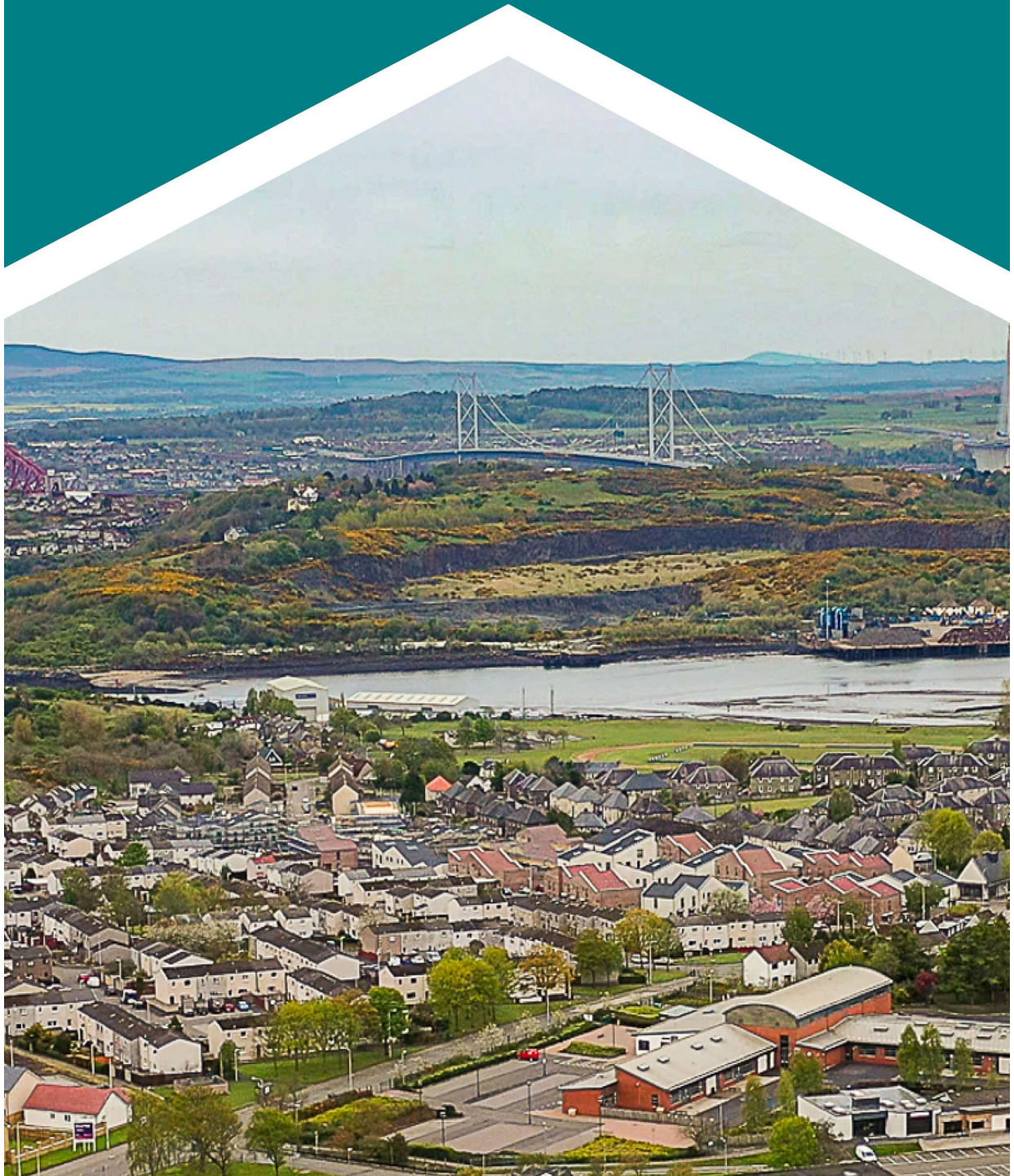


South West Fife Area Housing Plan 2025/26



Introduction

The Fife Housing Partnership supports the [Scottish Governments Housing to 2040](#) vision for everyone in Scotland to have a safe, high-quality home that is affordable and meets their needs in the place they want to be. [The Fife Housing Partnership Local Housing Strategy 2022-2027](#) is the strategic plan in which the key areas of focus are outlined:

1. Ending Homelessness
2. More Homes in the Right Places
3. A Suitable Home
4. A Quality Home
5. A Warm Low Carbon Home

Whilst the Local Housing Strategy sets out the strategic plan for Fife, the area housing team are responsible for the delivery of local plans for and with local people. This Area Housing Plan aims to illustrate how the South and West Fife area housing team works with our partners and local communities to improve how we deliver housing services in the local area.

The area housing plan is our commitment to the ongoing work required on:

- New Homes, including new builds and an increased number of acquisitions from the open market
- Letting Empty Houses
- Improving Property
- Looking after tenancies

Working in partnership with tenants, residents and elected members we have identified the key areas of focus for improvement, which have been described within the content of this Area Housing Plan. The South and West Fife Area Housing Plan was approved by the South and West Fife Area Committee on 10 December 2025.

This plan supports Fife Council wider strategies, policies and plans. The infographic below demonstrates the link between this area housing plan and the wider strategies, policies and plans that it supports:-



South and West Fife is part of the South and West Fife Housing Market Area and includes the electoral wards of:

Ward 1 – West Fife and Coastal Villages

Ward 5 – Rosyth

Ward 6 – Inverkeithing and Dalgety Bay

Through the [Fife Housing Register](#) webpage, our new [interactive map](#) can be viewed which shows where all housing partners have properties. This will help customers make informed decisions about preferred areas of choice if they want to submit a Fife Housing Register application.

Evaluation of the South and West Fife Area Housing Plan 2024/25


The South and West Fife Area Housing Plan 2024/25 outlined key actions that would support our commitment to new build delivery, managing the area lettings plan, improving property condition and looking after tenancies. An evaluation of our progress has been summarised below.

South and West Fife Area Housing Action Plan 2024/25 Progress Summary	
Area of Focus	Progress Report
<i>Stock Improvements</i>	<p>In the past year, as part of our stock improvements works:</p> <ul style="list-style-type: none"> ▪ 44 Homes received bathroom upgrades; ▪ 106 homes received heating upgrades; ▪ 16 homes received kitchen upgrades; ▪ 6 homes received rewiring works; ▪ 32 homes received roof replacement; ▪ 5 homes were improved from roughcasting works; ▪ 53 homes received window upgrades ▪ 7 homes received door upgrades
<i>Void Performance</i>	<ul style="list-style-type: none"> • Reduction in void rent loss from 0.86% in 2023/24 to 0.68% in 2024/25 • Decrease in average property turnaround from 26.67 days in 2023/24 to 24.49 days in 2024/25
<i>Rent Collection</i>	<ul style="list-style-type: none"> • Increase in rent collected from 99.84% in 2023/24 to 100.7% in 2024/25
<i>Customer Satisfaction</i>	<ul style="list-style-type: none"> • Increase in tenants satisfied with our contribution to the management of the neighbourhood from 68.4% in 2023/24 to 88.65% in 2024/25

	<ul style="list-style-type: none"> Slight decrease in tenants satisfied with the overall service provided by FC from 83.7% in 2023/24 to 82.27 in 2024/25
<i>New Supply of Council Housing</i>	<ul style="list-style-type: none"> Increase in number of properties started on site from 0 in 2023/24 to 109 in 2024/24 Decrease in the number of property acquisitions from 7 in 2023/24 to 0 in 24/25

Performance Information

Fife Council is the largest landlord in the South and West Fife area. The stock profile below shows that we are responsible for the management of 1962 homes.

	Stock by type		Fife	Stock by size		Fife
	Sheltered	55	1295	Bedsit	12	257
	Flat/mais	59	1502	1 bed	329	7431
	4 in a block	324	8177	2 bed	858	14738
	Flat/Tenement	306	4452	3 bed	653	7584
	High rise flat	0	712	4+ bed	110	1241
	House	1218	15113			

South and West Fife area contains 6.3% of all Fife Council stock, of which 96.5% is lettable. This means that we have 1894 properties that are available to let as tenancies. Stock that is not available for let is due to stock improvements (see stock improvement section) or the properties being used for other purposes such as temporary accommodation. Our stock profile is consistent with the overall stock profile of Fife.

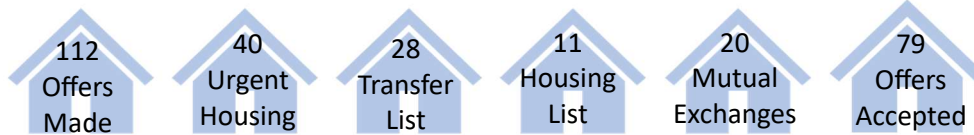
When properties become void (vacant), we need to ensure this time is kept to a minimum as rental loss for the void period affects the income to the council. During 2024/25 we lost 0.68% of rental income due to 104 properties being void. Our average turnaround time was 24.49 days from the property becoming vacant to a new tenant moving in.

Every year in the South and West Fife area more people apply for housing than what becomes available. Our Letting Plan 2024-2027 sets out the profile of properties we expect to become available in the following year and how we intend to distribute those properties between the different groups of applicants:

- Urgent Housing
- Transfer list
- Housing List

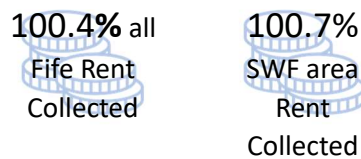
Allocations play a key role in ensuring that we make best use of housing stock and we have committed to allocate properties fairly across all applicant categories. For our full allocations information, please see the South and West Fife Letting Plan 2024-27.

The Fife Housing Register waiting list shows that 1611 applicants have South and West Fife as their first area of choice. This accounts for 11.8% of all applicants in Fife. During 2024-25 we made 112 offers of housing of which 87% were accepted.



Alongside our Letting Plan we also have Community Lettings Initiatives, or CLIs. CLIs allow a more flexible use of the allocations policy to address local need and demand and are developed in partnership with the local community. There is no requirement for these in the South and West Fife area at the moment.

The South and West Fife area housing team work hard to meet a range of housing needs. The cost-of-living crisis and economic uncertainty is making it difficult for some households to pay basic bills or access benefits.



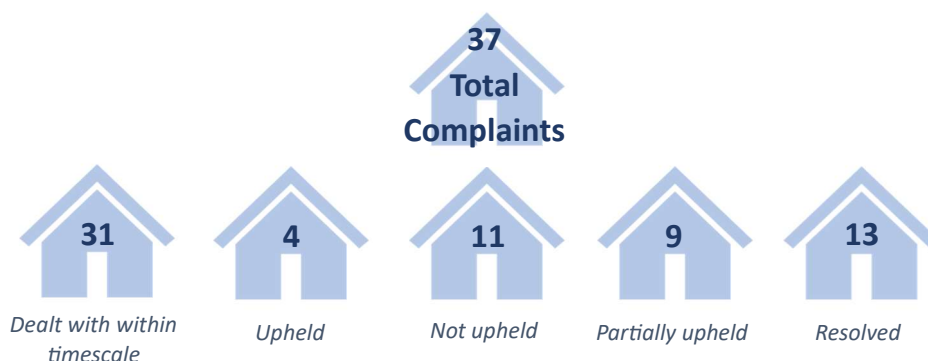
We can provide support with money advice, please speak with your housing management officer if you would like further information.

In our introduction, we confirmed that we support the Scottish Government Housing to 2040 strategy, and this includes addressing fuel poverty. It is estimated that 24% of Fife households are living in fuel poverty, through a partnership approach we continue to work towards reducing fuel poverty across Fife for all tenants and residents.

Every year, a customer satisfaction survey is carried out providing you the opportunity to tell us how you think we are performing as your landlord. The satisfaction survey is also used to report the annual return on the charter. The most recent satisfaction survey showed us that:

	S&WF	Fife
% satisfied with overall service provided by Fife Council	82.27%	84.03%
% who think we are good at keeping you informed about our services and decisions	79.43%	84.41%
% satisfied with the opportunities we give you to participate in our decision-making process	71.63%	80.89%
% satisfied with the quality of their home	83.69%	86.94%
% satisfied with the repair service we provide	86.25%	86.92%
% satisfied with our contribution to the management of your neighbourhood	88.65%	86.84%
% that think their rent is good value for money	83.69%	81.59%

The customer satisfaction results help us to identify areas we need to improve. Alongside our customer satisfaction survey, housing complaints are also a valuable source of information that help to identifying recurring or underlying problems.



The top reasons for all complaints in South and West Fife area for 2024/25 were as follows:

Complaint Reasons	Total number
Inappropriate staff attitude/ behaviour	5
Poor condition/ standard of housing	4
Poor communications including lack of notice, consultation & engagement	4
Mutual repairs	3
Dissatisfaction with policy/ current delivery arrangements e.g. timescales, priorities, criteria	3

Annual Area Housing Budget

Housing Services activities are taking place within agreed Housing Revenue Account (HRA) budget. The HRA Capital Investment Plan for 2025-29 was approved at full committee on 20 February 2025 and remains the approved capital investment plan for the HRA.

The area housing budget that was approved for South and West Fife area by elected members was £130,738 for this financial year. The area housing budget is used for local projects and, to date, we have spent £107,003 on local projects in South and West Fife. These projects include:-

- New bin storage areas at Glebe Terrace, Inverkeithing
- Tenancy assistance and sustainment measures
- Estate improvements
- Estate clearances
- Tree and garden works

In the next 4 month period, we have a remaining budget of £23,735 and have identified/agreed the following project(s):-

- Continued tenancy assistance and sustainment
- Continued estate improvements and clearances

We have spent £35,274 from our new fencing budget of £67,000. Many more fencing jobs are in progress and it is expected that full spend of the budget will be achieved.

Estate Management

Estate Management refers to services that aim to give tenants and residents quiet enjoyment of their home in a safe and secure environment they can take pride in. It is not simply about looking after buildings and the physical environment around them. The South and West Fife area housing team recognise that Estate Management is an important aspect of our role as the landlord and that it is an important service not only for tenants but all residents in South and West Fife.

We monitor our neighbourhoods by carrying out regular walkabouts with tenants, residents and partner agencies. We monitor changes to the [Scottish Index of Multiple Deprivation \(SIMD\)](#) and [Place Standard Tool](#) and this highlights estates that require attention. From recent area walkabouts, we identified that lock-up sites at Eastercraig Gardens, Saline required the sites to be tidied up and some doors and facias replaced. It was also noticed that the paths at Walter Hay Court, Rosyth were uneven posing a tripping hazard for tenants and, as a result, new tarmac paths were laid.

Every year we develop local initiative projects to improve local areas and to deal with health and safety and estate condition concerns. Local initiative projects are often small projects that can be overseen by our South and West Fife area team and completed within the year. At Glebe Terrace, Inverkeithing, the bins were situated on the pavement outside the flats which not only looked untidy but also often restricted access along the pavement. Part of the front hedges were removed and hardstanding space for the bins with a robust but decorative metal fence were installed. This has taken the bins off the pavement, improved the look of the front of the buildings and encouraged correct use of the bins with less fly tipping.

Stock Improvement and Affordable Housing Programme

The Plan for Fife 2017-2027 through the 'Thriving Places' theme identifies the challenge of a rapidly changing population with around 20,000 new homes, of all tenure, needed over ten years. To achieve this, we are committed to building new homes and in the South and West Fife area we have built 128 new homes since 2017. We recognise that under the Right to Buy Scheme which was active between 1980 – 2016 3236 properties were sold in the South and West Fife area. We are now purchasing properties back from the open market in the areas of greatest demand to assist those in the greatest need of housing. There was only 1 acquisition in South and West Fife during 2024-25, due in no small part to the prohibitive costs of purchasing on the open market in the area.

The following new build affordable housing developments are currently on site within South and West Fife;

- **West Road, Saline**
39 social rent. Estimated completion March 2026

- **Conscience Bridge, Cairneyhill**
18 social rent. Estimated completion June 2026
- **Main Street, Aberdour**
21 social rent. Estimated completion August 2026
- **Fraser Avenue, Inverkeithing**
31 social rent; 13 mid market rent. Estimated completion June 2027

A further development of 36 social rented units at Primrose Lane, Rosyth is due to start in December 2025 and be completed in October 2027

You can find out more about what is planned in South and West Fife can be obtained by viewing our [Strategic Housing Investment Plan](#) projects.

As a landlord, we are committed to ensuring that our properties meet the Scottish Housing Quality Standard. The Scottish Housing Quality Standard sets priorities to ensure our houses are:

- Above tolerable standard
- Free from serious disrepair
- Energy Efficient
- Provided with modern facilities.
- Healthy Safe and Secure

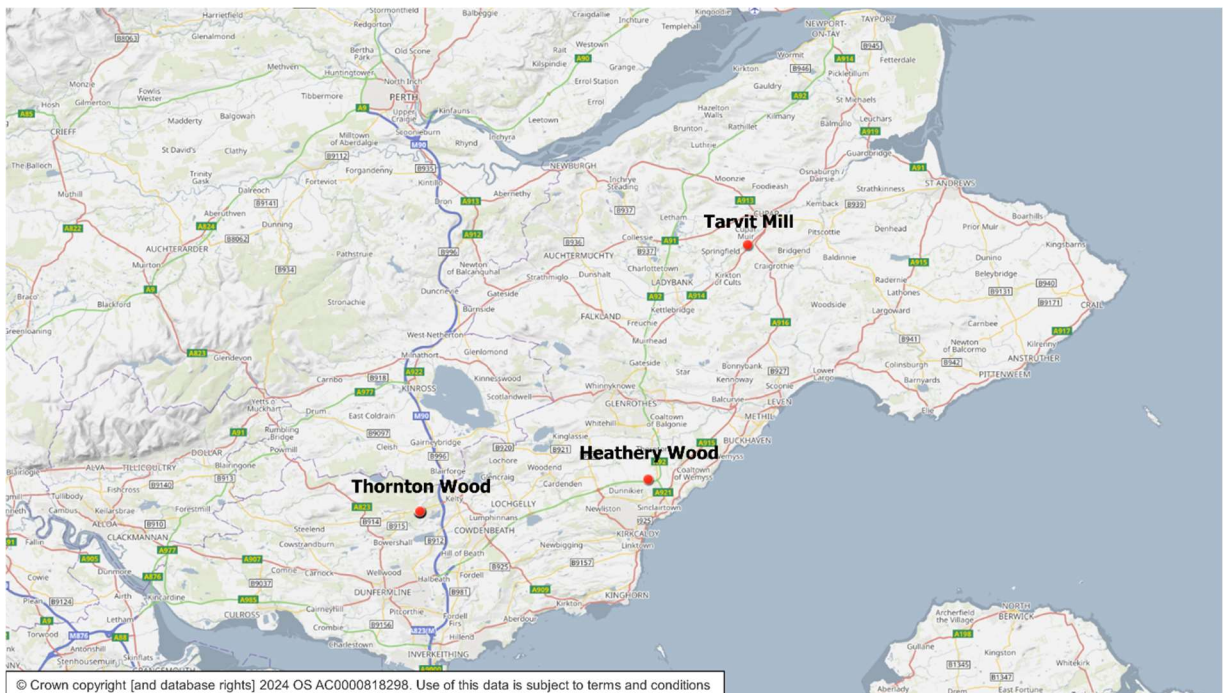
We have Housing Improvement Programmes that help us in meeting the standard, below are a list of items we class as an element that we have renewal programmes for:

- Central Heating
- Double-glazed windows
- External doors
- Extractor fans for kitchen and bathroom
- Hard-wired smoke detectors
- Kitchen
- Roofs and rainwater goods
- Roughcasting
- Upgrading of electric consumer units
- Bathrooms

The Scottish Housing Quality Standard compliance rate for Fife as at 31/03/2025 is 92.24%, compared to the Scottish average of 83.03%.

The Energy Efficiency Standards for Social Housing (ESSH) encourages landlords to improve the energy efficiency of social housing. In Fife, we achieved an 89.52% compliance rate against the Scottish average of 89.40%.

Gypsy Travellers are dedicated to living a travelling lifestyle and see travelling as an important part of their identity. In Fife, we have three Gypsy Traveller sites which are undergoing improvement works to provide better facilities.



Thornton Wood site is part of the South and West Fife area. Thornton Wood is the smallest site of three across Fife. The site has 12 pitches, and 1 bungalow currently used as an office. The tenants rent an amenity unit from Fife Council. This is a brick-built structure with a pitched roof. It has a very small kitchen and bathroom. The Travellers sleep in their own caravans but cook and bathe in the amenity unit.

Safer Communities

Our Safer Communities team works to deliver community safety across Fife. Community safety covers a range of issues including crime, antisocial behaviour, public perception of crime and safety in our homes and on our roads. We have dedicated officers who work with colleagues across the council and partner organisations to improve the local environment, make people feel safer and reduce crime, its causes and the fear of crime.

Our Safer Communities team has responsibility for the enforcement and issuing of fixed penalty notices. During 2024-25 the following notices were issued within the South and West Fife area:

Fixed Penalty notice / Order	Total number
Dog fouling fixed penalty notices	0
Dog control notices	3
Fly tipping fixed penalty notices	1
Littering fixed penalty notices	1
Noise fixed penalty notices	0
Antisocial Behaviour Orders (ASBO)	0

We recognise that antisocial behaviour is not acceptable and that it can have a significant impact on the quality of life of individuals, families and the community as a whole. We are committed to tackling antisocial behaviour in our neighbourhoods and identifying the causes of such behaviour.

We are committed to working in partnership with other agencies to focus on early intervention and prevention of antisocial behaviour. This focus means that we recognise the need to take action at an early stage by:

- supporting people in changing their behaviours and reducing risk
- working closely with individuals and communities to help them find solutions to local problems
- offering tenancy assistance to encourage tenancy sustainment.

In the past year there have been 89 reports of Antisocial behaviour in the South and West Fife area with 27 warnings issued.

Effective participation gives tenants an opportunity to influence decisions about the housing services they receive. We want to make sure that the tenant's voice is heard, influences decisions and shapes how service are improved to benefit our communities in the South and West Fife area. We also deliver our Down Your Street magazine to our tenants tri-annually which is another useful tool to keep tenants informed. Getting involved gives them a greater voice. Please visit our [Tenant Participation](#) webpage for more information.

The best way to get involved is through one of the local Tenant and Resident Associations. We have 1 in the South and West Fife area;

- **Aged to Perfection Tenant and Resident Association (Oakley sheltered housing)**

Useful Information



Housing Services are a part of Fife Council's Communities directorate.

 03451 55 00 33

 Housing Services, Fife Council, Fife House, North Street, Glenrothes, KY7 5LT

Inverkeithing Civic Centre, 10 Queen Street, Inverkeithing, KY11 1PA

Oakley Community Centre, Station Road, Oakley KY12 9QF

South and West Fife Action Plan 2025-26

Area of Focus	Action	Action description	Time scale
Lack of Affordable Housing	Work with the Affordable Housing Team to build and let new council homes.	Build and let 39 homes in Saline	March 2026
		Build and let 18 homes in Cairneyhill	June 2026
		Build and let 21 homes in Aberdour	August 2026
		Build and let 44 homes in Fraser Avenue	March 2027
	Assist Households who are underoccupying their council tenancy to move to smaller properties and free up larger properties for families who need them	Identify and assist households to move through the Best Use of Stock Scheme	6 monthly update to SWF Area Committee
		Encourage take-up of the Tenant Incentive Scheme to get larger properties back	6 monthly update to SWF Area Committee
Voids Management	Work with partner services to keep the length of time a property is void as low as possible	Reduce average days void to 25 days	March 2026
		Keep void rent loss under 1.00%	March 2026
Lack of Adapted Properties	Work with the Affordable Housing Team to ensure at least 30% of new build are for those with specific needs and at least 5% are suitable for those with wheelchairs	Provide 36.9% of new build properties currently on site as specific needs and 7.4% as wheelchair homes	March 2026
Estates Improvements	Carry out Estate Action Walkabouts to identify areas of action	Complete at least 10 Action Plans as a result of the Estate Walkabouts and ensure regular updates are provided	March 2026
		Repair or replace fencing based on current guidance and budget	March 2026
		Improve lock-up sites by carrying out maintenance, repairs and demolish where appropriate within the budget available	March 2026
Tenancy Sustainability	Provide/ enable support measures to help tenants remain in their tenancies	Increase the number of follow-up visits to help identify support needs at an earlier stage	6 monthly update to SWF Area Committee
		Increased use of Non ASP Case Conferences to bring services together to discuss potential solutions for complex cases	6 monthly update to SWF Area Committee
Condition of Properties	Work with other teams and services to ensure properties are in good state of repair	Attend monthly meetings to discuss any issues with particular cases	March 2026
		Carry out a pilot programme within one of the HMO patches to visit each property at least once a year to identify any issues at an earlier stage	Dec 2026
Low Levels of Tenant Participation	Work in partnership with Tenant Participation Officers to look at ways of increasing participation and increase the number of Tenants and Residents groups	Encourage the establishment of TRAs through Estate Walkabouts	6 monthly update to SWF Area Committee
		Increase the amount of Tenant Consultation regarding improvements in estates	6 monthly update to SWF Area Committee