

Fife Private Rental Solutions

**SUSTAINABILITY STUDY**

**2022**



In April 2021 Fife Keyfund underwent a service redesign and became Fife Private Rental Solutions (FPRS). This sustainability study was conducted by FPRS using historical information gathered by Fife Keyfund.

As part of an ongoing commitment to inform on the viability of the Private Rented Sector (PRS) in the housing market, Trust in Fife have completed their annual Sustainability Study. This study captures statistics from clients who were accommodated, in the PRS, with the assistance of a Deposit Guarantee, during the financial year 2019/2020.

The clients were accommodated throughout Fife, although with a predominance in and around town centres and transport links. As always, however, the PRS has continued to be one of the best housing options for those who need to be close to family and employment in the more rural towns and villages across Fife.

This year the FPRS team contacted clients, landlords and agents of the 64 tenancies closed by Fife Keyfund within the study’s timeframe; acknowledging that a period of, at least, two years had passed from the date these clients would have signed a Private Residential Tenancy Agreement.

The FPRS team looked to ascertain how many clients were still accommodated within the same property, or if not, the type of tenure they were now living in. This information was then used as evidence to demonstrate that the PRS continues to offer a sustainable long-term, housing option.

Despite our best efforts we were unable to contact 18 clients. The relevant landlords confirmed these clients were no longer in the tenancy that we assisted them into. The remaining 46 clients are represented in the table below.

**Outcomes**

|  |  |  |
| --- | --- | --- |
| **Outcome**  | **Total**  | **Percentage**  |
| Council Tenancy  | 6 | 13 |
| Family Member  | 4 | 9 |
| Housing Association  | 1 | 2 |
| Other – Woman’s Aid | 1 | 2 |
| Owner Occupier | 1 | 2 |
| Other Private Let  | 17 | 37 |
| Prison Service | 1 | 2 |
| Social Let  | 4 | 9 |
| Tenancy Ongoing  | 11 | 24 |
|   | **46** | **100** |

Overall, the study shows that after receiving assistance to alleviate homelessness and access private rented accommodation, clients were either able to remain in the property they were assisted into or move positively into alternative tenures. This, once again, evidences the worth of the PRS 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, 87% of clients have managed to sustain positive tenures since Fife Keyfund closed their cases. Most of those clients are either still in their original private let (Tenancy Ongoing); have moved to alternative private rented sector accommodation; or have moved to social housing through Fife Council and Housing Associations.

Of the clients remaining in the tenancy when the guarantee closed, 61% were either still in the same private let or another private rented property. It has also been noted that if a tenant remained in the private let at the time the Deposit Guarantee closed, then the client was more likely to remain in private rented accommodation.

Following the launch of FPRS, assistance will continue to be provided to all prospective tenants who wish to consider private lets as their chosen housing option. The redesigned service will also provide general advice and guidance, rent and issue resolution and help to prevent homelessness, to all tenants and landlords in the private rented sector.