

Fife Housing Partnership Meeting

Date:	Wednesday 30th November 2022 (11am – 12:30pm)
Venue:	Virtual via Microsoft Teams
Attendance:	<p>Partners: Cllr Judy Hamilton (Chair), Cllr Lesley Backhouse (FC), Bill Campbell (FFOTRA), Lucy Denvir (NHS), Nicki Donaldson (FHG), Sir Peter Erskine (Rural Property & Business Association), Bruce McCall (GK), Gerry McDougall (Private Landlord) & Caryn Nicolson (FF).</p> <p>Support: Sandra Brown, Ian Dawson, Carole Kennedy, Nigel Kerr, Laura Marshall, John Mills, Robert McGregor, Mhairi Mullen, Sheila Noble, Laura Pearson, Paul Short, Lorraine Smith, Patricia Spacey & Lucy Turner (FC).</p>
Issued:	5 th December 2022

Item	Agenda Items	Action
1.0	<p>Apologies Bill Banks (KHA), Mike Campbell (SAL), Alistair Dee (Scot Gov), Ian Robertson (GARF) & David Steane (Scot Gov).</p> <p>Support: Shona Cargill, 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: All items are up to date. It has been agreed that the rental exchange potential agenda item will be deferred to a meeting next year to allow Kingdom Housing Association time to implement a new IT system as well as launch the rental exchange.</p>	
3.1	<p>Strategic Housing Investment Plan CK attended to give an overview of the 2023-2028 Strategic Housing Investment Plan (SHIP) which was approved at Cabinet Committee during October 2022 and is currently with the Scottish Government for review. The SHIP is a joint working exercise between Fife Council and Fife Housing Association Alliance (FHAA) which sets out direction for investment in affordable housing over the next 5-years to help achieve LHS outcomes. The SHIP has the potential to deliver 3,217 affordable housing units between 2023-2028 which exceeds the need identified through combined Housing Need and Demand Assessments (HNDAs) over 5-years. It is worth noting a 32.6% overprovision is included in the potential number of units which is in line with Scottish Government guidance to accommodate for unforeseen programme slippage. Fife is in a strong position to spend any allocated grants. FHP were asked to support the 2023-2028 SHIP.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> Is it possible to see the Equality Impact Assessment (EQIA) which was carried out during the development of the SHIP? 	CK

<p>3.2</p>	<p>CK will share the EQIA as well as the link to the published SHIP.</p> <p>Action/Decision FHP agreed to support the Strategic Housing Investment Plan (SHIP). Share the EQIA and SHIP with FHP.</p> <p>Wheelchair Housing Need/ Future Delivery MM provided a presentation on the recent wheelchair study which was carried out by Arneil Johnston housing consultants to review the 30% specific needs and 5% wheelchair new build targets for affordable housing. The study comprised of four main elements; desk-based analysis; primary research; lived experience research and estimating requirements. Through the study, the 5-10-year net annual need (after deduction of social housing turnover) for affordable wheelchair housing was estimated at 29-62 units. The 5-7-year net annual need for affordable accessible housing was estimated at 20-103 units. When comparing these figures against future affordable housing new build programmes it is evident the 30% accessible housing target is adequate to meet need. However, delivery of affordable wheelchair housing requires enhancement. This will be met through a range of housing solutions:</p> <ul style="list-style-type: none"> • Increasing the level of adaptations to promote in-situ housing solutions. • Developing a specific needs database to identify properties in the private sector. • Conversion of existing stock to wheelchair housing. • Increasing the new build delivery target from 5% to 6.5% from LHS year 4 (due to site mixes being agreed years in advance). <p>Comments were raised on the following: This is really pleasing to hear especially with the aging population and increase in people living with life limiting conditions. It should allow us to assist more quickly with hospital discharges and help people to remain living in communities where they are settled.</p> <p>Action/Decision No further action / decision required.</p>	
<p>4.1</p>	<p>Fuel Poverty Strategy MM discussed the Fuel Poverty Strategy which has been produced following Scottish Government guidance. The Strategy addresses the four levers of fuel poverty and sets out an action plan which aligns to the Local Housing Strategy (LHS). It was informed by a range of consultations with various stakeholders as well as an online survey promoted through social media which captured 374 responses. The Health Heating Partnership are meeting on the 14th of December 2022 to ensure the responsibility of delivering the Strategy is the main purpose of the partnership. Fife Housing Partnership are being asked to approve the Fuel Poverty Strategy prior to it being adopted.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> • Increasing EPC standards is particularly challenging in private housing in rural areas. Accessing funding can be difficult and time consuming for some small-scale landlords that have other employment / businesses to maintain. 	

	<ul style="list-style-type: none"> • The Strategy refers to ensuring private rented sector properties obtain EPC D by 2025. Is this possible resource wise and how will it be monitored? • Do energy standing charges apply to district heating and H100 projects? • A lot of great work has been put into the strategy. From an RSL perspective there are many current challenges which place EESSH out of budgets next year. <p>Funding is available for private landlords improving rented properties. Home Energy Scotland offer advice on the funding available for improving energy efficiency. There are not enough resources at the moment to monitor and ensure private properties achieve EPC D. The charges for district heating systems are split across properties with Broomhead and Jubilee Grove examples of this. As the supplier of heating, FC set the costs which are lower than standard charges.</p> <p>Action/Decision FHP approve the Fuel Poverty Strategy</p> <p>4.2 Energy Efficient Homes – good practise examples</p> <p>ID provided a presentation outlining some of the recent energy efficiency work in Fife along with plans and challenges for future. Various projects and schemes have targeted both Fife Council and owner occupier homes. External Wall Insulation projects were conducted at both high-rise and low-rise properties. High-rise residents have reported an average 23% reduction in fuel costs following the project conclusion. Insulation upgrades, window/door replacements and heating upgrades have all contributed to an improved EPC rating in Fife Council stock. Renewable technology has been delivered to several properties which included 52 battery storage units. Savings from this are around £350 per year. Future priorities and challenges include achieving EESSH2 by 2032; internal wall insulation from 2023; no individual gas boilers for new builds from 2025 and providing a 10-year costed plan for non-traditional stock to comply with EESSH. All priorities depend on the funding streams available.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> • At the moment EESSH2 is the second largest challenge after homelessness which cannot be funded without a rent increase. It is unclear how this will be funded alongside the continuation of new build programmes. The Scottish Government are currently reviewing EESSH2 which is due to conclude in 2023. <p>Action/Decision No further action / decision required.</p>	
<p>5.0</p>	<p>Fife Violence Against Women Partnership – Annual Report</p> <p>Sheila Nobel attended to discuss the Fife Violence Against Women Partnership (FVAWP) annual report. Violence against women and girls includes domestic abuse; sexual violence; commercial sexual exploitation; child sexual exploitation and honour-based violence. Equally Safe is Scotland’s Strategy for preventing and eradicating violence against women and girls which comprises of four main priorities. The FVAWP annual report is structured around the four Equally Safe priorities. The annual report shows Fife is performing well. 5,195 domestic abuse incidents were reported to police during 2021/22 however this is expected to be understated as some individuals choose</p>	

	<p>not to come forward. On-going work is tailored around the priorities with a focus on primary prevention; gender inequality; partnership working and keeping women safe. It is important we all consider what can be done personally and professionally to help.</p> <p>Comments were raised on the following:</p> <ul style="list-style-type: none"> • The recent ‘What Were You Wearing’ session was very powerful and well worth attending. • Housing Services recently piloted Equally Safe training. Over 400 staff members took part with very positive feedback and discussion to build on. • Housing have been very strong colleagues through the work of FVAWP. <p>It was recognised, Sheila is retiring from Fife Council early next year. On behalf of FHP, Cllr Hamilton thanked her for all her dedicated work to the FVAWP and wished her all the best in her retirement.</p> <p>Action/Decision No further action / decision required.</p>	
<p>6.0</p>	<p>AOCB No further items for discussion.</p>	
<p>Next Meeting</p>	<p>Tuesday 21st February 2023 – 2pm</p>	



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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	✓

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