

## Fife Housing Partnership Meeting

<b>Date:</b>	Tuesday 17 <sup>th</sup> February 2026 – 1.30pm – 3pm
<b>Venue:</b>	<b>Virtual via MS Teams</b>
<b>Attendance:</b>	<p>Partners: Tom Barclay (KHA) (Vice Chair), Chris Conroy (H&amp;SCP), Lucy Denvir (NHS), Nicki Donaldson (FHG), James Erskine (Rural Property &amp; Business Association), Cllr Brian Goodall (FC), Patricia Gray (FFOTRA),) Bruce McCall (GK), Gerry McDougall (Private Landlord).</p> <p>Support: Rob Bowditch, Sandra Brown, Louise Clark, Tracey Drummond, Taylor Folks, John Mills, Alison Mitchell, Mhairi Mullen, Paul Short, Patricia Spacey, Gavin Smith, Lucy Turner &amp; Helen Wilkie (FC).</p>
<b>Chair:</b>	Tom Barclay (Vice Chair)
<b>Issued:</b>	19 <sup>th</sup> February 2026

Item	Agenda Items	Action
1.0	<p><b>Welcome</b> Louise Clark (Housing Options Officer) and Taylor Folks (Trainee Environmental Health Officer) attended to gain insight to housing strategy and housing partnerships. Both were welcomed to the meeting by the Chair.</p> <p><b>Apologies</b> Partners: Gavin Brady (CK), Elaine Dawson (Scot Gov), Alistair Dee (Scot Gov), Cllr Judy Hamilton (FC) &amp; Caryn Nicolson (FF). Support: Greig Henderson &amp; Joan Lamie (FC).</p>	
2.0	<p><b>Note of Previous Meeting</b> The partnership agreed the note of the previous meeting.</p> <p><b>Action Note:</b> Action point 9 - FHP Housing Emergency Workshop / Summit – this will be covered under agenda item 6 where a housing emergency update will be provided.</p>	
3.0	<p><b>Strategic Housing Investment Plan (SHIP) 2026-31</b> MM updated on the SHIP 2026-31 which sets out investment priorities for affordable housing and is submitted annually to the Scottish Government as a bid proposal to secure future grant funding. The SHIP is conducted jointly between Fife Council and the Fife Housing Association Alliance (FHAA) and contains a robust delivery plan to help meet Local Housing Strategy 2022-27 priorities. It was submitted to the Scottish Government in November 2025, and Cabinet Committee approval was obtained in January 2026. The capital plan budget is agreed up to March 2029, with a capital plan review due to be presented to Cabinet Committee in April to consider investment beyond 2029. The SHIP projects table have the potential to deliver 2,640 affordable homes for the five-year period which demonstrates a strong position to spend the grant allocation. It is worth noting however, this contains 28% over provision to accommodate any slippage. The annual Resource Planning Assumptions (RPA) is still to be confirmed for future years, but</p>	

it is assumed this will be the same as 2025-26. 30% of affordable homes will continue to be delivered as specific needs housing and a multi-tenure approach will be explored. The SHIP sets a target of 50 acquisitions annually. Although there is an aspiration to deliver beyond this, the necessary capital funding is not secured, and it remains uncertain whether additional grant support will be provided. If not, any expansion beyond the current target would need to be financed through core RPA funding.

Comments were raised on the following:

- The SHIP report contains legal and risk implications around land supply and private developer funding. Should this be addressed from a Fife Housing Partnership perspective or is this for Fife Partnership to deal with? We need to be acting otherwise there is no point in identifying risks.
- Section 2.4 of the report notes that projects listed in the SHIPs project table are not guaranteed to go ahead. Are FHP made aware of the confirmed projects that will be progressed? Members are sighted on this at Cabinet Committee but are FHP?
- How do other local authorities feel about the uncertainty around funding?
- What are European finance models?

There has been a failure to gain traction with other services regarding land. The current financial regime has a lot to answer for as services, such as NHS, need to maximise capital investment. There is land out there but it's difficult to obtain. Compulsory Purchase Orders are being explored, and changes are in development but at present we predominately rely on private developer contributions through section 75 agreements. A mid-year update to FHP on confirmed SHIP projects would enable increased scrutiny and will be considered moving forward. Fife is not in a unique position regarding funding as the uplift is not at the scale required. The finance system should ideally be revised to a European model as Housing Revenue Account (HRA) borrowing is high-risk for many local authorities. The Danish and French models are good examples of alternative funding that aren't dependent on rents. Professor Ken Gibb and Professor Duncan McLennan have both conducted research on alternative models that are worth exploring. Fife are currently paying around £250k-£290k for a new build unit with some other local authorities reporting £330k per unit. Kingdom Housing Association have assessed the increase to new build development costs versus income increases (rent & subsidy) over a 4-year period, following on from the pandemic. Findings were as follows:

- 21% increase in rents
- 33% increase in subsidy
- 85% increase in costs to build a new home

**Action/Decision**

- The SHIP 2026-31 has been submitted to the Scottish Government. No objection from FHP.
- An update on confirmed SHIP projects to be reported to FHP mid-year. This will be noted as an agenda item for future meetings.

MM

**4.0 Temporary & Supported Accommodation Strategy**

GS updated on research recently conducted by Arneil Johnston Housing Consultants. This will be utilised to inform a Temporary and Supported Accommodation Strategy, under development by Alison Mitchell (Business Change Manager). A timeline has been provided to bring homelessness out of systemic failure, with the backlog proposed at 1,685

households. This won't end homelessness over the next 10-year period but will hopefully bring it under control. The model identifies six pathways for temporary accommodation are required as one size does not fit all. Most (81%) homeless customers have low or no support needs, with a further 5% evidencing a requirement for either Housing First or residential support to address complex needs. Providing the correct support from the outset, lowers than chance of a household developing other needs in future. Around 82% of homeless households require settled accommodation with the remainder likely to drop off. The time taken to move households through temporary accommodation in Fife is above average.

The temporary accommodation model inputs (needs) outstrip the allocations capacity and there is a geographical imbalance when looking at committee area level. Limited supply makes it difficult to sustain people in certain areas. A shortage of temporary accommodation translates into a shortage of permanent accommodation which demonstrates how important delivering supply at scale is. This financial year, 250 properties are expected to be flipped from temporary to permanent accommodation which means less transitions for households and no requirement for welfare fund support, however, the temporary accommodation properties need to be replaced. A private sector leasing scheme is currently under implemented to boost temporary accommodation units without impacting existing social housing stock levels. Although the presentation provides a data evidence base, it doesn't consider unexpected pressures such as resettlement. With demand unlikely to slow down, other forms of residential accommodation need to be considered in future which could include hosting (similar to the Ukrainian model), mid-market renting and supported accommodation.

Comments were raised on the following:

- On slide 15, the percentage of settled tenancies required to discharge duty highlights the red areas as Dunfermline, South West Fife and Kirkcaldy. Why does this change to orange and green in the table, when current lets are added?
- The City of Edinburgh Council stopped all allocations apart from homeless. What would this look like if Fife were to adopt this approach?
- 81% of homeless households have low or no support needs. This is surprising. How does it compare to a national context?

The table takes supply into consideration which eases pressures in some areas, however, areas showing as green don't always reflect the full area position. For example, North East Fife has pockets of rural areas with high demand that proves difficult to address. A moratorium on allocations has been considered but this isn't a route Fife would like to pursue as this tends to encourage people to migrate to homelessness, just to get housed. People should not need to evidence a homeless priority to get a house. We need to get better at prevention, and the introduction of 'Ask & Act' should assist by encouraging other services involved. The low or no support need statistic compares well to Shelter Scotland statistics and reiterates the lack of supply message, as 81% of homeless households could be housed with no form of support.

**Action/Decision**

No further action / decision required.

**5.0**

**Domestic Abuse update**

PS & SB provided an update on domestic abuse in Fife. The link to the Sway circulated with the meeting papers ([Change, Justice, Fairness](#)) summarises the progress over the last

	<p>10 years. The WHIR project – ‘Change, Justice, Fairness’ provided key themes as a starting point in 2016 and these included issues with staff, lack of support and questions over why the victim should move. Statistics show a clear increase in the number of tenants experiencing domestic abuse who are assisted through the Rapid Rehousing Transition Plan (RRTP) fund. This started as 17 tenants in 2019/20 and has increased annually to 102 tenants in 2024/25. Research evidence implies women prefer to take belongings with them when they can, as this can have a psychological impact on experiences. As a result, Scottish Welfare Grants can now help with removal costs and support is provided with arranging storage. Training has been delivered to staff members who work closely with tenants, including through toolbox talks, shelter training, mandatory e-learning and by providing handbooks. Fife were the first council to achieve bronze accreditation for ‘Equally Safe at Work’ and are currently working towards obtaining kitemark accreditation for ‘Equally Safe in Practice’. This has been achieved through 10-years of working with partners in Fife which is much broader than Fife Council alone.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> <li>• A key theme from the ‘Change, Justice, Fairness’ research was ‘why should woman have to move out the family home’. This was recently discussed at parliament. How is this progressing and do we have powers to support this?</li> </ul> <p>New regulations for the Domestic Abuse (Protection) (Scotland) Act 2021 are due to be implemented this year. Part 2 of the Act will allow a tenancy to be awarded to the victim and is due to go live in August 2026. This is an exciting change as Scotland are the first in the UK to bring in this legislation. Training will be delivered to practitioners and work is on-going with the legal department to develop tenancy agreements. There are challenges around keeping victims safe at a known address, however, work is progressing alongside safer communities to deal with this.</p> <p><b>Action/Decision</b> No further action / decision required.</p>	
<p><b>6.0</b></p>	<p><b>Housing Emergency update</b> GS advised a progress update on the Strategic Statement is currently under development. This is being led by the Housing Management Executive, with assistance from the LHS theme groups. Lots of good progress has occurred recently including three workshops to explore future affordable housing delivery in detail. A second Housing Emergency Summit is in the pipeline for Summer 2026 and at this event, participants won’t be asked for commitments, instead 2-3 hot topics will be discussed to see how these can be developed. A draft agenda for the summit should be available for discussion at the next FHP meeting.</p> <p>No further comments or questions raised.</p> <p><b>Action/Decision</b> No further action / decision required.</p>	
<p><b>7.0</b></p>	<p><b>AOCB</b> No other business for discussion.</p>	
<p><b>Next Meeting</b></p>	<p><b>Wednesday 27<sup>th</sup> May 2026 – 11.30am</b> <b>Virtual via MS Teams</b></p>	

No.	D.O.M	Action Points	Action	Lead	Deadline	Complete
1	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. <b>12.08.25 – No further comments received.</b>	All	May	✓
2	20.05.25	Key Worker Policy / Consultation	A timeline should be developed which includes consultation to help establish a key worker in Fife. <b>11.11.25 – this is covered within the allocations policy review which will be reported to Committee in due course.</b>	GS	Oct	✓
3	20.05.25	FHP agendas	Ensure the focus areas of the housing emergency are incorporated into future FHP agendas.	LT	On-going	✓
4	20.05.25	Housing First evaluation	Evaluation of Housing First to be shared with FHP once concluded. <b>12.08.25 – Draft evaluation shared. On August FHP agenda.</b> <b>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.</b>	GS	Aug Nov	✓
5	28.08.25	Whole Systems Approach	Share links to the Indigo House Reports on Whole Systems Approach (WSA). <b>28.08.25 – links shared by GS - <a href="#">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</a></b>	GS	Aug	✓
6	28.08.25	Housing First multi-agency Workshop	Consider alternative date for the workshop due to clash with full council committee meeting. <b>10.11.25 – Workshop with potential commissioners held on the 18<sup>th</sup> Sept. Report is being developed for Committee and further member / practitioner events will be arranged in due course.</b>	GS	Sept	✓
7	28.08.25	Housing Emergency Strategic Statement	Circulate a copy of the Strategic Statement to FHP. <b>28.08.25 – report shared by GS</b>	GS	Aug	✓

No.	D.O.M	Action Points	Action	Lead	Deadline	Complete
8	28.08.25	FHP Housing Emergency Workshop	Amend the next FHP meeting to Housing Emergency Workshop session. <b>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.</b>	LT	<del>Nov</del> Spring 2026	✓
9	28.08.25	Housing Emergency Workshop / Summit	Discuss and agree agenda content for the FHP Housing Emergency Workshop, taking Housing First, No Wrong Door and Whole System Approach updates into consideration. Share ideas to help shape a route map to a Summit in summer 2026. <b>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.</b> <b>19.05.26 – Summit on hold. To be considered after summer. Timescale amended to autumn 2026.</b>	JH/GS	<del>Nov</del> Spring 2026 Autumn 2026	
10	17.02.26	Strategic Housing Investment Plan (SHIP) projects table	Provide a mid-year update on the SHIP project table to FHP to confirm the projects which will be taken forward. <b>11.05.26 – This will be incorporated into future agendas. First update to be delivered at August 2026 meeting.</b>	MM	Aug 2026	

# FIFE HOUSING PARTNERSHIP