

Glenrothes West Action Plan 2017-2022



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NB: For the purposes of this Action Plan the Glenrothes West area refers to Macedonia, Caskieberran and Tanshall.





1. Introduction

The Glenrothes West Action Plan is the result of a comprehensive PAS Charretteplus® commissioned by Fife Council. This community action plan sits alongside the Glenrothes West Charrette Report, which includes a summary of activities and an area-wide Masterplan, and a costed Masterplan for the Glenwood Centre. The charrette process was named 'Golden Glenrothes' by the pupils of Glenwood High School.

The PAS Charretteplus® engagement model is an interactive design process where the public and stakeholders work directly with a specialised design team to generate a community vision, masterplan and action plan. 'Golden Glenrothes' involved school engagement activities, pre-engagement meetings, workshops, cafe conversations, drop-in surgeries, and a community survey, all conducted over the months of March to June 2017. A wide selection of community groups, representatives, local students, and residents were involved in the process. The key emerging areas of focus were found to be the Glenwood Centre, Greenspace; Movement: Community facilities: and Housing.

- **37** Pre-Charrette Engagement Stakeholder Discussions
- Charrette Design Workshop Sessions Held
- **198** People Attended Charrette Sessions and Drop-In Events
- People engaged in the process from St Ninian's Community Cafe
- 147 Community Surveys Completed
 - 1 Post Charrette Event Held



2. The Community at a Glance



People

The charrette area is made up of Tanshall, Caskieberran and Macedonia. It has a population of 6123, sitting within Glenrothes, pop. 39,300

82% of households are ½ minute from greenspace

Employment

After the closure of Rothes Colliery the town grew through a variety of businesses and activities including Tullis Russell paper mill, Amazon warehouse, and electronic and high-tech industries.

Glenrothes is an interdependent town with specialist manufacturing and engineering companies, public services and service industries as well as the administrative capital of Fife containing both Fife Council and Police Scotland Fife Division headquarters.



Housing

Glenrothes was designated a new town, using garden city principles in the late 1940s, and masterplanned for Fife's Rothes Colliery mining community. Later housing of the 1960s and 1970s adopted Radburn principles; separating footpaths from roads, built with a mixture of higher densities and more contemporary architectural styles, including terraced housing and flats. Housing from the 1980s onwards was largely developed by the private sector.





Green Space

Glenrothes has 3x the Fife average for publicly useable greenspace.





Neighbourhoods

The neighbourhoods / precincts of Glenrothes are named after existing hamlets (Cadham, Woodside), the farms which once occupied the land (Caskieberran) and the historical country houses in the area (Leslie Parks, Balbirnie).

Transport

Glenrothes is well serviced by road, provided mainly by the A92 trunk road, with a major bus station in the town centre and a higher than average one and two car ownership than similar towns. However there is no immediate train station, with the nearest stations at Markinch (2.5 miles) or Glenrothes with Thornton (4 miles).



Background information was summarised in posters at the Charrette.

These can be found in in the separate Golden Glenrothes Charrette Report document.





3. Views from Glenrothes West

3.1 Pre-Engagement

Early conversations were held with key community groups and representatives. Meetings were held with the Estates, Housing, Spatial and Community Planning teams at Fife Council, and representatives from the:

- Scottish Government
- local Glenrothes Police
- St Ninian's Church and Café
- Glenrothes Area Residents Federation (GARF)
- Southwood and Caskieberran Primary
- Glenrothes and Glenwood High
- Glenrothes Home-Start
- Starter for Ten
- Scottish Association for Mental Health (SAMH)
- Community Help At Tanshall (CHAT)
- Southwood Tots
- Salvation Army
- Church of Scotland

Local businesses and enterprises were also contacted and engaged in the process.

A number of themes emerged from these discussions. There was a negative perception shown towards the Glenwood Centre and flats due to

problems caused by regular high profile instances of antisocial and criminal behaviour, and to their general state of disrepair. It was also felt that retail and storage units in the old centre were generally not well utilised, with a significant number of them presently being vacant. However it was felt that the Café, and historically the library, serve an important community function in the centre, and, along with existing retail could potentially be in any regenerative works. Some also noted the need for a re-greening of the centre and a proactive approach to maintenance. Being a new town the level of accessibility to greenspace is notably good in Glenrothes West, however the existing greenspace was seen as being underutilised and lacking in function and purpose, with improvements such as adventure play areas, nature trails, and the establishment of allotments and orchards being proposed. It was suggested that some of these green areas could also be better connected to assist getting around the neighbourhood, and lighting could be better utilised in these areas, and along footpaths and streets, to provide safer movement at night.

Housing also arose as a concern and there was a feeling that there wasn't enough affordable housing in the area, and that existing housing stock was of a poor standard. It is noteworthy that two affordable housing development schemes are being proposed by Fife Council, and that the **Glenwood Centre is included** in the Strategic Housing Investment Plan to 2022. Alongside housing, it was felt that there was a lack of community facilities in the neighbourhood with St Ninian's Café and local schools serving important roles but not being able to meet all the needs of various community groups. Furthermore, it was felt that the loss of the community library was difficult, with the newly established Auchmuty community centre not being easily accessible to many local residents. It was mentioned on a number of occasions that the strength and resilience of the **Glenrothes West community** was an asset worth promoting and supporting.



Completing the Scottish Government's Place Standard Tool (below) helps identify levels of satisfaction with a range of interlinked issues relating to a place; a low score represents a low level of satisfaction.

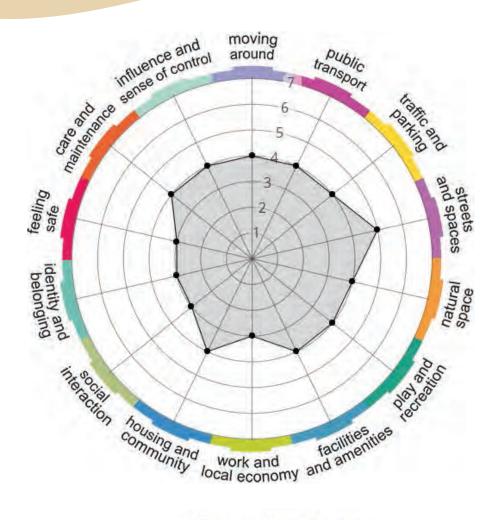
3.2 Youth Engagement

Two workshops were held with the Primary and Secondary **Schools in the Glenrothes West** area.

High School

The first was with Glenwood **High and Glenrothes High** on the 18th April. The Place Standard tool was completed by all the students, and pupils noted safety, identity, and social interaction to be of concern to them; the public realm and green/open spaces were viewed as good.

The Place Standard Tool comments, and views expressed during activities with pupils are presented here.



Buses Are Late Buildings Look Shabby Better Maintained Playgrounds
Poor Housing Mix Bad Reputation

Not Enough Facilities More Path Signage

Good Greenspace
Bad Bullying & Crime
Bus Stops Convenient

Limited Job Opportunities

Improve Paths & Lighting Poor Influence Good Movement Routes



Greenspaces Are Good/Safe Good Outdoor Social Spaces

Dog Fouling Buildings Need Refurbishment Untidy Flats Disabled Access Parks

Not Listened To Good Job Opportunities

Fly-Tipping Unsafe Traffic Crossings

Dangerous At Night Not Enough Benches Poor Lighting Anti-Social Behaviour

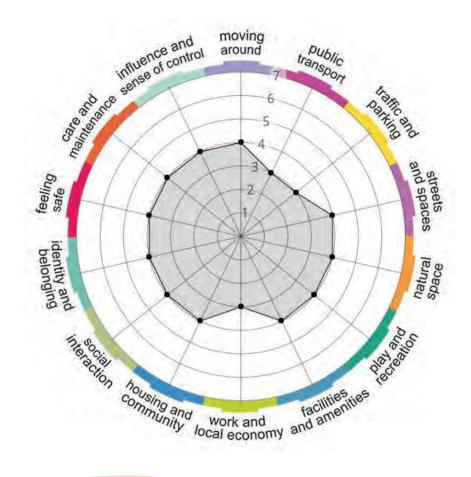
Good House Mix
Too Much Graffiti/Vandalism

Not Enough Carparks
Poorly Maintained Pavements

Primary School

The second youth engagement day was held at Southwood Primary on the 19th April and included pupils from Southwood, Caskieberran and St Paul's Primary Schools. Some of the key issues that the young people felt were important to them are detailed here.

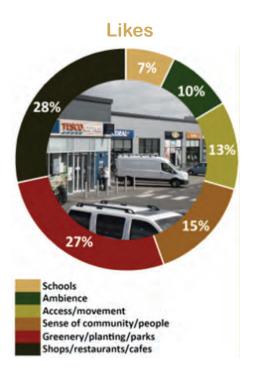
The primary school pupils also completed the Place Standard Tool. On the whole they would like to see improvements in public transport, traffic, and the local economy. They also reinforced the views held by the High School students that open and green space, and play facilities were ok but could be improved in certain locations, with better facilities.



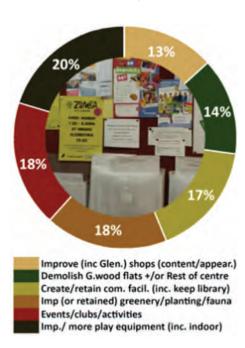


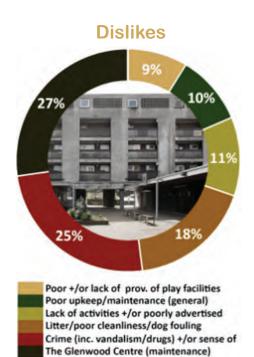
3.3 Community Survey

An online and paper based survey was conducted which sought to better understand resident's views on Glenrothes West and the Glenwood Centre. A total of 147 surveys were completed. Of those that responded, 33% were aged 0-24, 29% aged 25-44, 22% aged 45-64, and 16% were 65 and above. The gender split was 73% female, 27% male. In total 19% were from Tanshall, 35% were from Caskieberran, 35% were from Macedonia, and 29% were from the greater Glenrothes area and elsewhere.

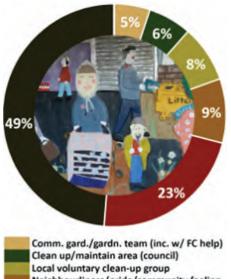


How to Improve







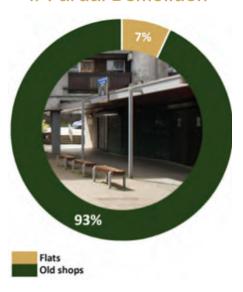


Local voluntary clean-up group
Neighbourliness/pride/community feeling
Comm. meetings/engagement/newsletter
Residents maintain area themselves

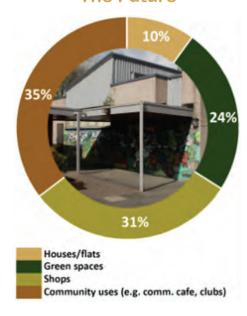
Glenwood Centre Options



Elements to be Kept if Partial Demolition



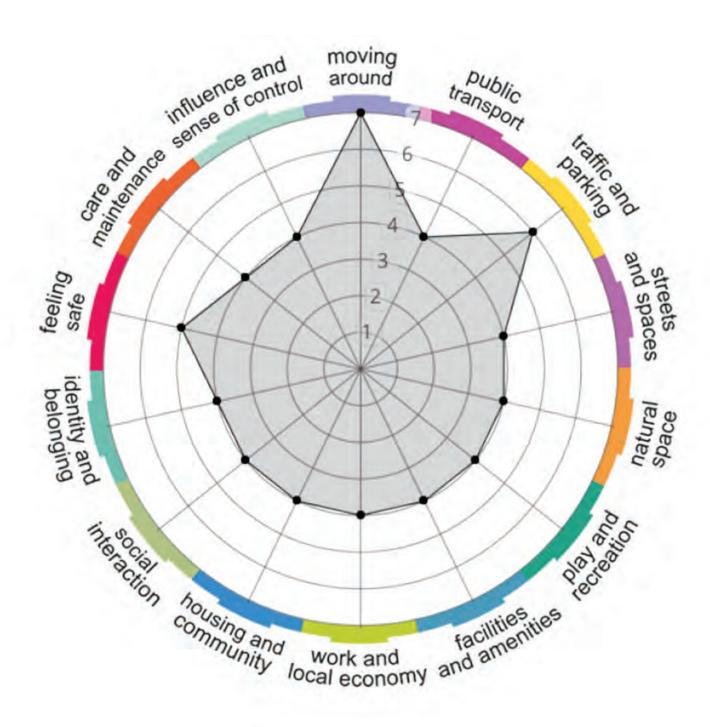
Glenwood Centre – The Future





3.4 Pre-Charrette Event

A pre-charrette engagement event was held to introduce the programme of events to the community. At this event residents were invited to express their views of Glenrothes West using the Scottish Government's Placemaking Tool, which can be seen below. Most aspects of the area were viewed as adequate, however, in contrast to the youth responses, it appeared that safety was not an issue, and that movement and traffic were both seen as being excellent.



3.5 Charrette Workshops

Four workshop sessions were held over the period of May 11th-25th and a follow up event was held on the 28 June. Throughout these events, local residents were asked to contribute their thoughts on the areas that emerged from the pre-charrette engagement activities, and then give feedback on the proposals that developed from these workshops. Community Space, Greenspace and **Getting Around, Homes and** Housing, and the Future of the Glenwood Centre were the four key areas discussed in these sessions. A drop-in service was available during the same day these workshops were held to allow residents to discuss any other issues.

The first session focused on Community Life, and it was felt the community was strong and resilient in Glenrothes West. Many believe that there are a number of active action groups and that places such as St Ninian's café, regular BBQs and events held in local parks help bring the community together. However, there is a lack of facilities, and the recent loss of the library and some of its connected services has impacted on some residents directly. To help resolve these issues a community hub is desired. It is suggested that this community hub could focus as a central point that young and old could use for internet provision and activities such as job and career advice, as a training

facility, and as a space that could be used to share skills and knowledge held by existing residents. Alongside this it is suggested that more events and activities, such as a gala or fete, could help bring the community together. There is a desire for a community volunteer action group to become established, possibly one focused on improving the environment around Glenrothes West.

The second session was dedicated to Greenspace and Getting Around, and residents commented that there are a good number of greenspaces, cycle routes, and footpaths in the area. However, they are concerned about litter, particularly in the open





space areas, and the lack of lighting. There is a desire for more recreational spaces to be created for teenagers. It is suggested that public art and school led mural painting could be used to improve some areas, and that there should be more rubbish bins and better signage for both cycle paths and footpaths. Current planting undertaken by Homestart and 'Starter for Ten' could also be broadened. Proposals included providing more growing spaces and allotments, and creating an interconnected cycle scheme possibly in or near schools such as Southwood and Caskieberran **Primaries. Improvements** to drainage, better foot and cycle paths, and themed walks through Southwoods

and Riverside Park were also suggested.

Housing was the focus of the third session. Residents felt that new housing is of a good standard (e.g. Roxburgh Road) and would like more affordable houses to be made available. They felt that there is a good selection of 2-3 bedroom homes, however the condition of houses, particularly those owned by private landlords, is a concern and property maintenance could be better enforced. Walkability between houses is adequate, however there is a feeling that greenspaces could be better linked to housing and areas outwith the neighbourhood, and could be better used (e.g. use of the greenspace

between houses for growing and activity). Linked to this is a feeling that a centre or heart to the community is needed. Many feel that Fife Council should provide clear design frameworks for new development, make better use of brownfield land for new development, and re-examine the criteria to access council housing. Three key points were worked up in more detail:

1. Firstly it is felt that more information could be made available on grants and funding for housing, and that this could be facilitated through a central hub which may offer other key support services.



- 2. Secondly, greenspaces could be better linked to houses and that council support, along with community action groups, could be focused on developing certain areas.
- 3. Thirdly, it is felt that private and absentee landlord responsibilities with regard to maintenance could be better enforced, and engagement could be improved in this area, with a possible grant system made available to encourage upkeep and improvement.

The fourth and final session was dedicated to the **Glenwood Centre.** After a brief walk around the **Glenwood Centre residents** were asked to reflect on its future. Concerns included the lack of adequate road crossings, the safety of the underpasses, the appearance of the flats and empty retail units, and the general layout of the older section of the centre. The new and existing shops, and importantly the café, were considered good aspects of the centre, along with the quantity of carparks. Proposals included more pedestrian inclusive

road areas, and integrated greenspaces, along with a flexible community centre/cafe and better scaled buildings that allowed for good public access and active open spaces. It is felt that retail, leisure and community uses should be provided at the Glenwood Centre, with the desire for laundrette and clothing shops noted, and the possibility of affordable units (to rent) and workshops.





3.6 Charrette Masterplan Summit

A masterplan presentation event was held on the 28th June and three options for the development of the Glenwood Centre were shown – along with six proposals to make more of the area's greenspaces.

- The low level option involved the retention of the flats and retail units, alongwith façade, environmental, surface, and road safety improvements.
- The mid level option involved the demolition of the flats and old retail units, the extension of the library, better road crossings, new buildings for mixed use, a new central public space and community gardens, and the re-engineering of Minto Place and Crescent.
- The high level option involved the demolition of

the flats and retail units, new mixed use buildings within the existing site and across Roxburgh Rd, a new community hub, improved crossing facilities and a bus interchange on Roxburgh Rd, partial re-alignment of Minto Crescent, and improved green network linkages to the Glenwood Centre.

Regeneration proposals were also presented for Caskieberran, Bumblebee, and Tanshall Parks, along with public spaces surrounding Roxburgh Rd, neighbourhood wide allotment provision, and greenspace treatment for areas between buildings.

Participants then helped work out what the priorities for action should be, and which

option for the Glenwood Centre might be best, by commenting on the exhibition that was on display. Differing views were expressed in response to the three options put forward for the Glenwood Centre as a whole. Many were concerned about the future of St Ninian's cafe and charity shop, and representatives from the café stressed that there was a need to think long term, which included the possibility of relocating the café/ shop as part of a new-look Glenwood Centre (e.g. part of a refurbishment of the library building or a completely new community hub). It was agreed that redevelopment options would be further developed and refined before being presented at a final community feedback consultation event in early November.











4.0 Glenrothes West Community Action Plan

4.1 Aim

To create a safe community with access to affordable facilities and activities to help people live healthy, happy lives, now and in the future.

4.2 Vision

For Glenrothes West to be a place which makes best use of its existing assets such as greenspace to give it a renewed sense of identity, and where people come together to learn new skills, pass on knowledge and create an even stronger resilient community

4.3 Themes and Objectives



Community

To encourage / promote community activity and energy



Greenspace

To make better use of and improve the area's greenspace asset



Movement

To make it easier and more affordable for people to exercise and move around the area



Housing

To create a better housing environment and access to good quality housing





4.4 An Action Plan

Theme 1: Community

To encourage / promote community activity and energy

Priorities	Actions (Quick wins = ③)	Now to 2018 (short term)	2018 - 2022 (medium term)	2022 onwards (long term)
Community events for all	1. Active events e.g. urban orienteering events, music festivals, car boot sales, fun days/galas (not just for families). ☺	\checkmark	✓	
ages	2. Sociable health activities e.g. walking clubs and runs ©	\checkmark	✓	
	3. Environmental activities e.g. community gardening, litter picking groups ⊚	✓	√	
Promote / communicate	4. Provide a community hub / central focus: (1) trial temporary community use of the library building ⊚	✓	✓	✓
local events and activities	5. Provide a community hub / central focus: (2) feasibility study for community managed community hub in library - create a place to learn new skills / share skills / drop-in /adult evening classes and activities; social evenings, a youth club / cyber café; computer facilities /internet access; a job club; set up family support groups; library facilities	✓	✓	✓
	6. Keep St. Ninian's Café and charity shop in the community.	\checkmark	✓	√
	7. Provide more public toilets – new and in existing buildings	✓	✓	✓
Promote / communicate	8. Provide a community notice board and regularly updated Facebook events page ☺	✓	√	
local events and activities	9. Create more local action groups	✓	✓	
Shopping opportunities	10. Encourage any future shops face the Glenwood centre	✓	✓	✓
opportunities	11. Do something about the empty shop units pending a longer term solution (e.g. paint murals) ☺	✓	✓	✓
	12. Help create more of a shopping mix e.g. need for clothes shops / laundrette and swap shops (recycle and upcycle)	\checkmark	✓	√
Leisure / workshop	13. Consider providing a community gym (ideally as part of the community hub)		√	
opportunities	14. Consider providing affordable workshop space (ideally as part of the community hub)		√	





Theme 2: Greenspace

To make better use of and improve the area's greenspace asset

Priorities	Actions (Quick wins =)	Now to 2018 (short term)	2018 - 2022 (medium term)	2022 onwards (long term)
Re-prioritise maintenance	15. Selectively cutting grass to create 'meadow grass' and encourage wildlife ☺	√		
	16. Increase litter collection / broken glass collection in play areas and on key pathways linking to the Glenwood Centre ⊚	✓		
	17. Take action to remove fly-tipping and pursue offenders ©	√		
Better street lighting	18. Focus lighting in areas people feel unsafe along cycle and footpaths – and in play parks ☺	✓	√	
Land for allotments	19. Create growing spaces and community gardens, orchards ©	\checkmark	✓	
and outdoor growing spaces	20. Plant more bushes, trees, flowers ©	√	✓	
Improve and upgrade parks	21. Provide better play equipment and goal posts	✓	✓	✓
and school grounds	22. Improve the paths across/around the parks	✓	√	✓
	23. Provide more litter bins ☺	✓	✓	✓
	24. Consider providing CCTV	√	✓	✓
	25. Consider providing 'wonder woodlands' in school grounds for children to play in	✓	√	✓
Outdoor meeting	26. Provide benches, picnic areas ©	\checkmark	✓	✓
spaces	27. Provide an outdoor covered space e.g. pavilion / pop-up cinema	✓	✓	✓
Green Network (GN) and Green Infrastructure (GI) Improvement	28. River restoration/woodland creation along River Leven in Southwood		✓	
	29. Produce a GI masterplan for Glenrothes West		✓	
	30. Links to and through the Town Centre in one direction and Leslie in the other.		✓	





Theme 3: Movement

To make it easier and more affordable for people to exercise and move around the area

Priorities	Actions (Quick wins =)	Now to 2018 (short term)	2018 - 2022 (medium term)	2022 onwards (long term)
Re-prioritise maintenance	28. Create a better network of walking and cycle routes	✓	✓	✓
	29. Make the underpasses safer / paint murals ©	✓	✓	✓
	30. Consider widening some footpaths	✓	✓	✓
	31. Create better disabled access	✓	✓	✓
	32. Provide more road crossings	✓	✓	✓
Support and develop active travel	33. Bikeability Training	√	✓	√
Affordable access	34. Improve Southwood skate park		✓	
to fitness	35. Provide mountain bike trails/tracks		√	
	36. Encourage outdoor yoga etc.		√	
Public transport provision	37. Talk to the bus companies about improving existing/future services / routes ☺	✓	✓	✓
	38. Consider a bus hub at Glenwood Centre	✓	✓	✓
	39. Consider a local mini-bus service	✓	✓	✓
	40. Provide more bus shelters	✓	✓	√
	41. Investigate the most affordable travel options and publicise ©	✓	✓	√
Better signage /wayfinding	42. Provide area maps and directional signage ©	√		
	43. Provide information boards to celebrate area history/wildlife ©	✓		
Reduce the dominance of	44. Make the main roads less of a barrier to movement (and to accessing green space)		✓	✓
roads	45. Do something about the number of roundabouts		√	√
	46. Change the nature of the roads and surfacing / create more shared spaces		√	✓





Theme 4: Housing

To create a better housing environment and access to good quality housing

Priorities	Actions (Quick wins = ①)	Now to 2018 (short term)	2018 - 2022 (medium term)	2022 onwards (long term)
Better quality housing	47. Remove the Glenwood flats		✓	✓
3	48. Create clear design frameworks to ensure quality housing		✓	✓
	49. Provide a better choice of size/type of housing		✓	✓
	50. Provide more social / council housing		✓	✓
	51. Use brownfield / vacant industrial sites for housing		✓	✓
Fix existing housing	52. Maintain existing housing	✓	✓	✓
Housing	53. Pro-actively and positively identity and encourage private landlords to fix urgent works, maintain their property, and become more involved in the community	✓	√	√
	54. Introduce new grant assistance for private landlords to improve the exterior appearance of their properties	✓	✓	✓
	55. Fix bin storage – and consider creating a smaller number of large communal street bins ☺	✓	✓	✓
Better link housing to greenspace	56. Make better use of the small pockets of greenspace between houses ☺	√	✓	
Access to housing	57. Re-consider council house criteria to make it more accessible	✓	✓	✓
	27. 58. As part of the community hub feasibility study – raise awareness of assistance / information e.g. grants available; provide a local area office for face to face support – consider a weekly surgery which also links with the health services (onestop-shop)	✓	✓	✓





5.0 Linking to Local Community Planning

Fife's Community Plan and Local Development Plan are strategic in nature and set out the ambitions for service delivery and spatial planning respectively. Fife's Community Planning Partners have signed up to these shared outcomes. Lead partnership groups will work together with the people and communities of Fife to deliver these objectives.

Fife Community Plan High Level Outcomes	Glenrothes Local Community Plan Priorities	Glenrothes Area Welfare Reform Action Plan	West Glenrothes Community Action Plan Themes
 Reducing Inequalities Tackling Climate Change Increasing Employment Fife Local Development Plan – FIFEplan Developing vacant and/ or derelict sites Supporting regeneration initiatives Promoting the re-vitalisation of employment land 	 Reducing poverty and social inequality Enterprise, the economy and jobs Health and Wellbeing Educational attainment and learning 	 Improved online assistance Greater access to money advice services Increased support for preventative work to improve financial inclusion and personal/ household budgeting Improved welfare benefits advice and representation Improved literacy & numeracy support to unemployed people Improve employability & skills in target groups Established approach to housing advice based on early intervention Trained and knowledgeable staff and volunteers 	 Community - to encourage / promote community activity and energy Greenspace - to make better use of and improve the area's greenspace asset Movement - to make it easier and more affordable for people to exercise and move around the area Housing - to create a better housing environment and access to good quality housing





6.0 Early Actions

Through community led initiatives, and early stage participatory budgeting, the following projects may be considered for delivery in the short term.

Project	Main Delivery Partner
Active events e.g. urban orienteering events, music festivals, car boot sales, fun days/galas (not just for families)	Macedonia Action Group (MAG); St Ninian's Café, Homestart.
Sociable health activities e.g. walking clubs and runs	Scrambled Legs / Bums of Seats
Environmental activities e.g. community gardening, litter picking groups (like the CLEAR Buckhaven model)	Schools, Homestart, MAG
Provide a community hub / central focus: (1) trial temporary community use of the library building (by September)	Work in Progress
Provide a community notice board and regularly updated Facebook events page	Notice Board Completed and Facebook Ongoing
Do something about the empty shop units pending a longer term solution (e.g. paint murals)	MAG, Completed Glenwood Salon
Selectively cutting grass to create 'meadow grass' and encourage wildlife	Parks and Open Spaces
Increase litter collection / broken glass col-lection in play areas and on key pathways linking to the Glenwood Centre	Pass on info / discuss with Parks and Open Spaces
Take action to remove fly-tipping and pursue offenders	Fife Council
Focus lighting in areas people feel unsafe along cycle and footpaths – and in play parks	MAG, Parks & Open Spaces, in progress
Create growing spaces and community gardens, orchards	Look into establishing "Growing Macedonia" Group
Plant more bushes, trees, flowers	Look into establishing "Growing Macedonia" Group
Provide more litter bins	Parks and Open Spaces - Raise with them
Provide benches, picnic areas	Discuss with Alan Bissett and parents
Make the underpasses safer / paint murals	MAG
Talk to the bus companies about improving existing/future services / routes	Talk to Travel Plan Team
Investigate the most affordable travel op-tions and publicise	Talk to Travel Plan Team
Provide area maps and directional signage	MAG to discuss with Art Department at High School
Provide information boards to celebrate area history /wildlife	Source funding for info boards (MAG)
Fix bin storage – and consider creating a smaller number of large communal street bins	Will promote Fife Direct on community notice board
Make better use of the small pockets of greenspace between houses	Discussions with Parks and Open Spaces
Digital Storytelling Project in Glenrothes – Developing individual stories and supporting the development of IT skills	Digital Storytelling Project. Dan Brown - Engaged with Community Information Day
Paving issues at P.O, Dominoes/McColl's to be remedied	MAG
Tanshall Youth Area	Community Learning Department Detached Youth Work Team consulting young people
Tesco Steps to be improved; steps are hard for Dementia sufferers to negotiate and would be made easier if each step was distinguished with luminous non slip paint.	Dementia friendly Glenrothes - Amanda Hunter



