

North East Fife Area Housing Plan 2024/25



Welcome to the North East Fife Area Housing Plan

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

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

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

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

- New Homes
- Letting Empty Houses
- Improving Property
- Looking after tenancies

We have produced a Housing Neighbourhood Plan with our customers for each of the 7 Areas in Fife, and this is yours, covering Cupar, East Neuk and Landward, Howe of Fife, St Andrews and Taybridgehead.

Our aim is to provide everyone with access to good quality, affordable decent housing that meets their need and aspirations.

You told us about your concerns and issues where you live, and together we have identified what needs done.

We looked at how well we are doing managing your homes to prioritise which services we need to improve.

We work closely with tenants, residents and elected members to identify key areas of focus or improvement. We included your ideas in our finished plan where we could. The North East Fife Area Housing Plan was **approved by North East Fife Area Committee 23rd October 2024.**

Strategic Context

The diagram below shows links between this plan and the strategies, policies and plans supporting it. The plan contributes to the [Plan4Fife](#), which is a 10-year plan, putting fairness at the heart of everything we do, bringing services and communities together in new ways.



We also have a [North East Fife Local Community Plan](#) which outlines areas of focus. Tenants and residents are interested in how we allocate our homes. We are in the process of developing Local Lettings Plan, which will provide more allocation information at a local level.

Housing in North East Fife



The above information is provided for Fife Council Stock only. You can use our new [Fife Housing Register Property Map](#) to see the areas where the Fife Housing Register partners have properties.

This map will let applicants know the number of properties that we have in each area so that they can make an informed decision about their preferred areas of choice when submitting their Fife Housing Register application.

Letting Plan

Our annual Letting Plan sets out the profile of properties we expect to become available over the following year and how we intend to distribute those properties between different groups of applicants. These include:

- Homeless
- Transfer
- Waiting

At the end of March 2024, we had 1456 applicants requesting housing within North East Fife area, while there are 1488 applicants living in North East Fife area requesting to be rehoused

In 2023/24, the North East Fife Area Housing Team made 392 offers of housing of which 80% were accepted. New lets are predominantly a result of allocations to applicants, however can also be as a result of mutual exchanges, successions and assignments of tenancy.

Allocations play a key role in ensuring we make the best use of our housing stock, and we are committed to allocating these properties fairly across all applicant categories.



Managing Tenancies



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

Anti Social Behaviour

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.

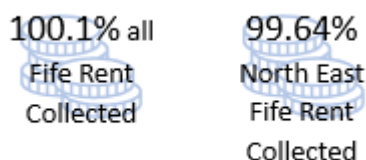
Our Anti Social Behaviour policy sets out our approach for managing antisocial behaviour in Fife. We aim to provide a firm and fair approach to tenants (including their family members and visitors) who do not comply fully with the terms of their tenancy agreement, so that all residents can enjoy their homes free from antisocial 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.

Supporting Tenants

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



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

In our introduction, we confirmed that we support the Scottish Government Housing to 2040 strategy, and this includes addressing fuel poverty. We will continue to work alongside our partners to support tenants experiencing difficulties.

Stock Improvement and the Affordable Housing Program

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 North East Fife area and we have built 162 new homes since 2017.

We recognise that under the Right to Buy Scheme which was active between 1980 – 2016, 5274 properties were sold in the North East Fife area. We are now purchasing properties back from the open market in the areas of greatest demand to assist those in the greatest need of housing. In the previous year 9 properties were bought in the North East Fife Area.

New Build Developments

Over recent years, in North East Fife, the Council has delivered affordable homes in Cupar, Ladybank Guardbridge and Kingsbarns, with further developments commenced in Springfield, Newburgh and Strathkinness.

Our Affordable Housing Programme is one of the largest in Scotland. We currently have 2,700 new build homes throughout Fife. Our target was to build at least 3,500 more by 2024 thereafter to be determined.

We provide access to much needed new homes for our tenants and housing applicants. Together, we are delivering modern, fit-for-purpose, energy-efficient homes. New-build council homes benefit current tenants and generations to come.

You can find out more about what is planned in North East Fife by viewing our [Strategic Housing Investment Plan 2024-2029](#)

Investing in your home

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

Over the next 2 years we will continue to improve our existing homes to meet the expectations of our tenants. These include:

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

The Energy Efficiency Standards for Social Housing (ESSH) encourages landlords to improve the energy efficiency of social housing. In Fife, we have a 89.47% compliance rate, against the Scottish Average of 91.79%.

The Scottish Housing Quality Standard (SHQS) was introduced in 2004 to measure the quality of social housing in Scotland. In Fife there is a compliance rate of 92.15%, against the Scottish average of 83.87%.

Gypsy/Travellers

The 2011 census identified 316 Gypsy/Travellers in Fife, accounting for 7.5% of the Gypsy/Traveller population in Scotland. There are currently three Council sites in Fife with a total of 50 pitches which are owned and maintained by Fife Council, with 34 (68%) of the 50 pitches occupied.

Currently, there are three Gypsy/Traveller Tenant and Residents Associations, and regular engagement is carried out with tenants on Council sites. This creates a better understanding of the needs of tenants to help plan future provision. However, the quantity of provision in Fife currently meets the needs of the Gypsy/Travellers population.

At the Tarvit Mill site, the previous 20 pitches are being reprovisioned to 15 pitches, providing chalet style accommodation with space for vehicles. The former hostel has been turned into an on site Community Hub for use by the tenants. All works are due for completion by early summer 2025.

Rate your estates: What we found

We compared our housing in North East Fife with the rest of Fife, and with other landlords in Scotland. This showed what our neighbourhood priorities should be.

Around 45% of our homes throughout the area are flatted properties which includes tenement style properties and maisonettes. Our overall stock consists mainly of one and two bedroom properties (77% of total stock) and only 3% of our stock is of large family homes of 4 or more bedrooms.

Housing stock turnover has slowed with a reduction of council owned properties turning over in the last year. Most of the area is in high demand, making access to affordable housing more difficult for those in housing need. This is exacerbated by a costly and competitive private rental market and relatively high property purchase prices across the area.

Housing Options Officers work hard to meet a range of housing needs providing a balance of allocations to existing tenants, those who are homeless and applicants on the waiting list.

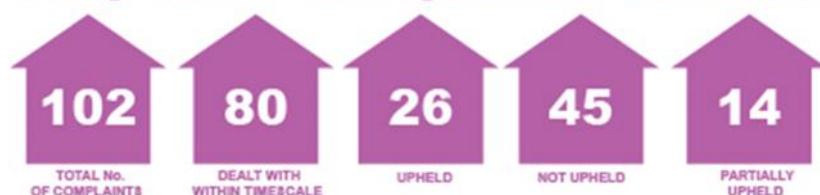
Some tenants need more assistance with support in sustaining their tenancies with money advice and fuel poverty advice. Rent arrears are still an area of concern. The cost-of-living crisis and economic uncertainty continues to make it difficult for some households to pay basic bills or access benefits.

Rate your estates: What you told us

We have carried out estate walkabouts, spoken with local Councillors and tenant groups where this has been possible, listened to customer comments and complaints and by investing in our patch-based officers we are talking to customers more directly about estate issues and matters which directly affect our customers. We have incorporated specific issues brought to our attention into an Action Plan, which can be found at the end of this publication.

Complaints received: North East Fife 2023/24

Corporate complaints 2023/24



Housing Complaints are handled in accordance with Fife Council Complaints procedure and should in the first instance, be investigated locally.

Complaints are a valuable source of information about our services, which can help to identify recurring or underlying problems.

We use complaints to make improvements to the way we deliver services, this can be through training and development or changes to policy and procedures.

The top 5 reasons for all complaints in North East Fife during 2023/24 (with numbers of complaints) were recorded as follows;

Complaint Reasons

Failure to respond to previous complaint / request for service / enquiry / reported fault

12

Poor communications including lack of notice, consultation & engagement

9

Dissatisfaction with policy / current delivery arrangements eg timescales, priorities, criteria

8

Poor Condition / Standard of Housing

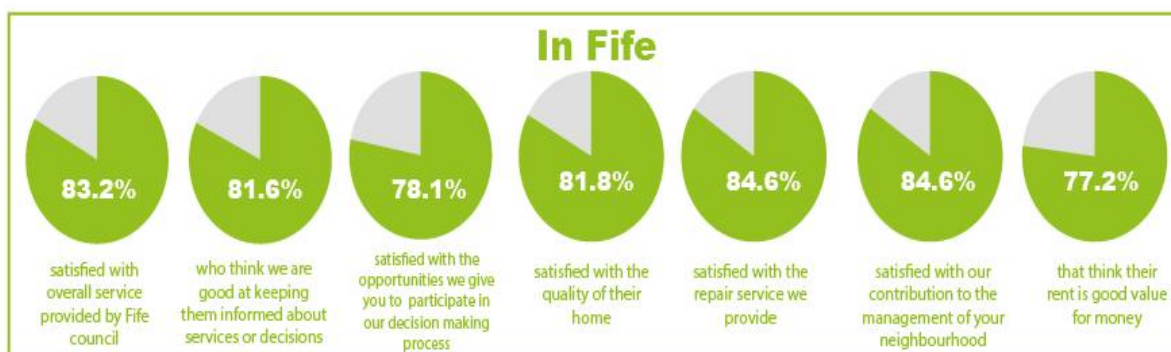
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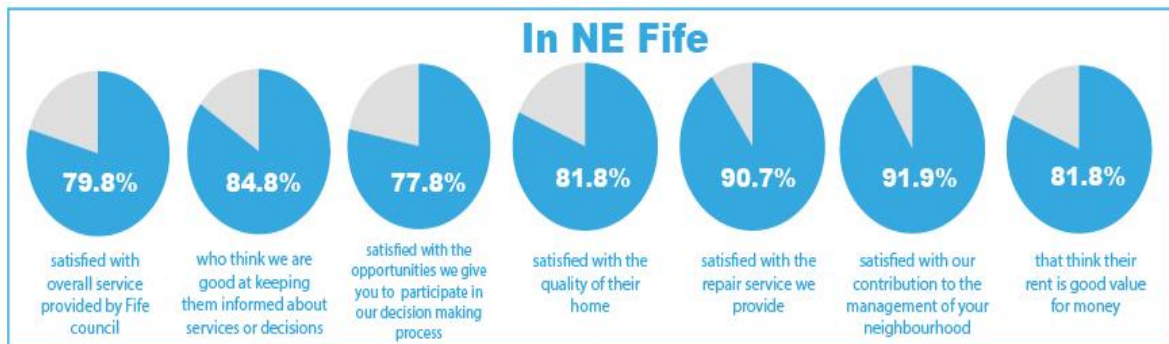
Poor Condition / Standard of Housing
Delays in works start/completion

6

Customer satisfaction

As well as consulting locally and addressing complaints, we carry out customer satisfaction surveys as part of our annual performance reporting and you have told us;





We also undertook a survey of North East Fife tenants, residents and stakeholders to help us identify what they would like to see in the area and what needs to improve. The results of this survey have been used to inform the action plan at the end of this publication.

Annual Area Housing Budget

The area housing budget that was approved for North East Fife for 2024/25 is £254,819. The area housing budget is used to fund local projects that benefit our estates and improve the area for tenants and residents, as well as to support tenancy sustainment across the area.

Looking forwards, we will continue to work with tenants, partners and elected members to identify potential improvement projects across all five wards and will report on these to North East Fife area committee. Officers will undertake community walkabouts to find out what is important to local residents, using the Place Standard Tool and Scottish Index of Multiple Deprivation to help identify areas which require attention.

Tenant Participation

Our tenants should be involved in the housing services they receive. We ask you to share your views and take part in decision making. We want to work alongside you to provide for the community.

Getting involved gives you a greater voice. Our [tenant participation and customer engagement handbook](#) tells you more.

Our tenants magazine is also a good way to keep up to date with what we are doing and how you can get involved - this is delivered to all tenants tri-annually.

For more information on how to get involved, have a look through our [Tenant Participation](#) page on our website.

We currently have 6 active Tenants and Residents Associations in North East Fife, these are:

- Blalowan Park & Maitland Drive TRA
- Bathgate Court & Mount Cabra TRA
- Harbourlea TRA

- Mears Court TRA
- Melville Court TRA
- Kinloss Park TRA

North East Fife Tenants & Residents Federation (NEFTRF)

NEFTRF brings together tenants and residents within the North East Fife area. They aim to share knowledge, skills and information. They are located in Community Voice, 19 Crossgate, Cupar, KY15 5HA and they are open Monday to Friday, between 9:30am and 3pm.

NORTH EAST FIFE TENANTS AND RESIDENTS FEDERATION (NEFTRF)

19 Crossgate, Cupar, KY15 5HA

07484 075316

info@neftrf.org.uk

North East Fife Area Housing Action Plan

Issue	Where?	Solutions from consultation survey / Area Housing team	How will we report updates?
Lack of Affordable Housing	All areas	<ul style="list-style-type: none"> ➤ Update NEF Area committee on new build projects. Include proposals and completions. ➤ Purchase 7 ex council homes per year through our Property Acquisitions policy. ➤ Identify unused land and liaise with the Affordable Housing team for feasibility. ➤ Identify empty homes and engage with owners to bring back into use ➤ Provide high quality advice in relation to Housing Options& liaise with other landlords to support sustainment of tenancies 	6 Monthly to NEF Area Committee
Lack of parking	All areas	<ul style="list-style-type: none"> ➤ Identify under occupied lock up and garage sites for possible repurposing to create additional parking. 	6 Monthly to NEF Area Committee
Anti-Social Behaviour	All areas	<ul style="list-style-type: none"> ➤ Work with partners to tackle ASB effectively ➤ Use allocation discretion where appropriate. ➤ Increase the number of Housing First tenancies in NEF ➤ Encourage direct reporting by those affected by ASB 	6 Monthly to NEF Area Committee
Housing Repairs	All areas	<ul style="list-style-type: none"> ➤ Faster service. ➤ Ensure professional and effective service to get it right first time 	6 Monthly to NEF Area Committee
Lack of family housing / specific needs	All areas	<ul style="list-style-type: none"> ➤ Make better use of tenant incentive scheme to get larger properties back. ➤ Build bigger properties ➤ Ensuring 30% of the affordable housing programme is for specific needs customers including 5% for wheelchair housing. ➤ Carry out adaptations to existing homes to keep tenants at home. ➤ Consider vacant properties for conversion/adaptation 	6 Monthly to NEF Area Committee

Measuring Success

The [North East Fife Area Committee](#) will monitor how well we are doing against local commitments outlined in this publication. Our plans will be reviewed and refreshed every year to ensure they continue to reflect local priorities.

Your Area Housing Team

Supporting the plan and delivering services to tenants is your local Housing Team, led by Housing Manager Claire Hallett and Lead Officers Andrew Wallace and Josie Lee.

We have 7 Housing Options Officers who manage the empty houses and allocate to new tenants. They have a wide range of knowledge about [housing options](#) and can meet with tenants and applicants to explain these.

In the last few years, we have recruited additional Housing Management Officers and now deploy 14 in total who are the main point of contact for tenants, and their job is to link you in to all the [services you need](#) whether repairs, money advice, coping with heating bills, problem neighbours, contacting local job clubs. The list is as long as you need!

In North East Fife we also have Safer Communities Officers, Very Sheltered Housing Officers, Retirement Housing Officers, Housing Technical Officers, Universal Credit Officers and Revenues Officers we can call on to provide extra help.

Come and speak to us at:

Cupar Customer Service Centre (County Buildings)

Anstruther Customer Service Point (Waid)

St Andrews Customer Service Point

Useful contacts

Online:

<https://www.fife.gov.uk/>

By phone:

Faults and repairs (housing, roads, streetlights) - **03451 550011**

Environment (bins, bulky uplifts, pests) - **03451 550022**

Housing information and advice - **03451 550033**

Council tax and housing benefit - **03451 551155**

Passes and concessions (myfife cards, blue badges) - **03451 550066**

Social Work enquiries - **03451 551503**

Out of hours - **03451 550099** For social work, housing and flooding emergencies - after 5pm week days, 24hrs weekends and public holidays.

Calling 03 numbers costs the same as calling landlines starting with 01. 03 numbers are included in pre-paid phone packages and monthly call allowances. Customers should check tariffs with their phone providers.



North East Fife Area Lettings Plan

2024-2025

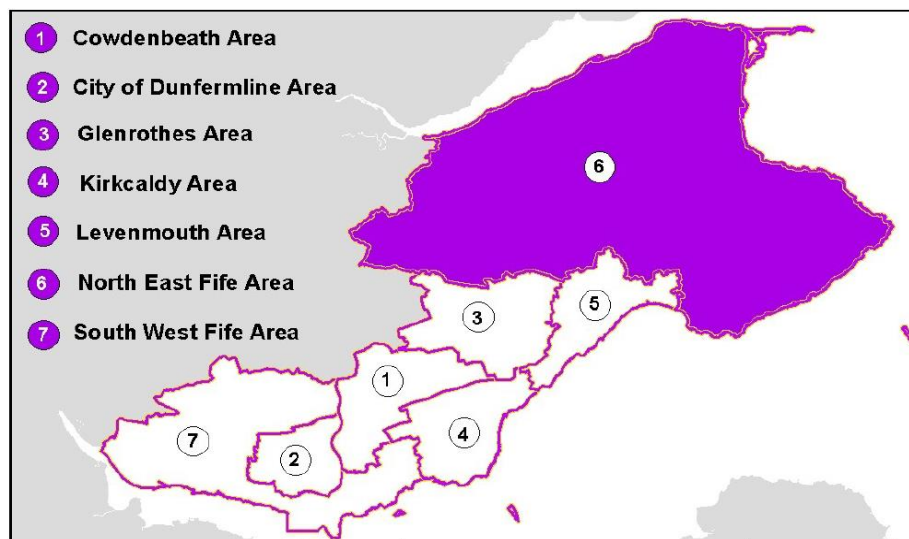
Welcome to the North East Fife Local Lettings Plan. This plan covers the following ward areas:

- Cupar
- East Neuk
- Howe of Fife
- St Andrews
- Taybridgehead

An [Housing Area Plan](#) has been produced by each of the 7 designated areas within Fife, in conjunction with representatives from the community. It is designed for you to have an overview of the way we are responding to the pressures and challenges on our housing stock.

This plan is specific to North East fife and relates to how we aim to make the best use of housing available, as well as any 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 www.fifedirect/Housing with events, progress and completed actions.



About the North East Fife Area

1. Stock Profile

1.1 Fife Council Stock Profile

The table below shows the number of Fife Council properties by type and size throughout the North East Fife area.

The stock profile below is correct as of 30th June 2024.

Fife Council Stock	Bedsit	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Totals
Sheltered Bungalow		136	39					175
Bungalow	2	327	161	29	4	3		526
Ground 4 in block	2	119	273	46	3			443
Ground Floor Flat	17	137	108	12				273
Ground floor sheltered	8	103	8					119
House		99	714	502	73	18	4	1410
Maisonette	15	10	112	29	4			155
Multi-Storey								
Upper 4 in block	2	99	244	48	4		1	398
Upper Flat		91	158	39				303
Upper Floor sheltered	2	22	5					29
Total	48	1143	1821	705	88	21	5	3831

1.2 Fife Housing Register Partners Stock Profile

The table below details the number of properties managed by our Fife Housing Register partners throughout the North East Fife area.

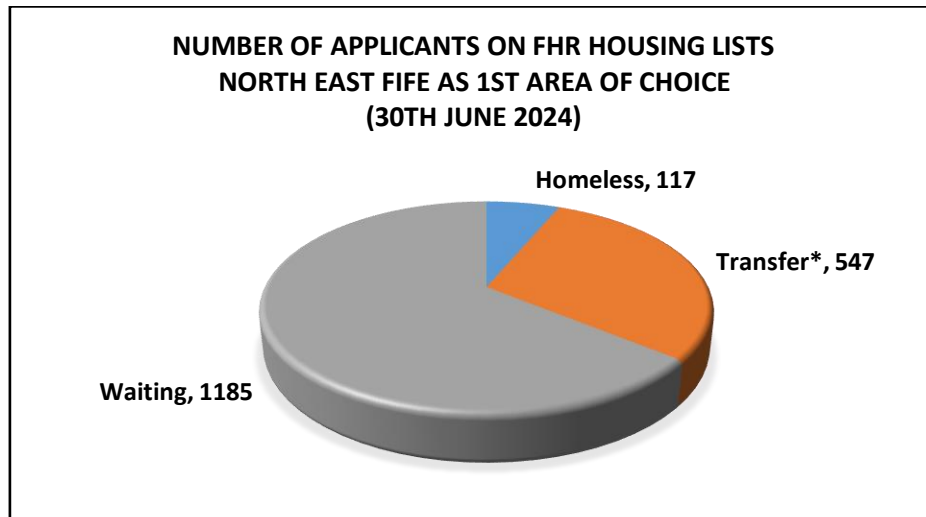
Fife Housing Register properties can also be viewed online - [FHR properties | Fife Housing Register](#)

FHR Partner Stock	Bedsit	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Totals
Sheltered Bungalow							
Bungalow		65	132	17	3		217
Ground 4 in block		15	53				68
Ground Floor Flat		66	72	2		2	142
Ground floor sheltered							
House		1	286	265	29	7	588
Maisonette			1				1
Multi-Storey							
Upper 4 in block		15	49				64
Upper Flat		86	81	4			171
Upper Floor sheltered							
Total		248	674	288	32	9	1251

- Kingdom Housing are the largest FHR Partner stock with 94% of FHR partner stock in North East Fife with a stock of 1182.
- 55% of Kingdom Housing stock are 2 bed properties, 23% are 3 bed and approx 19% are 1 beds.
- Almost 40% of Hillcrest HA stock are 1 bedroom. Their 1 beds are situated in St Andrews, Cupar and Newburgh.
- Fife Housing Group have a very low stock level with properties in Cellardyke (1) and Ceres (2).
- Ore Valley Housing are the second smallest provider with only 4 properties.

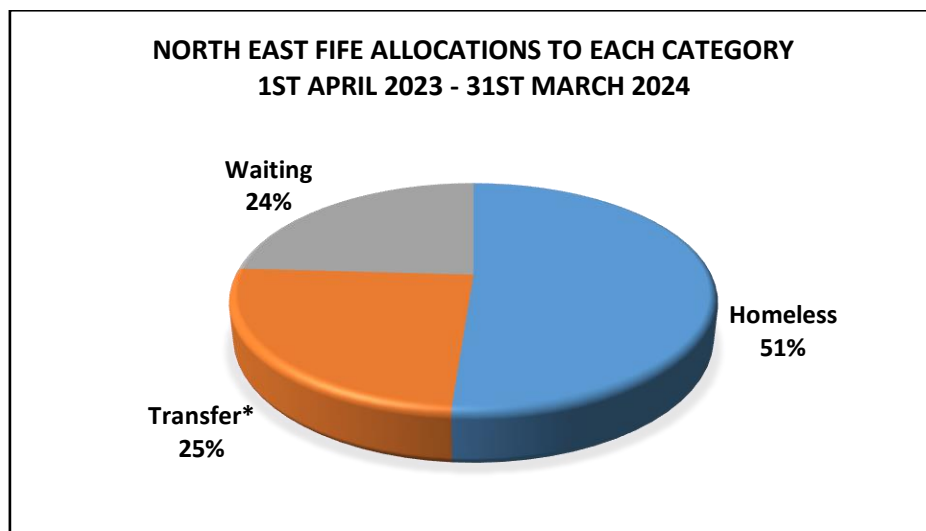
2. Applications and Allocations

1849 people have applied to be rehoused or transferred within the North East Fife area as at 30th June 2024 based on first area of choice.

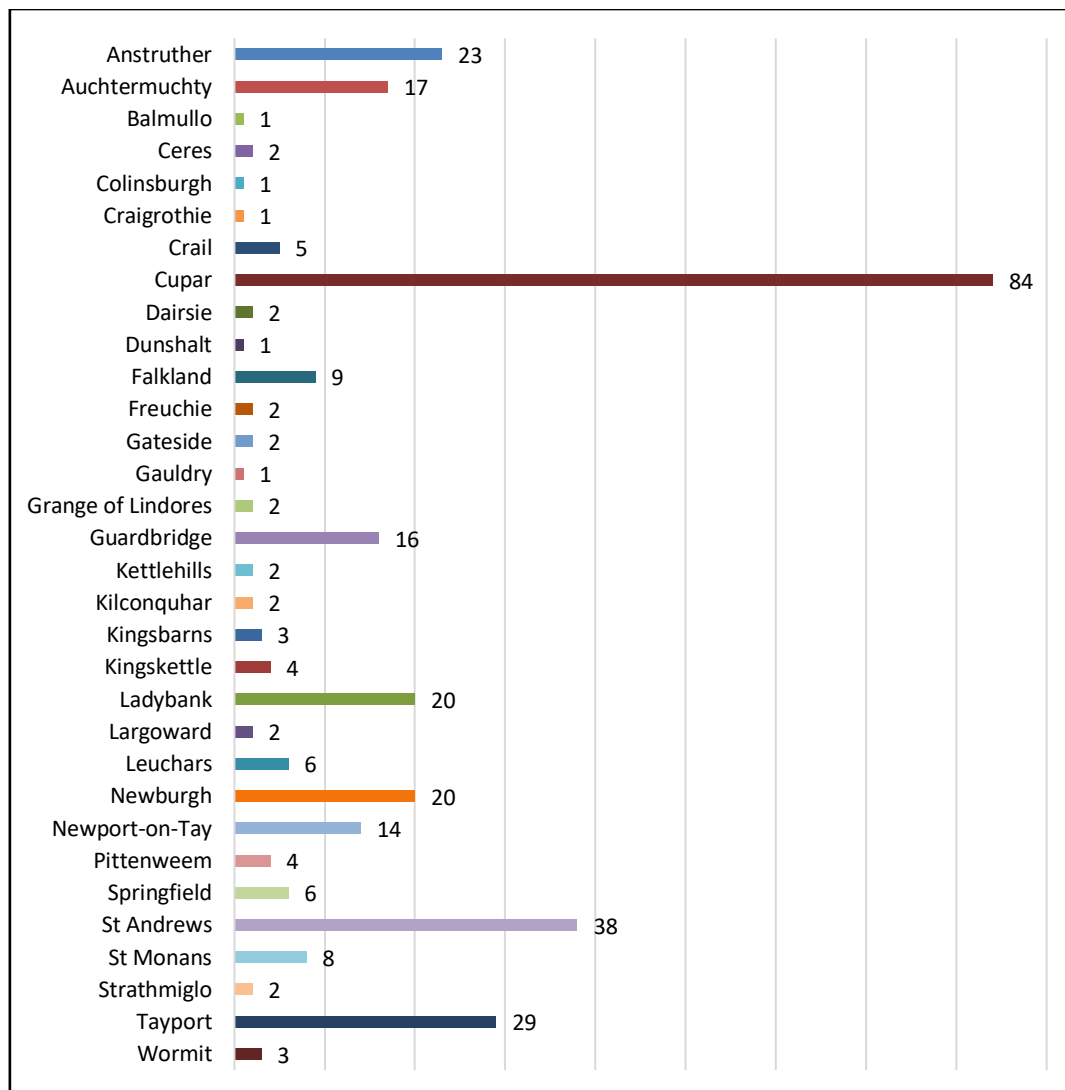


*Transfers includes FHR partners including Fife Council

The chart below shows the allocations which were made from each category of the waiting list between 31st March 2023 and 1st April 2024.



The following table provides information on the allocations made to each lettings area from 1st April 2023-31st March 2024.

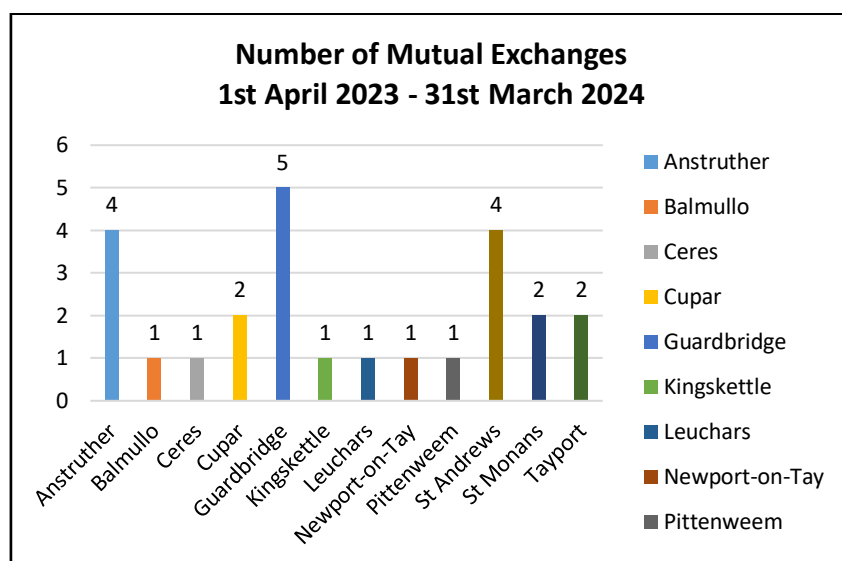


3. Mutual Exchange – Home Swap

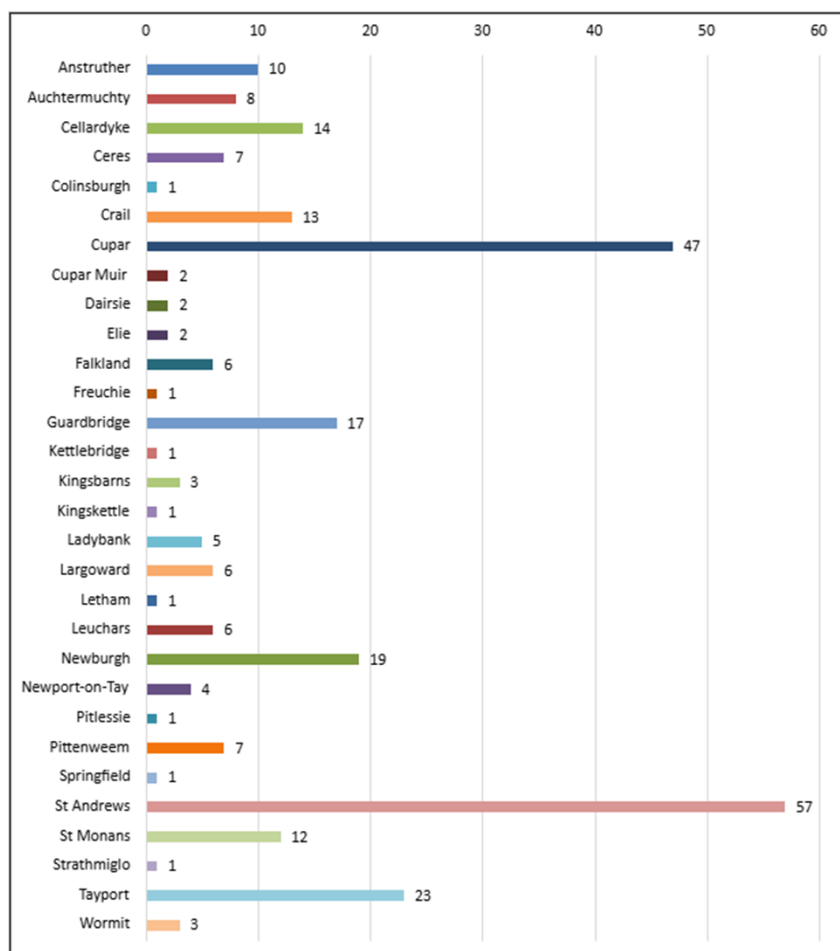
Home Swap is Fife Council's online mutual exchange match up service. It allows tenants to register their property details and search for other tenants who are looking to exchange. [Home Swap](#) can be a quick move and gives tenants control in deciding where they stay.

Fife Council tenants can swap with each other, tenants of another Local Authority, or tenants of a Housing Association. All tenants involved must have a Scottish Secure Tenancy Agreement.

The following chart shows the number of Mutual Exchanges within North East Fife between 1st April 2023 and 31st March 2024.



The table below lists the number of tenants who are currently registered on Home swap within North East Fife as at July 2024.



4. Mid-Market Rent

Mid-Market Rent is a scheme to help people on low and modest incomes access high quality affordable rented accommodation. Anyone can apply, and it is expected that most tenants will be economically active.

Figures as at 1st April 2022

Street	Town	Size	Type	No of Properties
Windmill Way	Anstruther	1 Bed	Bungalow	1
Unity Way	Cellardyke	2 Bed	House	7
Unity Way	Cellardyke	3 Bed	House	6
Skeith Road	Cellardyke	2 Bed	House	2
Skeith Road	Cellardyke	3 Bed	House	2
Old School Road	Cupar	2 Bed	Flats	9
David Findlay VC Place	Guardbridge	2 Bed	House	6
David Findlay VC Place	Guardbridge	2 Bed	Flats	4
Toll Road	Guardbridge	2 Bed	Mix	10
Kilmany Road	Wormit	Mix	Mix	11
Pickletillum Inn	Drumoig	2 bed	Flats	8
Total				66

5. Private Rented Sector

Average rents per size of property vs Local Housing Allowance figures. Information below is correct as at May 2024 based on Private Lets available and advertised in May 2024.

Area	Average Cost Per Month				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Cupar			£1,200		
Freuchie					
Falkland					
Guardbridge		£1,000	£1,400		
Leuchars		£1,350			£3,025
Kingskettle					
Newburgh	£450				
St Andrews	£1,100	£1,619		£2,475	£3,000
Kingsbarns			£1,470		
Tayport		£935			
Anstruther					
Dairsie					
Dunino		£900			
Villages		£800	£1,497	£1,625	£2,200
Local Housing Allow	£414	£543	£658	£1,151	£1,151

Fife Council's Housing Service offers a range of services to private tenants, landlords and homeowners. Fife Council maintain the Scottish Government's register of private landlords and homeowners.

The table below details the number of private rented properties which were registered on 10th February 2022.

Town	Count	Town	Count	Town	Count
ABERCROMBIE	4	FOODIEASH	0	NEW GILSTON	6
ANSTRUTHER	12	FREUCHIE	52	NEWBURGH	141
ARNCROACH	7	GATESIDE	8	NEWPORT ON TAY	115
AUCHTERMUCHTY	88	GAULDRY	8	NEWTON OF FALKLAND	4
BOARHILLS	21	GUARDBRIDGE	81	PITLESSIE	21
BULMULLO	45	GRANGE OF LINDORES	3	PITTENWEEM	90
CERES	61	KEMBACK	4	ROSSIE	0
COLINSBURGH	51	KETTLEHILLS	0	SPRINGFIELD	17
CRAIGROTHIE	9	KILCONQUHAR	17	ST ANDREWS	2493
CRAIL	95	KILMANY	4	ST MICHAELS	3
CUPAR	640	KINGSBARN	50	ST MONANS	60
CUPAR MUIR	4	KINGSKETTLE	25	STRATHKINNES	47
DAIRSIE	16	LADYBANK	118	STRATHMIGLO	32
DUNSHALT	3	LARGOWARD	46	TAYPORT	237
EARLSFERRY	8	LETHAM	11	WORMIT	61
ELIE	20	LEUCHARS	53		
FALKLAND	70	LUTHRIE	17		

6. New affordable houses in North East Fife

Fife's Strategic Housing Investment Plan (SHIP) is developed in partnership with Fife Council, Fife's Housing Association Alliance and submitted on behalf of the Fife Housing Partnership.

The purpose of the Strategic Housing Investment Plan is to set out how investment in affordable housing should be directed over the next five years. This is to achieve the outcomes set out in the Local Housing Strategy (LHS). The SHIP is submitted annually to the Scottish Government and covers a 5-year period. In this case, it will run April 2024 to March 2029.

The [SHIP](#) is a bid proposal to the Scottish Government for funding through the Affordable Housing Supply Programme (AHSP). This plan requires an overprovision to be reported in line with the Scottish Government's guidance. This is to allow for projects slipping out of the programme. This means that, at this stage, not all projects listed in the SHIP Projects are guaranteed to go ahead.

There are approx 700 properties on the [Fife Strategic Housing investment Plan Project Tables](#) to be delivered between now and 2029 in North East Fife.

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. At 30th June 2024, total Fife Council housing stock is 3831 properties in North East Fife Council. There is a lack of 2-bedroom amenity bungalows, 3+ bedroom larger family homes, and properties adapted for young families with a disability but do not require wheelchairs.



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

We found.	Where	What we will do
Low demand for retirement housing	Anstruther Cupar Tayport Leuchars Auchtermuchty Newburgh Falkland	Actively promote retirement housing during Housing Options Interviews. Advertise long term vacant properties on Fife Housing Register website.
High demand for larger family sized properties	All of NEF (North East Fife) areas	Liaise with Affordable Housing Team to increase percentage of larger properties in all new build schemes. Offer incentives to existing tenants who are under occupying larger homes to encourage them to move through Fife Council's Transfer Incentive Scheme.
Limited Housing Stock in smaller villages	e.g:Abercrombie Kettlehills Luthrie	Encourage applicants to widen choice. Application maximisation can be achieved through a Housing Options interview.
No or low housing lists for rural areas	All of NEF areas	Promote rural areas during Housing Options Interviews.
No demand for bedsits	All of NEF areas	Look to convert bedsit properties to make 1- or 2-bedroom properties.
Long term voids	All of NEF areas	Promote low demand areas and property types at Housing Options Interviews.
Community Letting Initiative / Sensitive letting	St Monans - Braid Court, East Street, Johnston close. Pittenweem - University Avenue, University terrace, Priory Court. St Andrews - Abbey Court, Roundhill Road flats.	Consider sensitive letting in areas where there have been estate management concerns

Allocations Priorities

Every year, more people apply for housing than there is available, so we must set priorities. We must meet our legal duty and respond to several 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 mismatches in supply and demand
- Link offers of housing with appropriate help, support, or care to ensure sustainable tenancies.

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
- Assist households affected by illness, disability, or other health conditions to live independently within their own home

Allocations Targets 2024/25

Housing Needs Group	Target 2024/25	2023/24 Outcome
Homelessness	60%	51%
Waiting	20%	24%
Transfer	20%	25%

Your community

We want North East Fife to be a place where all residents enjoy a good quality of life, tourists are keen to visit, and opportunity exists for all. We want to join up communities, providing opportunities for all age groups and building on the vibrant community spirit that exists. We want to promote and increase access to our assets and facilities, including our natural heritage and renowned tourist attractions, with the resulting benefits spread across the area.

With this vision in mind, our [Plan 4 North East Fife](#) sets out what we are going to do over the next 3 years to achieve this - and how we are going to do it.

If you want to know more about it, your Community Manager is Kirstie Freeman.