

Fife Housing Partnership Meeting

Date:	Tuesday 21st February 2023 (1:30pm – 3.00pm)
Venue:	Virtual via Microsoft Teams
Attendance:	Partners: Cllr Judy Hamilton (Chair), Bill Banks (Vice Chair), Cllr Lesley Backhouse (FC), Lucy Denvir (NHS), Bruce McCall (GK), Gerry McDougall (Private Landlord) & Caryn Nicolson (FF), Ian Robertson (GARF) & David Steane (Scot Gov). Support: Ian Dawson, Nigel Kerr, Hamish Martin, John Mills, Mhairi Mullen, Hugh Muschamp, Joanne Saurin, Paul Short, Patricia Spacey & Lucy Turner (FC).
Issued:	24 th February 2023

Item	Agenda Items	Action
1.0	<p>Apologies Nicki Donaldson (FHG), Bill Campbell (FFOTRA), Alistair Dee (Scot Gov) & Sir Peter Erskine (Rural Property & Business Association).</p> <p>Support: Greig Henderson, Joan Lamie, Fiona McKay, Gavin Smith, & Helen Wilkie (FC).</p>	
2.0	<p>Note of Previous Meeting The partnership agreed the note of previous meeting.</p> <p>Action Note: No outstanding actions for discussion.</p>	
3.1	<p>FHP Review / Agreement JM provided an update on the FHP review which commenced last year with a membership survey. The FHP agreement has been reviewed and updated with no significant changes. Changes to signatory members were noted as follows:</p> <ul style="list-style-type: none"> • Fiona McKay confirmed she will continue to be the Health & Social Care representative. • Bill Banks is due to retire next month. Tom Barclay (KHA) will be the Fife Housing Association Alliance representative moving forward. • James Erskine will replace Sir Peter Erskine as the Rural Housing Interest representative. Peter recently confirmed he will stand down after many years dedicated to the partnership. • Mike Campbell confirmed his resignation from Scottish Association of Landlords last month and will no longer be the private rented sector representative. A new rep is yet to be identified. <p>Comments were raised on the following:</p>	

	<ul style="list-style-type: none"> • Are Fife Housing Partnership members happy for future agendas / minutes to be published? • Is there any scope to consider the Voluntary Sector as a signatory member of Fife Housing Partnership? <p>Members agreed it was good practise to publish papers providing no confidential or sensitive information was documented.</p> <p>Members are happy to consider the Voluntary Sector as an additional partner but would like to see fuel poverty considered within this partnership group.</p> <p>Action/Decision FHP agreed to publish all future minutes of meetings. Arrange meeting to discuss potentially including the voluntary sector as a member of the partnership.</p>	JH, JM & LT
3.2	<p>Nomination of FHP Vice Chair</p> <p>A new Vice Chair of Fife Housing Partnership is due to be appointed as a result of Bill Banks retirement next month. Following the email circulated to request nominees, one proposal was received. With no further nominations the partnership was asked to agree the appointment of Tom Barclay (FHAA) to Vice Chair.</p> <p>Action/Decision FHP agreed to the appointment of Tom Barclay as Vice Chair.</p>	
4.0	<p>Empty Homes Fife</p> <p>Joanne Saurin, Housing Professional (Empty Homes) gave an overview of empty homes in Fife. Long term empty homes are defined as private sector residential properties which are empty for six months or more. There are currently 2,159 empty homes recorded. Recent projects include the Leslie pilot, buybacks and data improvements. During 2022/23, 18 empty home buybacks have been concluded which is significantly higher than previous years. This is mainly due to better use of data to communicate with owners. As a result of this, Fife has been shortlisted for the ‘Best use of data’ award at the Scottish Empty Homes Conference 2023. The Leslie pilot saw contact made with all empty homeowners (22) to offer advice and assistance. 14 properties were brought back into use. Eight remain empty, for various reasons, including two properties where owners are reluctant to rent or sell. Upcoming plans include area-based work in Kirkcaldy and Levenmouth, the continuation of buy backs and proactive communication with owners. A range of further possibilities are being explored including repair to lease schemes and compulsory purchase orders to continue future development.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> • What does Council Tax data cleansing involve and are empty homeowners charged 200%? • What resources are available to support future work? • It is useful for the Scottish Government to know what funding is being used from supply programmes to purchase empty homes as buybacks. 	

	<ul style="list-style-type: none"> • Is information collected on property type, age etc? • Is it possible to get more grants for semi-detached / terraced properties? • Do properties deteriorate or suffer vandalism when empty for long periods? • Are statistics available from Home Energy Scotland on loans provided to private owners for solar and heat pumps etc? <p>Council tax cleansing involves reviewing data to ensure the correct billing address is provided. Empty homeowners are liable for a 200% Council Tax charge. JS is the sole empty homes officer, working 18 hours per week with other team members assisting where possible. Increased resources would mean more can be done. Information is provided to the Scottish Government regarding the funding used to purchase empty buybacks and plans are in place to develop the empty homes database to incorporate property age, type etc. There is a lack of funding at Local Authority level to support empty homes and a national approach needs to be developed by the Scottish government to assist. ID and HM offered to work collaboratively with JS to identify properties with a low EPC rating and to explore funding available for empty home energy efficiency improvements. It is recognised that Home Energy Scotland do not provide funding to empty homeowners. BM will explore the statistics available on private owner loans for energy improvements.</p> <p>Action/Decision</p> <p>Work collaboratively to explore funding options for energy improvements in empty homes with low EPC ratings.</p> <p>Explore and share statistics on private owner loans for energy improvements.</p>	<p>ID, HM & JS BM</p>
<p>5.0</p>	<p>Local Heat and Energy Efficiency Strategy (LHEES) introduction</p> <p>Hamish Martin has recently been appointed as a Strategy Officer to help develop LHEES. There is a statutory requirement in place for the first Fife LHEES to be developed by the end of 2023 which will include a strategy and a 5-year delivery plan. LHEES will provide a long-term plan to decarbonise heat and improve energy efficiency in all buildings. This will have implications for all tenures as well as non-domestic buildings. It will act as a prospectus for the direction of government funding and private investment and will play an important role in achieving the 2030 and 2045 Net Zero targets. There are eight stages to deliver throughout the project development with stakeholder engagement required at each stage of the process to help align priorities, targets and actions. FHP were asked to consider the best way to engage with Housing stakeholders, to support the strategy development process.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> • Is it more difficult to ensure older property types meet the required standard for Net Zero? • Technology can often push tenants further into fuel poverty due to costs. • It's concerning the number of people installing log burners as these are not efficient to run. • It is recognised that achieving EPC B by 2040 may be very challenging. 	

	<ul style="list-style-type: none"> Contact details can be provided for the private landlord's forum for engagement purposes. Greener Kirkcaldy visit over 3,000 households of various tenures per annum and are happy to support with the promotion of stakeholder engagement. <p>Property construction types often impact requirements for Net Zero and EPC ratings. Non-traditional builds tend to require more work to bring up to standard. Although it's difficult to get households to test different technologies, many measures are very good. A range of mitigations are in place for people who are struggling with fuel poverty. Collaborative work is already on-going for all homes to achieve EPC C by 2033.</p> <p>Action/Decision Provide HM with details of the Private Landlord Forum for LHEES engagement purposes Explore options to carry out LHEES engagement with Greener Kirkcaldy customers</p>	MM HM
6.0	<p>Energy Efficiency Standard for Social Housing 2 (ESSH2) delivery plan</p> <p>This item was deferred due to timing. A summary of the key points will be circulated to FHP for comment to assist with the preparation of a Committee paper on ESSH2.</p>	ID/All
7.0	<p>AOCB</p> <p>Cllr Hamilton acknowledged Bill Banks will retire next month. Bill has dedicated 9-years' service to the Vice Chair role of Fife Housing Partnership and also forms part of the Affordable Housing Board where he has been a key delivery partner in affordable housing programmes over the years. Bill's input is always recognised as high standard and is respected by all. He has always created opportunities and continued to deliver for tenants. JM added, the support and advice Bill has offered over the years has been invaluable. One of many career highlights was the 'CIH excellence in leadership' award which Bill was extremely proud of. Fife Housing Partnership would like to thank Bill for being a great partner over the years and wish him a long and happy retirement.</p>	
Next Meeting	Wednesday 24th May 2023 – 10am	

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No.	D.O.M	Action Points	Action	Lead	Deadline	Complete
1	24/05/22	H100 Fife	Circulate SGN slides on H100 Fife along with further information on how to get involved.	PR (SGN)	May 22	✓
2	24/05/22	LHS 2022-2027	Attend / participate in LHS workshops. Further information / meeting invites will be issued by Arneil Johnston.	All	Jun 22	✓
3	24/05/22	Scheme of Assistance review	Circulate the Scheme of Assistance review to FHP. All to provide response to Tracey. Circulated 15/08/22 – responses requested by end of August.	TD All	May 22	✓
4	24/05/22	Short-Term Let Survey	Share the link for the Short-Term Let survey. All FHP to promote and encourage participation of the STL survey. Survey concluded – findings updated on under STL item.	TD All	May 22	✓
5	30/08/22	Ofgem Price Cap	Circulate slides on the Ofgem price cap to FHP.	LT	Sept 22	✓
6	30/08/22	Wind Farms	Clarify if there are any community benefits from wind farms and if this is incorporated into planning applications. Shona provided update – circulated email to FHP 08/11/22.	SC	Nov 22	✓
7	30/11/22	Strategic Housing Investment Plan	Share the EQIA and link to the SHIP with FHP.	CK/LT	Dec 2022	✓
8	21/02/23	FHP agendas and minutes	Arrange for the publication of agendas / minutes for all future FHP meetings. Now all published and available at Fife Housing Partnership Fife Council	LT	May 2023	✓
9	21/02/23	FHP membership / Voluntary Sector	Discuss the possibility of adding the Voluntary Sector as a signatory member of FHP.	JH, JM & LT	May 2023	✓

			Meeting held to discuss options. Voluntary Sector nominations received. Appointment of representatives to be discussed at 24th May meeting.			
10	21/02/23	Empty Homes / Energy Efficiency	Develop a joint working approach to identifying empty homes with a low EPC rating and identify any funding streams available to address this. 16.05.23 – initial meeting has been held to discuss joint working. JS will help distribute information on energy projects to Empty Home Owners with properties in current and future project areas.	ID, HM & JS	May 2023	✓
11	21/02/23	Energy Improvement Loans	Explore and share statistics on private owner energy improvement loans. 12.05.23 – requested update from BM	BM	May 2023	
12	21/02/23	LHEES Engagement / Private Landlord Forum	Provide details of the Private Landlord Forum to HM for LHEES engagement.	MM	Mar 2023	✓
13	21/02/23	LHEES Engagement / Greener Kirkcaldy Customers	Explore options to carry out LHEES engagement with fuel poverty customers. 12.05.23 - Engagement currently ongoing with Fuel Poverty Task Force and Cosy Kingdom. Public engagement due to commence in August and Cosy Kingdom have been included in discussions around assisting with consultation promotion.	BM/HM	May 2023	✓
14	21/02/23	EESH2 delivery plan	Circulate summary of key points for FHP comments to assist with Committee report preparation.	ID	Mar 2023	✓

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