

29th October 2025

Agenda Item No.

Area Housing Plan & Area Lettings Plan review 2025-26

Report by: John Mills, Head of Housing Services

Wards Affected: Ward 16 – Howe of Fife, Ward 17 – Tay Bridgehead, Ward 18 – St Andrews, Ward 19 – East Neuk and Landward, Ward 20 - Cupar

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 following consultation with key stakeholders. Previous plan was approved by Area Committee on 23rd October 2024.

Recommendation

Members are asked to consider and approve,

- the revised NEF Area Housing plan for 2025-2026
- the revised NEF Lettings Plan for 2025-2026
- the Community Lettings Initiative for Strathkinness and Newburgh

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) Checklist 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 Team in North East Fife also needs to contribute to the management of the Housing Emergency by focussing on optimising temporary accommodation and permanent accommodation occupancy. The reduction in voids in the Council's housing stock is a priority in line with the Voids Improvement Plan agreed by the People & Community Scrutiny Committee.
- 1.3 The area 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 needs done. We have looked at how well we are doing managing our homes to prioritise which services we need to improve.
- 1.4 The plan links into different policies and strategies across Fife including the Plan 4 Fife, Local Housing Strategy, Area Lettings Plan, NEF Community plan, Local Letting plan and pathway to improvement (Annual Return on the Social Housing Charter).

2.0 Development of the Area Housing Plan

- 2.1 The previous Area Housing Plan covered the period 2024-25. Since then, we have developed a new annual Area Housing Plan focusing on key performance areas in line with discussions with the Area Committee Conveners and Vice-Conveners across Fife.
- 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 tenants in NEF are 81.75% (increase from 79.8%) satisfied with the overall service provided. 86.31% (slight decrease from 91.9%) of tenants are satisfied with the management of their neighbourhoods.

- 2.4 In NEF over the most recent years, the Council has delivered Affordable Housing in Springfield and Guardbridge with new developments nearing completion in Strathkinness and Newburgh. Currently, there is an acute need for more council new build properties in this Area. We have linked in our Strategic Housing Investment Plan (SHIP) to give Members the opportunity to explore the planned new builds sites across the NEF Area.
- 2.5 We have highlighted the role of our housing investment programme and our intention to continue to invest in our homes. Investments include kitchens, central heating, bathrooms, roofs, rewiring, smoke detectors, secure door entry systems, structural works, electrical testing, and external walls.

3.0 Local Housing Action Plan

- 3.1 It is recognised that there is a need for more affordable housing in North East Fife, we will provide an update to the area committee with planned new build projects in the area, the number of properties purchased through our Property Acquisitions Policy and identify unused land for feasibility to develop affordable housing.
- 3.2 In North East Fife, the Council has delivered 162 affordable homes in Cupar, Ladybank, Springfield and Guardbridge and Kingsbarns, with further developments nearing completion in Newburgh and Strathkinness providing the area with 62 additional properties.

In addition to the new build properties, we have purchased from the open market an additional 6 properties.

- 3.3 Lack of family housing and specific needs housing was recognised as a key housing issue in NEF. We will provide feedback on the number of tenants who have downsized using the Tenant Incentive Scheme, we will build larger family homes, we will ensure 30% of the affordable housing programme is for specific needs customers including 5% for wheelchair housing, we will carry out adaptations to existing homes to keep tenants at home and we will consider vacant properties for conversion.
- 3.4 We are committed to several projects throughout the area which will see improvements to the communal areas of some of our flatted properties. We have also 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.

Condition of estates was identified as a key housing issue. We will carry out garden inspections promptly when they are below standard, we will regularly inspect for choked gutters, vegetation, and maintenance issues, we will provide regular maintenance of trees, shrubs, weeds, and grass on housing land, we will develop a maintenance programme to refurbish lock ups in need of modernisation. We will carry out regular estate walkabouts with key stakeholders to identify any issues affecting the community and address them promptly.

- 3.5 We will continue to work in partnership with Safer Communities and take robust action against perpetrators of anti-social behaviour. We will utilise allocation discretion where appropriate and aim to increase the number of “Housing First” tenancies within the area.

4.0 Area Lettings Plan

- 4.1 The Area Lettings Plan (appendix 2) provides contextual information in relation to Housing provision across North East Fife, as well as information in relation to our allocations and current waiting lists.
- 4.2 There are more people looking for rehousing in the North East Fife area than we have housing becoming available. There is a lack of larger properties and adapted accommodation within the area coupled with low turnover of properties across many of the lettings areas. In addition, there is low demand for specific property types across the North East Fife area. We will actively promote Retirement Housing and Housing for Older People, and where required advertise long term vacancies on Fife Housing Register Website. We are committed to identifying areas for development to include larger family homes.
- 4.3 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.
- 4.4 The Home Swap scheme continues to see increased number of households registering their interest in moving to more suitable properties with 26 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 how we intend to improve the lack of larger family homes, as well as a plan to create balanced community.

List of Appendices

Appendix 1 – North East Fife Area Housing Plan 2025 - 2026

Appendix 1.1 – North East Fife Area Housing Action Plan 2025 – 2026

Appendix 2 – NEF Area Community Lettings Plan 2025-2026

Appendix 3 - NEF Area Community Lettings Initiative 2025-2026

Background Papers

No papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act, 1973:

Report Contact

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County Buildings, Cupar

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North East Fife Area Housing Plan 2025/26



North East Fife Area Housing Plan 2025-2026

Introduction

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

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

Whilst the Local Housing Strategy sets out the strategic plan for Fife, the area housing team are responsible for the delivery of local plans for and with local people. This Area Housing Plan aims to illustrate how the 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.

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 North East Fife Area Housing Plan was previously approved by North East Fife Committee on 23/10/2024.

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:-



North East Fife area is comprised of both the Cupar & North West and St. Andrews & North East Housing Market Areas and includes the electoral wards of:

Ward 16 – Howe of Fife

Ward 17 - Taybridgehead

Ward 18 – St Andrews

Ward 19 – East Neuk and Landward

Ward 20 - Cupar

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 North East Fife Area Housing Plan 2024/25

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

North East Fife Area Housing Action Plan 2024/25 Progress Summary	
Area of Focus	Progress Report
Stock Improvements	In the past year, as part of our stock improvements works: <ul style="list-style-type: none"> ▪ 113 Homes received bathroom upgrades. ▪ 64 homes received heating upgrades. ▪ 71 homes received kitchen upgrades. ▪ 15 homes received rewiring works. ▪ 35 homes received roof replacement. ▪ 11 homes were improved from roughcasting works. ▪ 148 homes received window & door upgrades.
Tenancy Management	Transfer Incentive scheme assisted 11 tenants to move to a more suitable home in the year reporting year.
Voids (vacant properties)	North East Fife area has reduced average days to turnaround empty properties from 39.96 to 34.27 days. Percentage of void rent lost due to empty homes has reduced from 1.38% to 0.92% (at time of reporting)
Rent Collection Rates	Rent collection rates have decreased slightly from 100.92% to 100.65% in the North East Fife area, we continue to collect current rent due and recover arrears

Performance Information

Fife Council is the largest landlord in the North East Fife area. The stock profile below shows that we are responsible for the management of 3,885 homes.

	Stock by type		Fife	Stock by size		Fife
	Sheltered	323	1295	Bedsit	48	256
	Flat/Maisonette	427	1502	1 bed	1145	7431
	4 in a block	845	8177	2 bed	1841	1473
	Flat/Tenement	304	4452	3 bed	727	8
	High rise flat	0	712	4+ bed	124	7584
	House	1986	15113			1241

North East Fife area contains 12.43% of all Fife Council stock, of which 99.66% is lettable. This means that we have 3,872 properties that are available to let as tenancies. Stock that is not available for let is due to housing regeneration and stock improvements or the properties being used for other purposes such as temporary accommodation. Our stock profile is mostly consistent with the overall stock profile of Fife; however we do not high-rise dwellings within the area

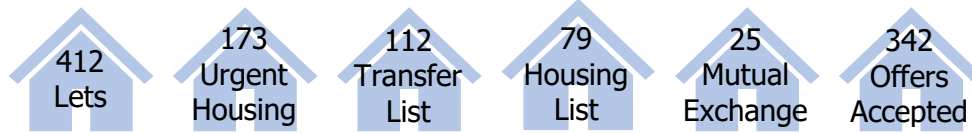
When properties become void (vacant), we need to ensure this time is kept to a minimum. Rental loss for the void period affects the income to the council, in the previous year we lost 1.38% of rental income due to 278 properties being void, our average turnaround time was 38.82 days from the property becoming vacant to a new tenant moving in.

Every year in the North East Fife 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 housing stock, and we have committed to allocate properties fairly across all applicant categories. For our full allocations information please see the North East Fife area Lettings Plan 2025-2026.

The Fife Housing Register waiting list shows that 1,835 applicants have North East Fife area as their first area of choice, this accounts for 13.5% of all applicants. In the previous year we made 425 offers of housing of which 80.42% were accepted.



Alongside our Letting Plan we also have 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. [For further information on any current CLI's, please see appendix 3.](#)

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.

100.41% all Fife Rent Collected	100.46% North East Fife Rent Collected
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We can provide support with money advice, please speak with your housing management officer if you would like further information.

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

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

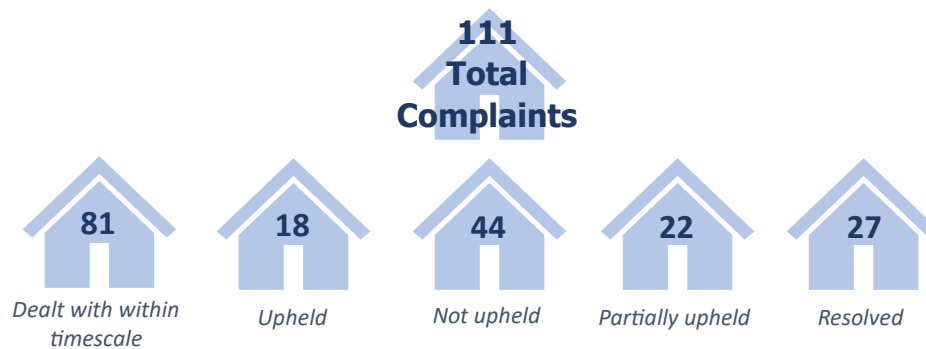
	North East Fife	Fife
% satisfied with overall service provided by Fife Council	81.74%	84.03%
% who think we are good at keeping you informed about our services and decisions	81.33%	84.41%
% satisfied with the opportunities we give you to participate in our decision-making process	80.08%	80.89%
% satisfied with the quality of their home	81.33%	86.94%
% satisfied with the repair service we provide	82.29%	86.92%
% satisfied with our contribution to the management of your neighbourhood	86.31%	86.84%

% that think their rent is good value for money

79.67%

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 5 reasons for complaints in North East Fife area in the last year are as follows:

Complaint Reasons	Total
Poor communications including lack of notice, consultation & engagement	13
Poor Condition / Standard of Housing	12
Unsatisfactory response to previous complaint / request for service / enquiry / reported fault	11
Delays in Start / Completion	9
Quality of Workmanship including mess/damage, unsatisfactory completion, quality of products etc	8

Annual Area Housing Budget

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

The area housing budget that was approved for North East Fife area by elected members was £453,468 for this financial year. The area housing budget is used for local projects, and to date we have spent £166,358 on local projects in North East Fife area. These projects include: -

- Improvements to garden area at Mears Court, Retirement Housing
- Painting of railings at Granary Lane, Retirement Housing
- Lock up improvements – Pitcairn Park East
- Shower installs (to resolve affordability issues)

- Various garden improvements throughout North East Fife
- Fencing renewals and repairs – 61 to date throughout North East Fife
- Fencing at St Ayles, Anstruther

Additionally, we have assisted 207 with the following projects,

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

In the next 6-month period, we have a remaining budget of £287,109, and have identified/agreed the following project(s):-

- Install bollard at a Fife Council garage site
- Upgrading signage, painting communal areas and maintaining/repairing fences at Harbourlea Retirement Housing complex, Anstruther.
- Create new bin stores in Woodhaven Avenue, Wormit (possibly into 2026-27)
- Various projects at Kinloss Park (please see Estate Management)

Estate Management

Estate Management refers to services that aim to give tenants and residents quiet enjoyment of their home in a safe and secure environment they can take pride in. It is not simply about looking after buildings and the physical environment around them. North East Fife area 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 North East Fife 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 and this highlights estates that require attention.

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 North East Fife area team and completed within the year, in the North East Fife, we identified:

- Several properties with substantial ivy and shrub growth which was a risk to our external of our properties.
- Areas of increased shrub/tree growth which was a safety risk for vulnerable tenants and to electrical and telephone cables.
- Areas of uneven paving which was a risk to our tenants.

- Communal areas which were full of rubbish/waste which was a fire risk to our tenants.

We have:

- Arranged for the removal of ivy and shrubs from properties and carried out subsequent inspections of properties to ensure they remain wind and watertight for our tenants.
- We have cut back bushes and shrubs to open up closed spaces and reduced the height of trees to ensure the safety of tenants and residents.
- We have upgraded slabbed areas to ensure there are no safety hazards or trip hazards for our tenants.
- Cleared up communal areas, removing all fire risks.

The Kinloss Park area was raised as an area of concern from tenants and residents. In partnership with Tenant and Resident Associations, committee members and North East Fife area management team an Estate Action plan has been agreed to improve the area. A recent walkabout (September 2025) identified the following as areas of concern:

- Fencing repairs and replacements
- Fly tipping
- Grounds maintenance
- Flooding
- Poor maintenance of play park
- Speeding traffic
- Minor repairs within our tenancies

By creating an estate action area, all relevant parties will be involved (Housing, Safer Communities, Waste Operations, Police Scotland, Transportation and Ground Maintenance) and will be responsible for carryout actions which will result in positive outcomes for the tenants and residents of Kinloss Park. We will carry out a series of actions that will improve the Kinloss Park area over the next 12 months. In the coming months, we are committed to:

- Working with the fencing team to co-ordinate repairs and replacement requests for fencing. The Housing Management Officer will manage the requests as a programme of works.
- Work with Waste Operations and Safer Communities to ensure that any fly tipping is addressed and bulky uplifts are carried out in a timely manner. The Housing Management Officer will also have a regular presence to ensure that we are tackling fly tipping.
- We will work with grounds maintenance and develop a plan to reduce vegetation and maintain housing land on a regular basis going forward.
- We will request advice on flood risk management and take forward any recommendations.

- We will work with tenants and residents and on the issues raised regarding the poor condition of the playpark and look to facilitate improvements.
- We will raise concerns of speeding traffic with transportation and look to carry out any appropriate traffic calming measure.
- We will collate all minor repairs required from our tenants and ensure that these are carried out within timescales.

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 North East Fife area we have built 226 new homes since 2017. We recognise that under the Right to Buy Scheme which was active between 1980 – 2016 and 5,274 properties were sold in the North East Fife area, alongside our commitment to building new properties, 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. Since 2021, 28 properties have been purchased in the North East Fife Area.

Affordable Housing Programme

- Cupar Road, Newburgh – 34 Units. Estimated completion 2025-26
- Bonfield Park, Strathkinness – 30 units – Estimated completion 2025-26
- Dalgairn, Bank street, Cupar (Care Village) - 12 units – Estimated completion 2026

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

Stock Improvement Programme

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:

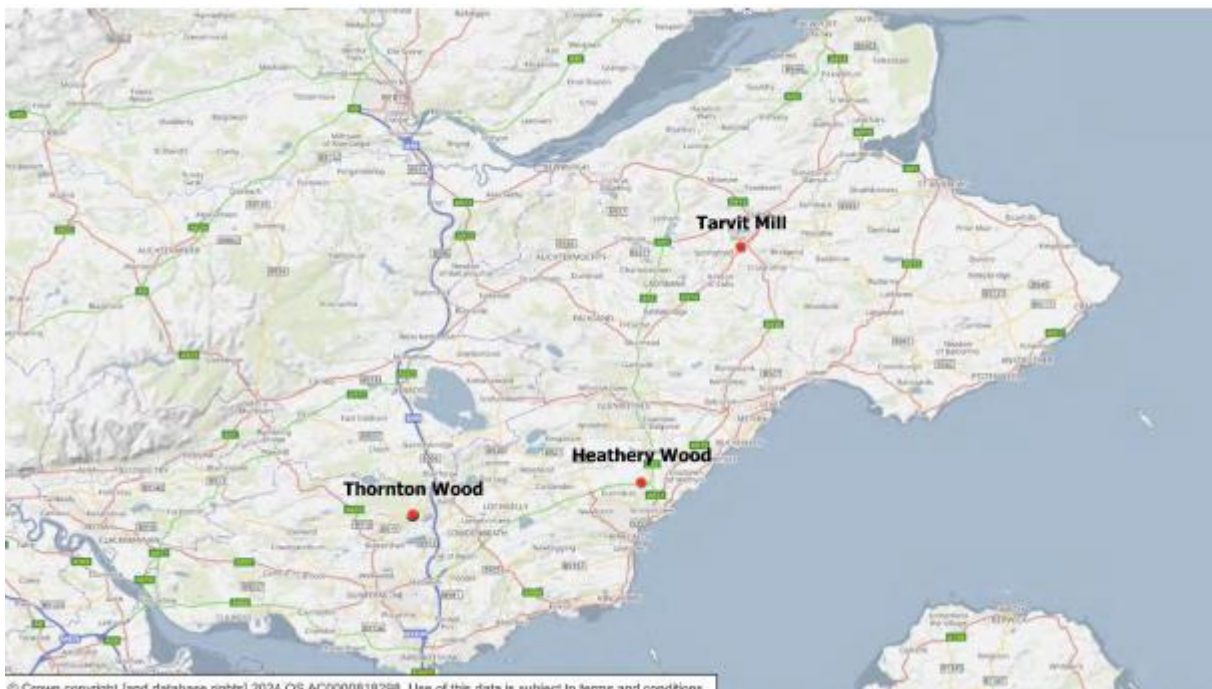
- Central Heating
- Double-glazed windows
- External doors

- 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. Located in North East Fife, Tarvit Mill Gypsy Traveller site sits on the outskirts of Cupar. Tarvit Mill site is currently undergoing stock improvement work, including the construction of 16 chalets.



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 issuing and enforcement of fixed penalty notices, in the past year the following cases were reported within the North East Fife area:

Fixed Penalty notice / Order	Total number
Dog fouling fixed penalty notices	3
Dog control notices	7
Fly tipping fixed penalty notices	10
Littering fixed penalty notices	3
Noise fixed penalty notices	0
Antisocial Behaviour Orders (ASBO)	0

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

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

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

In the past year there has been 183 reports of Antisocial behaviour in the North East Fife 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 services are improved to benefit our communities in the North East Fife 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 2 in the North East Fife area:

- Kinloss Park TRA
- Eden Woods TRA

Looking forward we are hoping to support additional communities with the development of more Tenants and Residents Associations.

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



Cupar Customer Service Centre, County Buildings, St Catherine Street, Cupar, KY15 4TA

North East Fife Area Housing Action Plan 2025-26			
Area of Focus	Action	Action description	Time scale
Housing Allocations	Meet housing allocations target outlined in the North East Fife Area Plan Transfer Incentive Scheme	Transfer led allocations to create chains of allocations to assist more households in housing need. Housing Allocations targets of 60% to urgent housing list and 40% to transfer/general lists. Utilise Tenant Incentive Scheme for those eligible to ensure best use of housing stock.	Updates to be provided at Area Ward meetings and Area Committee throughout 2025-26
Void Management	This year has seen continuous improvement, and the Voids Governance Group has updated the Voids Service Improvement Plan with aim of reducing to under 25 days in 2025/26. Rent loss for void properties.	Aim to reduce void time from 34.27 days to 25 days as per the Voids Service improvement Plan. Maintain or reduce further from 0.92%	Updates to be provided at Area Ward meetings and Area Committee throughout 2025-26
Tenant Participation	Increase Customer satisfaction	Work with Tenants and residents within our communities to increase customer satisfaction from 81.74%. Increase Tenant Participation across the North East Fife Area.	Updates to be provided at Area Ward meetings and Area Committee throughout 2025-26
Stock Improvement	As part of the housing improvement programme, to ensure compliance with the Scottish housing quality standard we will upgrade windows and doors.	188 Planned Window and Door upgrades Anstruther Burnside Place Cellardyke, Elizabeth Place, High Street East, Mayview Avenue, Mayview Road, Pittenweem Road, Milton Crescent. Arncroach Blinkbonny Road. Auchtermuchty Back Dykes Place, Burnside Terrace, Myres View, North Park, The Riggs, Backdykes, High Road, Westland Park.	To be completed by March 31 st 2026

		<p><u>Balmullo</u> Dunedin Park.</p> <p><u>Ceres</u> Gladney Court, Main Street, Craighall Terrace.</p> <p><u>Colinsburgh</u> Fairfield Road.</p> <p><u>Craigrothie</u> Cupar Road.</p> <p><u>Crail</u> Auldwell Gardens.</p> <p><u>Cupar</u> Balgavie Crescent, Blalowan Gardens, Bonnygate, Kinloss Park, Upper Dalgairn, Winthank Court.</p> <p><u>Dairsie</u> Osnaburgh Court.</p> <p><u>Falkland</u> Back Dykes Terrace.</p> <p><u>Freuchie</u> Princess Crescent.</p> <p><u>Kingskettle</u> Cathel Square.</p> <p><u>Kettlebridge</u> Haughfield Terrace.</p> <p><u>Ladybank</u> Queens Crescent, Queens Gardens, Roselea Terrace, Roselea Gardens.</p> <p><u>Letham</u> The Row.</p> <p><u>Leuchars</u> Norman View.</p> <p><u>Newburgh</u> Bank Close High Street, High Street, Reef Mog, Towerwell, Towerwell Place, Whitecraig Road, Mugdrum Place.</p> <p><u>Newport On Tay</u> Albert Crescent, Kilgask Street, Kinbrae Park, Maryton, Royal Buildings, Robert Street.</p> <p><u>Newton Of Falkland</u> County Houses.</p> <p><u>Pitlessie</u></p>	
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		<p>Dowlas Court. <u>Pittenweem</u> Abbey Wall Road, Glebe Park, Marygate, Waggon Road. <u>Springfield</u> Tarvit Terrace. <u>St Andrews</u> Allan Robertson Drive, Auchterlonie Court, Jamie Anderson Place, Lamond Drive, Tom Morris Drive, Wishart Gardens, Woodburn Terrace, Sandyhill Road, South Street, North Street, 52A North Street, Forgan Place. <u>St Monans</u> East Street, Gourlay Crescent, Braid Court. <u>Strathmiglo</u> Bankwell Crescent. <u>Tayport</u> Lochside Gardens, Mill Lane, Queen Street, Shanwell Road South, Tay Street, William Street. <u>Wormit</u> Woodhaven Avenue.</p>	
Stock Improvement	<p>As part of the housing improvement programme, to ensure compliance with the Scottish housing quality standard we will upgrade bathrooms.</p>	<p>156 Planned Bathroom upgrades</p> <p><u>St Monans</u> Castle Street, East Street, Gourlay Crescent, Rolland Street, Inverie Street, Braid Court. <u>Pittenweem</u> Priory Court, Waggon Road, Marygate, Abbey Wall Road, University Terrace. <u>Cellardyke</u> March Crescent, Fowler Place. <u>Anstruther</u> Mayview Avenue, High Street West, Gardner Avenue. <u>Kilrenny</u> Cardinal Court Main Street. <u>Craik</u> Tod's Green. <u>Newburgh</u> High Street, Morris Place, Hill Road, Tolbooth Close, Sweerie. <u>Auchtermuchty</u></p>	<p>To be completed by March 31st 2026</p>

		<p>Burnside, Stratheden Place, Myres View, Lochiebank Place, The Riggs, Burnside Terrace, Pitmedden Wynd, Lomond Court.</p> <p><u>Strathmiglo</u> High Street, Glebe Park, Bankwell Crescent.</p> <p><u>Gateside</u> Bower Park.</p> <p><u>Cupar</u> Westport Place, Moathill East, Balgarvie Crescent, Kinloss Crescent, Kinloss Park, Mountcabra, Parliament Square, Lorraine Drive, Blalowan Gardens, Jamieson Court Crossgate, Lord Chancellors House Crossgate, Burnside North, Short Lane, Orchardgate.</p> <p><u>Ceres</u> Gladney Court, Main Street, Castle Park.</p> <p><u>Springfield</u> Makgill Row, Tarvit Terrace, Crawley Crescent.</p> <p><u>Falkland</u> Lomond Crescent, Southfield, Backdykes Terrace, Castle Park.</p> <p><u>Freuchie</u> Queen Street, Albany Crescent.</p> <p><u>Ladybank</u> Royal Buildings Commercial Road, Well Road, Queen's Gardens, Roselea Terrace Church Street, Roselea Gardens, Queen's Crescent, Roselea Terrace, Lorne Terrace.</p> <p><u>Largoward</u> Mid Street.</p> <p><u>Newport On Tay</u> Seacraig Court, Maryton King Street, Albert Crescent, Elizabeth Crescent.</p> <p><u>Wormit</u> Riverside Gardens, Mars Gardens.</p> <p><u>Gauldry</u> Bridieswell Gardens.</p> <p><u>Balmullo</u> Cynicus Place, Dunedin Park.</p> <p><u>Leuchars</u> St Bunyans Place.</p> <p><u>St Andrews</u></p>	
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		<p>Langlands Road, Watson Avenue, Boase Avenue, Lamond Drive, Churchill Crescent, Sandyhill Road, Allan Robertson Drive, Scooniehill Road, Roundhill Road, Tom Morris Drive, Fraser Avenue, Sandyhill Court, Lamberton Place, Jamie Anderson Place, Alison Place Greenside Place.</p> <p><u>Kingsbarns</u> North Carr View.</p> <p><u>Tayport</u> Tay Street, Lochside Gardens, Melville Court, Craig Road, Elizabeth Street, Linksfield, Glebe Gardens, Links Crescent, Ogilvy Street, Cowgate.</p> <p><u>Dunshalt</u> Ivy Place, The Wynd.</p> <p><u>Elie</u> Kirk Park Road.</p> <p><u>Kilconquhar</u> Conacher Court, The Dale.</p> <p><u>Kingskettle</u> Cathel Square.</p> <p><u>Craigrothie</u> Cupar Road.</p> <p><u>Pitlessie</u> High Street.</p>	
Stock Improvement	As part of the housing improvement programme, to ensure compliance with the Scottish housing quality standard we will upgrade kitchens.	<p>155 Planned Kitchen upgrades</p> <p><u>Anstruther</u> Cunzie Street, Elizabeth Place, Gardner Avenue, Glenburn Road, Harbourlea, Milton Crescent.</p> <p><u>Auchtermuchty</u> Backdykes Place, Lochiebank Crescent, Stratheden Place, Westland Park, The Riggs.</p> <p><u>Balmullo</u> Dunedin Park.</p> <p><u>Ceres</u> Buchanan Park, Castle Park.</p> <p><u>Craik</u> Backdykes.</p> <p><u>Craigrothie</u></p>	To be completed by March 31 st 2026

		<p>Cupar Road.</p> <p><u>Cupar</u> Balgarvie Crescent, Bathgate Court, Blalowan Gardens, Braehead, Constable Acre, Dalgairn Crescent, Kinloss Park, Maitland Drive, Mount Cabra, Orchardgate, Provost Scott Court Ashlar Lane, Short Lane, Upper Dalgairn, Winthank Court, Balgarvie Crescent, Blalowan Park, Kinloss Crescent, St Thomas's Skinner Steps.</p> <p><u>Dairsie</u> Orchard Park, Station Road.</p> <p><u>Elie</u> Woodside Crescent.</p> <p><u>Falkland</u> Castle Park, Southfield.</p> <p><u>Freuchie</u> Albany Crescent, Queen Street.</p> <p><u>Gauldry</u> Bridieswell Gardens.</p> <p><u>Kilconquhar</u> Conacher Court, The Dale.</p> <p><u>Kingsbarns</u> North Carr View.</p> <p><u>Ladybank</u> Roselea Terrace.</p> <p><u>Leuchars</u> Fern Place, Mears Court, St Bunyans Place.</p> <p><u>Luthrie</u> Broomhill.</p> <p><u>Newburgh</u> Reef Mog, Tolbooth Close, Towerwell Square.</p> <p><u>Newport On Tay</u> Craighead Road, High Street, Maryton, Seacraig Court, Albert Crescent, Maryton King Street.</p> <p><u>Pitlessie</u> Wilkie Court.</p> <p><u>Pittenweem</u> Milton Place, New Grange Park, University Avenue, Waggon Road.</p> <p><u>Springfield</u> Main Street, Tarvit Terrace.</p>	
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		<p><u>St Andrews</u> Abbey Court, Alison Place Greenside Place, Auchterlonie Court, Chamberlain Street, Churchill Crescent, Fordyce Court, Guthrie Place Market Street, Hutchison Court, Lamberton Place, Lamond Drive, Langlands Road, Largo Road, Roundhill Road, Sandyhill Crescent, St Nicholas Street, Tom Morris Drive, Watson Avenue, Wishart Gardens, Woodburn Terrace, Sandyhill Road.</p> <p><u>St Monans</u> Castle Street, Gourlay Crescent, Johnstons Close West Street, Queen Margaret Street, Rolland Street.</p> <p><u>Strathkinness</u> Bonfield Park, Church Road.</p> <p><u>Strathmiglo</u> Bankwell Crescent, East Back Dykes, High Street, Millfield Court, West Road.</p> <p><u>Tayport</u> Cowgate, Glebe Place, Lundin Crescent, Scott Crescent, Shanwell Road South.</p> <p><u>Wormit</u> Mars Gardens.</p> <p><u>Kingskettle</u> Cathel Square.</p>	
Stock Improvement	As part of the housing improvement programme, to ensure compliance with the Scottish housing quality standard we will carry out re-wiring works.	<p>315 Planned Re-wiring upgrades</p> <p><u>Anstruther</u> Burnside Terrace, Dreelside, East Green, Fowler Place, Gardner Avenue, Glenburn Road, Glenogil Gardens, High Street East, March Place, Milton Crescent, Mitchell Place, Muirfield Court, Shore Road, Toll Road.</p> <p><u>Colinsburgh</u> Fairfield Road, Main Street, North Wynd.</p> <p><u>Crail</u> Auldwell Gardens, Castle Street, Milne Gardens, Tods Green, Tolbooth Wynd, West Green.</p> <p><u>Kilconquhar</u> The Dale.</p> <p><u>Kingsbarns</u> North Carr View.</p> <p><u>Largoward</u></p>	To be completed by March 31 st 2026

		<p>Mid Street, St Andrews Road. <u>Lundin Links</u> Crescent Road (Lundin Square). <u>Pittenweem</u> Abbey Wall Road, Glebe Park, James Street, Kirkclatch Court, Marygate, Mayview, Milton Place, New Grange Park, Priory Court, St Abbs Crescent, St Adrians Road, University Avenue, University Terrace, Waggon Road. <u>St Monans</u> Castle Street, East Street, Elm Grove, Gourlay Crescent, Inverie Street, King David Street, Newark Street, Queen Margaret Street, Rolland Street, West Shore. <u>Newport on Tay</u> Elizabeth Crescent. <u>St Andrews</u> Sandyhill Road, Fordyce Court, Watson Avenue. <u>Elie</u> Kirk Park Road.</p>	
Stock Improvement	As part of the housing improvement programme, to ensure compliance with the Scottish housing quality standard we will upgrade roofs.	<p>65 Planned Roofing upgrades</p> <p><u>Anstruther</u> Harbourlea. <u>Guardbridge</u> Main Street. <u>Balmullo</u> Dunedin Park. <u>Ladybank</u> Queens Crescent <u>Letham</u> The Row <u>Pittemweem</u> Braehead Road. <u>Springfield</u> Crawley Crescent. <u>St Andrews</u> Abbey Court, Abbey Street, Lamberton Place. <u>Wormit</u> Mars Gardens. <u>Falkland</u></p>	To be completed by March 31 st 2026

		Backdykes Terrace.	
Stock Improvement	As part of the housing improvement programme, to ensure compliance with the Scottish housing quality standard we will upgrade heating.	<p>349 Planned Heating upgrades</p> <p><u>Anstruther</u> Mayview Avenue, Mayview Court, Milton Crescent.</p> <p><u>Auchtermuchty</u> Burnside Terrace, Lochiebank Place, Stratheden Place, The Riggs.</p> <p><u>Balmullo</u> Straiton Terrace.</p> <p><u>Ceres</u> Castle Park.</p> <p><u>Colinsburgh</u> North Wynd.</p> <p><u>Crail</u> Arrighi Crescent, Tod`s Green.</p> <p><u>Cupar</u> Blalowan Park, Constable Acre, Kinloss Crescent, Kinloss Park, Lebanon Terrace, Maitland Drive, Moonzie Bank, Orchardgate, Provost Scott Court, Short Lane, Upper Dalgairn, Westfield Avenue.</p> <p><u>Falkland</u> Backdykes Terrace.</p> <p><u>Freuchie</u> Albany Crescent.</p> <p><u>Kingskettle</u> Cathel Square, Rumdewan Crescent.</p> <p><u>Kettlebridge</u> Haughfield Terrace</p> <p><u>Ladybank</u> Queen`s Gardens, Roselea Terrace.</p> <p><u>Leuchars</u> Fern Place, Pitlathie Road.</p> <p><u>Newburgh</u> High Street, Mitchell Street, Morris Place, Sweerie, Tay Street, Tolbooth Close, Woodriffe.</p> <p><u>Newport On Tay</u></p>	To be completed by March 31 st 2026

		<p>Craighead Road, East Queen Street, Elizabeth Crescent, Kinbrae Park, Maryton King Street, Northfield Road, Seacraig Court.</p> <p><u>Pittenweem</u> Abbey Wall Road, Braehead Road, Glebe Park, Marygate, Mayview, Priory Court, Waggon Road.</p> <p><u>Pitlessie</u> Dowlas Court.</p> <p><u>Springfield</u> Main Street, New Cottages Station Road, Tarvit Terrace.</p> <p><u>St Andrews</u> Alison Place Greenside Place, Allan Robertson Drive, Auchterlonie Court, Chamberlain Street, Lamond Drive, Langlands Road, Roundhill Road, Scooniehill Road, South Castle Street, Tom Morris Drive, Watson Avenue, Woodburn Terrace.</p> <p><u>St Monans</u> Gourlay Crescent, Inverie Street, Johnstons Close West Street, King David Street, Newark Street.</p> <p><u>Strathkinness</u> Bonfield Park.</p> <p><u>Strathmiglo</u> Glebe Park, High Street, West Cash Feus.</p> <p><u>Tayport</u> Banknowe Drive, Cowgate, Links Road, Linksfield, Lochside Gardens, Lundin Crescent, Queens Bdgs Dalglish Street.</p> <p><u>Wormit</u> Mars Gardens, Woodhaven Avenue.</p>	
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Appendix 2: North East Fife Area Lettings Plan 2025-26



North East Fife Area Lettings Plan

2025-2026

Welcome

Welcome to the North East Fife Local Lettings Plan. This plan covers the following ward areas. We have produced a Housing Area Plan with our customers for each of the 7 Areas in Fife. It is designed for you to have an overview of the way we are responding to the pressures and challenges on our housing stock.

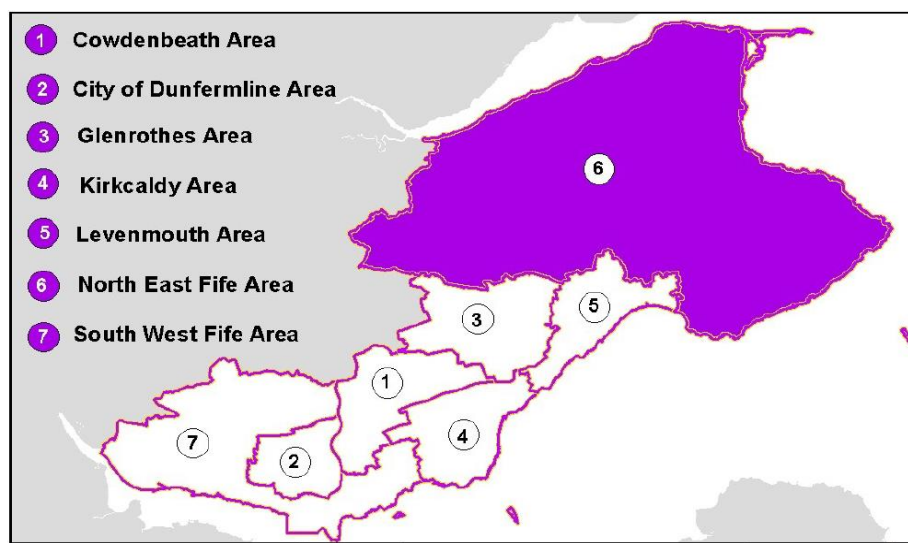
This plan is specific to North East Fife and sets out how we aim to make the best use of housing available, respond to Council pressures and challenges as well as plan for new build and other changes within the housing stock in the area.

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

Link to other Documents: Allocations Policy - [Housing-allocations-policy-March22a.pdf](#)

There are 49 lettings areas in North East Fife across the following 5 Electoral wards.

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



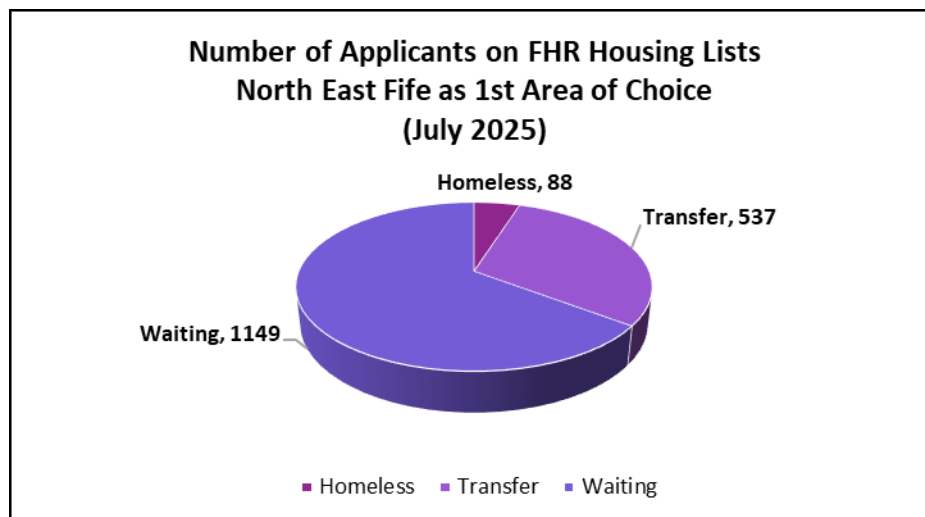
Fife Council has a total of 3,787 lettable properties in the North East Fife area. The chart below details the breakdown of the housing stock by property type and number of bedrooms.

		Bedsit	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total 3787
Lettable Stock	Sheltered Bungalow	-	134	40	-	-	-	-	174
	Bungalow	2	376	210	35	4	2	-	629
	Ground Floor 4 in Block	1	112	266	46	3	-	-	428
	Ground Floor Flat	15	134	106	12	-	-	-	267
	Sheltered (No Stairs)	8	102	8	-	-	-	-	118
	House	-	41	678	513	82	21	3	1338
	Maisonette	-	8	108	26	4	-	-	146
	Upper Flat 4 in block	2	94	232	44	4	-	1	377
	Upper Flat	10	88	149	34	-	-	-	281
	Sheltered (Stairs)	2	22	5	-	-	-	-	29

Allocations 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 and demands.

The number of applicants looking to be housed in North East Fife is 1774. The breakdown between general waiting list, transfers and Homelessness is as follows:



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

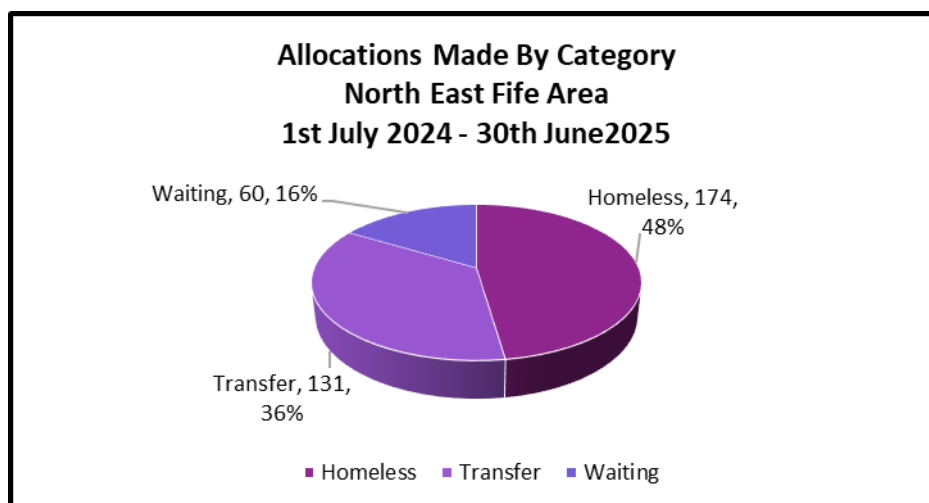
Making the best use of available housing stock

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

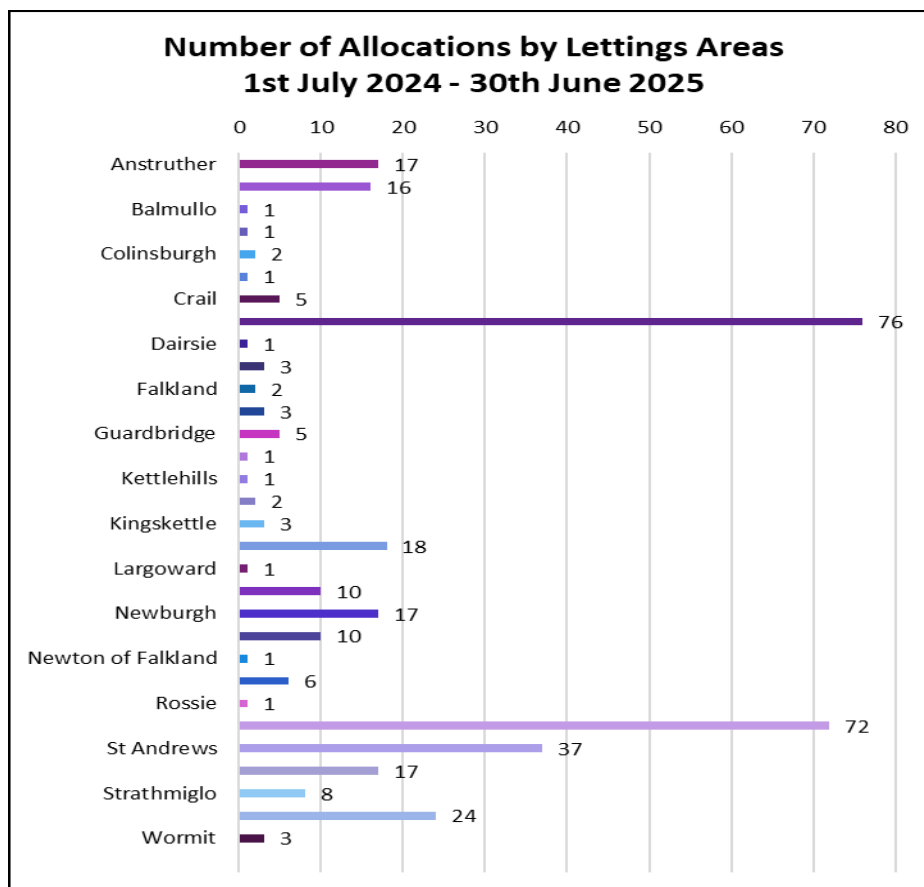
Allocations Targets 2025/26

Housing Needs Group	Target 2025/26	2024/25 Outcome
Homelessness	60%	48%
Waiting	20%	19%
Transfer	20%	33%

The chart below shows the allocations which were made from each category of the waiting list between 1st July 2025 and 30th June 2025.



The chart below shows the allocations which were made from by lettings area between 1st July 2024 and 31st June 2025.



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 SHIP 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 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.

During 2025-2026 the following new build sites are scheduled for completion.

- Cupar Road, Newburgh – 34 Units. Estimated completed October/November 2025
- Bonfield Park, Strathkinness – 30 units – estimated completion October/November 2025

For additional information please refer to appendix 4 – Community Lettings initiative.

Housing Options

Fife Housing Register Partners

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

Fife Housing Register partners who have housing in North East Fife Are:

- Fife Council
- Kingdom Housing Association
- Hillcrest Housing Association
- Fife Housing Group
- Ore Valley Housing Association

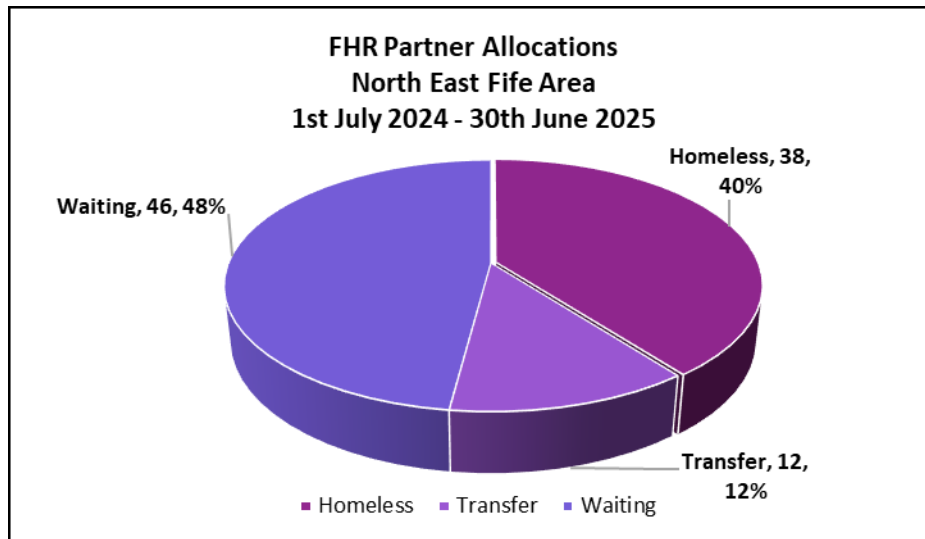
Fife Housing Register properties can also be viewed online - [FHR properties | Fife Housing Register](#)

Fife Housing Register Partners combined Stock

FHR Partner Stock	Bedsit	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Totals
Sheltered Bungalow							0
Bungalow		59	130	17	3		209
Ground 4 in block		15	61				76
Ground Floor Flat		60	72	2	1	1	136
Ground floor sheltered							0
House		1	305	289	33	10	638
Maisonette			1				1
Multi-Storey							0
Upper 4 in block		15	57				72
Upper Flat		83	80	4			167
Upper Floor Sheltered							0
Total	0	233	706	312	37	11	1299

- Kingdom Housing are the largest FHR Partner with 94% of FHR partner stock in North East Fife. Current stock figure is 1221 properties.
- 55% of Kingdom Housing stock are 2 bed properties, 23% are 3 bed and approx 21% are 1 beds.
- Hillcrest have 63 properties in North East Fife. Almost 40% of Hillcrest HA stock are 1 bedroom, 33% are 2 bedroom, 20% are 3 bedroom and 7% are 4 bedroom.
- 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 3 properties.

The chart below shows FHR Partner allocations which were made from by lettings area between 1st July 2024 and 31st June 2025.



Stock profiles can be identified on FHR Website for all partners:

<https://www.fifehousingregister.org.uk/properties-map>

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.

Ore Valley Housing Association and Kingdom Housing Association have offer Mid- Market Rent properties within the North East Fife area.

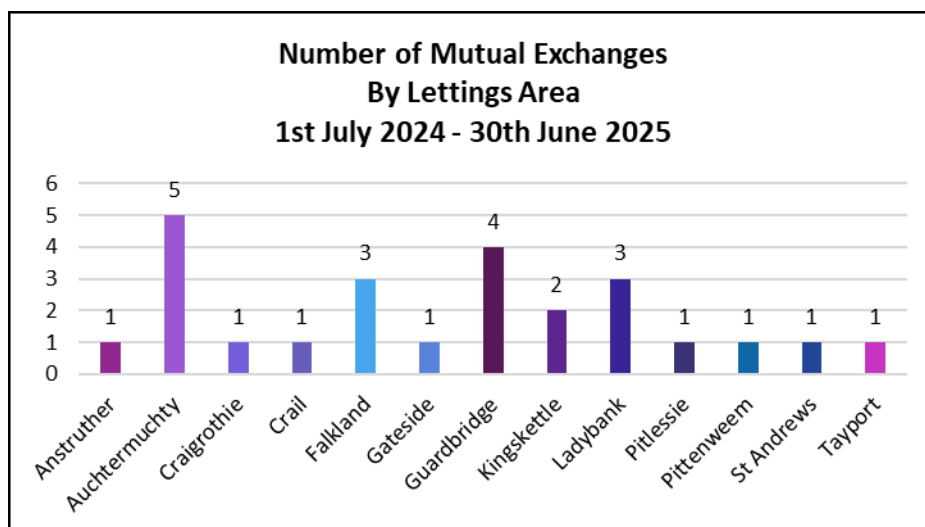
For additional information on Mid-Market rents please visit the links below.

[Kingdom Housing Association, Fife](#)

[Ore Valley Housing Association](#)

Mutual Exchange – Home Swap

A total of 25 Mutual Exchanges were completed in North East Fife.



If you are a tenant and would like to move home, sometimes looking for a swap is an option worth considering. A swap can help you move quickly, and gives you control in deciding where you 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.

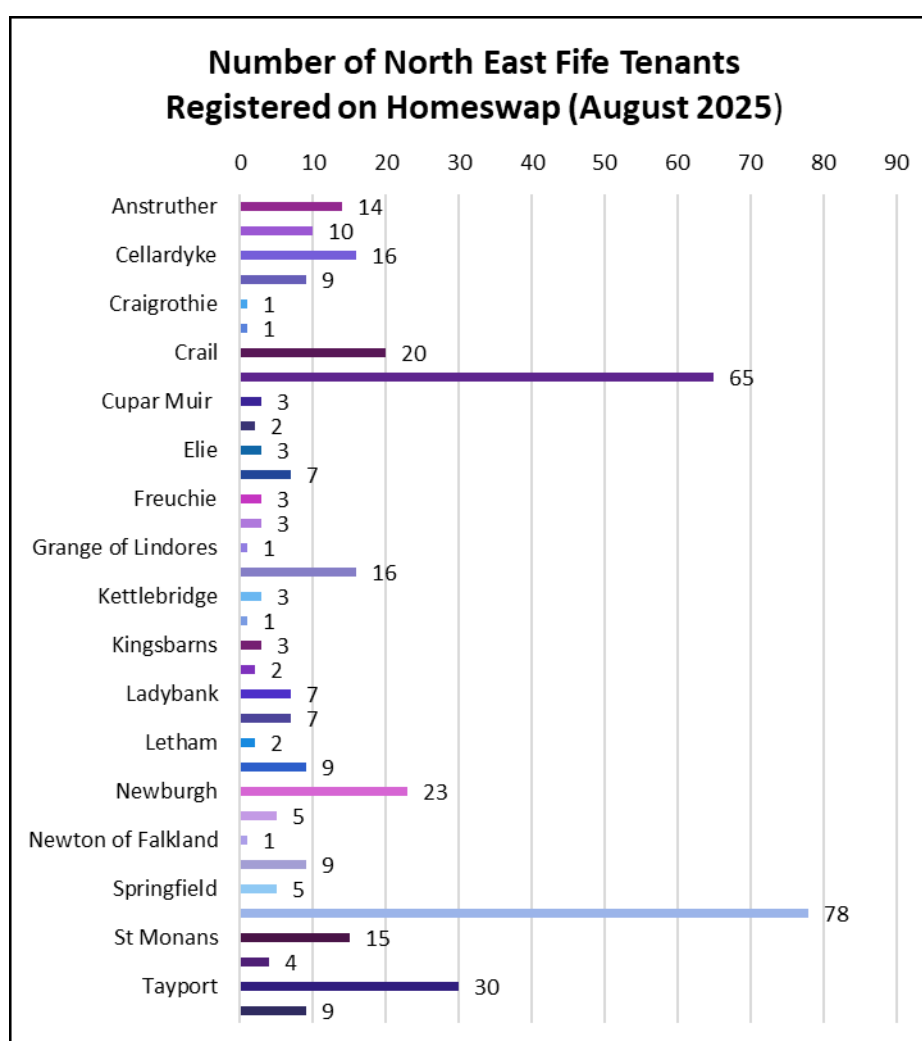
Swaps are not limited to 2 households, and Mutual Exchange 'chains' can be created, with 3 or more properties involved in the swap.

When you find someone to swap with, you must request the Mutual Exchange in writing. A paper application form is available at your Local Office or can be printed from the publication list below. Fife Council tenants can also request their exchange online.

Your rent should be up to date and your home kept in good order. All Mutual Exchange requests will be considered however some rules do apply.

[HomeSwap | Fife Housing Register](#)

The table below lists the number of tenants who are currently registered on Home swap within North East Fife as at August 2025.



Private Rented Sector

Private rents like mid-market rent provides another alternative to Local Authority Housing. Private rents are generally available through estate and letting agents, local advertisements and social media. Renting a property from a private landlord is an option for anyone over 16 years of age. Private renting offers varying options of properties for both sole and shared occupancy. From the 1st of December 2017 all private tenants are issued with Private Residential Tenancy (PRT). Generally, there is a deposit required (usually equal to one month's rent) when renting privately. The tables below show the number of registered properties and the Local Housing Allowance rates payable

Average rents per size of property vs Local Housing Allowance figures. Information below is correct based on Private Lets available and advertised in June of 2025.

	Average rent per month by number of bedrooms				
Town	1 bed	2 bed	3 bed	4 bed	5 bed
Balmullo	£ -	£ 1,450	£ -	£ -	£ -
Ceres	£ -	£ 1,100	£ -	£ -	£ -
Colinsburgh	£ -	£ 750	£ -	£ -	£ -
Crail	£ -	£ 795	£ 1,400	£ -	£ -
Cupar	£ 625	£ 700	£ -	£ -	£ -
Guardbridge	£ -	£ -	£ -	£ 1,950	£ -
Kilconquhar	£ -	£ -	£ -	£ 1,600	£ -
Ladybank	£ -	£ -	£ 1,200	£ -	£ -
Lundin Links	£ -	£ 725	£ -	£ -	£ -
Newburgh	£ -	£ -	£ -	£ 2,500	£ -
Pittenweem	£ -	£ 900	£ -	£ -	£ -
Rural	£ -	£ 800	£ 1,750	£ 1,750	£ -
St Andrews	£ 1,350	£ 1,605	£ 2,200	£ -	£ -
Strathkinness	£ -	£ 1,450		£ -	£ -
Tayport	£ -	£ -	£ -	£ -	£ 1,650
Average Private Rent	£ 1,168	£ 1,316	£ 1,879	£ 1,950	£ 1,650
Local Housing Allowance	£ 449	£ 588	£ 713	£ 1,247	£ 1,247

Data should be treated with caution due to the low number of private rents recorded

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 November 2024.

Town	Count	Town	Count	Town	Count
ABERCROMBIE	4	FOODIEASH	0	NEW GILSTON	0
ANSTRUTHER	233	FREUCHIE	47	NEWBURGH	110
ARNCROACH	3	GATESIDE	8	NEWPORT ON TAY	154
AUCHTERMUCHTY	58	GAULDRY	11	NEWTON OF FALKLAND	3
BOARHILLS	12	GUARDBRIDGE	126	PITLESSIE	10
BULMULLO	35	GRANGE OF LINDORES	7	PITTENWEEM	58
CERES	37	KEMBACK	4	ROSSIE	0
COLINSBURGH	14	KETTLEHILLS	0	SPRINGFIELD	14
CRAIGROTHIE	6	KILCONQUHAR	14	ST ANDREWS	2553
CRAIL	92	KILMANY	3	ST MICHAELS	3
CUPAR	558	KINGSBARNES	34	ST MONANS	46
CUPAR MUIR	3	KINGSKETTLE	21	STRATHKINNES	45
DAIRSIE	11	LADYBANK	71	STRATHMIGLO	19
DUNSHALT	3	LARGOWARD	10	TAYPORT	210
EARLSFERRY	13	LETHAM	7	WORMIT	61
ELIE	20	LEUCHARS	45		
FALKLAND	53	LUTHRIE	7		

Renting a property from a private landlord is an option for anyone over the age of 16 and there are all sorts of different properties available from flats, houses, shared accommodation and bedsits to rooms rented out in the landlord's house.

When renting privately you will generally be expected to pay a deposit (usually equal to one month's rent) and a month's rent in advance before moving into the property. From 1st December 2017 all private tenants are issued with a Private Residential Tenancy (PRT). This tenancy offers more security for tenant's whilst still ensuring the appropriate safeguards for landlords.

Fife Private Rental Solutions are an organisation which cover the whole of Fife and can assist any person who has an interest in the private rented sector. The team can help with:

- Advice and guidance on best housing options
- Identifying a suitable property
- A Deposit Guarantee (in lieu of cash deposits)
- Rent Resolution • Issue Resolution/Mediation between Tenant and Landlord
- Advice service for Landlords Contact Trust in Fife, Craig House, Ellon Road, Kirkcaldy, KY2 6FB

You can find more about renting in the private sector via the websites below:

rentingscotland.org

scotland.shelter.org.uk

[LHA - Direct Payment to the Landlord | Fife Council](#)

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.



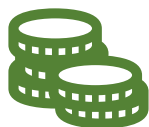
Pressures on the housing stock

At time of reporting the total Fife Council housing stock in North East Fife is 3885 properties. 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

We will make the best use of our housing stock in North East Fife encouraging tenants in larger family properties who are under occupying to give consideration to moving to a smaller property. We utilise the Transfer Incentive Scheme to assist with moves.



Maximising Access to affordable housing

Housing Option Interview appointments can be arranged on request. This helps to determine what housing options are available to meet the individual circumstances



Meeting the Needs of families

New build properties in North East Fife communities has provided increased opportunity for families in North East Fife.



Developing initiatives in response to specific lettings issues

We continue to work without tenants and Residents groups, FHR partners and other agencies to customer led projects across North East Fife.



Complaints and Appeals

We learn from what our customers tell us through satisfaction results and report our outcomes and findings. We have a complaints and appeal procedure to ensure customers are treated fairly and to improve delivery of services.

Local Housing Access issues

We found	Where	What we will do
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Low demand for retirement housing	<ul style="list-style-type: none"> ▪ Anstruther ▪ Cupar ▪ Tayport ▪ Leuchars ▪ Auchtermuchty ▪ Newburgh ▪ Falkland 	<p>Actively promote retirement housing during Housing Options Interviews.</p> <p>Advertise long term vacant properties on Fife Housing Register website.</p>
High demand for larger family sized properties	All of NEF (North East Fife) areas	<p>Liaise with Affordable Housing Team to increase percentage of larger properties in all new build schemes.</p> <p>Offer incentives to existing tenants who are under occupying larger homes to encourage them to move through Fife Council's Transfer Incentive Scheme.</p>
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.

Your Community

The lettings 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 [here](#).

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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, your Community Manager is Kirstie Freeman.

Appendix 3 - Community Lettings initiative

North East Fife has experienced an upward trend of Antisocial behaviour in our new build housing estates, particularly in Guardbridge and Springfield. This has resulted in concentration of complex cases often requiring a multi-agency response.

The problems experienced can be magnified in mixed tenure estates where social housing is situated next to privately owned properties who do not expect to be living beside neighbours with chaotic lifestyles. The core issue stems from the transfer of tenants, who were already known to present challenges in other areas, into the same estate.

This has resulted in a rise in formal complaints, Councillor and MSP' enquiries and tenant requests looking to move out of new build estates due to antisocial related issues which negatively impacts on housing management locally and Fife's housing emergency.

The area Housing Team has worked closely with Safer Communities, Police Scotland and Social Work who have also had to respond in a significant increase in case management.

Guardbridge

In Guardbridge 5-6 households with active Social Work involvement were housed near each other, adjacent to older residents and private residents. Antisocial issues included drug use, misuse of alcohol, unsafe driving/parking and antisocial behaviour in teenagers. This has resulted in a required daily presence from Social Work and an increase in VPDS to Social Work.

Safer Communities received 38 reports of antisocial behaviour in Guardbridge, 17 Low, 18 Medium and 3 high level cases. The types of reports include youth disorder, noise complaints, verbal abuse, serious threatening behaviour, serious adult disorder and extreme hate abuse.

Police Scotland received a high number of calls from residents in the newbuild estate of Guardbridge since started in 2022. The calls received are mainly around neighbour disputes and youth antisocial behaviour. The table below demonstrates the number of calls and the number of crimes recorded since the beginning of the development.

Guardbridge	2022		2023		2024		2025	
	Calls	Crimes Reported	Calls	Crimes Reported	Calls	Crimes Reported	Calls	Crimes Reported
Classic Crescent	1	2	17	1	19	1	22	1
Eden Grove	39	3	46	2	37	9	23	3
Seggie Drive	41	8	71	15	130	19	92	9

Springfield

In Springfield 4-5 households with active Social Work involvement were housed near each other and adjacent to private residents. Antisocial issues include drugs misuse, alcohol misuse, domestic violence, noise nuisance, unsupervised children late in the evenings. This has resulted in extensive weekend work and an unplanned visit requirement from Social Work.

Safer communities received 25 reports of antisocial behaviour in Springfield, 11 Low, 12 medium and 2 high level cases. The types of reports include serious noise nuisance, serious adult disorder, extreme assault, serious adult disorder, serious verbal abuse, extreme hate and serious threatening behaviour.

Police Scotland received a high number of calls from residents in the newbuild estate of Springfield since the beginning of the development. Reports have continually increased over the periods detailed below and in the current year to date there total so far has almost doubled. The calls received are mainly around neighbour disputes, fire setting, inappropriate language and domestic incidents. The table below demonstrates the number of calls and the number of crimes recoded since the beginning of the development.

Springfield	2022		2023		2024		2025	
	Calls	Crimes Reported	Calls	Crimes Reported	Calls	Crimes Reported	Calls	Crimes Reported
Crawley Court	1	-	-	-	2	1	2	1
Crawley Crescent	29	7	29	4	14	4	15	4
William Richmond Place	0	-	0	-	5	3	36	10
Puddockden Lane	0	-	0	-	2	-	0	-
New Cottages, Station Road	8	1	7	5	7	7	19	10

New Developments

With two additional newbuild estates in Strathkinness and Newburgh, preventative measures are essential to mitigate any future antisocial behaviour related issues. The introduction of the Community Lettings Initiative will provide flexibility in the current allocations process while still adhering to the Fife Council Allocations Policy, providing the North East Area Housing Team scope to consider compatibility factors when making allocation decisions. This would be a forward step towards ensuring we have more balance and harmonious communities.

This will also be consistent with the planned review of Fife Council's Antisocial Behaviour Policy.

Strathkinness

Bonfield Park: Total 30 Units

2 Bed x 10

2 Bed Amenity Bungalow x 4

3 Bed X 11

3 Bed Amenity Bungalow X1

4 Bed x 4

Newburgh

Newburgh Cupar Road: Total 34 Units

2 Bed x 14

2 Bed WCHR Bungalow x 1

2 Bed Amenity Bungalow x 2

3 Bed X 14

4 Bed x 2

5 Bed x 1

Lettings Issue	Neighbourhood	We will
<p>Reduce Anti-Social Behaviour in New Build Developments</p> <p>Air Source Heating Systems</p>	Strathkinness New Build Development	<p>Adopt a sensitive allocating approach to help balance the community within the development and reduce anti-social behaviour.</p> <p>Engage with partners of Housing Services to assess previous anti-social behaviour as part of an enhanced Housing list Management process.</p> <p>Carry out an enhanced active housing list management process that will provide clear and concise information on the new heating system and support applicants to make informed choices around affordability.</p>
<p>Reduce anti-social behaviour and balancing communities in New Build Developments</p>	Newburgh New Build Development	<p>Adopt a sensitive allocating approach to help balance the community within the development and reduce anti-social behaviour.</p> <p>Engage with partners of Housing Services to assess previous anti-social behaviour as part of an enhanced Housing list Management process.</p>
<p>Lack of Family Sized Homes</p>	Whole Area	<p>Work with other housing providers to maximise allocations chains to maximise allocations.</p> <p>Utilise Transfer Incentive Scheme.</p> <p>Identify tenants in larger family homes who are looking to downsize.</p> <p>Use social media to promote downsizing.</p>

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