

Fife Housing Partnership Meeting

Date:	Tuesday 18th November 2025 (1pm – 2.30pm)
Venue:	Virtual via MS Teams
Attendance:	Partners: Tom Barclay (KHA) (Vice Chair), Lucy Denvir (NHS), Nicki Donaldson (FHG), James Erskine (Rural Property & Business Association), Cllr Brian Goodall (FC), Patricia Gray (FFOTRA), Cllr Judy Hamilton (FC) (Chair) & Gerry McDougall (Private Landlord). Support: Ian Dawson, Tracey Drummond, John Mills, Hamish Martin, Mhairi Mullen, Paul Short, Patricia Spacey, Gavin Smith & Lucy Turner (FC).
Chair:	Cllr Judy Hamilton
Issued:	25 th November 2025

Item	Agenda Items	Action
1.0	<p>Welcome & Apologies Partners: Gavin Brady (CK), Chris Conroy (H&SCP), Alan Dalby (FFOTRA), Elaine Dawson (Scot Gov), Alistair Dee (Scot Gov), Bruce McCall (GK) & Caryn Nicolson (FF). Support: Rob Bowditch, Greig Henderson, Joan Lamie & Helen Wilkie (FC).</p>	
2.0	<p>Note of Previous Meeting The partnership agreed the note of previous meeting.</p> <p>Action Note: Action point 11 - FHP Housing Emergency Workshop - this will be organised in the new year as part of a pathway to follow up a Summit in summer 2026. Format for the workshop to be picked up through the housing emergency agenda item.</p>	
3.0	<p>LHS 2022-27 – Annual Update TB introduced the item and thanked all involved in the hard work committed over 2024-25. Some significant changes have been implemented to the LHS outcome plan for 2025-26. These include bringing Fife Housing Association Alliance (FHAA) indicators into the narrative, revising targets to take account of the housing emergency, eradicating the reference to ‘phases’ from affordable housing reporting and revising fuel poverty reporting to reflect the cost-of-living crisis. The Scottish Government are still to confirm the Social Housing Net Zero Standard (SHNZS) therefore targets for this are absent from the outcome plan. Theme leads were invited to provide further information on the relevant priorities:</p> <p>Priority 1 – Ending Homelessness – Gavin Smith The inability to offer temporary accommodation when required is a significant concern. Mitigations are in place to deal with this. Rough sleeping numbers have increased in 2024-25 and Turning Point Scotland have been doing work to address this in Cowdenbeath. A lot of positive work has gone into reducing the use of B&B type accommodation. Resettlement has not impacted homelessness and only 1% of allocations have been targeted at households arriving from abroad. Some of the focus areas for 2025-26 include</p>	

ensuring compliance with legal requirements by reducing the number of unsuitable accommodation order breaches, responding to the Housing (Scotland) Bill requirements (including Ask & Act), concluding the housing allocations policy review and continuing to reduce homelessness levels.

Priority 2 – More Homes in the Right Places – Mhairi Mullen

The affordable housing programme is progressing well with most targets achieved or exceeded. The delivery of wheelchair housing fluctuates each year but is on track to achieve the target across the duration of the programme. Delivering bungalows can be challenging due to a larger carbon footprint. Greener standards were not achieved in 2024-25 due to one site being designed to older building regulations. Acquisitions were below target, primarily due to reduced subsidy, however a number of purchases slipped beyond the financial year end. The Strategic Housing Investment Plan (SHIP) 2026-31 is currently in draft form due to go to Cabinet Committee in January. Alongside this, a paper on funding will be presented. This will be influenced by discussion from a stakeholder workshop, which is due to take place in December. The affordable housing wheelchair target has increased to 6.5% in 2025-26 and a short-life working group has been established to explore the challenges of implementing and delivering an all-tenure wheelchair target. It's anticipated this will be picked up through the Local Development Plan (LDP2).

Priority 3 – A Suitable Home – Paul Short

Work is progressing well. The delivery of Technology Enabled Care (TEC) exceeded the target. More prisoners were provided with housing advice than anticipated which was the result of the early prisoner release programme. Advice provided to hospital discharge cases fell short of the target. This can potentially be viewed as a positive. Numbers have increased recently, with the seasonal change. In 2025-26 positive progress is evident in housing young care leavers, including on-going efforts to mainstream the National House Project. Work is underway to continue delivering TEC solutions including environmental sensors, the adaptations customers journey will be reviewed by Health & Social Care Partnership to ensure a Whole Systems Approach is in place and housing pathways will be developed for group vulnerable to homelessness.

Priority 4 – A Quality Home – Mhairi Mullen

The factoring team have been targeting blocks where there are high number of Fife Council ownership. A recent Kirkcaldy Sheriff Court judgement has resulted in a re-ballot of blocks for the charging of shared facilities. This has ensued a suspension of the roll out programme at present. Scottish Government funding has been secured for a temporary Housing Professional post to focus on empty homes. Work is currently progressing well in this area. Methods of engagement with landlords is currently undergoing a review to improve participation and increase numbers. The percentage of Short-term Let (STL) licence properties inspected was below target in 2024-25 however when combining across the years, this has been exceeded. The average time to approve House in Multiple Occupancy (HMO) licences has reduced significantly. Current focus areas include looking to implementing a missing shares pilot, reviewing the need for a STL Control Area (planning led), monitoring requirements for a rent control area and looking at a refurbish

to rent scheme for empty homes in partnership with Rock Trust and the Scottish Empty Homes Partnership.

Priority 5 – A Warm Low Carbon Home – Ian Dawson, Hamish Martin & Mhairi Mullen

The delivery of the Energy Efficiency Standard for Social Housing (EESH) continues while awaiting the Scottish Government to confirm the SHNZS. Work on non-traditional housing stock continues with a fabric first approach. The H100 test of change go live date has been pushed back slightly. There will be no noticeable change in services for customers. An additional £300k has been awarded for Area Based Schemes (ABS) in 2025-26 which will be utilised primarily for external and internal wall insulation programmes. Work continues on implementation of a new stock condition database to help generate savings through efficiencies. The Local Heat and Energy Efficiency Strategy (LHEES) detailed delivery plan was approved at Committee in March. 60% of actions are in green at present. The Edinburgh City Regional Deal archetype phase 1 has concluded with phase 2 due to commence soon. An indoor air quality workshop was recently held and options to expand current district heat networks are being explored. A feasibility study is ongoing for a heat network in Kirkcaldy, and a risk assessment is proceeding on the possibility of utilising mine water for heat networks.

Fuel poverty support is being delivered more frequently through home visits rather than via telephone. Visits are conducted by Cosy Kingdom and are more time consuming. Over 1,000 front line workers have been trained to support households with fuel poverty. There has been an increase in complex cases where a household requires a visit on more than one occasion, but a decline in requirements for crisis support is also evident. Over the winter months, crisis support will continue through offering fuel bank vouchers. Cosy Kingdom will deliver boiler repairs, handy services and support for customers with fuel debt. Support will be offered to households with damp and mould where heating is the issue, environmental sensors will be assessed to help identify fuel poverty, a pilot carpet project will be rolled out to those in need, and the fuel poverty composite index will be utilised to enable a targeted approach for services.

Comments were raised on the following:

- Lots of great progress has been recorded, however much more work is still required.
- The move away from 'phases' relating to affordable housing delivery is welcomed. This previously made the programme complicated.
- In 2024-25, around 8% of homeless applicants were not offered temporary accommodation when required. How many households does this equate to?
- The target for repeat homelessness in 2025-26 is 1%. Is this deliverable?
- The number of acquisitions delivered in 2024-25 is disappointing and the target for 2025-26 (58) is still poor. Can we look at delivering acquisitions without subsidy and learn from other local authorities who do this successfully?
- Has Fife had any input to the CoSLA work on Gypsy/Travellers and stop over sites?
- It's great to hear about the on-going work relating to empty homes and the new projects including bringing empty homes back into use for affordable housing.

- It is disappointing that there have been no private landlord forums held. At the last meeting it was highlighted that the forum requires a purpose and defined objectives but no changes were implemented. GM happy to help make this happen.
- Has the number of Fife Council properties signed up to H100 increased? This was previously on the low side.
- Is there information available on the ward interest on the district heating in Rosyth and Dunfermline?

Failure on the duty to provide temporary accommodation was to 327 households in 2024/25. This does not include those refusing offers but does reflect applicants who have failed in multiple previous placements. There are 132 households recorded to date in 2025/26. Repeat homelessness is not too far off the 1% target at present. Housing First should assist with achieving this.

Workshops are currently taking place with the Scottish Futures Trust to explore the art of the possible in relation to Mid-Market Rents, acquisitions and off-the-shelf purchases. A report is due to go to Cabinet Committee in January. The spending split on affordable housing is a policy choice. Other local authorities choose to spend more on acquisitions than Fife do. 114 acquisitions were delivered in 2022-23 which was well above target. The SHIP contains a target of 50 but there is an ambition for more. 18 off-the-shelf purchases are also under consideration.

Fife have been involved in the Gypsy/Traveller work by CoSLA. Denise Young, Business Change Manager attends meetings regularly to share experiences and help improve practices. CoSLA are looking to implement stop over sites and toilet facilities for Gypsy/Travellers.

A comprehensive survey has been developed to engage with private owners and help shape a landlord participation approach which should hopefully improve engagement with private landlords moving forward.

Around 190 households are currently signed up to H100 with 35 of these Fife Council tenants. 74 households have opted out. The team intend on doing targeted campaigns to boost numbers, including an article in the private sector newsletter to target private landlords. It is anticipated more interest will be generated once the trial goes live. The target is still 300 households, but current numbers make the test of change viable.

HM is happy to meet with the relevant ward members and deliver a presentation on Rosyth and Dunfermline district heating if this would be helpful.

Action/Decision

No further action / decision required.

4.0

Housing First Evaluation

GS updated on the Housing First Evaluation Report which is still in draft format. Comments are still welcome on the report contents. The Housing First partnership currently includes Rock Trust, Turning Point Scotland, Bethany Christian Trust and Fife Women’s Aid and is one of the largest programmes in Scotland. Resources are in place to accommodate 115 tenancies, and the programme is currently operating at maximum capacity. Some tenancies do step down from the programme for positive reasons and there are a very small number of fails, which include death and eviction. The Cabinet Secretary has visited Fife and is very interested in the concept, deeming it a very successful programme.

	<p>Additional Scottish Government funding was recently identified, however this was limited and will not have a major impact on services. Further investment and support is required to enable the programme to be expanded. It would be ideal if Housing First could be expanded to the private sector. The evaluation report contains detailed information on the Housing First programme.</p> <p>No further comments or questions raised.</p> <p>Action/Decision No further action / decision required.</p>	
<p>5.0</p>	<p>Housing Emergency update</p> <p>GS advised regular engagement is ongoing with the Scottish Housing Regulator to look at areas of systemic failure including homelessness. The regulator recognises a number of factors are out with local authority control. A national emergency meeting recently occurred with the Scottish Government. Homelessness was the primary focus area with the specific groups including children in temporary accommodation and those impacted by domestic abuse. It is evident acquisitions need to ramp up, and long-term investment is required. The Housing (Scotland) Bill was recently passed which has granted ministers powers to issue new guidance across various areas.</p> <p>Various work is currently on-going relating to the housing emergency action plan themes. This includes a revised SHIP for 2026-31 which contains a key worker statement, a series of affordable housing workshops to explore options of re-shaping the finance, subsidy and planning systems, consultation on the allocations policy review, the implementation of smart technology and improving void processes to reduce timescales. Additionally, excellent work is being demonstrated through resettlement to keep households out of homelessness, tenancy flipping is on-going to minimise moves for homeless households, Ask & Act is being trialled through a Whole Systems Approach by making use of community navigators and a temporary and supported accommodation strategy model has been developed by Arneil Johnston housing consultants. The outputs from this are current being digested.</p> <p>Next steps include utilising the funding made available for a new Private Sector Leasing Scheme in Fife to upscale properties by March 2026, agreeing priorities for RRTP funding for 2026-27, identifying long-term acquisition funding, exploring non-housing sites, existing land and buildings for development purposes and developing an innovative route map out of the housing emergency.</p> <p>A follow up housing Summit is being considered for Summer 2026. FHP are asked to share thoughts on what a route map to the Summit should look like. Due to time constraints, comments can be shared via email.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> • Extensions were mentioned as part of investment in housing alongside new builds and acquisitions. Is this being looked at to create larger family homes? <p>All options are being considered to ensure money goes as far as possible. Extensions aren't always seen as good value, however with new build costs in excess of £200k per unit at present, other options including extensions and adaptations need to be considered. It is</p>	

	worth noting, subsidy is not available for extensions, which places pressure on capital funding. Action/Decision Share ideas to help shape a route map to a Summit in Summer 2026.	All
6.0	AOCB No other business for discussion.	
Next Meeting	Tuesday 17th February 2026 – 1.30pm Virtual via MS Teams	



FIFE HOUSING PARTNERSHIP

No.	D.O.M	Action Points	Action	Lead	Deadline	Complete
1	25.02.25	Short-term Let (STL) data	Data to be circulated on the number of STL licence refusals 28.02.25 - To date no applications for a licence have been refused. However, due to invalid applications received (for reasons such as relevant certificates not provided), we have rejected to determine these applications, additionally invalid applications have been withdrawn by applicants for similar reasons such as certificates and not following the correct procedure.	TD	May	✓
2	25.02.25	H100 demonstration centre site visit	An FHP site visit will take place on 28 th May from 11am – 1pm. Anyone interested in attending should contact LT. 09.05.25 – all places filled. Agenda to be circulated by SGN one week prior to site visit.	All	May	✓
3	20.05.25	Rural Housing Funding Options Report	Any further comments on the research or report should be shared with LT by the end of May. 12.08.25 – No further comments received.	All	May	✓
4	20.05.25	Key Worker Policy / Consultation	A timeline should be developed which includes consultation to help establish a key worker in Fife. 11.11.25 – this is covered within the allocations policy review which will be reported to Committee in due course.	GS	Oct	✓
5	20.05.25	FHP agendas	Ensure the focus areas of the housing emergency are incorporated into future FHP agendas.	LT	On-going	✓
6	20.05.25	Housing First evaluation	Evaluation of Housing First to be shared with FHP once concluded. 12.08.25 – Draft evaluation shared. On August FHP agenda. 28.08.25 – Agenda item deferred due to time constraints. To be considered as item for FHP Housing Emergency Workshop when finalised report is available.	GS	Aug Nov	✓
7	28.08.25	Whole Systems Approach	Share links to the Indigo House Reports on Whole Systems Approach (WSA).	GS	Aug	✓

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			28.08.25 – links shared by GS - Blog: Turning Point Scotland and Fife Council release inception report for Whole System Approach ‘test of change’ . – Scotland's leading social care developer and provider-Turning Point Scotland			
8	28.08.25	Housing First multi-agency Workshop	Consider alternative date for the workshop due to clash with full council committee meeting. 10.11.25 – Workshop with potential commissioners held on the 18th Sept. Report is being developed for Committee and further member / practitioner events will be arranged in due course.	GS	Sept	✓
9	28.08.25	Housing Emergency Strategic Statement	Circulate a copy of the Strategic Statement to FHP. 28.08.25 – report shared by GS	GS	Aug	✓
10	28.08.25	FHP Housing Emergency Workshop	Amend the next FHP meeting to Housing Emergency Workshop session. 10.11.25 – FHP workshop will be organised in the new year as part of a pathway to follow up a Summit in summer 2026. Format for the workshop to be agreed at the November FHP meeting.	LT	Nov Spring 2026	✓
11	28.08.25	FHP Housing Emergency Workshop	Discuss and agree agenda content for the FHP Housing Emergency Workshop, taking Housing First, No Wrong Door and Whole System Approach updates into consideration. 10.11.25 – FHP workshop will be organised in the new year as part of a pathway to follow up a Summit in summer 2026. Format for the workshop to be discussed at the November FHP meeting.	JH/GS	Nov Spring 2026	
12	18.11.25	Housing Emergency Summit	Share ideas to help shape a route map to a summit in Summer 2026.	All	Spring	

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