

Hello everyone,  
Welcome to another edition of Fife Keyfund's Landlord e-bulletin.  
Thank you for taking the time to look through this publication.

## **Fife Keyfund in Lockdown.**

Trust in Fife, like many companies, have had to quickly adapt to the current situation. Although the Keyfund team are home-working, we have managed to continue to provide a service to both our landlord, tenants and referrals. The Development Workers have continued to provide assistance to incoming referrals and landlords, much of this being from a remote workstation at their kitchen table.

Community Liaison have been in regular contact with all our clients and landlords, and, in some cases have continued to visit our most vulnerable clients; wearing, of course, their new uniform of PPE. Community Liaison have also been assisting by referring clients to other supporting agents and arranging food parcels and prescription collection for clients unable to leave home. For some clients, Community Liaison are the only people that they have to talk to and they have provided a listen ear during this uncertain time.

With legislation and guidance changing on a regular basis we have tried to keep landlords up to date, by email, with any recommendations or information. We would like to summaries these in case you have missed any of them.

## **Can we still rent property?**

In order to assist with many of the questions had regarding renting out property and managing the day to day work of managing property, guidance has been produced by the Scottish Association of Landlords (SAL), the Chartered Institute of Housing (CIH), and Homes for Good.

<http://www.cih.org/resources/0440%20Maintaining%20tenancies%20V1.pdf>

## **Legislation Changes**

The Scottish Association of Landlords have continued to provide up to date guidance on their website regarding changes to legislation; the introduction of the Coronavirus (Scotland) Act 2020 and how this effects the Private Residential Tenancy (PRT). This also includes information on the Landlord Loan Scheme.

<https://scottishlandlords.com/news-and-campaigns/news/covid-19-current-information/>

## **Evictions**

As you may be aware the Coronavirus (Scotland) Act 2020 made changes to the eviction process. This change applies to tenancies in the private sector (being the 1984, 1988 and 2016 Acts). Any ground for eviction would currently be at the discretion of the First Tier Tribunal. This means that the Tribunal would have to be satisfied not only that the ground for eviction applies but also that it would be reasonable to grant the order.

Changes have also been made to the period of notice. Under all three Acts, the notice period applicable to the statutory notice of eviction proceedings are lengthened (with the exception of the ground for eviction that the tenant is no longer living in the property), with the result that landlords will have to wait for a longer period before raising proceedings.

<https://www.housingandpropertychamber.scot/news/update-3-evictions-and-coronavirus-scotland-act-2020-0>

The Standard documents have been amended to reflect these changes.

<https://www.mygov.scot/housing-local-services/landlords-letting/being-a-landlord/>

All First Tier Tribunal hearings have currently been suspended. The proposed date for hearings to commence was the 28th May 2020. We are waiting on further information regarding this date and if it has been extended. Further information regarding the eviction process and changes can be found on the Housing and Property Chamber website.

<https://www.housingandpropertychamber.scot/home>

## **Increase to Local Housing Allowance (LHA)**

After a lengthy freeze on LHA rate, an increase to the rates commenced in April 2020. With the one bedroom rate increasing to £373.96 and the two bedroom rate increasing to £473.72. This means that property has become more affordable to a greater number of clients. If you have any client currently claiming Housing Benefit or Housing costs through Universal Credit please request that they contact the Housing Benefit team, or their Universal Credit advisor, for a reconsideration of the LHA entitlement.

For more information regarding LHA, the amounts for Fife and how this is calculated, please see the Scottish Government website <https://www.gov.scot/publications/local-housing-allowance-rates-2020-2021/>

## **Sustainability**

As part of an ongoing commitment to inform on the viability of the Private Rented Sector in the housing market, Trust in Fife have completed their annual Sustainability Study. This study captures statistics from clients who accommodated, in the Private Rented Sector, with assistance of a Fife Keyfund Deposit Guarantee, during the financial year 2017/2018.

The study shows that, on the whole, clients were given assistance, throughout their contact with Fife Keyfund, in alleviating their homelessness and follow on advice in regard to tenancy sustainment; thus allowing them to either continue in their original properties or move positively into alternative tenures.

Once again, evidencing the worth of the Private Rented Sector as a sustainable tenancy source or a steppingstone to more appropriate long-term housing once a homeless situation has been alleviated.

As can be seen from the findings, 64% of clients managed to sustain positive tenures since Fife Keyfund closed their cases.



# **THE CAIRN CENTRE**

## Helping the Homeless – Changing Lives



**Looking to furnish a tenancy?  
We can help with  
Living room, Dining room, Bedroom and occasional furniture**  
Delivery service available



83-85 Dunnikier Road  
Kirkcaldy KY1 2QW  
Tel: 01592 644060

Email: [cairncentre2@trustinfife.co.uk](mailto:cairncentre2@trustinfife.co.uk)

We also accept donations of unwanted furniture etc  
(Collection service available)



**The Shop is not currently open to customers. Please visit our Facebook page as new items will be advertised for sale as they become available. Staff are also available by email for any queries.**

## **End Note**

Once again we thank you for taking the time to read this issue.

We hope you and your family are safe during the current situation. We have tried to provide you with the most up to date information regarding how COVID-19 has changed the current housing situation specifically with regards to the Private Rented Sector.

If you have available property and wish to discuss viewings and how Fife Keyfund are carrying out electronic move ins, please get in touch.

If you have an query over any of this content, or if you have any questions regarding renting property, please contact and the team will try their best to help.

## **In the next issue:**

Ongoing Updates Regarding  
Legislation and the impact of  
COVID-19