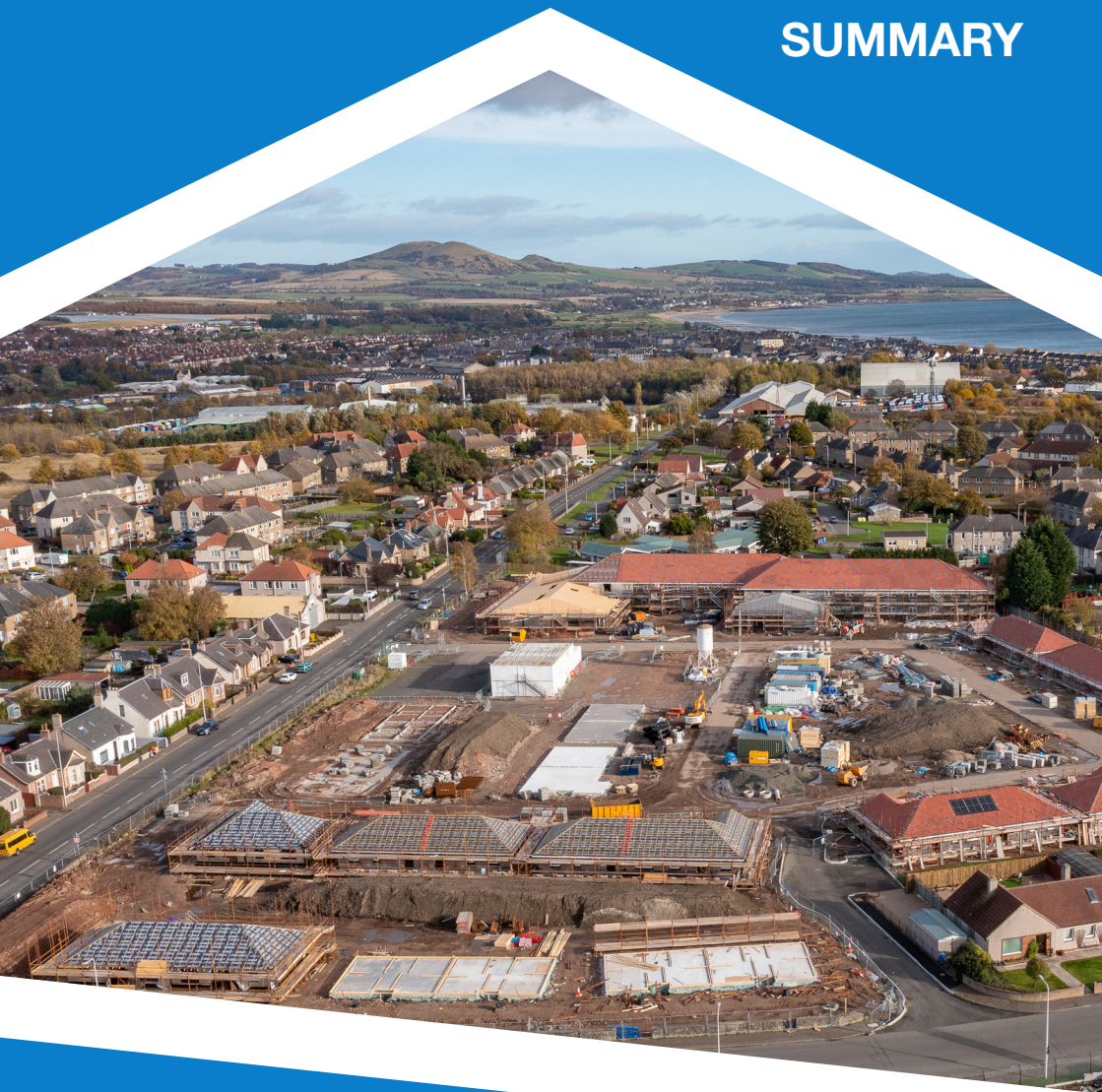




LOCAL HOUSING STRATEGY 2022 - 2027

SUMMARY



Overview

The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a Local Housing Strategy (LHS) supported by an assessment of housing need, demand and provision. The LHS 2022-2027 provides a plan for improvement across all housing tenures whilst maintaining recovery from the Covid-19 pandemic. It is developed by the Fife Housing Partnership, this being the fifth LHS provided for Fife.

The Partnership supports the Scottish Government's vision for everyone in Scotland to have a safe, high-quality home that is affordable and meets their needs in the place they want to be. In light of this national vision, the LHS 2022-2027 provides a range of housing outcomes to address housing needs and aspirations, aiming to:

Provide housing choices for people in Fife

The LHS is a five-year strategy which sets out the strategic vision of Fife Housing Partnership for the delivery of housing and housing related services. The LHS considers local and national priorities which, along with stakeholder consultation, have helped shape the outcomes aimed to be achieved across all tenures of housing in Fife.

Five priority areas have been identified within the LHS. These are:

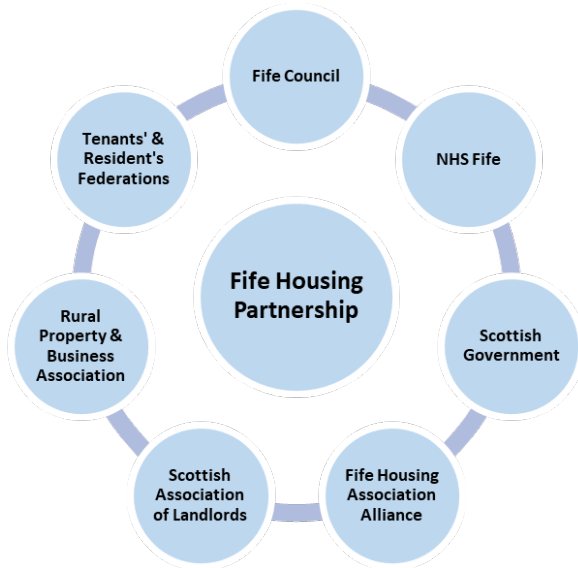
- 1. Ending Homelessness**
- 2. More Homes in the Right Places**
- 3. A Suitable Home**
- 4. A Quality Home**
- 5. A Warm Low Carbon Home**



Ten housing outcomes are to be achieved through the LHS and are shown on pages 5-9 of this summary.

Partnership

The Fife Housing Partnership was established in 2002 and works on behalf of Fife Council to develop and deliver Fife’s LHS. A partnership agreement is in place for organisations and groups to work together to meet housing and related need. The members of the Fife Housing Partnership include:



Consultation & Engagement

The Fife Housing Partnership recognises that the success of the LHS depends on effective engagement with Fife’s residents and other stakeholders. Fife’s LHS approach promotes consultation as an essential part of the strategy development process.

Opportunities for consultation were severely restricted during the Covid-19 pandemic, with a need to prioritise the safety of people and communities. The majority of consultations have therefore been held virtually which complied with government guidelines at the time of consulting. The consultations informing the LHS 2022-2027 included:

Consultations informing the LHS 2022-2027

Fife Housing Partnership

- Housing to 2040 workshop
- Plan for Fife workshop
- Local Housing Strategy workshop
- Fife Housing Partnership member survey
- Strategic Housing Investment Plan workshop

Other Partnerships

- 3x SES Housing Need and Demand Assessment stakeholder workshops
- 2x Tayside Housing Need and Demand Assessment stakeholder workshops
- Residents of Fife housing needs survey
- Wheelchair housing study – residents of Fife survey
- National Planning Framework 4 workshop

Ending Homelessness

- Homeless person survey
- Housing First showcase event
- Strategic review of housing support requirements in Fife

More Homes in the right Places

- Wheelchair housing study – service user and stakeholder engagement
- Area regeneration consultation
- Area walkabouts
- Area housing plan surveys

A Suitable Home

- Gypsy/Traveller satisfaction survey
- Gypsy/Traveller site improvement engagement sessions
- Wheelchair housing study – service user and stakeholder engagement
- Handy person service survey

A Quality Home

- Empty homes survey
- Factored owner satisfaction survey
- Short-term lets workshop
- Private landlord newsletter / forums

A Warm low Carbon Home

- Covid-19 household financial impact survey
- Stay warm at home campaign
- Fuel poverty conference and workshops
- External wall insulation consultation

Priority 1 – Ending Homelessness

Outcomes

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

Overall success in this priority will be shown through a reduction of homelessness cases to 1,000 households by 2027 whilst also increasing tenancy sustainment levels. This will be achieved by:

- Increasing the number of customers accessing quality information and advice on the range of housing options available.
- Converting emergency accommodation to rapid access accommodation.
- Reducing the numbers of children and time spent residing in temporary accommodation by making best use of the accommodation available.
- Eradicating rough sleeping and minimising the use of Bed & Breakfast type accommodation.
- Increasing households placed in supported accommodation and the level of support hours delivered for people in temporary accommodation.
- Improving the Housing First approach to increase new tenancies for vulnerable people with complex needs.
- Recommissioning housing support services to deliver the Rapid Rehousing Transition Plan.
- Implementing tenancy management, sustainment activity and effective intervention services to sustain tenancies in the social and private sectors.

Priority 2 – More Homes in the Right Places

Outcomes

2.1 People are provided with housing appropriate to their need and demand

Success of this LHS priority will be measured through the delivery of additional homes to meet housing need and demand. This is crucial to the success of other LHS priorities and in addressing homelessness, improving equality and creating great places to live. This will be achieved by:

- Meeting or exceeding the target of 1,200 affordable homes from 2022-24.
- Providing 30% of the affordable housing programme to meet specific housing needs, this being inclusive of 5% - 6.5% wheelchair housing.
- Reviewing the housing design guide to maintain quality and where possible, exceed standards in new affordable homes.
- Addressing variation in tenure and size requirements below Fife level to meet need and demand.
- Considering a placemaking pilot to create good quality places that promote health, happiness and wellbeing with people and communities central to the process.



Priority 3 – A Suitable Home

Outcomes

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

Overall success will be measured by an increase in the number of solutions to enable people to live comfortably in their choice of living arrangements for as long as they wish to do so. This will be achieved by:

- Improving and increasing access to housing adaptations and housing adaptation advice to encourage proactive housing choices and increase independent living.
- Continuing to develop extra care, supported and specific needs housing to meet the needs of a diverse and ageing community.
- Increasing the delivery of Technology Enabled Care (TEC) solutions, the promotion of the TEC demonstrator home and one stop shop to promote independent living.
- Increasing the number of prisoners, hospital discharge patients and people experiencing domestic abuse receiving housing options advice whilst also increasing the number of young care leavers housed per year.
- Improving Gypsy/Traveller sites through the installation of chalets and caravans.



Priority 4 – A Quality Home

Outcomes

4.1	People live in good quality housing
4.2	People live in well-managed rented housing

Success in this priority will be measured through increasing the number of quality homes in Fife. This will be achieved by:

- Ensuring that poor quality housing is closed, demolished or brought to standard within a reasonable timeframe.
- Offering advice and assistance to private owners to improve Below Tolerable Standard homes.
- Undertaking risk-based compliance checks where private landlords are reported to not be meeting the repairing standard.
- Rolling out the Fife Landlord Accreditation Scheme and working in partnership with Landlord Accreditation Scotland to provide training events for private landlords.
- Reviewing social landlords Scottish Housing Quality Standard exemptions and abeyances.
- Establishing a licencing scheme for short-term lets.
- Continuing to address long term empty homes through the roll out of area-based schemes, management of empty homes loan fund and matchmaker schemes.
- Rolling out a factoring scheme to all properties sharing common elements with Fife Council to improve estates.
- Responding to any incidences of unlicensed Houses in Multiple Occupation and working towards a 26-week turnaround for licence approvals.

Priority 5 – A Warm Low Carbon Home

Outcomes

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

Overall success 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 LHS also addresses wider poverty in housing as well as energy efficiency improvements to support the Climate Fife action plan. This will be achieved by:

- Raising awareness of fuel poverty, wider poverty in housing and the services available to address these issues.
- Working with partners to address fuel poverty and wider poverty through training sessions, education services, employability services and targeting private landlords with energy efficiency advice.
- Providing funding to enable the Cosy Kingdom Partnership to deliver fuel poverty advice and support, home energy advice and improvements, money advice and financial capability sessions.
- Successfully developing and implementing a Fuel Poverty Strategy and a Local Heat and Energy Efficiency Strategy for Fife.
- Achieving 100% compliance in the Energy Efficiency Standard for Social Housing (ESSH) through addressing abeyances and exemptions.
- Developing a ten-year plan for the delivery of ESSH2 in social housing.
- Targeting homes with energy ratings F and G, non-traditional and hard-to-treat homes; off gas grid homes and those located in rural areas.
- Retrofitting of renewal technologies, including monitoring the implementation of the H100 project in Levenmouth.

Contact

For more information on the Fife Housing Partnership or any aspect of the LHS 2022-2027 please contact:

LHS.Enquires@fife.gov.uk

The LHS is available online at www.fife.gov.uk / Housing / Local Housing Strategy or through this web link:

Local Housing Strategy | Fife Council

Alternative formats

The information included in this document can be made available in large print, braille, audio CD/tape and British Sign Language interpretation on request by calling:

03451 55 55 00

Textphone: 18001 01383 441177

SMS for Deaf people: 07985 761908

Language lines:

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Informacje zawarte w tym dokumencie mogą zostać udostępnione w wersji drukowanej dużą czcionką, w alfabecie Braille'a, w wersji dźwiękowej na płycie CD/taśmie lub w tłumaczeniu na brytyjski język migowy – prosimy o kontakt pod numerem 03451 555544.

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