

Fife Housing Partnership Meeting

Date:	Wednesday 27 th May 2026 – 11.30am – 1pm
Venue:	Virtual via MS Teams
Attendance:	Partners: Tom Barclay (KHA) (Vice Chair), Elaine Dawson (Scot Gov), Lucy Denvir (NHS), Nicki Donaldson (FHG), Cllr Brian Goodall (FC), Patricia Gray (FFOTRA), Cllr Judy Hamilton (FC) (Chair), Bruce McCall (GK), Gerry McDougall (Private Landlord) & Caryn Nicolson (FF). Support: Rob Bowditch, Tracey Drummond, Robert McGregor, John Mills, Mhairi Mullen, Joanne Saurin, Gavin Smith & Lucy Turner (FC).
Chair:	Cllr Judy Hamilton
Issued:	1 st June 2026

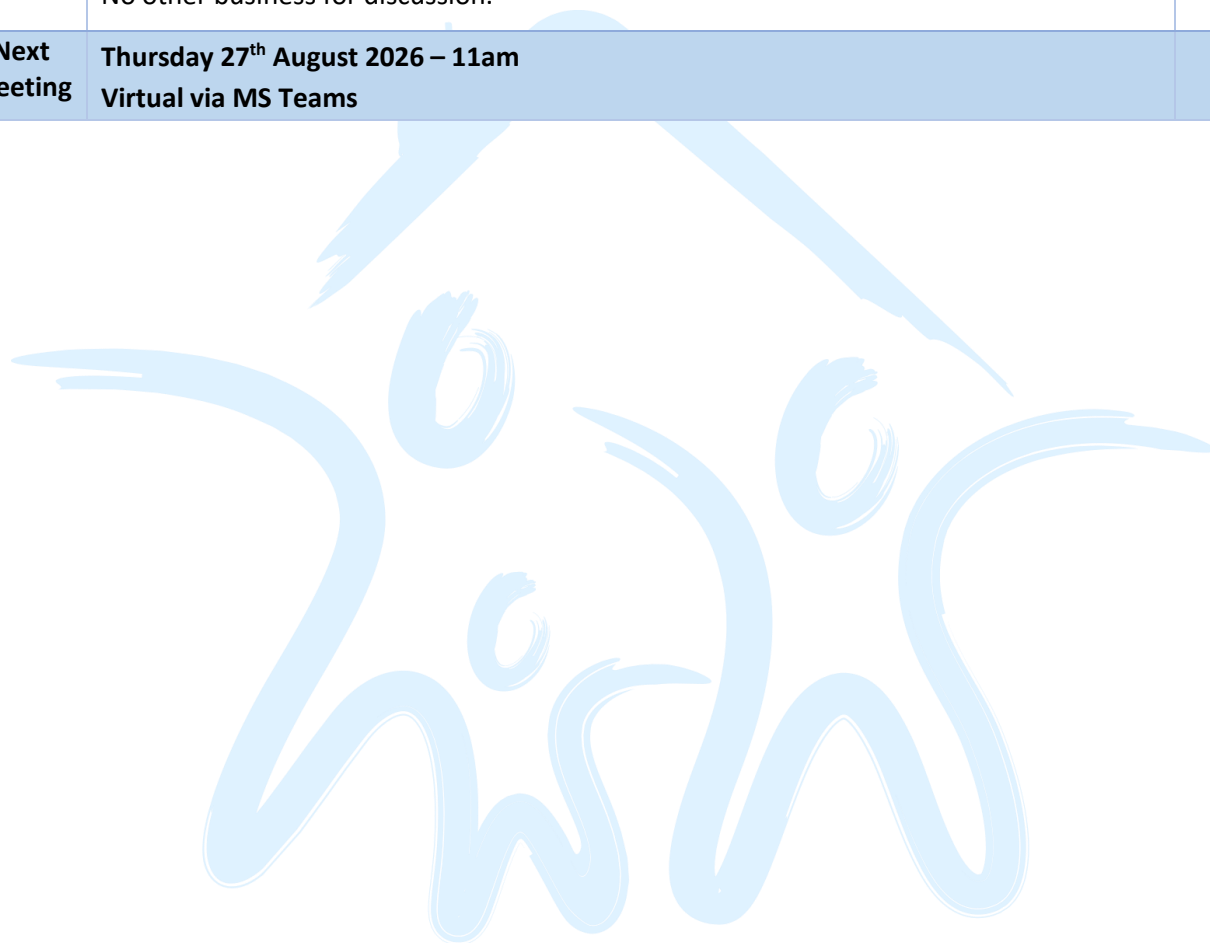
Item	Agenda Items	Action
1.0	Welcome & Apologies Partners: Gavin Brady (CK), Chris Conroy (H&SCP), Alistair Dee (Scot Gov) & James Erskine (Rural Property & Business Association). Support: Greig Henderson, Joan Lamie, Paul Short, Patricia Spacey & Helen Wilkie (FC).	
2.0	Note of Previous Meeting The partnership agreed the note of the previous meeting. Action Note: - Action point 5 - FHP Housing Emergency Workshop / Summit – this will be covered under agenda item 6 where a housing emergency update will be provided. - Action point 6 – Strategic Housing Investment Plan (SHIP) project update – this will be incorporated into the August agenda.	
3.1	Affordable Housing Programme for 2026-29 JM updated on the Affordable Housing Programme for 2026-29. The programme for this period was agreed by Cabinet Committee on 30th April. Despite ongoing inflationary pressures, the agreed programme remains strong, with plans in place to build 373 council homes and a further 594 housing association homes. Agreement was also obtained to increase the number of council acquisitions from 50 to 100 in 2026/27. Other significant challenges include: - Rising construction costs, with the average cost per new build now around £225k. - The failure of First Endeavour which left behind several legacy issues to resolve. - Delays at a site in Saline due to issues experienced with the developer. - Increased borrowing costs placing pressure on the Housing Revenue Account (HRA), with rent increases not considered a sustainable solution. The Scottish Government has confirmed the Resource Planning Assumption (RPA) for a 4-year period, representing a positive shift from previous annual allocations. Additionally, the funding for acquisitions has now been incorporated into the RPA. However, there remains questions over whether current funding levels are sufficient in the context of a	

	housing emergency. With Fife Council not looking to borrow any additional money and FHAA already making additional contributions, the Affordable Housing Board will investigate alternative funding models including the Scottish National Investment Bank (SNIB) and alternative delivery models with Scottish Futures Trust. The policy approach will also be reviewed to promote a wider range of affordable housing products through Section 75 agreements. This will include Mid-Market Rent (MMR), Low-Cost Home Ownership, low subsidy models with developers, land transfers from developers and better use of commuted sums for developments of fewer than ten units. Keyworker housing will also be considered under the allocations policy review. Comments were raised on the following: • Fife is very proud of its ambitious Affordable Housing Programme. While there were previous concerns with MMR, views are changing on this concept. • There is a very successful partnership in place between Fife Council and the Fife Housing Association Alliance (FHAA). Conversations with the SNIB represent a positive step forward, particularly when the RPA is unlikely to meet the scale of demand. Action/Decision No further action / decision required.	
3.2	Strategic Housing Investment Plan (SHIP) 2026-31 Feedback Letter MM advised the SHIP feedback letter from the Scottish Government was positive. It recognised the SHIPs alignment with LHS priorities and the Housing Emergency Strategic Statement. Moving forward, the feedback will be used to inform the SHIP 2027-32. ED concurred with MM and added further positive feedback on the Affordable Housing Programme team and the SHIP. The SHIP feedback letter notes the absence of an all-tenure wheelchair target. A target is currently set for affordable developments, but the market sector is proving problematic as there is no process in place for the monitoring and delivery of wheelchair housing at present. A paper was recently provided to the Scottish Government to outline the challenges experienced at a local level. Moving forward, a market target will be established through the LHS and SHIP during 2026-27. Planning Services have advised this will be incorporated into the emerging Local Development Plan (LDP). As the LDP is reviewed every 10-years, it will reference the latest SHIP to ensure targets remain up to date. Planning Services will work with Housing Services and Protective Services to identify a solution for the monitoring of the market target. Comments were raised on the following: • Having worked with other local authorities, the Fife SHIP reads very well. Fife Housing Association are very supportive of the SHIP, and the partnership working is well recognised. Action/Decision Circulate the email from Planning regarding the market sector wheelchair target, along with the note of meeting.	LT
4.0	Empty Homes Update TD and JS provided an update on empty homes in Fife. Fife Council have had a dedicated empty homes officer in post since 2014, during which time 734 empty homes have been brought back into use. Resources have recently increased to three dedicated officers,	

	enabling targets to be increased in the Local Housing Strategy (LHS). The target for 2026/27 has been set at 105. The caseload at present remains static at 2,622 empty properties, despite the ongoing works. An Empty Homes Strategy is in place with defined priorities to further complement bringing empty homes back into use. This strategy links to the LHS, the Homelessness Strategy, Housing to 2040 and the Housing Emergency Strategic Statement. Fife Council have been allocated Scottish Government funding, however, there is a requirement for additional internal and external financial support. An area-based project in Kirkcaldy targeted 374 properties, resulting in 157 properties being brought back into use through a range of communication approaches. The next area of focus will be Levenmouth, before extending to other areas across Fife. A 'matchmaker' scheme is in place in Fife where buyers (usually developers or investors) can register for notifications of empty properties. To date, 14 properties have been sold through this initiative. Work is also progressing with the Council's acquisition team to bring empty homes back into affordable housing use. In addition, a partnership project is in development with the Rock Trust to acquire five homes to support young people. The project will be funded for the first two years and will become self-financed thereafter. A further update on this project will return to FHP in due course, once details are finalised. The Empty Homes team continue to actively explore further partnership opportunities with social landlords and third sector organisations. Comments were raised on the following: • It's good to see the results of ongoing work. Further funding should be a clear priority, especially due to the impact empty homes have on communities. • With regards to the empty homes brought into affordable housing use, a wider partnership approach (beyond Fife Council) would be positive. • It would be good to know the outcome of properties sold through the matchmaker scheme. Are properties tracked to follow the outcome and ensure they are returned to residential use? The target for HRA acquisitions has been increased to 100 however empty homes work is funded through the General Fund (GF). A creative approach towards funding is required to combine HRA and GF for empty homes. There are currently targets set through the LHS for returning empty homes to affordable housing use. FHAA are keen to support the empty homes approach where it stacks up. A range of different capital can be required, depending on the complexity of the property. It needs to be a viable investment for Register Social Landlords, where money can be returned through rents. The properties sold through the matchmaker scheme are not monitored presently, however they will continue to show on the empty homes register if they remain empty. Properties are generally purchased for development and are usually successful projects. A video is available online which showcases the transformation of an empty home purchased through the matchmaker scheme: Empty Homes Matchmaker scheme Fife Council Action/Decision No further action / decision required.	
5.0	Fife Council Pilot Carpet Project RM updated on the pilot carpet project delivered between Sept 2025 to Mar 2026. The project received corporate funding from Fife Council to target households within the following groups: • Those identified as in acute need.	

	• Care leavers moving into their first Fife Council tenancy. • Those moving from Fife Council temporary accommodation into mainstream tenancies. The aim was to install good quality carpets throughout entire properties. This was different to the welfare fund provision which typically provides basic carpets for essential living spaces only. As a result, funding supported fewer households but with a high standard of provision. A partnership approach was developed with Castle Furniture who helped move furniture to enable carpet installation. In total, 265 households were supported, with an average cost of approximately £908 per property. Around 10% of cases were more complex, requiring additional service involvement, such as Social Work. Project evaluation was conducted through customer satisfaction surveys, workshops and a sample of interviews. Customers were delighted with the quality of carpets and reiterated the positive impact the carpets had on their life. Areas of improvement were identified around communication, relating to the delivery and installation. It is recognised there is still significant need in Fife that hasn't been addressed. Planning is underway for phase 2 of the project, which will allow lessons learned to be progressed. However, delivery will be within a more constrained budget. Comments were raised on the following: • This is an excellent project. Was it targeted at particular area in Fife? It does not appear to have been implemented in the Rosyth area. • Can this project be targeted at households in flats or 4-in-a-block type accommodation where there are neighbour disputes around noise? • Congratulations to Fife Council for supporting a worthwhile project. Despite the rent cost being lower for a social rented property, the tenancy set up costs are often higher due to the lack of floor and window coverings. This must mitigate fuel poverty and help with tenancy sustainment. • How can this be mainstreamed? Yes, this was a Fife wide project however Greener Kirkcaldy referrals only cover certain parts of Fife. There were referrals recorded in the South West Fife area with success recorded for those most in need. Noise abatement was not a factor used to generate referrals. It was a lot of work to carpet properties, particularly in households where there was evidence of hectic lifestyles. The outcome reduces heat loss, which is particularly important when energy costs are increasing. Phase 2 may reveal more on the potential mainstreaming of the project. Action/Decision No further action / decision required.	
6.0	Housing Emergency & Allocations Policy Review updates GS advised committee decisions will be required in relation to both the homeless route map and the affordable housing programme. Current priorities include working on achieving legal compliance with homelessness duties, whilst mitigating the impacts of unexpected pressures, such as the mass evictions proposed at West Wemyss. The former cabinet secretary placed a significant focus on housing, however, it's a slight concern that housing now sits within a joint portfolio with social work. The Housing Emergency Summit and FHP workshop will be delayed, allowing timescales to align with the development of the Fife Plan. This will be revisited in due course, allowing a more strategic approach to be placed on the summit. At present, there is a lack of clarity around what exiting the Housing Emergency will look like.	

	The Allocations Policy Framework was approved by Cabinet Committee in December 2025. The Task & Finish Group are due to meet over the summer months to develop a timeline for the implementation of the revised policy framework. Fife Housing Register partners have agreed in principle to adopt a simplified commitment-based approach to allocations. Delivery of these changes will require IT system upgrades. A new system has not yet been identified, however the possibility of consolidating legacy systems is being explored.	
7.0	AOCB No other business for discussion.	
Next Meeting	Thursday 27th August 2026 – 11am Virtual via MS Teams	



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No.	D.O.M	Action Points	Action	Lead	Deadline	Complete
1	28.08.25	Whole Systems Approach	Share links to the Indigo House Reports on Whole Systems Approach (WSA). 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	GS	Aug	✓
2	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	✓
3	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	✓
4	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	✓
5	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. 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. 19.05.26 – Summit on hold. To be considered after summer. Timescale amended to autumn 2026.	JH/GS	Nov Spring 2026 Autumn 2026	

PARTNERSHIP

No.	D.O.M	Action Points	Action	Lead	Deadline	Complete
6	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. 11.05.26 – This will be incorporated into future agendas. First update to be delivered at August 2026 meeting. 07.08.26 – First update on the August agenda.	MM	Aug 2026	✓
7	27.05.26	All-tenure Wheelchair Target	Circulate the email from Planning regarding the monitoring and enforcement of market sector wheelchair target.	LT	Jun 2026	✓

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