

Let's talk
about



MORE THAN A HOME

MACEDONIA

Glenwood Area Redevelopment Update • April 2025

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Housing and Community Regeneration

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 the next stage is to obtain planning permission.

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.

(Visit planning.fife.gov.uk - Ref: 25/00349/FULL)

In addition 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.

This newsletter includes a summary of the consultation which concluded in January 2024, answers questions raised through the consultation process as well as images of the proposed development.

3 community events were held during December 2023 at the local primary school and 1 at St Ninians Church. 1 event was also held at Glenwood High School with pupils who live in Macedonia.

Officers from the Housing Regeneration Team, the CLD Team, Kingdom Housing and Sinclair Watt Architects attended the consultation events. A fly through video of the proposed design for both the housing and the hub was played throughout these events and images of the proposed designs were on display. Paper surveys were available as was an online survey.

The online survey was available from the 1st to the 31st of December 2023. 192 online responses were completed. 36 paper copies were also completed, some by the young people at Glenwood High School, who live in Macedonia.

Paper Response Feedback

Housing Design and Layout – the responses were mainly about how spacious and modern the housing looked. Also, the young people were positive about the green space areas. There was some concern about the lighting, several of the young people suggested that this area should be well lit at night.

Hub Design and Layout – many of the responses fed back that the young people really liked the design, and that they would like to see a sensory garden, picnic area and meeting space. The possibility of a cafe/training kitchen was also mentioned and things for young people/families to do and use of computers and support in getting into to work.

Online Response Feedback

Housing Design and Layout – around 70% of the responses on the proposed housing design were positive, with many liking the layout and greenspace and the feeling of community and inclusivity. Some of the suggestions for improvement were – green roofs, lifts in flats, more lighting, more architectural features, and more parking for people with disabilities. The other 30% who did not like the proposed designs had concerns about access to stairwells, lack of security, flat roofs and felt the blocks of flats looked harsh and required a softer look. Some stated that they would have preferred shops in the space or other industrial units.

Hub Design and Layout - Most responses were in favour of the hub. Many residents would like a cafe in there as well as a library and a community pantry. The responses for a Job Club and advice agencies were mixed. Some concerns were, lack of privacy due to all the glass, could be a gathering place at night for crowds of young people.

Find more information about the survey results on page 2

If you have any other questions or concerns please call or text Deborah Stevens on 07525 392720 or Lisa Hodgson on 07872 423836 or email AreaRegenerationTeam@fife.gov.uk

Your Questions Answered

We have looked at all the feedback from the online questionnaire, the paper questionnaires, and the feedback from all our drop-ins. The following are answers to some of the questions raised.

Will there be any changes to road layout (e.g. in terms of pedestrian crossings)?

No changes to the existing road layout are proposed with the development utilising existing accesses from the surrounding streets.

Where will the poetry paving slabs and memorial plaque will be reinstated?

This has yet to be confirmed but it is likely that they would be located near to the community hub building.

Who is going to look after this area?

The approach to management and maintenance of the common area will be agreed between Fife Council and Kingdom Housing Association.

Will the existing shops have to be removed to accommodate all this new housing, car parking, community hub and green space?

The development as proposed does not impact upon the existing shops.

Will flat roofs drain as well as sloped roofs? Can the roofs be sloped?

Although the buildings will appear to have flat roofs when viewed from ground level, the roofs will have slopes and be designed to fall so as rainwater is shed, collected, and dispersed in line with current building regulations and British Standards. The slope of the roofs will be concealed by the external walls continuing upwards to form parapets above the roof level.

Will something being done to stop quad and dirt bikes using the existing footpaths like roads?

The new footpaths within the development will be designed with measures such as staggered planting and changes in surfaces, to avoid long sections of uninterrupted pedestrian footways. Secured by Design and local Police will be consulted on the proposals. The adopted footpaths around the development perimeter are not within the development site.

Will there be lifts in the flats as over 55s not always going to be able to walk up the stairs? Lifts are currently in the development proposals with each common stair area having lift access.

Will a Secure by Design Assessment be carried out on the designs?

Yes, the Secured by Design application has been registered and the development proposals discussed with the local Police.

Will the open spaces and flat stairwells become vandalised or abused? Could these be locked?

The flat stairwells will be fitted with door entry systems and secure doors. Systems and door products will all be to Secured by Design standards.

Will there be electric car charging facilities?

Yes, electric vehicle charging spaces will be provided in line with current building regulations requirements.

Will there be sufficient lighting and/or CCTV?

Yes, a lighting design will be carried out to ensure that street lighting levels are in line with Secured by Design recommendations.

What energy saving measures will be used?

High levels of insulation will be installed to maximise the thermal performance of the buildings. It is anticipated that hot water and heating will be provided to each individual flat via a combination of heat pumps and solar PV panels. Details of the overall energy strategy area currently being developed further.

Will there be recycling available for the residents?

Yes, communal recycling facilities will be provided in line with Fife Council Waste Operations Team requirements.

Community Hub questions

What will be included in the community hub?

At present the initial ideas that arose from the previous consultations include the following:

- Community Café with associated kitchen -
- Community Meeting Space - Private Meeting Room - Business/Enterprise Start-Up Space -
- Large multi-purpose space that can be divided into 2 smaller spaces - Entrance and reception area with associated office facility - Toilet and changing facilities. These may change and are dependant on future engagement sessions.

How big is the community hub and what facilities does it have?

The community hub is 500m2 floor area approx. split over 2 floors.

Will there be a library?

There is the possibility of running a small, community led library.

Will there be more consultation on the hub?

No, but there will be more information sessions held for the Hub. Keep an eye out for posters and on social media for future dates

Current proposed plans

A Secured by Design application has been registered and the development proposals discussed with the local Police.

Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

SBD's product-based accreditation scheme provides a recognised standard for all security products that can deter and reduce crime.

Here are some 3D images of the flats, courtyard and hub. Please click or scan the QR Code to see the fly through of the proposed plans.



The Council and Kingdom Housing Association recognise that they will be supporting tenants of each landlord at the new Glenwood Housing development. To ensure the highest possible level of service to all 44 tenants, we have committed to developing a joint-Housing Management and Greenspace Management Plan. The Plan, when drafted will be reported to the Glenrothes Area Committee for final approval.

How will I know what is going on?

We are committed to communicating with all local residents and other key stakeholders in the Macedonia area affected by development at Glenwood. We will be keeping you up to date with everything that is happening, so you have the latest information to hand. We will be doing this through:

- newsletters delivered to your door when there are updates
- local information and drop-in sessions
- updates on social media

Where to find more information

Residents are at the heart of all our plans for the Glenwood redevelopment.

You can get in touch with us by email – arearegenerationteam@fife.gov.uk or call

- **Lisa Hodgson**
Lead Officer Community Regeneration
Tel. 07872 423836
- **Deborah Stevens**
Lead Officer Housing Regeneration
Tel. 07525 392720

Macedonia Action Group Needs YOU!

We are a local action group made up of a small group of volunteers who carry out work in the Macedonia (West Glenrothes) area. The group developed from local people participating in the original 'Starter for Ten' initiative and the 2017 Golden Glenrothes Charrette and we are always looking for more volunteers to come forward to help.



Our aims are to improve the area in general, whether that be going out and picking up litter, finding funding for local projects e.g., Installing seating, bins, and flower displays, having artwork by local artists commissioned, organising community BBQs, Reporting local issues to the appropriate services.

We can offer support to anyone wishing to volunteer with MAG and help with supporting people to address local issues. We also support people to put their ideas into action.

To get involved contact:

David Hewitt Community Education Worker
Email: David.hewitt@fife.gov.uk
Tel. 01592 583474

Safer Communities

The quickest way to report to the Safer Communities Team for; abandoned vehicles, illegal dumping, pest control or antisocial behaviour (e.g., neighbour issues, dog fouling or littering) is online at www.fife.gov.uk/antisocialbehaviour

Tenants and residents should report noise nuisance, threatening or intimidating behaviour or verbal abuse to Police Scotland via 101 at the time of the event so that hopefully the Police or Safer Communities Team (noise nuisance) can attend and investigate at that time.

Help with the cost of living

With all the households in the country facing the rising cost of living and climate crisis, we want the residents of Macedonia to know that there is local help and support available. For details of advice and support visit:

- our.fife.scot/gethelp/glenrothes

If you are unable to access the information online or need more assistance, please call our **Community Support Line 0800 952 0330 (Monday - Friday, 9am-5pm)**

Details about the Glenrothes Community Job Clubs and Welfare support sessions can be found on the website.

