

26th November 2025

Agenda Item No.

## Glenrothes Area Housing Plan 2025-26

Report by: John Mills, Head of Housing Services

Wards Affected: 13,14 &15

### Purpose

The report seeks Area Committee approval for a revised area housing plan which sets out area performance, service delivery and highlights key housing issues for Members' consideration.

### Recommendations

- Members are asked to consider and approve the Glenrothes Area Housing Plan for 2025–2026.

### Resource Implications

Work is taking place within agreed HRA local and capital budgets.

### Legal & Risk Implications

There are no legal / risk implications arising from this report.

### Impact Assessment

An EqIA (Equality Impact Assessment) is not required because the report does not propose a change or revision to existing policies and practices.

## 1.0 Background

- 1.1 The Council has a vision to create a Fairer Fife where all residents live good lives, make informed choices and have a sense of control so that they can reach their full potential and where all children are safe, happy and healthy. At the heart of the Plan for Fife is the aim to reduce inequalities and to promote fairness in everything that we do. It is recognised that having a fairer Fife will benefit everyone. Housing Services, as the largest landlord in Fife, can improve the lives and opportunities of its tenants through effective neighbourhood management and community led improvement initiatives.

- 1.2 The Area Housing Plan shows how we work with partners and local communities to improve housing services in the area. Tenant and residents have told us their concerns and issues where they live and together, we have identified what we can do to address these issues. We have looked at how well we are doing managing our homes to prioritise which services we need to improve.
- 1.3 The plan links into different policies and strategies across Fife including: Plan 4 Fife, Local Housing Strategy, Glenrothes Local Community Plan, Area Lettings Plan and Pathway to Improvement (Annual Return on the Social Housing Charter).

## **2.0 Development of the Area Housing Plan**

---

- 2.1 Previous Area Housing Plans covered the period 2024-25. Annual Area Housing Plans for Glenrothes continue to be developed focusing on key performance areas in line with discussions with the Area Committee Conveners and Vice-Conveners.
- 2.2 Tenant participation is a key part of our housing strategy. Being part of organised groups gives our tenants and residents a greater voice when talking about local issues. We work closely with Tenant and Resident Associations and carry out area walkabouts with representatives and partner services to identify areas of concern, creating action plans and reporting on progress.
- 2.3 The Area Housing Plan highlights performance and states 87.70% of tenants in Glenrothes Area are satisfied with the overall service provided whilst 88.11% of tenants are satisfied with the management of their neighbourhoods.
- 2.4 In recent years in the Glenrothes Area, the council has contributed to the delivery of new Affordable Housing, however, there remains an acute need for more affordable housing. We have linked in our Strategic Housing Investment Plan (SHIP) to give Members the opportunity to explore potential new builds sites in the Glenrothes Area.
- 2.5 We have highlighted the role of the SHIP and the Council's intention to continue to invest in council houses as part of our stock improvement programmes. Investments include kitchens, central heating, bathrooms, roofs, rewiring, smoke detectors, secure door entry systems, structural works, electrical testing and external walls.

## **3.0 Local Issues Action Plans**

---

- 3.1 We have committed to carrying out more estate walkabouts so that we can work together with the tenants and residents to identify further issues that they feel are important to address.
- 3.2 In partnership with the Fife Council Tenant Participation Team, we are building on recent community engagement to establish Tenant's & Residents Groups at the Leven Mill and Westwood new build sites.
- 3.3 We have a detailed planned maintenance programme taking place in 2025/26, as outlined fully in the Area Housing Plan.

## 4.0 Area Lettings Plan

---

- 4.1 There are more people looking for rehousing in the Glenrothes area than we have housing becoming available.
- 4.2 We continue to offer housing options advice which provides applicants with information on all tenure types which are available, maximising their opportunities for re-housing.
- 4.3 The Home Swap scheme continues to see increased number of households registering their interest in moving to more suitable properties with 23 completed exchanges taking place last year.

## 5.0 Conclusions

---

- 5.1 Through the Area Housing Plan, we have identified local issues through engagement with local communities and elected member and create action plans to address these. This is intended to encourage member scrutiny of our work to address those concerns and demonstrate improved outcomes.
- 5.2 The Area Lettings Plan sets out the stock profile, identifying where there is housing need and new build sites scheduled for completion in 2025/26, as well as a plan to create a balanced community.

### List of Appendices

- 1. Glenrothes Area Housing Plan 2025/26
  - 1.1 Glenrothes Area Housing Action Plan 2025/26
- 2. Glenrothes Area Lettings Plan 2025/26

### Report Contact

**Janice King** | Area Housing Manager (Glenrothes)  
Fife Council Housing Services  
Fife House  
North Street  
Glenrothes  
KY7 5LT

# Glenrothes Area Housing Plan 2025/26



## Glenrothes Area Housing Plan 2025/26

### Introduction

The Fife Housing Partnership supports the [Scottish Government's Housing to 2040](#) strategic 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 Glenrothes 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,
- 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 Glenrothes Area Housing Plan was approved by Glenrothes Committee on 26 November 2025.

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



The Glenrothes area is part of the Kirkcaldy Housing Market Area and includes the electoral wards of:

Ward 13 - Glenrothes West and Kinglassie

Ward 14 - Glenrothes North, Leslie and Markinch

Ward 15 - Glenrothes Central and Thornton

Through the [Fife Housing Register webpage](#), you can now view our [new interactive map](#) which shows where all housing partners have properties. This will help you make an informed decision about your preferred areas of choice if you want to submit a Fife Housing Register application.

## Evaluation of Glenrothes Area Housing Plan 2024/25


The Glenrothes 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.

<b>Glenrothes Area Housing Action Plan 2024-25 Progress Summary</b>	
<b>Area of Focus</b>	<b>Progress Report</b>
Stock Improvements	<p>In the past year, as part of our stock improvements works.</p> <ul style="list-style-type: none"> <li>▪ 179 Homes received bathroom upgrades.</li> <li>▪ 71 homes received heating upgrades.</li> <li>▪ 71 homes received kitchen upgrades.</li> <li>▪ 26 homes received rewiring works.</li> <li>▪ 53 homes received roof replacement.</li> <li>▪ 4 homes were improved from roughcasting works.</li> <li>▪ 22 homes received window upgrades.</li> <li>▪ 28 homes received door upgrades</li> </ul>

Estate Management	<ul style="list-style-type: none"> <li>• Project underway at Bighty Court, Woodside to drop the kerb / flat access patch at the top of the car park.</li> <li>• A Patio area at Napier Court, Sheltered Housing to be erected at the rear of the complex, for residents to congregate in the back garden area to socialise.</li> <li>• Essential tree work across Glenrothes on Housing Land due to storm Eowyn</li> <li>• Estate Action Walkabouts have taken place at             <ul style="list-style-type: none"> <li>○ Stenton</li> <li>○ Tanshall,</li> <li>○ Cadham</li> <li>○ Leslie.</li> </ul> </li> </ul>
Voids	In August 2025, time to let decreased significantly to 27.6 days from 56.33 days in January 2025.

## Performance Information

Fife Council is the largest landlord in the Glenrothes area. The stock profile below shows that we are responsible for the management of 4,865 homes.

	Stock by type		Fife	Stock by size		Fife
	Sheltered	217	1295	Bedsit	51	256
	Flat/Maisonette	52	1502	1 bed	1385	7431
	4 in a block	632	8177	2 bed	1972	1473
	Flat/Tenement	605	4452	3 bed	1200	7584
	High rise flat	0	712	4+ bed	257	1241
	House	335	1511			
		9	3			

When properties become void (vacant), we need to ensure this time is kept to a minimum. Rental loss for the void period affects the income to the Council's HRA. In the previous year, we lost 1.28% of rental income due to 319 properties being void, our average turnaround time was 41.56 days from the property becoming vacant to a new tenant moving in.

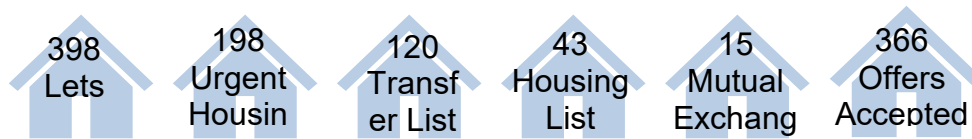
Every year in the Glenrothes area, more people apply for housing than what becomes available. Our annual Letting Plan sets out the profile of properties we expect to become available in the following year and how we intend to distribute those properties between the different groups of applicants:

- Urgent Housing
- Transfer list

○ Housing List

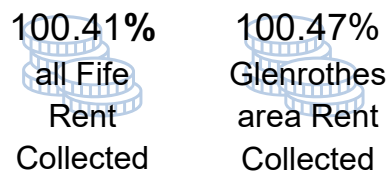
Allocations play a key role in ensuring that we make best use of the housing stock, and we have committed to allocate properties fairly across all applicant categories. For our full allocations information please see Appendix 2 Glenrothes Area Lettings Plan 2025/26.

The Fife Housing Register housing list shows that 2137 applicants have Glenrothes area as their first area of choice, this accounts for 15.7% of all applicants. In the previous year we made 450 offers of housing of which 81.33% were accepted.



Alongside our Letting Plan, we also have some Community Lettings Initiatives, or CLIs. CLI's allow a more flexible use of the allocations policy to address local need and demand and are developed in partnership with the local community.

The Glenrothes 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.



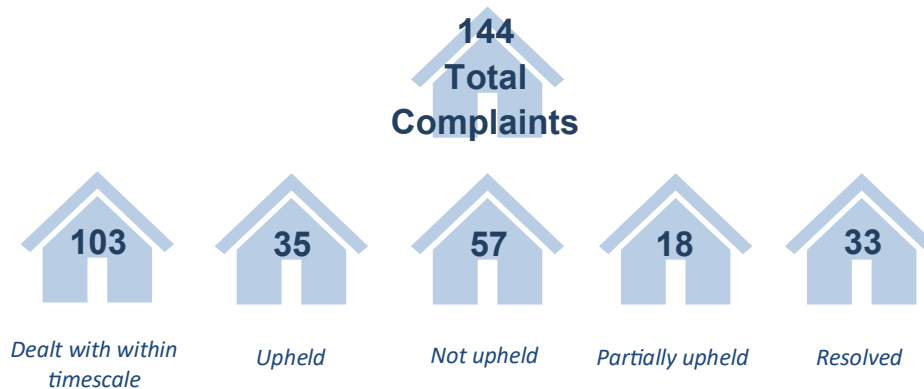
In our introduction, we confirmed that we support the Scottish Government Housing to 2040 strategy, and this includes addressing fuel poverty. It is estimated that 24% of Fife households are living in fuel poverty, through a partnership approach we continue to work towards reducing fuel poverty across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

Each year, a customer satisfaction survey is carried out providing tenants the opportunity to tell us how they think we are performing as their landlord. The satisfaction survey is also used to report the Annual Return on the Charter (ARC). The most recent satisfaction survey showed us that:

	[Glenrothes area]	Fife
% satisfied with overall service provided by Fife Council	87.70%	84.03%

% who think we are good at keeping you informed about our services and decisions	87.70%	84.41%
% satisfied with the opportunities we give you to participate in our decision-making process	83.20%	80.89%
% satisfied with the quality of their home	86.89%	86.94%
% satisfied with the repair service we provide	87.56%	86.92%
% satisfied with our contribution to the management of your neighbourhood	88.11%	86.84%
% that think their rent is good value for money	83.61%	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 Glenrothes area are as follows:

<b>Complaint Reasons</b>	<b>Total number</b>
Failure to respond to previous complaint / request for service / enquiry / reported fault	<b>18</b>
Poor communications including lack of notice, consultation & engagement	<b>14</b>
Unsatisfactory response to previous complaint / request for service / enquiry / reported fault	<b>12</b>
Poor Condition / Standard of Housing	<b>10</b>
Delays in Start / Completion	<b>10</b>

## Annual Area Housing Budget

Housing Services activities are taking place within agreed Housing Revenue Account (HRA) budget. The HRA Capital Investment Plan for 2025/26 was approved at the Council meeting in February 2025 and remains the approved capital investment plan for the HRA.

The area housing revenue budget that was approved for Glenrothes is £312,137 for this financial year. The area housing budget is used for local projects, and to date we have spent £206,626.72 on local projects in Glenrothes. These projects include:-

- Tenancy Assistance
- Estate Improvements
- Estate Clearances
- Garden Works

In the next 6-month period, we have a remaining budget of £105,510.38 and have identified/agreed the following project(s):-

- Repairing and renewing fencing in priority cases
- Improvements to external communal areas at walk-up flats
- Continued Tenancy Assistance
- Continues Estate improvements and clearances

Communication with elected members about any further potential projects is ongoing through consultation at Ward Meetings

## 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 but the physical environment around them. Glenrothes Housing Team recognise that Estate Management is an important aspect of our role as the landlord. It is an important service not only for tenants but all residents in Glenrothes area.

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](#), this highlights estates that require attention. From recent area walkabouts we identified that fallen trees were an issue and damaged fencing due to storm Eowyn.

Every year we develop local initiative projects to improve local areas and to deal with health & safety and estate condition concerns. Local initiative projects are often small projects that can be overseen by our Glenrothes team and completed within the year, in the Glenrothes, we identified that untidy weeds and fencing was a concern, we have taken action to address this with Grounds Maintenance Team (untidy weeds) and Building Services (fencing)

Across Glenrothes, in partnership with Tenant and Resident Associations, committee members and Glenrothes management team an Estate Action plan has been agreed to improve the area. By creating an estate action area, we are able to carry out a series of actions that will improve the Glenrothes Area over the next 12 months. We are committed to maintaining our estates across Glenrothes in good condition. For a full list of Estate Action Areas and the proposed works in the Glenrothes please see Appendix 1.1 Glenrothes Area Housing Action Plan.

A Housing Regeneration Programme for the period 2022-25 has been agreed, the programme ensures that People and Place are at the heart of the process. As part of the regeneration programme, significant improvements are being made to the Glenrothes area.

## Looking Forward...

**Glenwood** In January 2025 a paper was taken to Cabinet Committee to seek approval for the regeneration of the former Glenwood Centre being delivered in partnership between Fife Council and Kingdom Housing Association. This was approved and planning permission was gained in June 2025. The new development will include 44 new affordable homes, 20 of which will be owned and managed by Fife Council as Retirement Housing for people aged 60+, with the remainder managed by Kingdom Housing Association, these will be available for over 55s. The development will also provide a new community hub which will be managed by Fife Council. A section of the Hub will be used as a communal lounge and will have a separate outdoor access for residents in the Retirement Housing. This will benefit not only the future tenants but also the wider local community. A site start will be made in February 2026.

**Alexander Road** Following demolition of 3 blocks in 2024, Fife Council has tasked their preferred developer, Lovells, to submit plans for a new build development on the site. Lovells have begun the consultation process to develop these plans and are expected to bring forward plans in 2026.

**Area Estate Action Walkabouts** As a priority focus for estate management, we are committed to carrying out more estate walkabouts, implementing estate action plans and addressing concerns about fencing. Across October/November 2025, estate action walkabouts are being arranged for: Kinglassie, Cadham, Thornton, Pitteuchar, Collydean, Pitcoudie and Stenton.

## 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 Glenrothes area we have built 272 new homes since 2017. We

recognise that under the Right to Buy Scheme which was active between 1980 – 2016, 9993 social rented homes were sold in Glenrothes. The Council is now purchasing properties back from the open market in the areas of greatest demand to assist those in the need of housing during this Housing Emergency. In the previous year, 6 properties were bought in the Glenrothes area.

You can find out more about what is planned in Glenrothes area 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 a 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. It is anticipated that consultation will start with Gypsy Traveller tenants on the Heathery Wood site in Thornton in early 2026 with a contract for chalets let later that year.



## Looking Forward...

### Planned new council build developments

- Glenwood Centre Regeneration, 20 units start date: Feb'26
- Alexander Road, Glenrothes- 26 units start date: 01/12/2025
- Coaltown of Balgonie – 8 units start date: 01/03/2026

### 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, between 01/07/2024 and 30/06/2025 the following cases were reported within the Glenrothes area:

Fixed Penalty notice / Order	Total number
Dog fouling fixed penalty notices	12
Dog control notices	5
Fly tipping fixed penalty notices	9

Littering fixed penalty notices	12
Noise fixed penalty notices	0
Antisocial Behaviour Orders (ASBO)	5

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 has been 291 reports of Antisocial behaviour in the Glenrothes area.

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 Glenrothes area. We also deliver our Down Your Street magazine to our tenants' tri-annually, this is another useful tool to help you keep informed. Getting involved gives you 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 3 in the Glenrothes area:

- Glenrothes Sheltered TRA
- Napier TA Glenrothes

### Looking forward...

We are currently working with Tenant Participation Team, Elected Members, Safer Communities Team and local Tenants & Residents to establish new Tenant's & Resident's Associations at the newbuild sites of Leven Mill and Westwood.

## Useful Information



Housing Services are a part of Fife Councils Communities directorate.



03451 55 00 33



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

Glenrothes Area Housing Action Plan 2025-26			
Area of Focus	Action	Action description	Time scale
Stock Improvement	Stock improvements work planned to take place within the year (Window and Door Upgrades).	<p>9 Planned Windows and Door upgrades</p> <p><b>Markinch</b> Landel Street.</p> <p><b>Thornton</b> Roadmans Cott Cameron Park,Brown Crescent,Cameron Park.</p> <p><b>Glenrothes</b> Seton Path,Ayton Court,Muirfield Drive.</p> <p><b>Leslie</b> Mount Pleasant,Prinlaws Road.</p>	To be completed by end of 2025/26 year
Stock Improvement	Stock improvements work planned to take place within the year (Bathroom Upgrades).	<p>129 Planned Bathroom upgrades</p> <p><b>Coaltown Of Balgonie</b> Millburn Avenue.</p> <p><b>Glenrothes</b> Adamson Place,Aitken Road,Aitken Road,Annandale Gardens,Auchmuty Drive,Auchmuty Drive,Auchmuty Drive,Ayton Court,Balgillie Court Huntsmans Road,Balgonie Avenue,Barnton Place,Bilsland Road,Birchtree Road,Blair Avenue,Blairadam Court,Blairadam Court,Broom Road,Burns Road,Canmore Road,Canmore Road,Carfrae Drive,Carleton Avenue,Carseggie Crescent,Cluny Place,Clyde Court,Clyde Court,Colliston Avenue,Colliston Avenue,Collydean Primary School Magnus Drive,Craigellachie Court,Dunbeath Drive,Dunbeath Drive,Dunbeath Drive,Dunlin Avenue,Dura Park,Dura Park,Dura Park,Dyce Way,Ednam Drive,Elrick Park,Ettrick Way,Falcon Drive,Greenlaw Crescent,Greenlaw Crescent,Huntly Drive,Julian Court,Julian Road,Julian Road,Lammermoor Court,Laxford Road,Lomond View,Lundin Crescent,Malcolm Road,Muirfield Drive,Murchison Path,Pitmedden Loan,Queen Margaret Drive,Ralston</p>	To be completed by end of 2025/26 year

Appendix 1.1 Glenrothes Area Housing Action Plan 2025/26

		<p>Court,Sandray Park,Scott Path,Strathyre Place,Sythrum Crescent,Sythrum Crescent,Taransay Park,Tarvit Green,Tay Court,Tern Court,Warout Gardens,Warout Gardens,Warout Gardens,Cullen Drive,Fordell Road,Inveraray Avenue,Maxwell Place (The Farmhouse),Murchison Court,Napier Road,Stuart Road,Sunart Place,Sythrum Crescent,Turriff Brae,William Path,Cluny Place,Lindsay Place,Cullen Drive,Solway Place,Canmore Road,Dunlin Avenue,Greenlaw Crescent,St Drostan Road,Julian Road,Alves Drive,Affric Road,Fernie Court,Carseggie Crescent,Barnton Place,Woodside Road,Rimbleton Avenue,</p> <p><b><u>Kinglassie</u></b> Laurence Park,Laurence Park,Laurence Park,Pitlochie Terrace,Laurence Park,</p> <p><b><u>Leslie</u></b> Back Row Croftouterly,Bank Place,Barony Place,Prinlaws Road,Prinlaws Road,Provosts Land,Kirk Drive,Provosts Land,Bank Place,</p> <p><b><u>Markinch</u></b> Alexandra Crescent,Alexandra Crescent,Croft Crescent,Kirk Brae,Park View,Queens Crescent,School Street,Croft Crescent,Croft Crescent,</p> <p><b><u>Thornton</u></b> Brown Crescent,Brown Crescent,Cameron Park,Flutorum Avenue,Flutorum Avenue,Hawthorn Terrace,Main Street,Orchard Road.</p>	
<p>Stock Improvement</p>	<p>Stock improvements work planned to take place within the year (Kitchen Upgrades).</p>	<p>165 Planned Kitchen upgrades</p> <p><b><u>Glenrothes</u></b> Abbotsford Drive,Aitken Road,Alexander Road,Alford Drive,Ancrum Court,Annandale Gardens,Auchmuty Drive,Auchmuty Road,Balgillie Court Huntsmans Road,Balgonie Avenue,Ballater Green,Barrie Path,Bighty Avenue,Bighty Crescent,Bilsland Path,Bilsland Road,Birchtree Road,Blair Court,Blairadam Court,Blanche Path,Brae Court,Broom Road,Bruce Road,Canmore Path,Canmore Road,Carleton</p>	<p>To be completed by end of 2025/26 year</p>

Appendix 1.1 Glenrothes Area Housing Action Plan 2025/26

		<p>Avenue, Carleton Crescent, Carnegie Place, Cawdor Drive, Claymore Drive, Cluny Place, Clyde Court, Colliston Avenue, Craigievar Drive, Crowlin Avenue, Delgatie Avenue, Delgatie Court, Dunrobin Road, Dunbeath Drive, Dura Park, Dyce Way, Easton Place, Ednam Drive, Ellon Park, Elrick Park, Forres Drive, Forth Court, Glenartney Court, Greenlaw Crescent, Heather Court, Inveraray Avenue, Ivanhoe Drive, Jubilee Grove, Julian Court, Keith Drive, Kintore Park, Langholm Crescent, Lothian Court, Lundin Crescent, Macduff Road, Malcolm Road, Minto Crescent, Murchison Court, Napier Road, Ninian Quadrant, Pennan Place, Rowantree Path, Shiel Court, St Ronans Court, Stevenson Avenue, Stuart Road, Sythrum Crescent, Tay Court, Tinnisburn Close, Turriff Brae, Warout Brae, Warout Gardens, Waverley Court Waverley Drive, Well Gardens, Fordell Road, Brae Street, Fernie Court, Huntly Drive, Julian Road, Queen Margaret Drive, Ravenswood Drive, Tarvit Green.</p> <p><b><u>Kinglassie</u></b> Burnside Cottages, Church Lane, Laurence Park, Main Street, Mina Crescent, Pitlochrie Terrace, Sauchie Street.</p> <p><b><u>Leslie</u></b> Back Row Croftouterly, Bank Place, Burgh House, Dorran Square Croftouterly, Greenside, Hazel Place, High Street, Kirk Drive, Maryfield Crescent, Paterson Park, Provosts Land, The Bowery, West Park Avenue, Viewbank, Cabbagehall Place.</p> <p><b><u>Thornton</u></b> Brown Crescent, Cameron Park, Ford Crescent, Strathore Road.</p>	
<p>Stock Improvement</p>	<p>Stock improvements work planned to take place within the year (Re-wiring works).</p>	<p>8 Planned Re-wiring works</p> <p><b><u>Glenrothes</u></b> Ralston Court, Bute Place, Tay Court, Magnus Drive, St Drostan Road, Ravenswood Drive.</p> <p><b><u>Leslie</u></b> Strathenny Place.</p>	<p>To be completed by end of 2025/26 year</p>

Appendix 1.1 Glenrothes Area Housing Action Plan 2025/26

<p>Stock Improvement</p>	<p>Stock improvements work planned to take place within the year (Roofing Upgrades).</p>	<p>32 Planned Roofing upgrades</p> <p><b><u>Coaltown of Balgonie</u></b> Millburn Avenue.</p> <p><b><u>Kinglassie</u></b> Lochty Road.</p>	<p>To be completed by end of 2025/26 year</p>
<p>Stock Improvement</p>	<p>Stock improvements work planned to take place within the year (Heating Upgrades).</p>	<p>129 Planned Heating upgrades</p> <p><b><u>Glenrothes</u></b> Adamson Place,Adrian Road ,Affric Road ,Alexander Road ,Altyre Court ,Annandale Gardens ,Bighty Avenue ,Blairadam Court ,Bruce Road ,Buchan Path ,Burns Road ,Carleton Avenue ,Carseggie Crescent ,Craigellachie Court ,Crinan Place ,Denholm Court ,Ednam Drive ,Elgin Drive ,Garvald Way ,Glenorchy Court ,Huntly Drive ,Inveraray Avenue ,Keith Drive ,Lumsden Road ,Lyle Avenue ,Macduff Gardens ,Moffat Court ,Montrose Green ,Muirfield Drive ,Ralston Court ,Ravenswood Drive,Ryan Road ,Scott Path ,Skibo Avenue,South Parks Road ,Stevenson Avenue ,St Regulus Gardens ,Swan Place ,Tay Court ,Tern Path ,Tiel Path ,Uist Road ,Victoria Path ,Warout Road ,Warout Walk ,Duncan Road ,Woodside Road, Davidson Place,Auchmuty Road,Bighty Avenue,Bilsland Road,Blairadam Court,Broom Road,Cullen Drive,Napier Road,South Parks Road.</p> <p><b><u>Kinglassie</u></b> Ashgrove Terrace, Burnbank Place, Main Street, Mina Crescent, Sauchie Street, The Ward.</p> <p><b><u>Leslie</u></b> Greenside Place, High Street, Kirk Drive,Lomond View, Paterson Park, Prinlaws Road, Provosts Land, South Street West, Viewbank, Westerlea.</p> <p><b><u>Markinch</u></b> Croft Crescent, Park View, Queens Crescent.</p> <p><b><u>Thornton</u></b></p>	<p>To be completed by end of 2025/26 year</p>

Appendix 1.1 Glenrothes Area Housing Action Plan 2025/26

		Brown Crescent ,Cameron Park ,Donald Crescent ,Flutorum Avenue ,Ford Crescent ,Hawthorn Terrace ,Roadmans Cott Cameron Park Park.	
Voids	Time to Relet	Aim to reduce time to re-let to 20 days. (Fife wide target is 25 days.)	Update to be provided at Ward meetings.
Estate Action Walkabouts	Scheduled Area Walkabouts	Planned walkabouts to take place in: <ul style="list-style-type: none"> <li>• Kinglassie</li> <li>• Cadham</li> <li>• Thornton</li> <li>• Pitteuchar</li> <li>• Collydean</li> <li>• Pitcoudie</li> <li>• Stenton</li> </ul> <p>In consultation with the elected members ensure that at least 1 walkabout is undertaken in each Housing Officer, per patch, per year and create estate action walkabout action plans to share with all partners on the Walkabout.</p>	Update to be provided at Ward meetings.
Tenancy Participation	New Tenant's & Residents Groups	Engaging with the local community to set up Tenant's & Residents Groups at the new build sites of Levenmill and West wood.	Update to be provided at ward meetings.

**Glenrothes**  
**Area Lettings Plan**  
**2025/26**

---



## Welcome

Welcome to the Glenrothes Local Lettings Plan. We have produced a Housing Area Plan with our customers for each of the 7 Areas in Fife. This plan sets out how we aim to make the best use of housing available, respond to Council pressures and challenges as well as plan for new build and other changes within the housing stock in the area

We will give 6 monthly updates on progress with the plan to the Committee, and in between times we will update the following webpage with events, progress and completed actions - <https://www.fife.gov.uk/kb/housing>

*Links to other Documents:*

Allocations Policy: [Housing Allocations Policy-March22.pdf](#)

Area Housing Plan: <https://www.fife.gov.uk/kb/docs/articles/housing/council-housing/area-housing-plans>

## Fife Council

Fife Council has a total of 4667 lettable properties in the Glenrothes area. The chart below details the breakdown of the housing stock by property type and number of bedrooms.

	Bedsit	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	7 bed	Total <b>4667</b>
Sheltered Bungalow	-	110	-	4	-	-	-	-	<b>114</b>
Bungalow	-	776	60	19	4	2	-	-	<b>861</b>
Ground Floor 4 in Block	2	72	183	52	2	-	-	-	<b>311</b>
Ground Floor Flat	10	125	78	-	-	-	-	-	<b>213</b>
Sheltered (No Stairs)	6	83	14	-	-	-	-	-	<b>103</b>
House	-	-	1125	1045	200	33	3	2	<b>2408</b>
Maisonette	-	-	27	9	-	-	-	-	<b>36</b>
Upper Flat 4 in block	3	52	186	47	3	-	-	-	<b>291</b>
Upper Flat	15	100	207	6	2	-	-	-	<b>330</b>
<b>Total</b>	<b>36</b>	<b>1318</b>	<b>1880</b>	<b>1182</b>	<b>211</b>	<b>35</b>	<b>3</b>	<b>2</b>	<b>4667</b>

## Glenrothes Lettings Areas

Coaltown of Balgonie

Glenrothes North

Kinglassie

Markinch

Thornton

Glenrothes East

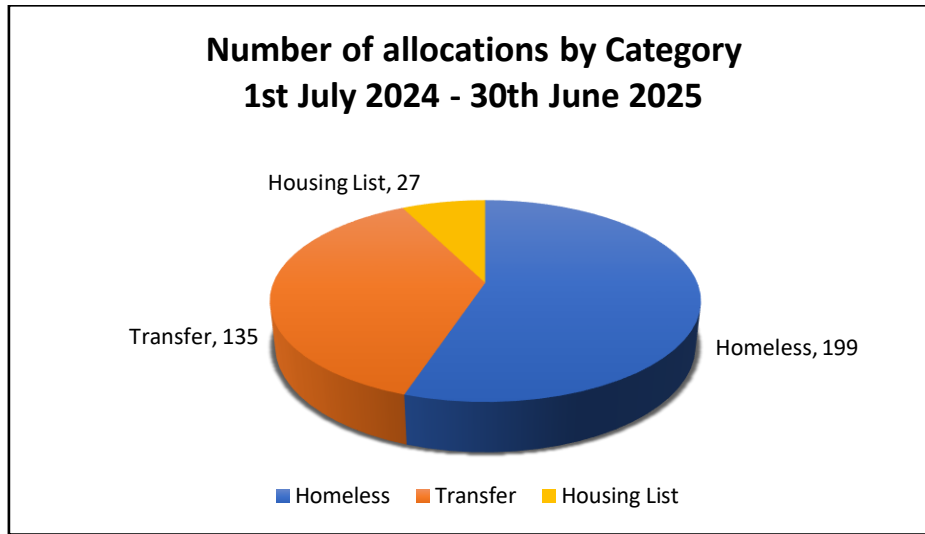
Glenrothes West

Leslie

Milton of Balgonie

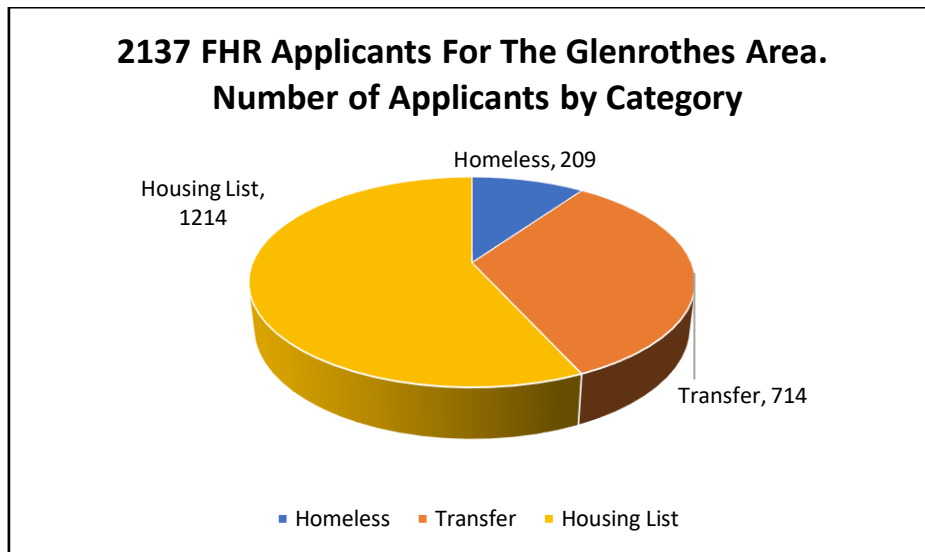
Star of Markinch

## Applicants Housed



## Allocation Priorities

Every year, more people apply for housing than there is available, so we have to set priorities. We must meet our legal duty and respond to a number of other challenges.



**Our priority is to prevent homelessness wherever possible. Where this is not possible, through our Lettings Plan we aim to;**

- help families with children move through temporary accommodation as quickly as possible
- provide a proportion of two-bedroom properties to single people in response to mismatches in supply and demand
- link offers of housing with appropriate help, support or care to ensure sustainable tenancies.

- Increase the number of Housing First Tenancies in partnership with all Housing First providers, Bethany Christian Trust, Fife Women's Aid, Rock Trust and Turning Point Scotland.
- Identify Young Care Leavers on Fife Housing Register providing enhanced support to sustaining a tenancy.

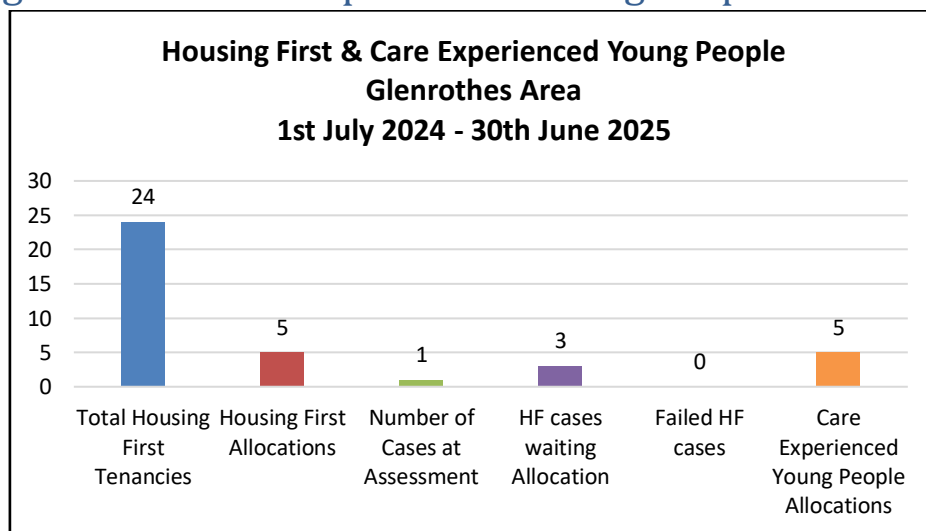
**We work as part of the Health and Social Care Partnership to;**

- Help to prevent people going into hospital and return home as soon as possible
- Help children to move through the care system and sustain independent tenancies
- Assist households affected by domestic abuse to sustain tenancies without the fear of intimidation or harassment

**Making the best use of available housing stock**

- Support families who are overcrowded or under-occupying to move to more suitable homes. Look to provide assistance through Transfer Incentive Scheme to those eligible.
- Transfer led allocations to general needs properties, to create a chain of allocations to assist more households in housing need
- Assist households affected by illness, disability or other health conditions to live independently within their own home

**Housing First and Care Experienced Young People**



**Housing First**

Housing First is a person-centred approach to ending homelessness. It prioritises providing people experiencing homelessness with permanent, independent housing as a first step—without requiring them to address issues such as addiction or mental health before being housed.

*Key Principles:*

- **Immediate access to housing** with no preconditions.
- **Choice and control** for individuals over their housing and support.
- **Flexible, person-centred support** that is tailored to individual needs.
- **Focus on recovery and social integration**, not just housing stability.

## Care Experienced Young People

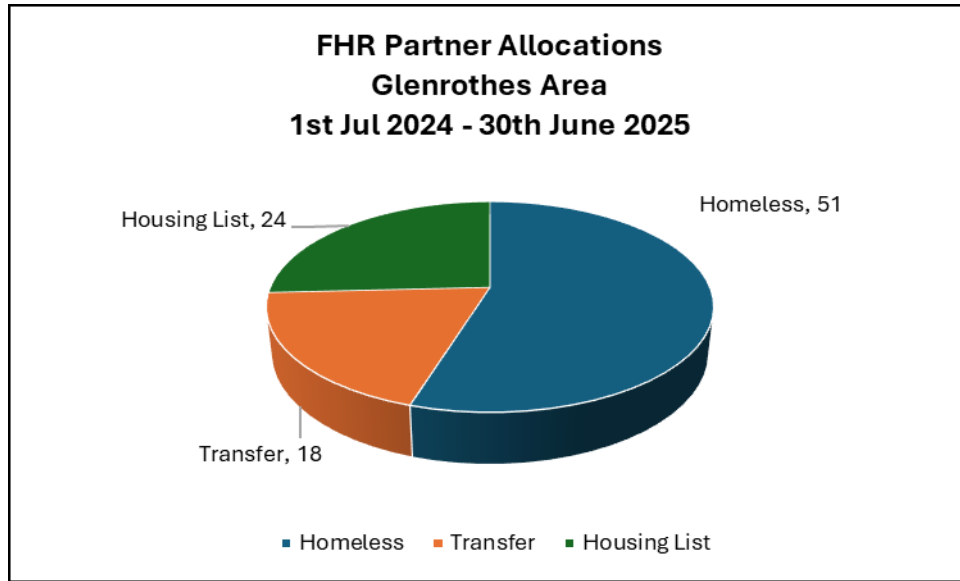
As Corporate Parents, Fife Council has a distinct and vital responsibility to support young people as they transition from care into independent living. We recognise that care experienced young people face a significantly higher risk of homelessness, and we are committed to providing support that promotes tenancy sustainment, enables positive life outcomes, and encourages active participation in their communities. This approach reflects our shared commitment to ensuring every young person has the stability, opportunity, and confidence to thrive.

## Housing Options: Glenrothes Area

### FHR Partner stock profile

	Bedsit	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Sheltered Bungalow		9						9
Bungalow		42	152	16	1	2		213
Ground 4 In a Block			43					43
Ground Floor Flat		103	16	1				120
Ground Floor Sheltered	19	7						26
House			184	247	23	20	2	476
Maisonette								0
Multi-torey								0
Upper 4 in Block			43					43
Upper Floor Flat		145	40	6	1			192
Upper Floor Sheltered								0
<b>Total</b>	19	306	478	270	25	22	2	1122

- Kingdom Housing Association have the largest stock numbers out with Fife Council.
- Kingdom Housing have the largest number of 2 and 3 bed houses.
- Hillcrest HA and Glen Housing are next largest housing providers with a mixture of stock types and size.
- Cairn Housing mainly offer sheltered properties in the Glenrothes East area.
- Fife Housing Group have very little stock in the Glenrothes area



### Allocations Targets

Housing Needs Group	Target 2025 -26	1st July 23 - 30th June 24
Homelessness	55%	57%
Transfer/Priority General Needs	45%	43%

### New Build Properties

Allocations will be transfer led to general needs properties, to create a chain of allocations to assist more households in housing need. During 2025/26 the following new build sites are scheduled for completion:

#### Leven Mill, Glenrothes

No of Properties: (Fife Council – 17 and Kingdom have 58 Properties)

Completion Date: October 2024

##### Housing Mix

- 2 x 2 bedroom (general needs)
- 15 x 3 bedroom (general needs) - including townhouses

#### Westwood Park, Glenrothes

No of Properties: 42

Completion Date: November 2024

### Housing Mix

- · 4 x 2 Bed (Wheelchair Properties)
- · 8 x 2 Bed (GF Amenity Cottage Flats)
- · 8 x 2 Bed (FF General Needs Cottage Flats)
- · 3 x 2 Bed (General Needs Houses)
- · 7 x 3 Bed (General Needs House)
- · 7 x 4 Bed (General Needs Houses)
- · 5 x 5 Bed (Specific Needs Houses)

## Viewfield, Glenrothes – On Site

No of Properties: 58

Estimated Completion Date: Autumn 2026

### Housing Mix

- · 8 x 2 bed cottage flats
- · 4 x general needs upper flats
- · 2 x amenity ground floor flats
- · 20 x 2 bed houses (general needs)
- · 2 x 2 bed wheelchair bungalows
- · 4 x 2 bed bungalows (amenity)
- · 2 x 3 bed wheelchair bungalows
- · 12 x 3 bed houses (general needs)
- · 8 x 5 bed townhouses
- · 2 x 5 bed houses (specific needs)

## Glenwood Centre, Glenrothes

As part of Fife Council's Strategic Housing Investment Plan, the regeneration of the Glenwood Centre is a future shared project. We are currently working in partnership with Kingdom Housing Association on redevelopment plans, which will aim to deliver approximately 44 new homes in Glenrothes, commencing in Feb'2026.

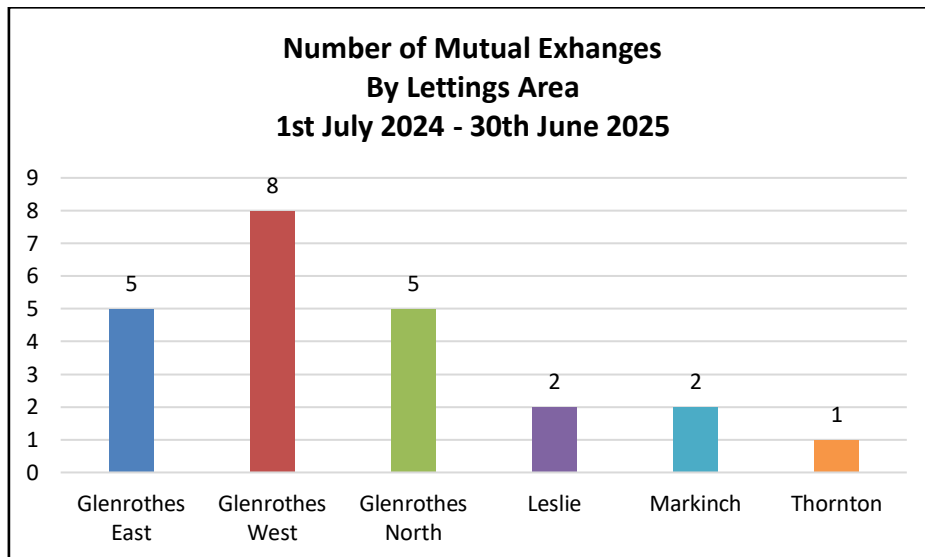
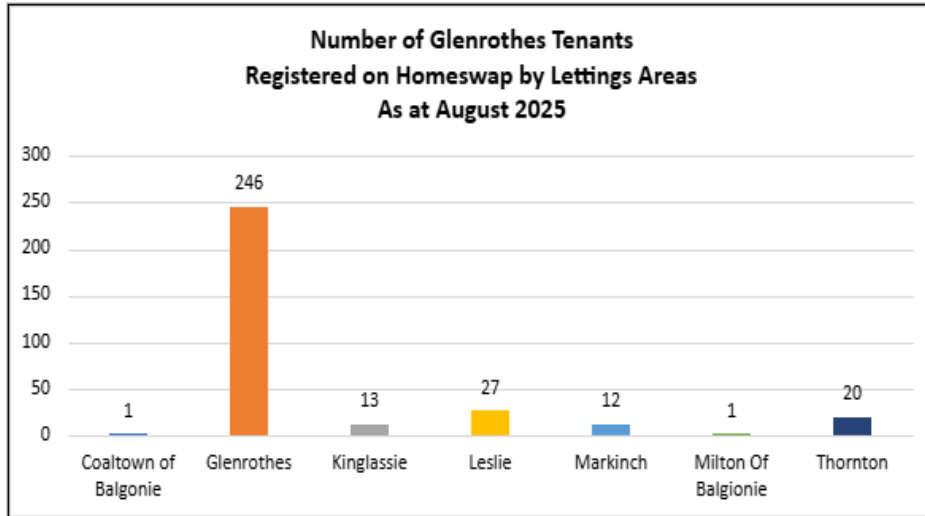
## Sappi Road, Glenrothes

5 houses bought back from Persimmon Homes – October 2025

## Alexander Road, Glenrothes

Another project on Fife Council's Strategic Housing Investment Plan is the development of Alexander Road in Glenrothes. This aims to deliver approximately 26 homes for Fife Council.

## Mutual Exchange & Home Swap



## Private Rented Sector

Data is provided from the Registers of Scotland. The local areas that the Glenrothes data is incorporated are as shown.

NB: caution should be applied when considering this data as it has been taken from the Registers of Scotland data reporting and cannot be guaranteed accurate:

	Aug-24	Aug-25	Increase
<b>Landlords</b>	1,504	1,826	322
<b>Lead Owners</b>	1,245	1,503	258
<b>Joint Owners</b>	259	323	64
<b>Homes in Multiple Occupation</b>	2	3	1

Source: <https://www.ros.gov.uk/our-registers/scottish-landlord-register>

Area	Average Cost Per Month			
	1 Bed	2 Bed	3 Bed	4 Bed
Coaltown Of Balgonie				
Glenrothes East			£823	
Glenrothes North			£800	
Glenrothes West				
Kinglassie				
Leslie				
Markinch	£550			
Milton Of Balgonie				
Star		£945		
Thornton				
Local Housing Allowance	£414	£543	£658	£1,151

## Making the best use of our stock

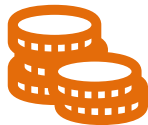
As part of the Plan, we have looked at the needs of those looking for housing in the Area, the Council's legal responsibilities and priorities as well as the housing available in the area. This showed what our Allocations priorities should be.



Pressures on the housing stock



Making the best use of different types of properties



Maximising Access to affordable housing



Meeting the Needs of families



Developing initiatives in response to specific lettings issues



Complaints and Appeals

## Local Housing Access issues

Fife Council

We found	Where	What we will do
... Low demand for unsocial/hard to let blocks of flats	Alexander Road	Demolished 36 properties to make way for 26 new units which will incorporate adapted bungalows for disabled needs.
... High demand for larger family sized housing	More social Housing throughout Glenrothes	Three new build schemes have been constructed in the last 2 years creating 117 new homes.

## Your Community

The Neighbourhood plan is part of the Local Community Plan. Fife Council produces Local Community Plans to help make Fife a better place to live, and cover topics like employment, local facilities, improving health and welfare.

Your community plan is available online at [https://our.fife.scot/lets-talk-local/glenrothes-area/\\_nocache](https://our.fife.scot/lets-talk-local/glenrothes-area/_nocache)

If you want to know more it, your Area Services Manager is *Norman Laird*