. The draft LHS will then undergo wider public consultation from July 2022 before being submitted to Fife Council for approval in September 2022.

## 2 LHS Vision, Priorities and Outcomes: Reaction Time Workshop

Following an introductory briefing setting out the LHS framework and evidence base, partners and stakeholders were split into two smaller breakout groups and asked to consider the LHS vision, priorities and outcomes, reflecting on whether priorities aligned to the main housing issues identified and whether outcomes would deliver the change and progress needed to realise the LHS vision. Stakeholders were asked for their views on whether:

- the LHS vision offers a clear and strong ambition for the Fife housing system
- LHS priorities reflect the key housing issues which require intervention and action in Fife
- LHS outcomes are realistic and deliverable.

The following five priorities form the basis of how the LHS vision for Fife will be delivered as follows:



Firstly, stakeholders were asked whether the LHS vision was clear, understandable and offers an ambitious goal for the Fife housing system. All stakeholders were supportive of the draft LHS vision to ‘provide housing choices for people in Fife’; and were in agreement that although the vision is aspirational, it was achievable. It was also noted that the vision was reflective of Fife Council’s drive to deliver an extensive newbuild programme and improved range of housing services.

*“The scale and ambition of Fife Council’s new build housing programme is aimed at offering housing choices across Fife. This is key to the successful delivery of the LHS”*

*“The vision is ambitious, but it needs to be given the scale of challenges we’re facing at the moment”*

Stakeholders agreed that the focus on ‘housing choices’ formed the right strategic ambition for the LHS and this was underpinned by a sound evidence base and previous Fife performance in

attracting Affordable Housing Supply Programme resources to exceed planned delivery of new build affordable housing.

*“Fife have performed extremely well in attracting AHSP resources to maximise the delivery of affordable housing, achieving in excess of £12M on last year’s RPA (resource planning assumptions). This vision supports a continued drive to maximise affordable housing delivery in Fife, which is a very healthy vision for the strategy.”*

*“The vision is strong and ambitious but in presenting the LHS we need to get better at communicating what we mean by ‘housing choices’. We should make it clear that the LHS vision is not just focused on the delivery of more new homes in Fife but in supporting local residents to live independently and well at home and in safe communities. The strategy is focused on helping people with whatever housing choices they have to make.”*






There was positive consensus overall that the vision and priorities were clear and simple and therefore easily communicated and understood,

*“The vision works – it reflects the broad nature of the housing agenda and programme”*

*“The vision is good, but it needs to be read in conjunction with LHS priorities”*

*“Perhaps ‘providing \*suitable\* housing choices’ would be clearer/more positive vision?”*

The groups then discussed the five identified LHS Priorities and whether they felt that these reflected the main issues to be tackled. The five priorities and associated outcomes are outlined below:

<b>Priority 1: Ending Homelessness</b>	
	Outcome 1.1: People are prevented from becoming homeless Outcome 1.2: People are enabled to sustain their current accommodation Outcome 1.3: People are provided with suitable and sustainable housing options
<b>Priority 2: More Homes in the Right Places</b>	
	Outcome 2.1: People are provided with affordable housing appropriate to their need and demand
<b>Priority 3: A Suitable Home</b>	
	Outcome 3.1: People are offered appropriate housing options and support services to sustain their choice of living arrangements Outcome 3.2: People are provided with housing adaptations to enable independent living
<b>Priority 4: A Quality Home</b>	
	Outcome 4.1: People live in good quality housing conditions Outcome 4.2: People live in good quality, well managed rented / let housing
<b>Priority 5: A Warm Low Carbon Home</b>	
	Outcome 5.1: People do not live in fuel poverty Outcome 5.2: People live in energy efficient homes and reduce carbon emissions

## **LHS Priority 1: Ending homelessness**

Feedback from participants was positive and highlighted the significant joint working already underway in relation to delivering the Council's Rapid Rehousing Transition Plan and HSCP Strategic Commissioning Plan.

There was some feedback around the boldness and achievability of ending homelessness, with participants agreeing that improving access to services, innovative solutions and delivery of RRTP would contribute to move this agenda forward.

*"I'm all for ending homelessness but it is more about the idea of helping a person with their situation and providing support"*

*"It would be good to drill into the root causes of homelessness by household characteristics and composition and understand the causes so that preventative action can be taken"*

*"I would support the ambition driving ending homelessness but perhaps the phrase should be "towards ending homelessness" could be used? Ending homelessness in Fife is not achievable unfortunately within five years, based on past evidence and existing financial considerations. By keeping these exact words, many readers of the plan may consider this element to be unrealistic and wonder what other parts of the plan are also unrealistic? The phrase reflects on the wider plan."*

*"I think this priority reflects what we need to achieve. It's important to remember that people will still be threatened with homelessness but we need to find alternatives to people making a homeless application"*

Affordability within the private rented sector and the impact on suitability and sustainability as a housing option was discussed by stakeholders who suggested that in some areas of Fife the LHA rate doesn't cover the cost of rent and therefore promoting this as an affordable housing option could be potentially misleading.

There was some discussion around ability to provide 'suitable housing options' and agreement that continuing to develop insights into housing need is required to ensure alignment of housing supply and demand. The growth of smaller households in Fife is challenging given the profile of larger, family style homes in the area.

*"We need good insights into housing need by area, property size and type to make sure we are achieving a good match of households to homes. For example, given the profile of homelessness households (predominately single people) should we concentrate on building smaller houses?"*

## **LHS Priority 2: More homes in the right places**

Stakeholders were very supportive of continued drive to increase the supply of new affordable housing alongside other mechanisms to increasing supply such as the Open Market Purchase Scheme (buyback programme) and bringing empty homes back into effective use.

Stakeholders discussed the changing needs of households and the challenges this presents when there are fixed environments and structures; and considered how homes being built now need to be able to adapt and change to meet future requirements as they arise. The ageing population in Fife is a challenge at the moment, however, this may change over time and decisions made now on future housing delivery programme should reflect this.

*"There is a higher density of over 75s in certain areas now, but this will change over time and is not a fixed situation"*

Again, stakeholders discussed the potential delivery challenges in building more new homes, including changes to building regulations and the impact on construction costs and the viability of developments. Developers suggested that better consistency across local authorities in Scotland which translate Building Regulations into housing design standards country would be helpful in giving more certainty over planning expectations at pre-application stage.

It was also acknowledged that enhanced building standards coupled with rising construction inflation is creating significant cost pressures and whilst recent subsidy rates for affordable housing have been increased, at the moment *'this doesn't touch the sides'*. Stakeholders agreed delivering LHS priority 2 would be made easier if affordable housing grant rates were reviewed given the exception challenges facing developers.

*"An uplift in AHP grant rates to drive enhanced standards is required. New benchmarks are simply not covering costs and targets won't be met unless this is recognised"*

### **LHS Priority 3: A suitable home**

There was agreement that ensuring people in Fife had a suitable home in live in was an essential requirement and that this was indeed a main issue for the draft Fife LHS. This is reflected by the increasing number of households requiring adaptations, the scale of the projected ageing population in Fife, as well as strategic priorities of partners (including the HSCP) to enable people to live at home for longer.

There was some discussion around the evidence base under assembly for the housing needs of wheelchair users and how similar work should be considered for other key client groups such as those with a learning disability or mental health issue.

*"There was evidence presented about need for wheelchair user accommodation, however, it would be good to see inclusion of other types of disabilities as they are all impacted in terms of having access to suitable housing"*

Furthermore, participants agreed that both Priority 3 outcomes are focused on the partnership aim to enable people to live at home and in their communities, however, improvements will be required in Health Needs Assessments to achieve this and ensure homes meet the needs of each individual.

*'We need to ensure that needs assessment processes are focused on delivering the right home for right person, offering a range of options where this may not be possible'*

There is a significant proportion of owner-occupied housing built post 1945 with some house types offering limited flexibility for property adaptations limiting the options for in-situ solutions. This may affect the ability of partners to enable households to 'sustain their choice of living arrangements'. Sometimes the preferences of households can't be met for a range of reasons that are not within control of the wider housing market partnership.

*"It may be helpful to review the wording of Outcome 3.1 as what is sustainable and realistic living choices for someone can be different to what they want and therefore the ability to deliver this outcome could be difficult"*

Having said this, discussions were positive, and stakeholder felt that the aspirations which underpin Priority 3 outcomes mean that partners can deliver a wide range of sustainable solutions which support independent living. Health and Social Care Partnership colleagues are keen to see how the LHS links to the Strategic Commissioning Plan (SCP). A consultation process is about to start on this and there are obvious crossovers in outcomes between the SCP and LHS, for



example, aiming to ensure people receive the adaptations they need and are enabled to stay at home where possible using a Homes First approach.

Whilst actions to improve community safety is addressed within Fife's Safer Communities Plan, some stakeholders suggested these could be integrated into the LHS. Ensuring people feel safe in their home is central to achieving housing suitability and successful tenancy sustainment.

Ensuring communication and consultation opportunities are accessible for all is essential to enable individuals and communities to share their thoughts and views on future housing actions and interventions. There was feedback that recent consultation surveys could have been in an easier to read format for residents with learning disabilities.

#### **LHS Priority 4: A quality home**

Stakeholders agreed that delivering housing quality and improved housing conditions for people in Fife was indeed a main housing issue which rightly forms a priority within the new LHS. It was noted the scale of disrepair in Fife (56% of all dwellings are in disrepair) necessitates targeted action, intervention and partnership to improve housing conditions.

It was also noted that the connectivity between Priority 4 and other LHS is priorities should be acknowledged given that poor property condition is often a driver of:

- poor tenancy sustainment which can lead to homelessness (Priority 1)
- homes being unsuitable and difficult to live well in (Priority 3)
- poor energy efficiency and fuel poverty (Priority 5).

It was also acknowledged that targeted action to improve housing quality (particularly in the private rented sector) was central to the LHS visions to provide 'housing choices for people in Fife'.

*"Housing choice improves if we ensure that homes across all tenures are in good condition".*

#### **LHS Priority 5: A warm, low carbon home**

Stakeholders agreed that Priority 5 is an important challenge for the LHS to tackle given shared priorities across a range of partners to reduce fuel poverty and improve the energy efficiency of homes. There was some discussion on how this could be achieved within the life of the Local Housing Strategy and by households themselves across Fife given perceptions that low carbon technologies can be more expensive to run. It was also noted that the shift toward decarbonised heating systems will require significant investment and major upgrades to national grid.

There was some discussion around targets for energy efficiency and carbon reduction and how the latter was challenging due to retrofit costs and constraints. Stakeholders agreed that the ability to improve carbon targets through newbuild and retrofit programmes is essential and the ability to trial, monitor and evaluate the best practice and new technologies should be a key element of the LHS.

Achieving de-carbonisation is complex with balance needed across costs, energy efficiency and fuel poverty. In order to deliver Priority 5, stakeholders suggested that options will require a pilot approach across partners, where learning about 'what works' is central to investment and fuel poverty strategies. The development of Fife's Local Heat and Energy Efficiency Strategy (LHEES) will offer the basis to achieve this across partners.

*"Trialling technology and testing best practice are key to delivery of 'warm, low carbon homes'"*

## 2.1 Conclusions: Reviewing the LHS vision, priorities and outcomes

The first focus group session of the Fife Housing Partnership LHS workshop focused on providing an opportunity to stakeholder to review and validate the draft LHS framework including the vision, priorities and outcomes.

Firstly, there was a consensus that the draft LHS vision was effective and reflected the main ambition for the Fife housing system. Stakeholders noted that whilst the vision is very ambitious, the scale of this ambition is needed given the extent and nature of economic challenges exerted on the Fife housing system and given the ongoing recovery from Covid 19. Whilst stakeholders agreed that the vision must be read alongside LHS priorities, it offered a short, snappy and simple goal which would be easily communicated and understood. It reflects the broad nature of the housing agenda and programme for Fife should be retained.

Furthermore, partners validated that draft LHS priorities reflect the main housing issues in Fife that should be the basis for action, partnership and investment over the next 5 years.

Finally, stakeholder agreed that the intended outcomes of each LHS Priority are extremely ambitious but again reflect exactly what the LHS should deliver. It was noted that deliverability needs to be considered as some factors are not within control of the Fife Housing Partnership, that ongoing partnership and innovation will be essential in ensuing that outcomes are realised.

A summary of the main themes arising from the validation of the draft Fife LHS framework is set out in Table 2.1 below:

LHS Framework	Stakeholder validation and review
LHS Vision	<ul style="list-style-type: none"> <li>The vision is ambitious, clear and deliverable</li> <li>The vision is short, snappy, clear and simple</li> <li>There are benefits of defining a concise vision statement – it’s easy to communicate and to understand</li> <li>Reflects broad nature of housing agenda and programme in Fife</li> <li>The vision needs to be read alongside priorities</li> </ul>
LHS Priorities	<ul style="list-style-type: none"> <li>Draft LHS priorities take account of the main housing challenges to be addressed by LHS</li> <li>Draft priorities will contribute to delivering the vision</li> <li>Priorities provide clear outputs in the form of the outcomes</li> <li>Priorities are focused, practical and reflect what needs to be achieved</li> </ul>
LHS Outcomes	<ul style="list-style-type: none"> <li>LHS outcomes are ambitious, and deliverability needs to be considered as some factors are not within control of Fife Council or partners</li> <li>Further joint working with HSCP and alignment to Strategic Commissioning Plan would support delivery of Outcomes 3.1 and 3.2</li> <li>Whilst consideration of costs, effort and timescales to deliver outcomes is essential, good partnership working is already in place</li> <li>Managing expectations in what outcomes will deliver will be important – what people want and need can cause conflicts</li> </ul>

**Table 2.1: LHS Vision, Priorities and Outcomes – Key Themes, Stakeholder Feedback**

### 3 Breakout Sessions: Reviewing key LHS Actions

Following the initial focus groups that enabled stakeholders to review and validate the draft Fife LHS framework; a second round of workshops was held to encourage a more detailed discussion and debate on the LHS actions defined to deliver LHS outcomes, with a specific focus on:

- People: Ending Homelessness and A Suitable Home (Workshop 1)
- Place: More Homes, A Quality Home and A Warm Low Carbon Home (Workshop 2).

Partners and stakeholder were assigned to each group based on experience and expertise to apply positive scrutiny to the LHS Action Plan. Specifically, stakeholders were asked to review the action points associated with LHS outcome and assess whether they were 'in scope' or 'out of scope' for inclusion in the draft LHS.

Stakeholders were also asked to consider where action points could be reworded or refined and to identify any gaps in the Action Plan framework that should be addressed by the creation of new actions.

#### 3.1 Reviewing Priority 1 Actions: Ending Homelessness

Stakeholders reviewed the action points associated with:

- Outcome 1.1 'People are prevented from becoming homeless',
- Outcome 1.2 'People are enabled to sustain their current accommodation'
- Outcome 1.3 'People are provided with suitable and sustainable housing options'

In reviewing the draft action points associated with each outcome, stakeholders concluded that all draft actions were 'in-scope' and should be included within LHS Outcome tables as the basis for Action. Specific comments and suggested amendments for the action points associated with Outcomes 1.1-1.3 are set out below:

##### 3.1.1 Outcome 1.1: People are prevented from becoming homeless

Whilst stakeholders acknowledged that 'financial considerations and current baseline position mean ending homeless can't be achieved in five years', it was agreed that actions to prevent homelessness would be central to transforming homelessness services in the next 5 years and realising the vision of the RRTP.

It was also acknowledged enhanced partnership working between Fife Council, social landlords and the HSCP would be a catalyst in improving the impact of prevention as homelessness 'is not just a housing issue'. Aligning the outcomes of the Strategic Commissioning Plan to the LHS will be central to this.

Outcome 1.1 actions were reviewed, validated with suggested amendments offered as follows:

Outcome 1.1: People are Prevented from Becoming Homeless	Review Outcomes
Developing and accrediting housing advice services across partner services to increase the number of customers accessing quality information, helping to prevent statutory homelessness <b>and enhance advice on the range of housing options in Fife</b>	Amend to reflect the role of advice services in supporting housing access as well as prevention
Embedding the 4 Disciplines of Execution management approach to support the prevention of homelessness <b>and improve customer experiences</b>	Amend to reflect impact of approach aligned to improved customer journey
Re-provisioning emergency accommodation to rapid access accommodation	In scope – retain action. Seen as a high priority
Ensuring all households are offered temporary accommodation when required and minimising the number of children residing in temporary accommodation	In scope – retain action
Reducing the average number of days households are spending in temporary accommodation and making best use of the temporary accommodation available.	In scope – retain action
Eradicating the number of people rough sleeping <b>including the development of assertive outreach services for those identified as at risk</b>	Amend to reflect national policy agenda
Significantly reducing the number of households placed in Bed & Breakfast type accommodation and ensuring there are no breaches of the Unsuitable Accommodation Order	In scope – retain action. Seen as a high priority
Developing Area Lettings Plans that reflect the allocations policy, <b>HSCP Strategic Commissioning Plan</b> and prevention pathways at a local level	Amend to reflect need for closer alignment, commissioning and partnership between LHS/SCP

**Table 3.1: Actions Points: Outcome 1.1**

### 3.1.2 Outcome 1.2: People are enabled to sustain their current accommodation

In reviewing the actions set out to support delivery of Outcome 1.2, stakeholder acknowledged the importance of developing multiagency partnership responses to support housing sustainment. Improving access to services, jobs and income maximisation opportunities by enhancing digital capability will be central to this via delivery of the Digital Fife vision.

Stakeholders acknowledged the impact of housing support services in Fife in improving housing sustainment including assertive outreach, rent resolution and tenancy work. Better awareness of the scope of these services across partners and communities was seen as important including better public awareness that services were available to all types of households in need, not just families. Stakeholders also acknowledged that the future commissioning of housing support services should be targeted towards meeting identified needs in communities.

Outcome 1.2 actions were reviewed, validated with suggested amendments offered as follows:

Outcome 1.2: People are enabled to sustain their current accommodation	Review Outcomes
Developing a personal housing planning / pathway approach for all groups recognised to be at risk of homelessness	In scope – retain action
Increasing the number of households placed in supported accommodation as part of a personal housing planning approach for households with particular needs	In scope – retain action
Increasing the level of support hours delivered for <b>people in temporary accommodation delivering pathways to settled housing with support to enable successful sustainment</b> <del>against the hours commissioned to help people sustain their accommodation</del>	Amend to reflect RRTP vision and support need profile post Covid
Introducing a virtual housing access hub to promote informed housing decisions and options, <b>working with the Digital Fife network to maximise engagement</b>	Amend to reflect partnership opportunity with Fife Digital
Developing employment, education and training places for homeless households linking to the Opportunities Fife partnership.	In scope – continuing action from previous LHS
Implementing effective intervention services targeting <b>families households</b> in the private housing sector to sustain occupancy and prevent homelessness	Amend – all households: not just families
Reducing repeat homelessness through assertive outreach and support service	In scope – programme already in development

**Table 3.2: Actions Points: Outcome 1.2**

### 3.1.3 Outcome 1.3: People are provided with suitable and sustainable housing options

In reviewing the actions set out to support delivery of Outcome 1.3, stakeholders acknowledged that much of this activity is simply ‘business as usual’ in delivering the RRTP action plan and aligned to continuing activity from the previous LHS.

Stakeholders acknowledged that the impact of Covid-19 on the implementation of actions will be important in balancing the needs of housing applicants with homeless households. The need for partnership working in delivering ‘sustainable’ options which meet the housing and underlying needs of households was also identified as an important ‘golden thread’ running through the action list.

Outcome 1.3 actions were reviewed, validated with suggested amendments offered as follows:

Outcome 1.3: People are provided with suitable and sustainable housing options	Review Outcomes
Increasing the number of Fife Housing Register allocations sustained after 12 months through active tenancy management and sustainment activity	In scope – continuing action from previous LHS
Improving the Housing First approach to increase the number of new tenancies created per year to help vulnerable people with complex needs	In scope – underway and scaling up
Increasing the number of mutual exchanges taking place through the recently redeveloped online service on the Fife Housing Register website	In scope – retain action
Improving housing options advice and referral links to increase access to a range of housing options including increasing the number of homeless households moving into private housing	In scope – retain action
Ensuring the balance of housing allocations reflect housing need by monitoring housing allocations across applicant categories <b>aligned to homelessness pathways</b>	Amend aligning allocation system to RRTP vision for pathway approach
Completing a review of the commissioned housing support service and recommission services to deliver the RRTP	In scope – underway: current year of transition with partners

**Table 3.3: Actions Points: Outcome 1.3**

### 3.2 Reviewing Priority 2 Actions: More Homes in the Right Places

Stakeholders reviewed the action points associated with:

- Outcome 2.1 ‘People are provided with housing appropriate to their need and demand’

Stakeholders were supportive of the range of actions outlined in Outcome 2.1 although acknowledged that in future change of use and the building adaptations agenda could be a very important aspect of delivering more affordable homes in Fife.

Stakeholders also created a new point focused on achieving a land supply for housing which is ‘as shovel ready as it can be’ by ensuring that investment in remediating brownfield land and site infrastructure is in place.

In reviewing the draft action points associated with each outcome, stakeholders concluded that all draft actions were ‘in-scope’ and should be included within LHS Outcome tables as the basis for Action. Specific comments and suggested amendments for the action points associated with Outcomes 2.1 are set out below:

Outcome 2.1: People are provided with housing appropriate to their need and demand'	Review Outcomes
Maximising opportunities to meet or exceed the target of 1,200 affordable homes from 2022-24 through the range of local delivery partnerships	In scope – retain action
Providing a % of the affordable housing programme to meet specific housing needs and a target % as wheelchair housing	In scope – retain action
Addressing variation in tenure and size requirements below Fife level, including reconsidering the preferred mix of new homes for social rent and below market rent; and the size requirement that will best meet need and demand	In scope – retain action
Investigating opportunities to continue the affordable housing programme after 2024 through a potential Phase 4 new build programme <b>including opportunities to repurpose existing buildings as affordable housing</b>	Amend – reflect importance of building reuse/adaptation agenda in future AHP programmes
Investigating alternative models for affordable housing delivery including a Fife Homes model	In scope – retain action: this is about additionality (we have a very strong AHP mechanism) but opportunities may arise for new delivery models in next 5 years
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	In scope – retain action
Considering options for a pilot placemaking project to test out the process of creating good quality places that promotes people's health, happiness and wellbeing, with people and communities central to the process	In scope – retain action
Working in partnership with landowners, developers and infrastructure providers to remediate land for housing and ensure essential infrastructure is in place to enable development	New action

**Table 3.4: Actions Points: Outcome 2.1**

### 3.3 Reviewing Priority 3 Actions: A Suitable Home

Stakeholders reviewed the action points associated with:

- Outcome 3.1 'People are offered appropriate housing options and support services to sustain their choice of living arrangements'
- Outcome 3.2 'People are provided with housing adaptations to enable independent living'

In reviewing the draft action points associated with each outcome, stakeholders concluded that all draft actions were 'in-scope' and should be included within LHS Outcome tables as the basis for Action. Specific comments and suggested amendments for the action points associated with Outcomes 3.1-3.2 are set out below:

### 3.3.1 Outcome 3.1: People are offered appropriate housing options and support services to sustain their choice of living arrangements

In reviewing the actions set out to support delivery of Outcome 3.1, stakeholders acknowledged the importance of setting wheelchair and accessible housing targets, as well as clearing evidencing the housing need of other key client groups.

It was acknowledged that support for independent living should focus on a wide range of client groups and not just those with health issues or disabilities. Good examples include older people and care experienced young people.

The increasing importance of importance of technology enabled care (TEC) in offering sustainable housing choices was also highlighted in stakeholder discussion.

Outcome 3.1 actions were reviewed, validated with suggested amendments offered as follows:

Outcome 3.1: People are offered appropriate housing options and support services to sustain their choice of living arrangements	Review Outcomes
Continuing to develop extra care and supported housing to meet the needs of a diverse and ageing community	In scope – 2 care villages underway and scaling up
Increasing the number of TEC solutions delivered and improve the use of TEC demonstrator home and one stop shop to promote and improve independent living in communities	In scope – retain action
Increasing the number of young care leavers housed per year along with mainstreaming the National House Project and supporting Barnardo's Gap Homes initiatives	In scope – continuing action: involvement for last 3 years
Developing pathways for delayed hospital discharge patients along with an intermediate housing model and increase the number of delayed hospital discharge cases receiving Housing Options advice	Amend – focus is more on more about repurposing existing units than intermediate housing model
Working in partnership with DPHS in Fife, develop a specific needs housing database for private housing to gauge the needs of the private sector	Amend – reflect importance of partnership in this action
Increasing the number of prisoners and people experiencing domestic abuse approaching for Housing Options advice	In scope – continuing action: protocols in place
Reviewing the number of wheelchair service users and wheelchair accommodation across Fife to ensure the 5% target for affordable housing is appropriate to meet the requirements of this specific needs group	In scope – to be informed by outcomes of wheelchair accommodation study
Working to make housing and support more dementia friendly by reviewing services provided	In scope – continuing action: signed up to Dementia Charter
Improving sites for Gypsy/Travellers by installing chalets and providing caravans as part of a 3-year capital plan	In scope – continuing action

**Table 3.5: Actions Points: Outcome 3.1**



### 3.3.2 Outcome 3.2: People are provided with housing adaptations to enable independent living

In reviewing the actions set out to support delivery of Outcome 3.2, stakeholder acknowledged the importance of improving evidence on the time to deliver adaptations from application to completion (the time from recommendation to installation currently is very low). Speeding with the assessment process for minor adaptations was seen as important in minimising delays as is partnership working with colleagues with Planning to approve major adaptations.

Stakeholders acknowledged that partnership working with independent advice hubs via the Smart Life in Fife self-assessment platform will be key in delivering options that speed up access to adaptations.

Outcome 3.2 actions were reviewed, validated with suggested amendments offered as follows:

Outcome 3.2: People are provided with housing adaptations to enable independent living	Review Outcomes
Increasing the number of housing adaptations completed and maintaining the number of days to provide adaptations to enable independent living	In scope – retain action
Improving access to adaptations through reviewing the Scheme of Assistance as well as reviewing the adaptations customer journey	In scope – retain action
Increasing the number of people accessing advice about housing adaptations to raise awareness of the options available <b>including use of the Smart Life in Fife self-assessment platform</b>	Amend – include Smart Life in Fife tool
Promoting awareness of Smart Life in Fife to encourage proactive housing choices and promote independent living	In scope – retain action. Seen as a high priority
Continuing to develop one stop shops with room pods to promote assessment & independent living advice	In scope – pilots in Glenrothes and Kirkcaldy underway
Increasing awareness of Fife Cares and other home safety services across Fife Housing Partnership <b>working in partnership with independent advice Hubs</b>	Amend – include partnership approach

**Table 3.6: Actions Points: Outcome 3.2**

### 3.4 Reviewing Priority 4 Actions: A Quality Home

Stakeholders reviewed the action points associated with:

- Outcome 4.1 ‘People live in good quality housing conditions’
- Outcome 4.2: ‘People live in good quality, well-managed rented housing’

In reviewing the draft action points associated with each outcome, stakeholders concluded that all draft actions were ‘in-scope’ and should be included within LHS Outcome tables as the basis for Action. Specific comments and suggested amendments for the action points associated with Outcomes 4.1 - 4.2 are set out below:

### 3.4.1 Outcome 4.1: People live in good quality housing conditions

Stakeholders were very supportive of the range of actions outlined to deliver Outcome 4.1, acknowledging that Priority 4 outcomes overlap with the achievement other outcomes including Priorities 2, 3 and 5.

Stakeholders agreed a new action to the schedule for 'people live in good quality housing conditions'. It was agreed that to maximise investment in existing homes where minority owners may disrupt major works, the Council should develop a buy-back scheme to support owners, whilst improving housing conditions in mixed tenure estates.

Outcome 4.1 actions were reviewed, validated with suggested amendments offered as follows:

Outcome 4.1: People are provided with housing adaptations to enable independent living	Review Outcomes
Regularly updating the mapping of BTS / sub-standard properties to target assistance	In scope – retain action
Using statutory notices to ensure that BTS / sub-standard housing is closed, demolished or brought to standard within a reasonable period	In scope – retain action
Refreshing webpages / social media offering advice and assistance to private owners to improve BTS / sub-standard homes	In scope – retain action
Investigating the options and benefits of a rolling enforcement fund for improvements	In scope – retain action
Investigating options for a missing shares pilot to support the Plan4Fife improvement outcomes for mid-Fife	In scope – retain action
Reviewing SHQS exemptions and abeyances across social landlords	In scope – retain action
Using compliance officers to inspect PRS properties not meeting the Repairing Standard and issuing notices to ensure compliance	In scope – retain action
Implementing Fife's Scheme of Assistance and ensuring performance reporting on advice and assistance provided	In scope – retain action
Retaining the option to designate Housing Renewal Areas and compulsory purchase housing where all other options to improve property have been investigated	In scope – retain action
Rolling out a factoring scheme to all properties sharing common elements with Fife Council to achieve improvement of estates	In scope – retain action
Working with local people and place leadership teams and communities to address housing issues using approaches such as the place standard tool and neighbourhood walkabouts	In scope – retain action
Purchasing empty homes to prevent and address homelessness	In scope – retain action
Rolling out of the area-based empty homes scheme starting with settlements in mid-Fife	In scope – retain action

Exploring any options for developing a Refurbish to Rent scheme within Fife	In scope – retain action
Continuing to management the empty homes loans fund and matchmaker schemes <b>maximising opportunities to achieve retrofitting and energy improvements</b>	Amend – empty homes activity should seek opportunities to enable energy improvement
Developing a buy back scheme to assist the Council to achieve majority ownership in mixed tenure blocks to enable delivery of the housing investment and EESSH 2 programmes	New action

**Table 3.7: Actions Points: Outcome 4.1**

### 3.4.2 Outcome 4.2: People live in good quality, well-managed rented housing

Again, stakeholders were very supportive of the range of actions outlined to deliver Outcome 4.2.

Stakeholder discussed the importance of engaging with tenants and residents to report instances of PRS homes failing the Repairing Standard. This was seen as an important aspect of improving compliance through a property inspection scheme.

Stakeholders agreed a new action to the schedule for ‘people live in good quality, well managed rented housing’. It was suggested that Fife Council should work in partnership with RSLs to grow and develop the Mid-market Rent sector in Fife, extending the range of quality rental option on offer. This could be particularly important to households who don’t have sufficient need to be allocated a social tenancy.

Outcome 4.2 actions were reviewed, validated with suggested amendments offered as follows:

Outcome 4.2: People live in good quality, well-managed rented housing	Review Outcomes
Undertaking <b>risk-based</b> compliance checks where private landlords are reported to not be meeting the repairing standard, and issuing statutory notices as required <b>and encouraging tenants/residents to report issues through community engagement</b>	Amend – importance of engaging with tenants/residents to encourage reporting of failures
Engaging with private landlords through the Private Landlords’ Steering Group and Private Landlords’ Forum	In scope – retain action
Working in partnership with Landlord Accreditation Scotland to provide training events for private landlords.	In scope – retain action
Rolling out the Fife landlord accreditation scheme	In scope – retain action
Establishing an approach to enable tenancy sustainment in private housing linked to private landlord registration and homelessness prevention	In scope – retain action
Implementing a revised Houses in Multiple Occupation licensing fee structure and footprint fees	In scope – retain action
Working towards a 26-week turnaround in Houses in Multiple Occupation licence approvals	In scope – retain action

Responding to any incidences of unlicensed Houses in Multiple Occupation	In scope – retain action
Reviewing the outcomes of the Houses in Multiple Occupation over-provision policy applied in St Andrews.	In scope – retain action
Developing a mechanism for recording private rents to consider the requirement for <del>Rent Pressure Zones</del> <b>rent control measures outlined in the forthcoming Housing Bill</b>	Amend – align to proposed PRS reformed outline in recent consultation proposals
Establishing a licensing scheme for short-term lets Fife and supporting partners in the examination of the requirement for short-term let control zones	In scope – retain action
Working in partnership with RSLs to growth the Mid-Market Rent sector in Fife increasing the range of quality rental options available	New action

**Table 3.8: Actions Points: Outcome 4.2**

### 3.5 Reviewing Priority 5 Actions: A Warm, Low Carbon Home

Stakeholders reviewed the action points associated with:

- Outcome 5.1 ‘People do not live in fuel poverty
- Outcome 5.2: People live in energy efficient homes and reduce carbon emissions

In reviewing the draft action points associated with each outcome, stakeholders concluded that all draft actions were ‘in-scope’ and should be included within LHS Outcome tables as the basis for Action. Specific comments and suggested amendments for the action points associated with Outcomes 5.1 – 5.2 are set out below:

#### 3.5.1 Outcome 5.1: People do not live in fuel poverty

Whilst stakeholders approved the range of action points developed to deliver Outcome 5.1, a number of new actions were suggested for inclusion.

It was suggested that a health impact assessment should be completed which evidences the impact of quality, highly energy efficient affordable housing on health and wellbeing outcomes. This should be seen as part of a shift towards viewing fuel poverty not as a housing issue but as a public health issue.

Furthermore, it was suggested that housing developers should be encouraged to review the traditional methodology for development site appraisal which focuses on the viability of development costs to one which looks at the long-term gains associated with front funding energy efficiency technologies. Unless the industry is led to make this mind shift, the delivery of future new build may fall short of the advanced methods of decarbonising and futureproofing homes from an energy perspective.

Finally, stakeholders highlighted the importance of engaging and educating the end users of refurbishment and new build development to ensure the full benefits of new technologies which lower heating costs are realised and maximised. Often this is not achieved as the resident doesn’t understand how to use systems to their full potential or wary of running costs.

Outcome 5.1 actions were reviewed, validated with suggested amendments offered as follows:

Outcome 5.1: People do not live in fuel poverty	Review Outcomes
<p><del>Implementing the revised</del> <b>Develop a</b> Fuel Poverty Strategy for Fife to ensure phased achievement of the national targets for fuel poverty and extreme fuel poverty reduction</p>	<p>Amend – there is currently no strategy in place. Ensure Fuel Poverty Strategy aligns to LHS Actions Plan (2022-27)</p>
<p>Funding the Cosy Kingdom Partnership as the main delivery mechanism for fuel poverty advice and support, including:</p> <ul style="list-style-type: none"> <li>• Enabling households to access the Scottish Government and local fuel poverty advice and support schemes, including providing a home energy advice visit</li> <li>• Delivering home energy efficiency improvements through ‘handy’ services</li> <li>• Continuing to promote money advice services through a range of media outlets and direct contact with customers with the aim of maximising their income</li> <li>• Providing financial capability sessions and in-depth casework to achieve financial gains for customers</li> </ul>	<p>In scope – retain action</p>
<p>Providing direct funding to households, including (i) £1.5M per annum rent support fund for Council tenants on UC; £0.5M fuel poverty support fund in 2022-23 Local Authority Covid Economic Recovery (LACER) funding; (iii) an analytical approach to assess the impact of fuel poverty funding on households in Fife to inform future funding programmes</p>	<p>In scope – retain action</p>
<p>Continuing to raise awareness of fuel poverty and promoting the services available to assist through:</p> <ul style="list-style-type: none"> <li>• partnership events, publications, social media, internet</li> <li>• awareness sessions to workplaces on in-work poverty</li> <li>• materials on the effects of a cold home on <b>physical/mental health and educational attainment</b></li> </ul>	<p>Refined to reflect fuel poverty impact on health and attainment levels</p>
<p>Working with other partners to address fuel poverty and wider poverty issues, including</p> <ul style="list-style-type: none"> <li>• training People and Place Leadership teams around fuel poverty and community impact</li> <li>• Private Housing Team to target private landlords/tenants with advice on energy efficiency and available funding streams</li> <li>• Education Services to reach parents/families who may be experiencing fuel poverty</li> <li>• Employability Services to create job opportunities for tenants, low-income households and those experiencing homelessness</li> </ul>	<p>In scope – retain action</p>
<p>Recognise the health/wellbeing impacts of delivering affordable housing that is easy to heat, building on positive partnership working with HSCP colleagues</p>	<p>New action</p>
<p>Engaging and educating the end users of refurbishment and new build schemes to ensure full benefits of new technologies which lower heating costs are realised and maximised</p>	<p>New action</p>

<p>Encouraging housing developers to take a life cycle costing approach to assessing the delivery of new energy standards within development appraisals, balancing the initial investment in energy saving technology with long term gains in affordable warmth</p>	<p>New action</p>
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**Table 3.9: Actions Points: Outcome 5.1**

**3.5.2 Outcome 5.2: People live in energy efficient homes and reduce carbon emissions**

The proposed actions to deliver Outcome 5.2 were positively validated by stakeholders although it was noted that the resource planning assumptions associated with many actions would require to be carefully considered given the scale of investment required. It's estimated that the costs associated with delivering EESSH 2 in Fife Council's non-traditional properties could total over £100M alone. On this basis HRA scenario analysis on funding options the Council's retrofitting programme will be essential.

Stakeholders also added a number of new actions, including exploring the potential for social landlords to access innovative finance options to fund retrofitting programmes as part of the Local heat and Energy Efficiency Strategy agenda.

Other new actions focused on empowering and protecting consumers within plans to decarbonise Fife's housing stock, ensuring that the running costs and affordability of new technologies aimed at improving energy efficiency is a key consideration in investment strategies. Furthermore, it was suggested that community led schemes, such as community wealth building or community led energy/renewal projects to tackle fuel poverty; should form key actions in the delivery of Outcome 5.2.

Outcome 5.2 actions were reviewed, validated with suggested amendments offered as follows:

Outcome 5.1: People live in energy efficient homes and reduce carbon emissions	Review Outcomes
Providing a Local Heat and Energy Efficiency Strategy and delivery plan contributing to the target of net zero by 2045	In scope – retain action
Continuing to address abeyances and exemptions from the Energy Efficiency Standard for Social Housing to work towards 100% compliance	In scope – retain action
Developing ten-year plans for social landlords to deliver EESSH2 through a range of energy efficiency and low carbon improvements. Seeking to enhance these plans to net zero where other investment can be secured	In scope – retain action
Targeting areas across Fife for local area-based schemes funding based on the Scottish Index of Multiple Deprivation and home analytics data	In scope – retain action
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	In scope – retain action
Progressing the opportunities to increase the number of community renewable projects	In scope – retain action
Building on the network of district heating schemes	In scope – retain action
Selected retrofitting of renewable technologies, including monitoring the implementation of the H100 project in Levenmouth to inform UK energy policy around decarbonisation via hydrogen	In scope – retain action
Consider the running costs and affordability of installing new technologies to improve energy efficiency	New action
Build on recovery and renewal programme for Fife including community wealth building schemes/community led energy/renewal projects to enhance household incomes and tackle fuel poverty	New action
Support for tenants to enable decarbonisation programmes to deliver more affordable warmth	New action
Understand innovative finance options for social landlords via LHEES framework	New action

**Table 3.10: Actions Points: Outcome 5.2**

#### 4 LHS Vision, Priorities and Outcomes Consultation: Key Themes

Analysis of stakeholder consultation feedback has enabled positive validation of the draft Fife Local Housing Strategy framework.

Stakeholders were agreed that the draft LHS vision was effective and reflected the main ambition for the Fife housing system. Whilst stakeholders agreed that the vision must be read alongside LHS priorities, it offered a concise and simple goal which would be easily communicated and understood. It reflects the broad nature of the housing agenda and programme for Fife should be retained.

Furthermore, partners validated that draft LHS priorities reflect the main housing issues in Fife that should be the basis for action, partnership and investment over the next 5 years. Stakeholders also agreed that the intended outcomes of each LHS Priority whilst ambitious, reflect exactly what the LHS should deliver. It was noted that deliverability needs to be considered as some factors are not within control of the Fife Housing Partnership, that ongoing partnership and innovation will be essential in ensuring outcomes are realised.

Finally, all suggested LHS actions were approved for inclusion within LHS outcome tables, with a number of suggested revisions or additions provided to enhance the draft actions points.



## Appendix 1: LHS Consultation Workshop Attendance List

Name	Organisation
Lee Valentine	Arneil Johnston
Donna Milton	Arneil Johnston
Eleanor Haggett	Fife Council
Laura Graham	People First Scotland
Nicki Donaldson	Fife Housing Group
Beverley Graham	Fife Housing Group
Pedro Cameron	Housing Options Scotland
Ian Dawson	Fife Council
David Steane	More Homes
Mike Campbell	Scottish Landlords
Elaine Fraser	Penumbra
Lesley Gill	Fife Council
Lucy Turner	Fife Council
Robert Keddie	Fife Council
Ronnie Dick	Fife Council
Jillian Rodgers	Fife Council
Sharon Ward	Fife Council
Gavin Smith	Fife Council
Colin McInnes	Ore Valley Housing Association
Alison L Mitchell	Fife Council
Dominick Mennie	Fife Council
Andrew Saunders	Ore Valley Housing Association
Richard Lewington	Homes for Scotland
Graeme Gemmell	Home Group
Jane Kell	St Andrews Environmental
Carole Kennedy	Fife Council
Mhairi Mullen	Fife Council
Ian Byers	Glen Housing
Caroline McCall	Trust in Fife
Keith Westie	Trust in Fife
Helen Wilkie	Fife Council
Garry Nicoll	Fife Council
Szabolcs Kerek	Fife Council
Shona MacKenzie	Fife Council
Paula Blyth	Fife Council
Craig Walker	Fife Council
Barry Smith	Fife Council
FREEL, Sarah (LPGLA)	Lovell
Elric Honoré	Centre for Equalities

Paul Short	Fife Council
Jan Halley	Fife Council
David Scott	People First Scotland
Catherine Grant	Fife Council
Pam Butter	TRFS
Greig Henderson	Fife Council
Katie Pentland	Fife Council
Shona M Cargill	Fife Council
David Morgan	Miller homes
Fiona Mckay	Fife Council
Stephen Blair	Bield HA
Patricia Spacey	Fife Council
David Redpath	CARF
Julie Watson	Waverley Housing
Niall McLean	Robertson Homes
Kenny Mitchell (Guest)	Persimmon Homes
Julie Dickson	Fife Council
Steve Anderson	Fife Council
Lorell Anderson	Fife Council
Lucy Denvir (NHS FIFE)	NHS
Mary Goodwin-Wilks	YMCA Glenrothes
Jennifer Dunbar	Fife Council
Leanne Gilhooley	Fife Council
Lisa Macdonald	Fife Council
Ian Mccrory	Fife Council
Joanne Saurin	Fife Council
James Methven	FE Construction
Susan McDonald	KHA
Caryn Nicolson	Frontline Fife
Thea Davies	Bellway Homes
Cllr Judy Hamilton	Fife Councillor
Rhiannon Loggie	Bellway Homes
Glenrothes Area Resident Federation	
Scott Neil	Fife Council
Lyndsey Halley	Fife Council
David Steane	More Homes Division Scottish Government