

DOWN YOUR

# Street

Tenants' Magazine

Have your say  
on next year's  
rent increases

Fill out the enclosed  
rent survey now  
or go online!

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## SEASONS GREETINGS



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Have your say on  
council spending

Pages 20 & 21



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Housing Information and advice	03451 55 00 33
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### Language lines

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Cantonese	中文語言熱線電話: 03451 55 55 88
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Fife Tenant Participation

## Get in touch

Produced by: The Tenant Participation Team

If you need to get in touch about this issue, or in setting up a Tenants and Residents Association for your area, you can contact us in the following ways:

 Tenant Participation Team, Kirkcaldy Customer Service Centre, Town House, 2 Wemyssfield, Kirkcaldy, KY1 1XW

 [tenantparticipation@fife.gov.uk](mailto:tenantparticipation@fife.gov.uk)  
[www.fife.gov.uk/housing](http://www.fife.gov.uk/housing)



Fife Council Tenant Participation



# Welcome!

**At the time of writing (19 November), it feels like we are already in winter and with that comes the challenges our tenants face heating their homes, as well as the cost of celebrating Christmas.**

Please let us know if you are struggling with your tenancy and your rent so we can assist you with a range of financial or non-financial help.

During this time of Housing Emergency, the Council is working hard to build new council homes, acquire properties, improve existing council properties and deliver essential services. I appreciate that many tenants and housing applicants are desperately looking to move home or achieve their first home with the Council. Unfortunately, there is a high demand with not enough empty properties available to go around and this situation will continue unless we can build significantly more properties.

This edition of Down Your Street also asks you to vote on the Council's proposed rent options for 2026/27. Councillors will reach their decision on the rent increase in February and must take into account the views of council tenants, so please use your vote.

*John*

**John Mills**

*Head of Housing Services*



## It's that time of year again....

**As you will know, every winter, we consult with you through Down Your Street and ask your views on potential rent options for the following year.**

I am fully aware of the financial pressures you are all under with household bills and expenses, so it is more important than ever that you use your vote and tell us how you feel about the rent you pay. Your votes will help the decision that is made by Councillors at the Council budget setting meeting in February.

There continue to be challenges and pressures for the Housing Service to deliver services in the same way. Over recent years, high inflation and below inflation rental increases have combined and the Housing Revenue Account (HRA) remains in a difficult financial position.

Thank you to all who managed to attend the Tenant Conference. As you know this year, we are going to consult on three options for rent rises in 2026/27 – 5.5%, 6% and 7%. These options could generate between £8.230m and £46.197m and impact our capacity to invest in your service priorities, and to continue to address the Housing Emergency. This means we can continue to invest in building new homes, buying back properties and upgrading existing homes. A 6% and 7% rent increase is necessary to ensure we can continue investment; a 5.5% rise would mean that service efficiencies will need to be considered to create the additional capacity needed to allow us to invest what we need into tenants' priorities during the housing

emergency.

Can I please ask that you take 10 minutes out of your day to vote, so that your views and vote are considered? You can do this using the prepaid survey form or online at [www.fife.gov.uk/rentsurvey](http://www.fife.gov.uk/rentsurvey)

Times are very difficult for many, so please look out for each other. and check on your elderly neighbours. We have a wide range of support for you and your family through these difficult times. Visit [our.fife.scot/gethelp](http://our.fife.scot/gethelp) – or phone our Community Support Line FREE on **0800 952 0330**. The Rent Support Fund is also available to tenants who are not in receipt of full housing cost payments through Universal Credit or Housing Benefit payments and are within a certain income.

Please visit [www.fife.gov.uk/rentsupport](http://www.fife.gov.uk/rentsupport) to see if you qualify.

I wish you all a very peaceful and Happy Christmas and I look forward to working with you all again in 2026.

*Judy*

**Cllr Judy Hamilton**

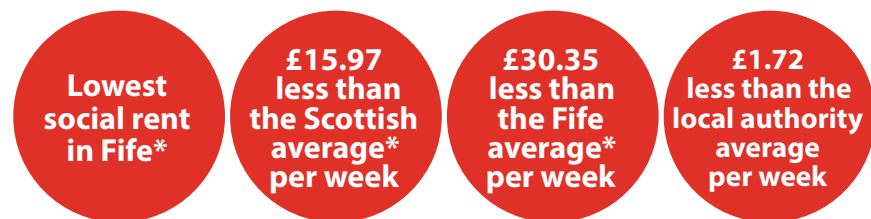
*Convener of the Community and Housing Services Committee*



# What your rent pays for...

The estimated income for 2024/25 is just over £157 million. The majority of which comes from the rent you pay. This can only be used to fund services for tenants and improve homes.

## How your rent compares ...



\*Includes Local Authority and Registered Social Landlords (e.g., housing associations)

Source: Scottish Housing Regulator August 2025

## What this covers...

### Repairs & Empty Homes

- Repairs and maintenance
- Annual gas safety checks
- Caretaking and concierge services
- Estate improvements

### Staff Costs

- Employee salaries and training
- Local Offices and Contact Centre services
- Office accommodation and equipment
- Employee communication methods

### Borrowing & Investment

- New council housing
- Energy efficiency
- Home improvements
- Home safety and security

### Other Expenditure

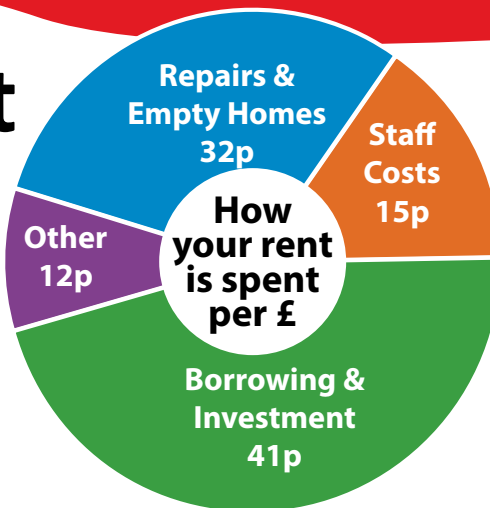
- Disability adaptations in council homes
- Ground maintenance
- Retirement housing
- High-rise housing
- Hostels
- Tenant participation

**83%**  
of tenants are satisfied with opportunities to participate

**82%**  
of tenants are satisfied with the overall services provided

**81%**  
of tenants feel their rent provides good value for money

**80%**  
of tenants feel we are good at keeping them informed



## Improvements being delivered in 2025/26\*

### Home Improvements



745

Kitchen Replacements



1283

Bathroom Upgrades

### Energy Efficiency



345

Replacement Windows & Doors



567

Boiler replacements

### Safe & Secure Homes



706

Electrical rewiring



355

Roof replacements

# Scottish Social Housing Performance

Housing Services report performance to the Scottish Housing Regulator on an annual basis. Every October, we publish an annual report to show performance against the Scottish Social Housing Charter and other local authorities. The Charter outlines the level of service all social landlords should achieve for their tenants and other customers.

## Scottish Social Housing Charter Performance Report 2024/25

For a copy of the full published report please visit: [www.fife.gov.uk](http://www.fife.gov.uk) and search for 'Scottish Social Housing Charter Performance report'.



For results of all social landlords visit [www.scottishhousingregulator.gov.uk](http://www.scottishhousingregulator.gov.uk)

## Tenant satisfaction



- 3 Better than local authority average
- 1 Poorer than local authority average with improvement
- 0 Poorer than local authority average with no improvement

**2,098** customers responded to the Tenant Satisfaction Survey (LA average 1,429)

The 2024/25 Tenant Satisfaction Survey was carried out face-to-face.

Percentage of tenants satisfied with the overall service provided by the landlord	<b>84.03%</b> LA average 81.60%
Percentage of tenants who feel landlord is good at keeping them informed about services and decisions	<b>84.41%</b> LA average 83.05%
Percentage of tenants satisfied with opportunities given to them to participate in landlord's decision making	<b>80.89%</b> LA average 80.29%
Percentage of Gypsies/Travellers satisfied with management of site*	<b>64.29%</b> LA average 80.10%

\*28 Gypsy/Travellers responded to the Satisfaction Survey

## Customer satisfaction



### Tenant satisfaction

Overall, tenant satisfaction remains above the Local Authority average.



### Rents & service charges

Tenants who are satisfied that their property represents good value for money has improved to above the Local Authority average.



## Customer satisfaction



### Housing quality & maintenance

The percentage of Fife Council tenants satisfied with the quality of their home has improved and remains above the Local Authority average.



### Neighbourhood & community – management of the neighbourhood

Tenant satisfaction with the landlord's contribution to the management of neighbourhood has improved and remains above the Local Authority average.



## Rent & service charges



- 9 Better than local authority average
- 0 Poorer than local authority average with improvement
- 2 Poorer than local authority average with no improvement

### Average weekly rent (including service charges)

<b>5+ Apt</b> (4 + bed) 1,241	Fife Council	£95.16
	LA average	£103.88
<b>4 Apt</b> (3 bed) 7,582	Fife Council	£90.67
	LA average	£95.98
<b>3 Apt</b> (2 bed) 14,733	Fife Council	£86.97
	LA average	£88.55
<b>2 Apt</b> (1 bed) 7,430	Fife Council	£83.70
	LA average	£82.71
<b>1 Apt</b> (bedsit) 257	Fife Council	£80.57
	LA average	£72.11
<b>Gypsy/ Traveller pitch</b> 46	Fife Council	£75.94
	LA average	£86.74

£ Fife Council average weekly rent for all properties is £87.40, £1.72 less than the LA average rent of £89.12

Fife Council owned **31,243** homes at 31 March 2025 an increase of 181 properties

Average weekly rent increase **5%**

## Rent & service charges



The total rent due to be collected in the year was

# £137,023,160

## Housing quality & maintenance



- 6 Better than local authority average
- 0 Poorer than local authority average with improvement
- 1 Poorer than local authority average with no improvement

Average length of time to complete emergency repairs (39,175 emergency repairs)	<b>3.26 hours</b> LA average 3.79 hours
Average length of time to complete non-emergency repairs (54,740 non-emergency repairs)	<b>5.61 days</b> LA average 10.09 days
Number of times gas safety checks weren't carried out within 12 months	<b>6</b> LA average 2.3
Percentage of properties meeting Scottish Housing Quality Standard at year end	<b>92.24%</b> LA average 83.18%
Percentage of tenants satisfied with the repairs and maintenance service provided	<b>93.60%</b> LA average 85.62%
Percentage of tenants satisfied with the quality of their home	<b>86.94%</b> LA average 80.58%

## Housing quality & maintenance



## Housing access & support



- 5 Better than local authority average    1 Poorer than local authority average with improvement    0 Poorer than local authority average with no improvement



## Housing access & support



## Annual Assurance Statement

Housing Services are expected to report on areas of material non-compliance in relation to the standards and outcomes set out in the Scottish Social Housing Charter for tenants and other customers. The following areas of material non-compliance were reported to the Scottish Housing Regulator as part of the 2025 Annual Assurance Statement:

- Homelessness
- Gas Safety
- Electrical Safety
- Fire Safety
- Damp and Mould

Full details on the reasons for failure and the actions identified for improvement in 2025-26, can be viewed in the published Annual Assurance Statement 2025.

Have your say on next year's rent levels - see pages 14 and 21



OR SCAN HERE

## Pathway to Improvement

Ten years ago, the results of the Scottish Social Housing Charter prompted Housing Services to renew the focus on performance which saw the introduction of the Pathway to Improvement.

A third Pathway to Improvement 2023-26 is underway to assist with achieving the Council's ambition for top quartile performance. Some of the performance we aim to attain over this duration is detailed below:

- Increase the reactive repairs completed right first time to 94%
- Increase the satisfaction with keeping tenants informed about services and decisions to 86%
- Reduce the average length of time taken to re-let properties to 25 days
- Increase the satisfaction that rent is good value for money to 85%
- Increase the satisfaction with landlords' contribution to management of the neighbourhood to 90%

The full details of targets and improvement actions included within the Pathway to Improvement 2023-26 are available on request from [lhs.enquiries@fife.gov.uk](mailto:lhs.enquiries@fife.gov.uk)

# Garden Care Scheme

**If you have a council tenancy and meet any of the requirements below you can apply to join the Garden Care Scheme. Tenants who are part of this scheme have their gardens maintained by the Grounds Maintenance Service on behalf of Housing Services.**

Please note, we do not offer our garden care scheme to private owners, private tenants or to tenants of Housing Associations. Should you be accepted to the scheme because you are receiving benefits, proof of said benefit should be shown to your Housing Management Officer on an annual basis, this will be verified by sight of your letter from the DWP.

## To join the scheme, you must be:

- over the age of 60, or
- registered as disabled and in receipt of higher rate Disability Living Allowance. It must be both care and mobility components, or
- in receipt of Personal Independence Payment. You must receive either the enhanced mobility or enhanced daily living components, or
- in receipt of the enhanced or care component of Adult Disability Payment.

There must be no other person over 16 and under 60, living at your address who can cut the grass and hedge on your behalf. If this is the case your application will be denied.

The cost for 2025 was £66 and will increase minimally in 2026. Please be aware that this is an admin fee only and that Housing Services cover the payment to Grounds Maintenance for all the work carried out, this can amount to over £450 per season, per property. So, no matter when you apply to join the scheme and the type of work you require, the full admin fee is always a requirement.

Applications to join the scheme should be made through your Housing Management Officer at your Local Services Centre or by calling Fife Council Contact Centre.



## Standards of Service

In a normal season, April till October, you can expect:

- grass cut every two weeks, weather permitting. We cut up to 500 square meters, for example 25 meters by 20 meters.
- hedge cut on two occasions, weather permitting.
- once in June or July
- once in September or October
- application of chemical weedkiller, if you request it. Weeds are sprayed but not removed.

Those who join the scheme after the date on the acceptance letter will receive fewer cuts, however the admin fee will remain the same. Please be aware that work dates may vary due to staff resources and or the weather.

## I've received my confirmation letter - now what do I do?

Once your application has been accepted you will receive a letter which will give you all the information you need. If you have any queries or require any changes to your application, please call the Housing Advice telephone number, you'll find this on your confirmation letter. You can also contact your Housing Officer for help with this.

## How do I pay?

You can pay using one of the following options:

- Call us on 03451 55 11 55 and select option 9, using the reference number from your letter, or
- Visit your nearest post office or Pay Point outlet and use the barcoded letter, which you will receive confirming you have been accepted onto the scheme.

# West Leven Street Transformation

**As part of the annual Multi-Service Walkabout in Central Burntisland, the Kirkcaldy Area Housing Team, alongside the Central Burntisland Tenants and Residents Association (CBTRA), identified a neglected communal space on West Leven Street that had once been a playpark.**

The area was in poor condition and posed safety concerns, prompting the team to propose a revitalisation

project to benefit local tenants and residents.

The transformation focused on creating a safe, attractive, and usable space for the community. Original cobblestones from the old playpark were reused to reduce waste and preserve character. Fife Council led the redesign and construction, with the Grounds Maintenance Team adding the finishing touches through thoughtful planting. CBTRA also

played a key role by planting out the raised planters, helping to create a vibrant and welcoming environment.

This collaborative effort has resulted in a refreshed communal area that offers a safer place for children to play and a pleasant space for residents to enjoy—an inspiring example of community partnership in action.



# Improved Bin Areas at Glebe Terrace, Inverkeithing

**Work has recently been completed to improve the look of the front of the two blocks of flats on Glebe Terrace by creating two bin storage areas.**

The bins were previously situated on the pavement outside the flats which not only looked untidy, but also often restricted access along the pavement. The untidy arrangement of the bins also

contributed to fly tipping in the area.

Part of the front hedge was removed and hardstanding space for the bins, with a robust but decorative metal fence, was 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.



# Kinloss Park Area Improvements

**The North East Fife Area Team are committed to improving our communities with assistance from our Tenants and Residents Association, Tenant Participation Team and partner services.**

Most recently they carried out a walkabout with the newly formed Kinloss Park Tenants and Residents Association. Safer Communities, Fife Council Fencing team, Parks Streets and Open Spaces and Waste Management Operations also came along to support the Tenants and Residents group.

The walkabout identified several challenges impacting residents, particularly those living in flatted communities. The main concern raised was the difficulty residents face when reporting issues directly to Fife Council and the delays in reaching appropriate services to address their concerns.

To tackle this, it was agreed that notice signs will be installed within blocks, and the potential for notice

boards is being explored. These will provide residents with a single point of contact for service requirements. Safer Communities will work alongside Housing to create a poster displaying relevant contact details, ensuring residents know who to reach for assistance.

The Area team have also co-ordinated an action plan detailing issues raised such as anti-social behaviour, fencing and fly tipping, and will continue to work with the Tenants and Residents Group and partner services to ensure all issues are addressed and resolved.

Andy Wallace, Lead Officer said: "The walkabout was a positive experience for all who attended, we are dedicated to delivering all agreed actions to create a positive impact on the community".

The next Tenants and Residents meeting is on 3rd of February 2026, 6pm at the Cupar YMCA where everyone is welcome to come along.



## Sign up for bin notifications

**Sign up for Bin Notifications with Fife Council to make it even easier to know which bin to put out each week. By registering and simply signing up with your email, you will get a handy email the day before collection with the bin colour due. You can cancel anytime with a quick link in your email.**

Register online here: [www.fife.gov.uk/binreminders](http://www.fife.gov.uk/binreminders)

Bins should be placed on the kerb by 7am on collection day, and left out until 4.30pm, or until they've been emptied.

If you're unsure of your collection dates, check the bin collection calendar and keep up to date. Visit [www.fife.gov.uk/bincalendar](http://www.fife.gov.uk/bincalendar)

You can find out what goes into which bin on the Fife Council website [www.fife.gov.uk/recycling](http://www.fife.gov.uk/recycling)



# Tackle condensation, damp and mould early

**As the weather changes, we have launched a new 'Let Your Home Breathe' campaign, encouraging residents to take simple, practical steps to prevent condensation damp and mould.**

Damp and mould are well-known issues in UK housing, linked to health problems such as respiratory conditions, allergies and skin irritation, as well as damage to clothes, bedding, and furnishings. While we as landlords have a duty to address serious cases, you can make a big difference by spotting and tackling problems early.

John Mills, Head of Housing Services, said: "We are urging tenants to take simple steps to help stop damp and mould. We want to work with you to reduce health risks, tackle fuel poverty and prevent costly repeat visits for damp repairs.

"Prevention is simple – and acting early can save hassle and money. Small changes – like ventilating for a few minutes each day – can protect your health and your home. If you spot mould, don't wait. Wipe it down and move furniture away from walls.

"If you are having issues, we encourage you to act early, and help is available. If you're worried about heating or ventilating your home, you can get help from local energy advice service Cosy Kingdom. The council has a dedicated group of staff to investigate dampness, condensation and mould and provide a fast response.








"By improving and maintaining the properties we currently have, and working with our tenants, we can continue to give people access to quality, affordable homes."

Energy advice is available from Cosy Kingdom for anyone concerned about heating and ventilation costs. Visit [www.cosykingdom.org.uk](http://www.cosykingdom.org.uk) or phone **01592 807930** between 10am – 3pm, Monday – Friday.

## LET YOUR HOME BREATHE



### ESSENTIAL TIPS TO KEEP HOMES DRY AND MOULD-FREE:

-  **KEEP THE DOOR CLOSED AND A WINDOW OPEN WHEN COOKING OR BATHING**
-  **KEEP LIDS ON SAUCEPANS WHEN COOKING**
-  **DRY CLOTHES OUTSIDE WHERE POSSIBLE**
-  **MAKE SURE TUMBLE DRYERS ARE WELL-VENTILATED**
-  **OPEN WINDOWS FOR 10-20 MINUTES A DAY**
-  **KEEP TRICKLE VENTS OPEN**
-  **LEAVE A GAP BETWEEN FURNITURE AND OUTSIDE WALLS**

**FOR INFORMATION AND ADVICE ON DAMP & MOULD GO TO [FIFE.GOV.UK/STOPDAMP](http://FIFE.GOV.UK/STOPDAMP)**

## Home ventilation systems

In homes, there are a few different systems that help keep the air fresh and stop too much moisture building up:

**Extractor fans** – These are usually in kitchens and bathrooms. They quickly pull out steam and smells (like when you're cooking or showering) and push them outside.

**PIV units (Positive Input Ventilation)** – This is a small unit, often in the loft, that gently pushes fresh filtered air into your home. That air helps move old, damp air out through vents and gaps, lowering humidity levels.

**MVHR (Mechanical Ventilation with Heat Recovery)** – This is a more advanced system that constantly brings in fresh air and takes out stale air. It also recycles the heat from the outgoing air to warm the fresh air, so you don't lose heat.

These systems work to keep the air fresh and stop too much moisture from building up - which helps prevent condensation, damp, and mould. Residents should not switch them off, block them, or try to adjust them. If they're altered, this can lead to damp, mould, and unhealthy air.



# Abbeyview Tenants & Residents Association

**Three local Tenants' and Residents' Associations (TRAs) have recently merged to form one association. BASICSIM, The Islands and Cleish and Mackie Place TRAs have merged to bring the whole Abbeyview community together, improve attendance and create a smoother working relationship between tenants, residents and other services which in turn will improve the community for all in this area.**

Since coming together, they have carried out three walkabouts with the local area housing team, local elected members and other services to identify issues and discuss improvements.

To launch the new Abbeyview TRA they held a successful Halloween party for residents in the new

Abbeyview Community hub. This was a great day, with bouncy castles, party games, food and a visit from Sandy the mascot.

The Abbeyview Tenants & Residents Association covers Abbey View, Allan Crescent, Bute Crescent, Cleish Place, Cleish Road, Clunie Road, Duncan Crescent, Dunn Crescent, Gellatly Road, Inchcolm Road, Inchgarvie Crescent, Iona Road, Islay Road, Macbeth Road, Mackie Place, Nith Street and Shields Road, Dunfermline.

They meet on the first Wednesday of the month (excluding January and August) at 1pm in the Abbeyview Community hub.

The TRA's next meeting will be 4th February at 1pm and they would welcome new members.

**We have had two events for the TRA, Easter and Halloween, which were well attended by lots of the children in Abbeyview with their parents, both were very successful.**

Grace Fortheringham

**We have had three walkabouts for Abbeyview and it was good to see our new committee members, from the three previous TRAs, attend them.**

Ross Riddock

**Really glad the TRAs have come together to create Abbeyview TRA and everyone is coming together for the local community.**

Janet Milne



# Working in Partnership to support our community

## **In the Levenmouth area there has been some great collaborative working between Mountfleurie Tenants' and Residents' Association and Steelworks Brae Tenants' and Residents' Association (TRA).**

Mountfleurie TRA has expanded its boundaries to the whole of the community, which is around 2000 properties, to give the wider community a voice in the area. The TRA has discussed issues for some time about young people "down the dam" causing antisocial behaviour. An idea was discussed about giving the young people a place to learn new skills and new experiences to inspire the future generation.

At a recent Mountfleurie TRA meeting, the TRA invited Lisa Hunter, from Community Learning, who discussed the possibility of a pump track in the area. No-one had any idea what a "Pump track" was. Lisa explained that it was an area with lumps and bumps which was designed to allow people to have the opportunity to do some "off road biking" in a safer environment.

Please see the demo photo below as an idea of what a pump track could look like in the area.

A similar project has been completed up in the Kennoway area, which members of the TRA have visited. It has made a huge difference to the community. It has allowed kids to learn valuable life lessons, gain qualifications and most importantly kept them safe! They also hold national competitions at the pump track, which brings new people to the area and allows people to share their love for biking!

This idea came about from antisocial behaviour in the local area and tenants and residents stating there is nothing for the kids to do. Since then, Mountfleurie TRA members have reached out to Steelworks Brae TRA to discuss the possibility of making this a joint venture as all that separates them is the river.

Two members of the Steelworks Brae TRA attended the Mountfleurie TRA monthly meeting, and it was clear to see that the issues they had noticed were incredibly

similar. Steelworks Brae then fed this back and invited Mountfleurie TRA to their next meeting. During the meeting there were fantastic discussions around what they can do as a community to make it a safe place for kids to be. Both TRAs accepted that this work wouldn't happen overnight and there is a long way to go, but they are willing to try and do what's right for their communities!

If you are from either the Steelworks Brae area or Mountfleurie area, please don't hesitate to get in touch as the community needs your ideas and this is a fantastic way to have your say!

### **Steelworks Brae TRA**

**St Agatha's church hall, 6pm.  
First Monday of every month  
(excluding July and December)**

### **Mountfleurie TRA**

**Leven Centre, 6pm.  
First Thursday of the month  
(excluding July and December)**



# Rent Conference 2025

**This year's rent conference was held on 17th November 2025 at the new Carnegie Conference Centre in Dunfermline.**

The conference was well attended by tenant groups from throughout Fife.

Attendees were welcomed by Cllr Judy Hamilton (Housing and Building Services Spokesperson) and John Mills (Head of Housing and Safer Communities). Both Cllr Hamilton and John explained the day ahead and encouraged attendees to ask as many questions as possible throughout the day to the speakers in each workshop and introduced the first speaker of the day.

The first speaker for the Customer Satisfaction Survey Workshop was Alan Kennedy, of Knowledge Partnership, who gave a presentation on tenants' surveys they had received back and explained what these meant through facts/figures and graphs. These showed what tenants thought of services provided in their areas and proved that all areas have different expectations when it comes to service satisfaction.

At 11am the main room was split into two. Half the guests remained in the room with Mhari Mullen (Housing Service Manager) who spoke about 'What

your rent pays for' and explained the different challenges and how and where money is allocated to services.

Gavin Smith (Housing Service Manager) was in conference room 2 with the other half of the group and presented a 'Housing Emergency Workshop' and what this meant to services, tenants and what the immediate future holds for housing services. Gavin and Mhari then swapped rooms and went over their presentation to the other half of the room.

In the afternoon all attendees were invited back into the main conference hall and Gavin Smith provided an update on the Allocation Policy Review and throughout the presentation Gavin encouraged and answered questions on this topic and others.

Around 14.15 John Mills and Cllr Hamilton provided the conference with the closing remarks and answered questions from tenants. John encouraged all tenants to cast a vote on the rent increases and a ballot was held.

**Have your say on rent levels by completing the enclosed survey or going online to [www.fife.gov.uk/rentsurvey](http://www.fife.gov.uk/rentsurvey) See page 21 for more information.**



The Tenants' Conference was as always very well organised. The Centre's coffee on arrival and lunch was very good. The information on the day was informative and enlightening. The need for rent rises is a major bugbear. All in all a good day.

Maria Syme – Kirkcaldy

The Tenants' Conference was very interesting and I enjoyed hearing about the rent options.

Patricia Gray - Cowdenbeath

It was very informative and interesting to get an insight into how allocations work and also what the rent actually gets used for. Thank you.

Pat Dunn – Glenrothes

Very informative, thoroughly good info, speakers knew what they were talking about answered 99% of questions although we don't want rents to rise we do understand why they have to. Enjoyed the whole conference.

-Janette Hunter – Rosyth

Gives tenants a chance to understand the challenges the council has regarding housing. Surprise raffle win. Donated it to our local food bank.

-Christine Ross – Methil

This was my first conference so I didn't know what to expect but I found it very interesting and informative.

Evelyn Vernolini - Leuchars

The conference was well presented with informative workshops. We enjoyed the day and also had a lovely lunch as a bonus.

Elaine Anderson - Newport on Tay

I found the conference very informative, especially on housing allocations, homelessness and breakdown of how they allocate expenditure on their housing budget and overall expenditure.

June Hackett - Cowdenbeath



# Fife Street Champions

**Fife Street Champions is a Facebook group whose volunteer members are dedicated to doing everything they can to keep the streets, parks, countryside and beaches of Fife, as clear of rubbish as they can. Firstly, by picking rubbish up and secondly by encouraging people not to drop it in the first place.**

Since the group's inception in 2018, it has grown from a handful of members to the current membership, which is in excess of 3,500 and although not all members are "active" it is fair to assume that they are at least sympathetic to the cause and certainly do not add to the problem, by acting responsibly when it comes to dealing with their own waste.

Over the years the group has collected many thousands of bags of rubbish. This does not include the many "unbaggable" items such as household electrical items, tyres, furniture and a myriad of other items that people simply throw away, rather than dispose of responsibly.

In 2020 during Covid lockdown, when people did not have a lot to do, the group was very active. That year they collected in excess of 14,000 bags of waste, 356 tyres, 220 supermarket trolleys and many more large items, such as can be found in private dwellings and industrial premises of all types. Fridges, cookers and washing machines seem to be particularly common items to be fly tipped.

Whenever they come across large fly tips, too big for them to deal with, they generally report them to the Council through the Council online fly tip reporting system. Many people, all over Fife, have made use of this and it seems to work very well.

Once collected, this rubbish is either disposed of by the members at the various recycling centres in Fife or, if the volume warrants it, is picked up by Fife Council from where it was collected. The group has a good working relationship with Fife Council who supplies them with litter pickers and rubbish bags delivered direct to their doors. This is a system that has worked very well for a number of years and is set to continue for the foreseeable future.

There are many other groups that collect litter in Fife such as Litter Claws Fife, Friends of Largo Bay, CPL Nature Action and Happy Beaches Fife. If you want to become involved with any of these groups, please contact them through their individual Facebook pages.

The photo below shows a recent and typical clean-up by 8 of our volunteers:- Claudia Genest, Lesley Obenshain, Gail McNab, Dawn Mitchell, Petra Hofer, David W Spence, Heather Smith and Wendy Smith of 36 bags, 2 tyres, 2 wheel trims, broken wheelbarrow, strimmer, broken wooden chair, carpet, broken window frame and lots of broken glass, all glass bottles are recycled.



# More Affordable Homes for Glenrothes!

**Fife Council is delivering on its commitment to provide high-quality, energy-efficient homes for local families.**

Over the past year, 59 new council homes have been completed across Glenrothes – and there's more to come!

The Glenrothes Area Housing Plan 2024/25 sets out ambitious plans for the year ahead, including:

- 46 new builds – 20 at Glenwood Centre and 26 at Alexander Road
- Ongoing developments at Viewfield and Queen's Meadow
- Recent completions include:
  - 17 homes at Leven Mill
  - 42 homes at Westwood Park

These homes are modern, accessible, and built to the highest standards, helping meet local housing needs and supporting our community.

Funding comes from the Scottish Government Affordable Housing Grant and Fife Council's Housing Revenue Account capital budget.

We're proud to keep building for the future – creating warmer, healthier homes for Glenrothes residents.



# Looking for a Job with Fife Council?

## What kind of jobs do we offer?

Fife Council has loads of different jobs that really make a difference in the community. Our teams do everything from caring for people, teaching in schools, and keeping public spaces tidy, to fixing roads, helping families find safe homes, collecting rubbish, making school meals, answering emergency calls, and supporting local businesses.

We've got all sorts of contracts too - full-time, part-time, term-time, and flexible shifts- so there's probably something that'll fit your lifestyle.

## How to apply?

Applications can be made online via the our job site. The application link can be found in the job description.

Some useful tips on our application process can be found at: [www.fife.gov.uk/jobs/howtoapply](http://www.fife.gov.uk/jobs/howtoapply)

## Need a Hand?

Our Community Job Clubs are here to support you with your employment or learning queries.

## Sometimes all people need is a chance!

'Life Chances' is Fife Council's new alternative approach to recruitment allows unemployed Fife residents who may be experiencing barriers to employment the chance to complete a 13-week paid placement. Once successfully completed, this will normally lead to a 12-month contract with Fife Council.

Placements are often offered in our entry-level roles, meaning previous experience or qualifications are not always required. Participants are paid at least the real living wage and will be supported to work towards an action plan while gaining valuable work experience and learning opportunities.

If you are interested, please speak to your work coach or employability key worker to find out more.

Life Chances placement opportunities are advertised on [www.opportunitiesfife.org](http://www.opportunitiesfife.org).

## Sign up for Job Alerts

- Go to [www.fife.gov.uk/jobs](http://www.fife.gov.uk/jobs) and click "view all jobs"
- Scroll down and hit 'Sign Up for Job Alerts'
- Enter your email, tick the terms and conditions, and follow the steps.
- Pick the job categories or locations you're interested in, and you'll receive an email whenever a matching job comes up.



You can view current vacancies and sign up for job alerts at:

[www.fife.gov.uk/jobs](http://www.fife.gov.uk/jobs)

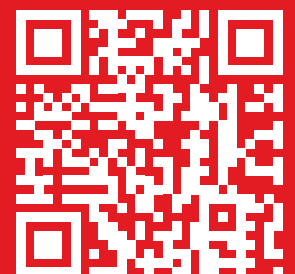
Follow us at:



FifeCouncilJobs



FCJobsOfficial



# FFOTRA Honors Community Champion Alan Dalby

**Fife federation of Tenants' and Residents' Associations (FFOTRA) has paid tribute to one of its most dedicated and respected members, Alan Dalby, by presenting him with the Honorary Director Award in recognition of his outstanding service and unwavering commitment to the organisation and the wider community.**

Alan first joined FFOTRA on 20 May 2019, following the loss of his much-loved wife. Becoming part of the organisation offered him a way to reconnect, contribute, and find a new path forward. From the outset, his warmth, determination, and willingness to get involved made a lasting impression.

He soon became a valued Board Member, and his leadership qualities quickly shone through. After being elected Vice Chair at the 2019 AGM, Alan went on to become Chairperson in 2023, a role in which he truly flourished. Whether attending meetings, supporting tenants, or challenging decisions, when necessary, Alan

earned a reputation as someone who always put the community first. He was known for speaking up with courage, respect, and a firm belief in fairness, never one to be talked down when standing up for what mattered.

Alan became a familiar and trusted face of FFOTRA, helping to guide the organisation's direction alongside his fellow Board members. His work extended to the Scrutiny Group, where he played a key role in reviewing policies to ensure value for money and to keep tenants at the heart of every decision.

In late 2025, Alan chose to step back from his formal duties while managing ongoing health challenges. In recognition of his extraordinary contribution, and to ensure he could remain involved without the pressures of leadership, FFOTRA proudly awarded him the Honorary Director Award. This role allows Alan to participate in meetings and share his valued insight whenever he feels able, while relieving him of the commitments

that come with an official post.

The award reflects not only Alan's years of service, but the deep respect and gratitude felt by all who have worked with him. His dedication, integrity, and advocacy have left a lasting legacy within FFOTRA, and the organisation remains thankful for his continued presence, guidance, and community spirit.



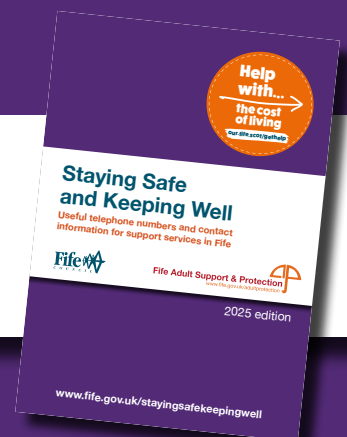
Fife Adult Support & Protection  
[www.fife.gov.uk/adultprotection](http://www.fife.gov.uk/adultprotection)



## Staying Safe and Keeping Well

**Useful tips and information which anyone in Fife can use when trying to cope with difficult times.**

Scan the QR code or view the booklet online at  
[www.fife.gov.uk/stayingsafekeepingwell](http://www.fife.gov.uk/stayingsafekeepingwell)



# Have your say on council spending

**Fife Council is running two important consultations through December and January - one to gather views from all residents about their priorities for local services, and another specifically for tenants about their rent options.**

Council Leader Cllr David Ross explained: "In recent years, we've avoided the need to make large savings thanks to strong financial management and working more efficiently.

"However we continue to live in challenging times and, like all councils, Fife is experiencing a rising demand for services, particularly as the cost of living continues to impact people and families across the Kingdom.

"This consultation is designed to give us feedback on people's priorities for council spending and how they want us to spend and save the money we have available to us. I would urge people to take part and have their say."

Last year, the council spent over £528 million on education, schools and childcare - and £249m on health and social care. Together these services use over two thirds of the council's total budget.

Fife's financial position is stronger than many other councils. Prudent use of resources and careful investment has meant council tax rates have stayed among the lowest in Scotland, and bigger cuts to services seen elsewhere have been avoided.

Added Cllr Ross: "We're in pretty good shape but we'll need to do more over the next few years to balance the books and protect our strong position for the future.



**Let's talk**  
about Council  
**SPENDING**

"Last year we agreed a three year budget to help with forward planning. This included an intention to increase council tax by 5% in 2026/27. Although we won't know how much our government grant for 26/27 is until the Scottish budget in January, current estimates assume a £5 million gap between income and expenditure for next year, rising to £36m by 2028/29.

"Without any other action we'd actually need a 7.5% council tax rise to cover costs next year. But there are other options as to how we spend or save, and that's why we are asking Fifers to help develop these."

**An online survey will be available from Monday 8 December until Sunday 11 January 2026 at [www.fife.gov.uk/councilspending](http://www.fife.gov.uk/councilspending)**

**If you don't have internet access or you're not confident completing an online survey – pop in to your local library and a staff member will be happy to help you on the free computers.**

**What services are important to you?**



SCAN ME  
for more info



Have your say by taking part  
in our online consultation

**[www.fife.gov.uk/councilspending](http://www.fife.gov.uk/councilspending)**

# Rent Increase Options – your opinion is important

**As your landlord, we consider our tenants to be at the heart of all we do. We take our responsibility, to provide you with excellent services, very seriously.**

In recent years, high inflation rates and a series of below inflation rent increases have combined, and the Housing Revenue Account (HRA) remains in a difficult financial position. So that we can continue to provide services at the current level, we need to address a projected budget gap of £7.205 million, when considering rental options. We are also keen to hear your views about the investment we need to improve homes, to keep building new affordable homes, and increasing our stock by buying back properties.

As a landlord, we must make sure that the HRA reaches a balanced budget position every year. This means that our income and expenditure must balance; the HRA must increase rents or generate recurring savings. Housing Services don't receive a subsidy to provide services to you – this comes directly from your rent. We try our best to balance service provision with affordability for our tenants.

**This year, we are asking you to consider three rent options for 2026-27, 5.5%, 6% and 7%.**

These options allow us to manage the budget gap and to different

extents, make sure there's capacity for investment so we can continue to address the Housing Emergency and meet your priorities. For every £1 million in budget capacity which comes from an increase in rent, £17 million in investment could be generated for tenants' priorities. This means that proposed rent options of 5.5%-7% could provide between £8.230m and £46.198m. We can then invest in the things that matter to you, and create opportunities for improving existing homes, property acquisitions (buy backs) and additional new build housing developments.

A 5.5% increase will mean that our capacity to invest in new build housing, property acquisitions and improvements to existing homes is more limited. This level of rental increase would mean we will have to consider reductions to housing services and/or to investment programme priorities, such as property acquisitions.

The diagram below shows the impact that the rent options we are consulting you on will have on the HRA. The higher the rent increase option, the more capacity there will be to consider additional services and investment in housing, to support the housing emergency.

That's why we want to hear your views—not just on the rent options,

but on your service priorities too. We hope this will help you to make your decision when voting and giving us your feedback.

It is important that you use your vote and tell us how you feel about your service priorities. We need to know your views, so we can provide feedback to Elected Members. This feedback can help shape the final decisions councillors take at the Council meeting in February, when the rent increase will be agreed. What you tell us directly influences these decisions.

Please take the time to complete and return the enclosed prepaid survey form. Alternatively, if you would like to complete the survey online, you can do this by visiting [www.fife.gov.uk/rentsurevy](http://www.fife.gov.uk/rentsurevy) or scan the QR code below.



**Scan the QR code  
for the online  
rent survey**



[www.fife.gov.uk/rentsurvey](http://www.fife.gov.uk/rentsurvey)



foster.fife.scot

**Can I foster if I rent my home?**  
**Aye, of course you can**



A Warm Space for All

**Cuppa at the Corrie**

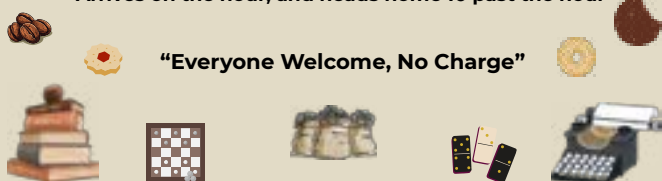


Delicious biscuits & cakes  
 pop in and stay for the company and friendly conversation

Every Monday between 11am - 1pm at The Corrie Centre  
 Cardenden

The 32 bus stops right outside our venue  
 Arrives on the hour, and heads home 10 past the hour

**"Everyone Welcome, No Charge"**



**Levenmouth**



**FANCY A GAME?**

Street Soccer and Clued Up Project are now delivering free Friday night football sessions in partnership with Police Scotland, SVRU, and Fife Council.

Sessions are open to aged 12+ and all fitness and ability levels are welcome.

Street Soccer is more than a game, you can access support, or just come along to have fun and a friendly kick about.

Where: Sainsbury's overflow car park  
 When: Friday's 6:00pm - 8:00pm.

For more information, please contact Andy on 07375 426 904 a.king@streetsoccerscotland.org



# Landlord's consent to make changes to your home

**As part of the Scottish Secure Tenancy Agreement - Housing (Scotland) Act 2014, secure tenants have the right to make improvements and/or alterations to their home with the support of their landlord.**

To do this, you must apply for landlord's consent from your Housing Management Officer before making changes to your home. This ensures any work is carried out safely, professionally and in line with the legislative framework currently in place.

## What is an improvement and / or alteration?

**Some examples of the things you need consent, include:**

- satellite dishes and TV aerials
- external lighting
- electrical work (inside or outside the property)
- working on gas appliances
- CCTV and other recording devices
- fencing, gates and posts
- driveways
- decking, paving, slabbing or patios
- heating systems or fireplaces
- kitchens and bathrooms
- gazebos, huts, summerhouse or playhouses
- garages

## Requesting landlord's consent to make changes to your home

You must get landlord's consent before you begin any work inside, or outside, your home. Please wait until you have received written consent before you start any work.

## Work completed without Landlord's consent – Retrospective Permission

Retrospective permission is applying for permission to approve works that you have already completed without consent. You should contact your Housing Management Officer (HMO) to get the correct approval, which will involve completing a permissions application and returning to your HMO.

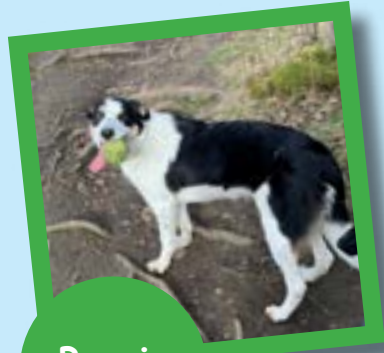




# Gary's gang

I'm Gary, look at all my new furriends!

If you would like your pet to feature on 'Gary's Gang', please email [tenantparticipation@ffe.gov.uk](mailto:tenantparticipation@ffe.gov.uk)



Bonnie



Merlin



Mojo & Storm



Duke & Pip



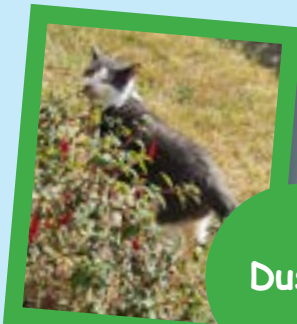
Minnie



Milo



Lilith



Dusty



Ozzy



Milo

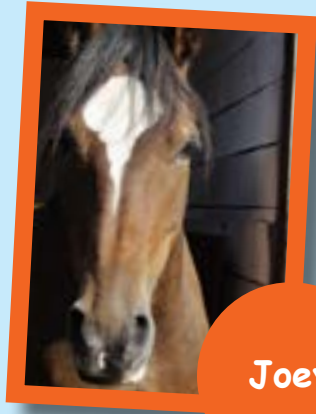


Jess



Moonlight

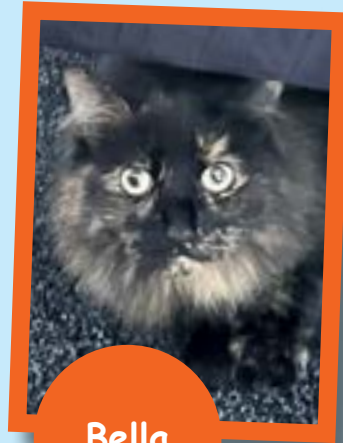
# Gary's gang



Joey



Alfie



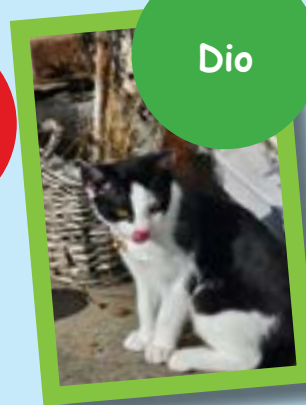
Bella



Milo



Jive



Dio



Blue



Bonnie



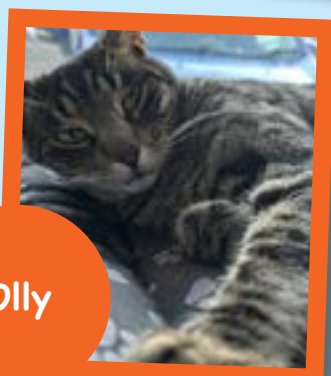
Chewie



Bud & Percy



Loki & Loki



Olly



# Tenant Participation News Bulletin

## New team member

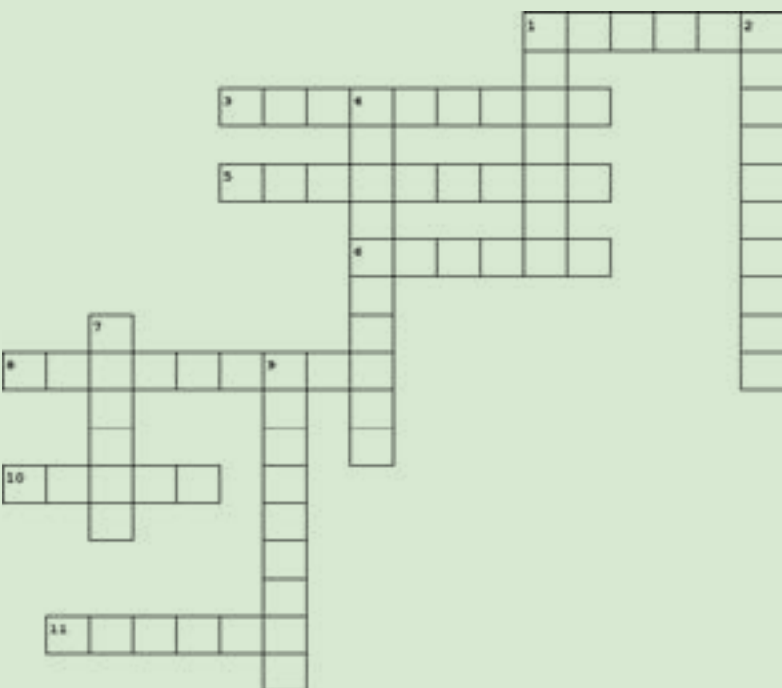
I'm James Carson new member of the Tenant Participation Team. I've worked for Fife Council for a number of years in various roles and gained a lot of experience including within, Local Office Network as a Community Warden, Environmental services as an Enforcement Officer and Commercial Waste, Housing and Safer Communities as a Safer Communities Officer and lately an Investigation Officer.

In my spare time I try and play the bagpipes and play with Glenrothes and District Pipe band. I lend a hand to my partner Claire who runs Tribute events and other family/kids events in the Glenrothes area, which raise money for local charities and clubs. We do this through social media. I also like to socialise and go on holiday when we can.



**Follow us here**

## Winter Crossword



### Across

1. The final piece of a Snowman
3. The winter version of a Skateboard
5. Which UK company are famous for their annual Christmas Adverts
6. You'll need one of these to speed down the snowy hills
8. A single Ice crystal that falls as snow
10. Which Country will host the next Winter Olympics in 2026?
11. The most popular hat at this time of year

### Down

1. An old traditional Scottish Sport that is played with stones on Ice
2. Christmas movie starring Kate Winslet and Jude Law
4. Something that you have to defrost every morning
7. Which Country gifts the UK a Christmas tree every year
9. Which TV presenter Famously sang "Walking in the Air"

### Sandy comp winner:

Emillie Gardner (age 5)  
Kingsbarns



### Crossword Winner:

Marion Nolan, Lochore



Win  
**£30** of  
high street  
vouchers!



Can you find Sandy our Mascot? He is hidden somewhere throughout the magazine. Have a look and let us know if you can see him.

Return postal entries to **Tenant Participation Team, Kirkcaldy Customer Service Centre, Town House, 2 Wemyssfield, Kirkcaldy, KY1 1XW** or scan or take a photo and email it to **tenantparticipation@fife.gov.uk**

Remember to include your name, address and contact phone number.

Competitions close at **5pm on Friday 20th February 2026.**



**READY**  
FOR WINTER



**Fife**  
COUNCIL

# CHRISTMAS & NEW YEAR CLOSURES

**Most of Fife Council will be closed**

**24, 25 & 26 Dec 2025 and 31 Dec 2025, 1 & 2 Jan 2026**

**Out of hours support is still available when we're closed.** For example, if you have a social work emergency, need an urgent housing repair, or information relating to a birth, death or marriage call **03451 55 00 99**.

Scottish Welfare Fund grant applications can be applied for online at [www.fife.gov.uk/welfarefund](http://www.fife.gov.uk/welfarefund)

Recycling Centres are closed **25 & 26 December 2025** and **1 & 2 January 2026** and there are no bin collections on **25 & 26 December 2025** and **1 & 2 January 2026**. Bins due to be emptied on these dates will be emptied on **27 & 28 December 2025** and **3 & 4 January 2026** - please ensure your bin is out for 7am for collection. You can check your bin collection information at [www.fife.gov.uk/bincollections](http://www.fife.gov.uk/bincollections).

Commercial waste bins due to be emptied on **25 & 26 December 2025**, will be emptied over the following two days, **27 & 28 December 2025**. Similarly, commercial bins due to be emptied on **1 & 2 January 2026**, will be emptied on **3 & 4 January 2026**.

**There are no special uplifts from Friday 19 December 2025** until they restart on **Monday 5 January 2026**. You can recycle your real Christmas tree for free, by cutting it up and putting it in your brown bin or placing beside your brown bin in lengths no longer than 6 feet.

Information on all council services is also available on our website at: [www.fife.gov.uk](http://www.fife.gov.uk)

Stay in touch this winter visit:  
[www.fife.gov.uk/winter](http://www.fife.gov.uk/winter)



[facebook.com/fifecouncil](https://facebook.com/fifecouncil)



[X.com/fifecouncil](https://x.com/fifecouncil)



Kingdom FM - 95.2 & 96.1  
Forth One - 97.3  
Tay FM - 96.4 & 102.8  
K107FM - 107.0

