

## AGENDA

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1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST** - In terms of Section 5 of the Code of Conduct Members of the Committee are asked to declare any interest(s) in particular items on the agenda and the nature of the interest(s) at this stage.
3. **MINUTE OF THE MEETING OF KIRKCALDY AREA COMMITTEE 31 MAY 2022** 3 - 4
4. **APPOINTMENT TO EXTERNAL ORGANISATIONS** – Report by the Head of Legal and Democratic Services 5 - 8
5. **PROPOSED DEMOLITION & REDEVELOPMENT OF 61-103 (ODDS) HOWARD PLACE, DYSART** – Report by the Head of Housing Services 9 - 14
6. **PROPOSED RAISED PARALLEL CROSSING - BROOM ROAD, KIRKCALDY** – Report by the Executive Director Enterprise and Environment 15 - 17
7. **PROPOSED RAISED TABLE - A921 ESPLANADE, KIRKCALDY** – Report by the Executive Director Enterprise and Environment 18 - 20
8. **PROPOSED WAITING RESTRICTIONS - OVERTON COURT, KIRKCALDY** – Report by the Executive Director Enterprise and Environment 21 - 24
9. **PROPOSED EXPERIMENTAL SCHOOL EXCLUSION ZONE - MACINDOE CRESCENT, KIRKCALDY** – Report by the Executive Director Enterprise and Environment 25 - 28
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11. **PUTTING PEOPLE FIRST: KIRKCALDY TEST OF CHANGE** – Joint Report by the Head of Communities and Neighbourhoods, the Head of Housing Services and the Head Children, Families and Criminal Justice 36 - 39
12. **PROPERTY TRANSACTIONS** – Report by the Senior Manager - Property Services 40 - 46
13. **KIRKCALDY AREA COMMITTEE FORWARD WORK PROGRAMME** 47 - 48

**Members are reminded that should they have queries on the detail of a report they should, where possible, contact the report authors in advance of the meeting to seek clarification.**

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13 September, 2022

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THE FIFE COUNCIL - KIRKCALDY AREA COMMITTEE – REMOTE MEETING

31<sup>st</sup> May, 2022

2.00 p.m. – 2.11 p.m.

**PRESENT:** Councillors Blair Allan, Lesley Backhouse, Alistair Cameron, Ian Cameron, Rod Cavanagh, Judy Hamilton, James Leslie, Kathleen Leslie, Carol Lindsay, Julie MacDougall, Nicola Patrick and David Ross.

**ATTENDING:** Julie Dickson, Community Manager (Area), Communities and Neighbourhoods Service; Lesley Robb, Lead Officer, and Michelle Hyslop, Committee Officer, Legal and Democratic Services, Finance and Corporate Services.

**1. MEMBERSHIP OF COMMITTEE**

**Decision**

The Committee noted its membership as detailed in the agenda.

**2. APPOINTMENT OF CONVENER**

**Motion**

Councillor David Ross, seconded by Councillor Julie MacDougall, moved that Councillor Ian Cameron be appointed as Convener.

**Amendment**

Councillor Lesley Backhouse, seconded by Councillor Nicola Patrick, moved that Councillor Rod Cavanagh be appointed as Convener.

**Roll Call**

**For the Motion - 7 votes**

Councillors Alistair Cameron, Ian Cameron, Judy Hamilton, James Leslie, Kathleen Leslie, Julie MacDougall and David Ross.

**For the Amendment - 5 votes**

Councillors Blair Allan, Lesley Backhouse, Rod Cavanagh, Carol Lindsay and Nicola Patrick

**Decision**

Councillor Ian Cameron was appointed as Convener of the Kirkcaldy Area Committee.

**3. APPOINTMENT OF DEPUTE CONVENER**

**Motion**

Councillor Ian Cameron, seconded by Councillor David Ross, moved that Councillor Julie MacDougall be appointed as Depute Convener.

**Amendment**

Councillor Nicola Patrick, seconded by Councillor Blair Allan, moved that Councillor Carol Lindsay be appointed as Depute Convener.

**Roll Call**

**For the Motion - 7 votes**

Councillors Alistair Cameron, Ian Cameron, Judy Hamilton, James Leslie, Kathleen Leslie, Julie MacDougall and David Ross.

**For the Amendment - 5 votes**

Councillors Blair Allan, Lesley Backhouse, Rod Cavanagh, Carol Lindsay and Nicola Patrick

**Decision**

Councillor Julie MacDougall was appointed as Depute Convener of the Kirkcaldy Area Committee.

20<sup>th</sup> September, 2022.  
Agenda Item No. 4

## Appointments to External Organisations

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**Report by:** Lindsay Thomson, Head of Legal and Democratic Services

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**Wards Affected:** 9, 10, 11 and 12

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### Purpose

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The purpose of this report is to ask the Area Committee to agree member representation on those external organisations detailed in Appendix 1.

### Recommendation(s)

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The Committee is asked to agree member appointments to the organisations detailed in the Appendix 1 to this report.

### Resource Implications

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There are no direct resource implications arising from this report.

### Legal & Risk Implications

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External organisations have their own governance structures and members should seek advice from the Head of Legal and Democratic Services on any concerns they have on membership of the organisations. In particular, members may be subject to other legislation such as the Companies Acts (directors' responsibilities) and charity law.

Failure to make such appointments may mean the external organisation cannot function effectively or secure a quorum at meetings.

### Impact Assessment

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

### Consultation

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During the review carried out by Legal and Democratic Services, feedback was sought from organisations, officers and elected members previously appointed to ascertain if member appointment was still required.

## 1.0 Background

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- 1.1 Following a review of member appointments to external organisations, the Council at its meeting on 9 June 2022, agreed to nominate members to a number of external organisations, where Council representation is required. It also delegated appointment of those members to either the Cabinet Committee or relevant Area Committee. (*Previous Minute Reference – para. 20 of 2022 FC 34 – Fife Council of 9 June 2022 – refers*).

## 2.0 Current position

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- 2.1 Members are asked to consider the list of external organisations as set out in Appendix 1 and agree the members nominated to each of the organisations listed.

### List of Appendices

1. External organisations requiring Member appointment in South & West Fife Area.

### Report Contact

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## Appendix 1.

### External Organisations Requiring Member Appointment from Kirkcaldy Area Committee

External Organisation	Main Functions / Purpose of Organisation	Ward(s)	No of Members to be Appointed
Clued Up Drug Awareness Project	Youth friendly support and information service for young people under 25 years affected by substance use across Fife.	9,10,11 & 12	1
Fife Shopmobility Limited	To lend manual and powered wheelchairs and electric scooters free of charge to people with mobility difficulties for use in the main shopping areas of Kirkcaldy and to provide a Companion Scheme.	9,10,11 & 12	1
Heartlands of Fife Local Tourist Association	Local tourism group with public and private sector representatives to work together to develop and to deliver local tourism activities. The Chair of this Group reports into the Fife Tourism Partnership.	9,10,11 & 12	2 from Kirkcaldy Area (also 1 from Cowdenbeath Area and 1 from Glenrothes Area)
Kirkcaldy and Central Fife Sports Council	The Sports Council represents and supports the interests of sports clubs within the local area. They are the link between the clubs, Fife Council, and elected members.	9,10,11 & 12	1 from Kirkcaldy Area (also 1 from Glenrothes Area and 1 from Levenmouth Area)
Kirkcaldy and Dysart Queen Victoria Benevolent Trust	Trust to benefit the elderly and infirm in the Kirkcaldy area.	12	2
Kirkcaldy Ingolstadt Association	Guided by the achievement of twinning of the Town of Kirkcaldy with Ingolstadt, Bavaria, the aims and objectives of the Kirkcaldy Ingolstadt Association are: 1. To promote peace and goodwill amongst the nations and 2. To continue and further develop the already well-established relations in cultural, social, economic, educational and tourist exchanges with Ingolstadt in keeping with the established principles of the twinning link.	9,10,11 & 12	2
Kirkcaldy YMCA	Deliver a wide range of formal and informal learning opportunities across the Kirkcaldy area. Deliver targeted interventions to tackle poverty and inequality to people of all ages living in the Kirkcaldy area. To support vulnerable and at risk people to engage in community life. To provide opportunities for people to engage in community life, and benefit through inclusion in programmes, activities and the delivery of	9,10,11 & 12	2

	programmes etc through volunteering or taking a high level of participation in decision making processes.		
Linktown Community Action Centre, Kirkcaldy	Giving advice to Community Groups. Associating Voluntary Organisations, the Local Authority, Statutory Providers and the Community in a common effort to advance Education. To provide facilities in the interest of social welfare, for recreation and leisure time occupation and to act as an advisory body in the provision of such facilities. Fostering a community spirit for the achievement of the above and other such purposes as may by law be Charitable.	9 & 11	4
Linton Lane Youth Centre	Charity, community centre based in Templehall area of Kirkcaldy for all ages, interests. Hosts Kirkcaldy Foodbank along with numerous support services has been in existence since 1966.	11	3
Mossmorran and Braefoot Bay Community & Safety Committee	The Committee shall provide a forum which will enable the local communities (1) to be aware of developments likely to take place at Mossmorran and Braefoot Bay; (2) to be briefed on environmental impacts and safety issues associated with the existing plant and terminal and associated with developments affecting the plant and terminal (this includes from the three Expert Advisory Groups for Air Quality, Noise, Vibration and Light and Communications) (3) to allow the views of local communities on these issues to be properly expressed	9,10,11 & 12	1 from Kirkcaldy Area (also 1 from Cowdenbeath Area and 1 from South & West Fife Area)



20<sup>th</sup> September 2022

Agenda Item No. 5

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## **Proposed Demolition and Redevelopment of 61-103 (odds) Howard Place, Dysart**

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**Report by:** John Mills, Head of Housing Services

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**Wards Affected:** 12

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### **Purpose**

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The purpose of this report is to present a proposal to demolish the properties at 61-79 and 81-103 (odds) Howard Place, Dysart

### **Recommendation(s)**

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Members are asked to:

1. Approve option to demolish 61-103 Howard Place
2. Agree to transfer remaining tenants of 61-103 Howard Place to alternative suitable accommodation and purchase 8 privately owned properties.
3. Agree to pay qualifying tenants and residents home loss and disturbance compensation payment in line with existing Council policy.
4. Agree to suspend allocations of properties at 61-103 Howard Place with immediate effect and remove all empty properties out of active management.
5. Agree to redevelopment of the cleared site along with the existing adjacent gap site.

### **Resource Implications**

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The expenditure will be met within agreed HRA local and capital budgets.

### **Legal & Risk Implications**

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There are no legal or risk implications arising from these transactions.

### **Impact Assessment**

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

### **Consultation**

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Ward members and all existing tenants and residents have been consulted on the proposals. Most responses have been positive and welcoming of demolition and redevelopment of the area.

## 1.0 Background

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- 1.1 The current configuration includes 2 blocks; the first consisting of 10 2 bedroom maisonettes, and the second of 12 2 and 3 bedroom maisonettes. Both blocks have communal stairwells and open walkways to access individual properties.
- 1.2 Of the 22 properties, 8 are currently privately owned, 3 are being used as temporary accommodation, 9 are occupied by Fife Council tenants and 2 additional Fife Council properties are empty.
- 1.3 Structural issues with both blocks were identified several years ago; temporary repairs and engineer surveys have taken place since.
- 1.4 Properties on the adjacent gap site were demolished approximately 10 years ago, but the site has not been redeveloped due to financial considerations.
- 1.5 A report was submitted to the Head of Housing in March 2022 when it was agreed, in principle, that the proposal to demolish the blocks should be taken forward.
- 1.6 Following a survey in November 2021, in-person consultation events took place in May 2022, with all but 3 occupants of the flats either attending or making contact before or after. The majority are in favour of the proposals, with only a few members of the wider community raising concerns about disruption should demolition and redevelopment take place. Further detail is contained in Appendix 1.

## 2.0 Issues & Options

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- 2.1 Unlike some other regeneration areas, there are no anti-social behaviour issues or unlettable properties at Howard Place. Concerns are solely related to the structural integrity of the buildings and the financial viability of undertaking works to prolong their lifespan. The area remains popular and many of the existing residents have expressed a desire to remain in Dysart, although most would prefer houses with individual gardens and fewer communal spaces.
- 2.2 Several surveys have been undertaken by structural engineers over the past 5 years, but all suggest that required works to the lintels are substantial and would involve significant cost and decanting residents whilst work is ongoing. This has coincided with other concerns such as roof leaks and blocked drains, which would also need to be addressed as part of any major works programme. The most recent costs provided by Building Services in early 2022 for the basic package of works amount to £20,000 per property, a significant increase from the estimated costs in 2019.
- 2.3 Other options have been considered, such as undertaking more extensive works to the blocks, including external wall insulation, infilling walkways and improving communal areas, but costs for this proved more than the value of each property, and were therefore discounted.

- 2.4** As the financial appraisal in appendix 2 shows, carrying out the basic works package, with owners' contributing, would cost less than other options, but there is no guarantee that all owners will agree to pay their share of costs. Where owners do not agree to contribute, particularly in block 61-79, we would be very limited to the work we could undertake. It would be possible to buy back properties through the Property Acquisition budget to allow work to go ahead, but at the expense of buying back more attractive properties elsewhere in Kirkcaldy.
- 2.5** The basic package also does not take into account wider physical and environmental issues around common access, lighting, security, sound insulation, entrance screens and external areas that also require attention. The Council is committed to meeting the Scottish Housing Quality and Energy Efficiency standards and, on this basis, the blocks will require considerable work to make them fit for habitation over the next 30 years.
- 2.6** The long-term gap site at Howard Place has been considered for development previously but the limited number of properties and planning stipulations made the cost per unit prohibitive. However, if the cleared site at 61-103 is also included, this increases the number of units possible and makes the combined site more viable. It is unlikely that the gap site will be redeveloped should it not form part of a wider package of land. The Housing Service would intend to work with the community in Dysart on the design and layout of the replacement scheme given the Conservation Area status. It is hoped the housing mix would allow for larger family homes in line with the Housing Demand Needs Assessment for the area and amenity bungalows to allow for older people wishing to downsize and free up larger properties elsewhere. New homes would also be expected to deliver net zero heating systems, electric vehicle charging points and sufficient parking in line with planning guidelines.
- 2.7** It is anticipated that the cost of demolition would be approximately £280,000 and this work would commence in autumn 2024. Redevelopment works should follow in early 2025, completing in 2026.
- 2.8** Existing Fife Council tenants would be awarded a Disturbance Allowance of £1000 and Home Loss Payment of £1500 (liable to deductions for arrears) when they are rehoused. We would also provide bespoke housing advice to private tenants who would be displaced when we buy back privately owned properties. Resident owners would be entitled to rehousing in addition to a financial compensation package when we buy back their property.

## **3.0 Conclusions**

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- 3.1** Carrying out a basic works package now would resolve some of the issues facing the blocks at Howard Place, but this would not provide a long-term, sustainable outcome and does not reflect the opinions of tenants and residents.
- 3.2** Whilst demolishing the 22 units will impact on housing supply in the area in the short term, the replacement units will provide a more suitable, energy efficient product fit for the longer-term needs of the community. In addition, it allows the gap site to be utilised for housing, which is unlikely to happen without the redevelopment of the existing flats.

## **List of Appendices**

1. Consultation Feedback
2. Financial Appraisal

## **Background Papers**

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act, 1973:

N/A

## **Report Contact**

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## Appendix 1: Feedback from Howard Place Consultation

Comments made in November 2021 as part of online Rate Your Estate Survey;

the building is falling to pieces has black mould throughout the block and has dangerous cracks and issues inside and out
Knock it down
Houses are rubbish. Bad mould. Bad repair.
I would like to move to house with a garden and driveway.
Problems with drug users
Would like to be more officially informed of what is happening rather than rumours from people in the area

### Feedback from Consultation Event 19.5.22 at St Clair Church

Resident Owner	In favour of demolition although like the area and their views. Undecided on whether they want to buy another home or be housed by Council
FC Tenant	Concerned about rehousing- wants to stay in Dysart as has pets, kids at school, works at harbour- but understands why Council want to demolish due to condition of the blocks.
Resident of wider community	Concerned about noise levels when work begins as works from home. Would like to see eco-friendly homes built and more green spaces in the area
Private Tenant	In favour of proposals- flat suffers from black mould and she struggles with stairs due to medical issues. But concerned about where she would be rehoused.
Private landlord	Understands need for redevelopment- has tried to keep on top of repairs and maintenance but realises the extent of work required. Concerned about where their tenant will be rehoused.
FC tenant	Understands why block needs to be demolished- ideally would stay in Dysart area as daughter at school and settled there.
FC tenant	Supportive of proposals, but wanted reassurance he would be housed along with his brother and not separately, and may need support to move.
Resident of Wider Community	Concerns about design of new build development, use of the gap site, loss of green space. Would like to see a playpark in the design.

## Appendix 2: 61-103 Howard Place Financial Appraisal

### 1. Basic Package- all Owners asked to Contribute to Costs

	Cost of Work per property (to owners)	Cost to FC
30 year Component replacement costs		420,994
Basic works package Costs	£20191	282,674
Cost of decanting tenants (and owners?) during work		40,000
New build development (gap site only)		350,000
<b>Total Costs</b>		<b>£4,243,668</b>

### 2. Basic Package- assuming all private properties bought back

30 year Component replacement costs		682,603
Basic works package Costs		444,202
Buy back costs (based on buying all 8 private properties @ £73500 per unit)		588,000
Cost of decanting during work		25,000
Cost of Works to bring private properties to SHQS (assuming £10k per unit)		80,000
New build development (gap site only)		3,500,000
<b>Total Costs</b>		<b>£5,319,805</b>

### 3. Demolition & Redevelopment Option

Demolition Costs		280,000
Rent Loss		100,000
Compensation to Tenants (based on current 9 tenants)		22,500
Buy Back costs		588,000
New Build Costs (both sites)		4,000,000
<b>Total Costs</b>		<b>£4,990,500</b>

20<sup>th</sup> September 2022

Agenda Item No. 6

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## Proposed Raised Parallel Crossing – Broom Road, Kirkcaldy

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**Report by:** Ken Gourlay, Executive Director – Enterprise and Environment

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**Wards Affected:** Ward Nos 10 Kirkcaldy North & 11 Kirkcaldy Central

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### Purpose

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The purpose of this report is to allow the Area Committee to consider a proposal for the introduction of a raised parallel crossing (raised table) on Broom Road, Kirkcaldy.

### Recommendation(s)

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It is recommended, in the interest of road safety, that Committee:

- (1) agrees to the promotion of a Road Hump Order (RHO) and pedestrian crossing notice to introduce a raised parallel crossing as detailed in drawing no. TRO22\_54 (Appendix 1), with all ancillary procedures; and
- (2) authorises officers to construct the raised parallel crossing within a reasonable period unless there are objections.

### Resource Implications

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The cost to formally promote this Road Hump Order will be approximately £2000 which covers Roads & Transportation Services' and Legal Services' staff costs and advertising. This will be met from approved Service budgets. The cost to deliver the new infrastructure is being met through Transport Scotland's active travel funding 'Cycling Walking Safer Routes 2022/23' which is allocated to Fife Council annually.

### Legal & Risk Implications

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There are no known legal or risk implications.

### Impact Assessment

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The general duties section of the impact assessment and the summary form has been completed. No negative impacts have been identified.

### Consultation

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The local Ward Councillors and Police Scotland have been advised. Two Councillors and Police Scotland have expressed their support.

Formal consultation required by the Roads (Scotland) Act 1984 for the Road Hump Order process will be carried out through the posting of legal notices in a local newspaper and

on the affected length of roads. In addition, details for the proposed Order will be made available on [www.fife.gov.uk](http://www.fife.gov.uk).

## 1.0 Background

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- 1.1 An active travel route in Kirkcaldy is being developed from Wester Bogie Road to Dunearn Drive and into Linton Lane. Development of the active travel route will support the Templehall Neighbourhood Masterplan and improve connectivity for leisure, commuting or commercial journeys, such as shopping trips.

## 2.0 Issues and Options

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- 2.1 Connecting to the existing toucan crossing on Wester Bogie Road, a 4m wide segregated shared pedestrian cycle path is to be constructed on the north side of Bennoch Road where it will connect to an existing path in Rabbit Braes Community Park which will be upgraded.
- 2.2 This new route will cross Broom Road just north of its junction with Bennoch Road where it is proposed to construct a raised parallel pedestrian / cycle zebra crossing.
- 2.3 A parallel crossing operates the same as a standard zebra crossing where vehicles must give way to any pedestrian or cyclist on the crossing, and pedestrians and cyclists establish precedence on the crossing in the same way as a zebra. It consists of black and white stripes for pedestrians, as at a zebra crossing, with a parallel route for cyclists indicated by other road markings.

## 3.0 Conclusions

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- 3.1 It is considered, in the interests of traffic management and road safety, that this Road Hump Order be promoted.

### List of Appendices

1. Drawing no. TRO22\_54 Broom Road raised parallel crossing, Kirkcaldy

### Background Papers

None

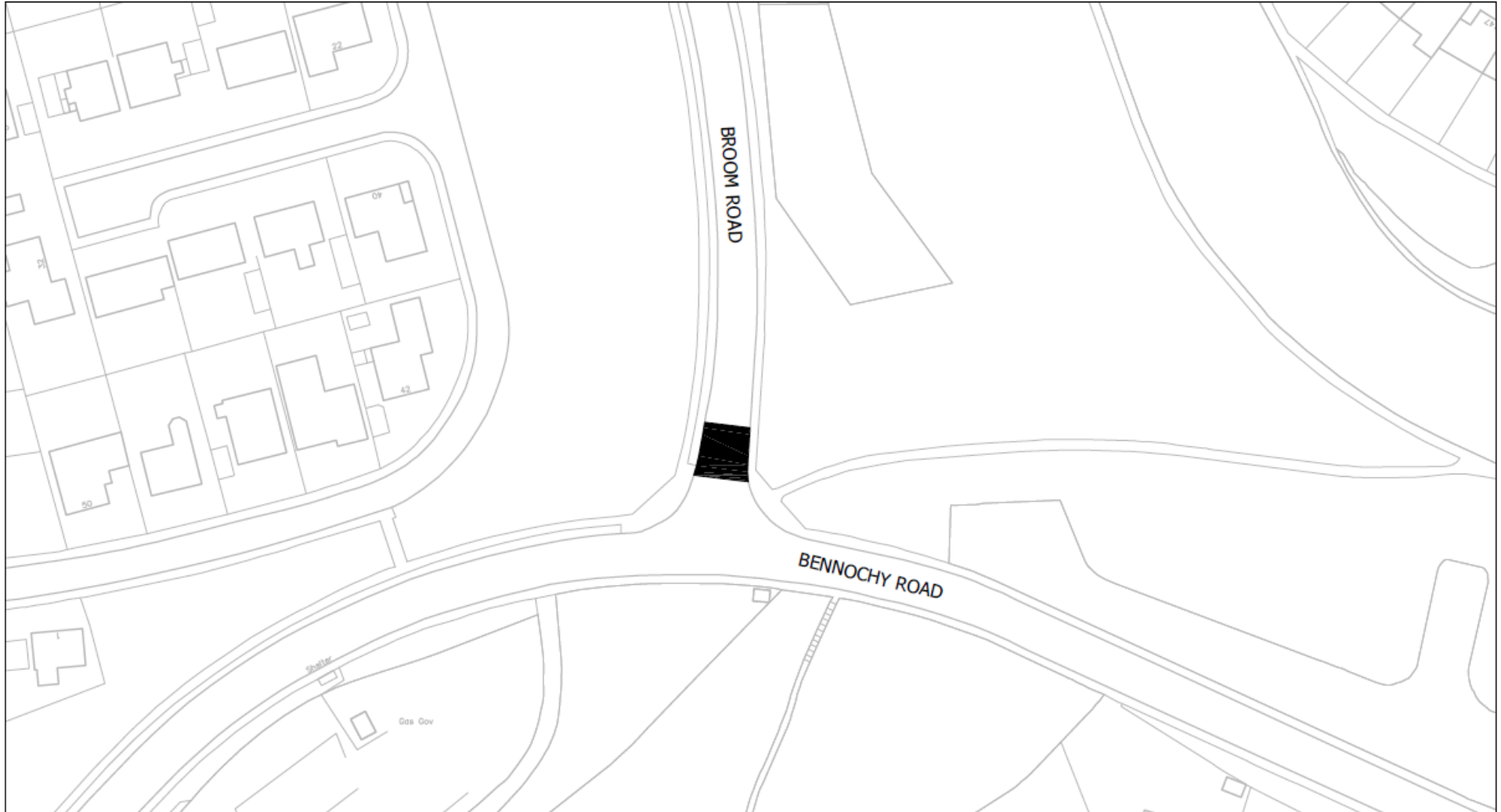
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Appendix 1 – Drawing No. TRO22\_54 Broom Road raised parallel crossing, Kirkcaldy



**Key**

	Proposed Raised Parallel Crossing
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REV	AMENDMENTS						BY	AP'D	DATE
	Proposed Raised Parallel Crossing Broom Road, Kirkcaldy						 <b>ROADS AND TRANSPORTATION</b>		
SCALE	NTS	DRAWING No.		TRO22_54					
DESIGNED	KJ	DRAWN	KJ	CHECKED	LC	APPROVED	LC	DATE	AUGUST '22

20<sup>th</sup> September 2022

Agenda Item No. 7

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## Proposed Raised Table – A921 Esplanade, Kirkcaldy

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**Report by:** Ken Gourlay, Executive Director – Enterprise and Environment

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**Wards Affected:** Ward 11 – Kirkcaldy Central

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### Purpose

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The purpose of this report is to allow the Area Committee to consider a proposal for the introduction of an elongated raised table (raised junction) on A921 Esplanade, Kirkcaldy.

### Recommendation(s)

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It is recommended, in the interest of road safety, that Committee:

- (1) agrees to the promotion of a Road Hump Order (RHO) to introduce a raised table as detailed in drawing no. TRO22\_41 (Appendix 1), with all ancillary procedures; and
- (2) authorises officers to construct the raised table within a reasonable period unless there are objections.

### Resource Implications

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The cost to formally promote this RHO will be approximately £2000 which covers Roads & Transportation Services' and Legal Services' staff costs and advertising. This will be met from approved Service budgets. The cost to deliver the new infrastructure is being met through the approved Kirkcaldy Waterfront project.

### Legal & Risk Implications

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There are no known legal or risk implications.

### Impact Assessment

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The general duties section of the impact assessment and the summary form has been completed. No negative impacts have been identified.

### Consultation

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The local Ward Councillors and Police Scotland have been advised.

Formal consultation required by the Roads (Scotland) Act 1984 for the Road Hump Order process will be carried out through the posting of legal notices in a local newspaper and on the affected length of roads. In addition, details for the proposed RHO will be made available on [www.fife.gov.uk](http://www.fife.gov.uk).

## 1.0 Background

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- 1.1 The project continues from the work completed between Merchants House and Tolbooth Street and is the next step of the £1.6m Council and Scottish Government Place Based Investment-funded project to better connect the waterfront and the town centre as part of wider efforts to regenerate Kirkcaldy town centre.

The next phase of work will focus on linking the High Street to the waterfront down Charlotte Street and Nicol Street. Natural stone finishes will be used to match the existing streetscape on the High Street and those used in phase 1 of the waterfront works.

## 2.0 Issues and Options

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- 2.1 As part of the next phase in the Kirkcaldy Waterfront project an elongated raised table (raised junction) was approved in the design from Nicol Street to Charlotte Street and requires Kirkcaldy Area Committee approval to proceed with the Road Hump Order process.
- 2.2 The raised table will improve safety for pedestrians using the crossing points on this section of A921 Esplanade and help to manage traffic speed.
- 2.3 The raised crossings will be granite blocks and kerbs, the same as Esplanade crossing at Redburn Wynd, to improve aesthetics and match new and existing granite footway material. The crossing over Esplanade is also switched from south to north of Nicol Street to tie in with the upgrade of Volunteers Green.

## 3.0 Conclusions

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- 3.1 It is considered, in the interests of traffic management and road safety, that this Road Hump Order be promoted.

### List of Appendices

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1. Drawing no. TRO21\_41

### Background Papers

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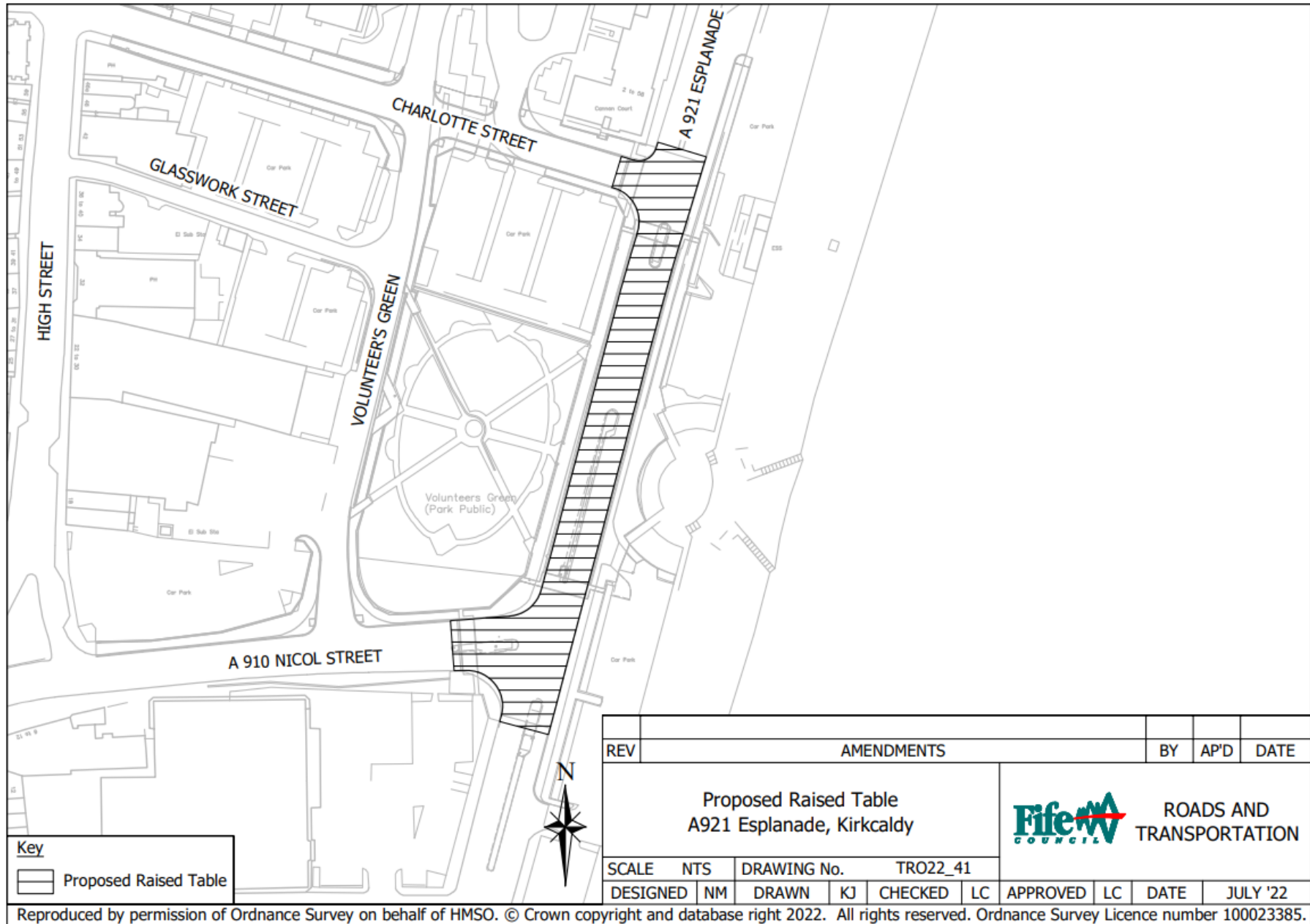
None

### Report Contacts

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Appendix 1 – Drawing No. TRO22\_41



20th September 2022

Agenda Item No. 8

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## Proposed Waiting Restrictions – Overton Court, Kirkcaldy

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**Report by:** Ken Gourlay, Executive Director – Enterprise and Environment

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**Wards Affected:** Ward 12 – Kirkcaldy East

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### Purpose

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The purpose of this report is to allow the Kirkcaldy Area Committee to consider proposals to introduce “No Waiting at Any Time” restrictions on Overton Court, Kirkcaldy.

### Recommendation(s)

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It is recommended, in the interests of accessibility and road safety, that Committee:

1. agrees to the promotion of a Traffic Regulation Order (TRO) to introduce the restrictions detailed in drawing no. TRO22\_56 with all ancillary procedures; and
2. authorises officers to confirm the Traffic Regulation Order within a reasonable period unless there are objections.

### Resource Implications

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The cost to formally promote this TRO and deliver the associated traffic management works will be approximately £2300, which covers Roads & Transportation Services’ and Legal Services’ staff costs, advertising, and delivery of the new infrastructure. This will be met from approved Service budgets.

### Legal & Risk Implications

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There are no known legal or risk implications.

### Impact Assessment

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The general duties section of the impact assessment and the summary form have been completed. No negative impacts have been identified.

## Consultation

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The local Ward Councillors, Parking Management team and Police Scotland and have been advised.

Formal consultation required by the Roads Traffic Regulation Act 1984 for the TRO process will be carried out through the posting of legal notices in a local newspaper and on the affected length of roads. In addition, details of the proposed TRO will be made available on Fife Council's website.

## 1.0 Background

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- 1.1 Overton Court Development in Kirkcaldy is operated by Blackwood Homes and Care. The road is an adopted cul-de-sac.
- 1.2 The properties in Overton Court accommodate persons with limited mobility, general housing needs and wheelchair use. A tenants and residents support group are working with Blackwood Homes and a local MSP to address issues encountered within the development. Given the nature of the Development, many of the residents are vulnerable and require access from emergency services on a regular basis.

## 2.0 Issues and Options

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- 2.1 Residents have reported challenges with traffic. The landlord has provided signage to help deter unauthorised parking, but this has done little to mitigate the problems experienced with inconsiderate parking on the adopted road.
- 2.2 Vehicles are parking on the bend and obstructing dropped kerbs leaving wheelchair users unable to cross and emergency service vehicles mounting the footway to gain access.
- 2.3 To address these issues, it is proposed to provide "No Waiting At Any Time", double yellow line restrictions around the bend and the end of the cul-de-sac as shown in drawing no. TRO22\_56.

## 3.0 Conclusions

---

- 3.1 It is considered, in the interests of accessibility and road safety, that these traffic restrictions be promoted.

### List of Appendices

1. Drawing No. TRO22\_56

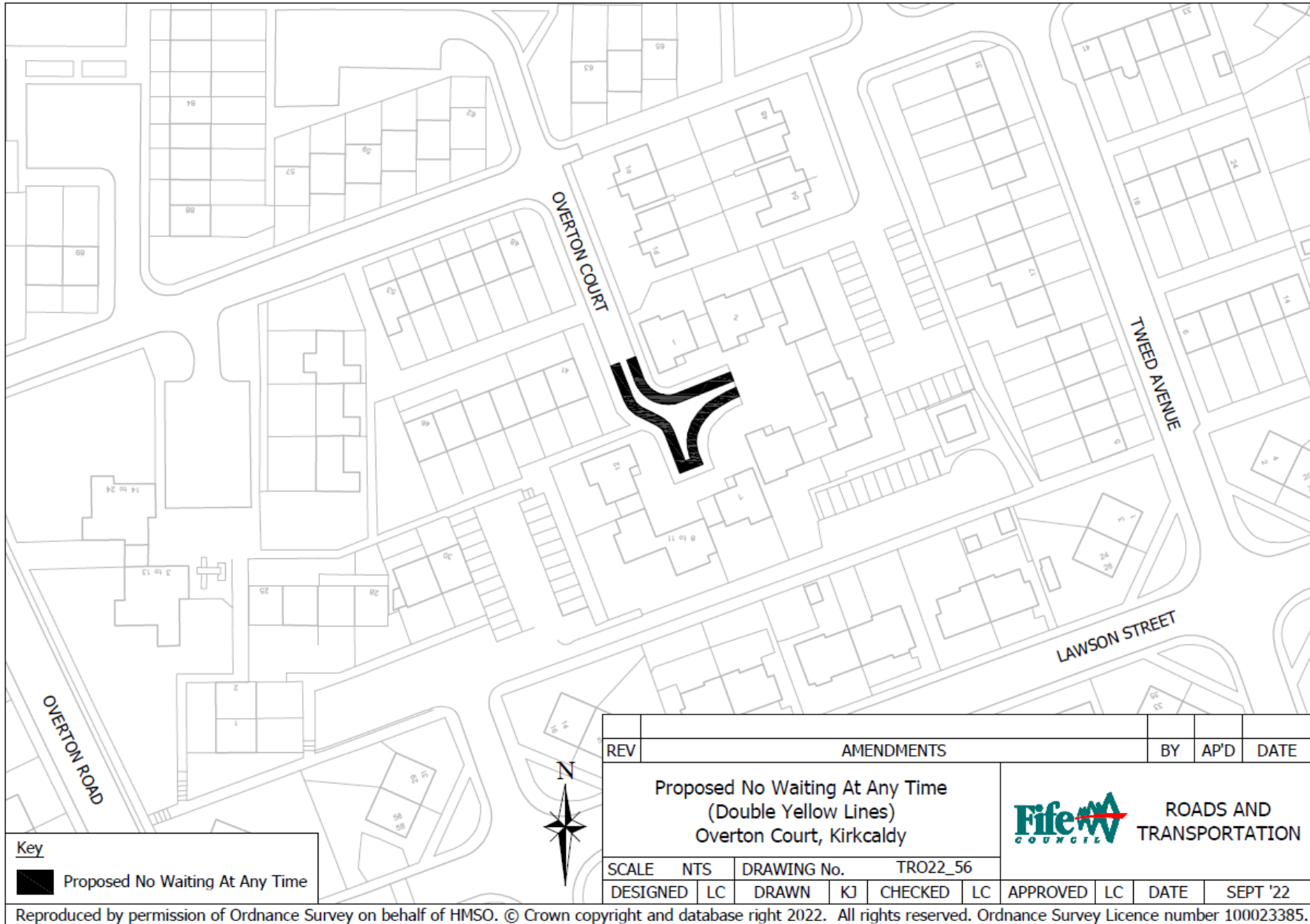
### Background Papers

1. None

**Report Contact**

Lesley Craig  
Lead Consultant, Traffic Management  
Assets, Transportation and Environment  
Roads & Transportation Services  
Bankhead Central  
Glenrothes  
03451 55 55 55 Ext No 480082  
[Lesley.Craig@fife.gov.uk](mailto:Lesley.Craig@fife.gov.uk)

Appendix 1



REV	AMENDMENTS				BY	AP'D	DATE
	Proposed No Waiting At Any Time (Double Yellow Lines) Overton Court, Kirkcaldy						
SCALE	NTS	DRAWING No.		TRO22_56			
DESIGNED	LC	DRAWN	KJ	CHECKED	LC	APPROVED	LC
						DATE	SEPT '22



**Key**  
 Proposed No Waiting At Any Time

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20<sup>th</sup> September 2022

Agenda Item No. 9

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## **Proposed Experimental School Exclusion Zone – MacIndoe Crescent, Kirkcaldy**

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**Report by:** Ken Gourlay, Executive Director – Enterprise and Environment

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**Wards Affected:** Ward 12 – Kirkcaldy East

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### **Purpose**

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The purpose of this report is to allow the Area Committee to consider a proposal to introduce an experimental School Exclusion Zone in MacIndoe Crescent, Kirkcaldy.

### **Recommendation(s)**

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It is recommended, in the interests of road safety, that Committee:

- (1) agrees to the introduction of an Experimental Traffic Regulation Order (ETRO) for a maximum of 18 months for a School Exclusion Zone (SEZ) as detailed in drawing TRO22\_42 (Appendix 1), with all ancillary procedures; and
- (2) requires officers to provide a future report to this Committee providing further recommendations towards the conclusion of the ETRO period.

### **Resource Implications**

---

The cost of implementing this ETRO and delivering the associated traffic management works will be approximately £4,000 which covers Roads & Transportation Services' and Legal Services' staff costs, advertising, and delivery of the new infrastructure. This will be met from approved Service budgets.

### **Legal & Risk Implications**

---

There are no known legal or risk implications.

### **Impact Assessment**

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An EqIA will be carried out as part of the Experimental Traffic Regulation Order consultation process.

### **Consultation**

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The local Ward Councillors, St Marie's RC Primary School and Police Scotland have been advised. Two Councillors, the School and the Police have expressed their support for the proposal.

Formal consultation required by the Road Traffic Regulation Act 1984 for the ETRO process will be carried out through the posting of legal notices in a local newspaper and

on the affected length of roads. In addition, details for the proposed ETRO will be made available on [www.fife.gov.uk](http://www.fife.gov.uk).

Consultation with affected residents and parents / carers of children attending the school will be carried out prior to the ETRO commencing and repeated during the ETRO period.

## 1.0 Background

---

- 1.1 A report was considered at the Policy and Co-ordination (P&C) Committee on 4<sup>th</sup> November 2021 [Minute 2021.PC.99 Item 331 refers] where the Committee agreed to three trial School Exclusion Zones (also referred to as “School Streets”). The P&C Committee also agreed the street selection criteria to assess the potential viability of part-time traffic exclusion zones at primary schools in Fife. The report is included as a background paper.
- 1.2 Denend Primary School, Cardenden was named at the P&C Committee as one of the trial sites. Through the selection criteria St Marie’s RC Primary School, Kirkcaldy and Pitcoudie Primary School, Glenrothes have been selected as the other two trial locations.
- 1.3 A School Exclusion Zone (SEZ) prevents non-residential traffic using the road network outside a school entrance, and / or in surrounding streets, at set periods of the school day – typically during start and finish times. The restriction is a motor vehicles prohibition (pedestrian and cycle zone) that would only be operational when lights are activated on the entry sign.

## 2.0 Issues and Options

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- 2.1 St Marie’s RC Primary School is accessed from MacIndoe Crescent, Kirkcaldy. There is a staff car park with gates that are closed by school staff just before the school opens and closes for pupils.
- 2.2 MacIndoe Crescent is a cul-de-sac at this section with a small turning head before the school gates. The street has a narrow carriageway and wide footways. These footways are wide enough for parking wholly on the footway allowing pedestrians to pass.
- 2.3 There are frequent three-point turn manoeuvres in the street with vehicles reversing between parked vehicles on the footway causing road safety concerns for children and pedestrians using the footways.
- 2.4 Increased traffic volume and parking in this cul-de-sac are also causing issues for residents and access for emergency service vehicles.
- 2.5 A Park and Stride site at Overton Community Centre was identified through the School Travel Plan. This site has a safe route to the school using a Toucan pedestrian crossing on Overton Road and a remote, traffic free footpath that leads directly to the school.
- 2.6 Appropriate exemptions will be made to allow suitable vehicular access for certain road users, such as the emergency services, residents, blue badge holders and school buses.
- 2.7 The SEZ will be operational on each school day from 8.30am – 9.30am and from 2.30pm – 3.30pm. The entry sign will have flashing lights to indicate when the restriction is operational, and these timings can be changed as required.

## 3.0 Conclusions

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- 3.1 St Marie's RC Primary School is an ideal candidate for a trial School Exclusion Zone and has support from the School, Ward Councillors and Police Scotland for its implementation.
- 3.2 It is recommended that Committee agree to the implementation of an ETRO for a maximum of 18 months. It is intended to begin this trial period in October 2022 after the school holidays.
- 3.3 A report will be presented to The Cabinet Committee toward the conclusion of the three trial schemes with an evaluation on their effectiveness and recommendations.

### List of Appendices

---

1. Drawing No. TRO22\_42 : Experimental Traffic Regulation Order "School Exclusion Zone" MacIndoe Crescent, Kirkcaldy

### Background Papers

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act, 1973:-

- Policy and Coordination Committee Report on "School Streets" - 4<sup>th</sup> November 2021

### Report Contact

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Keith Johnston

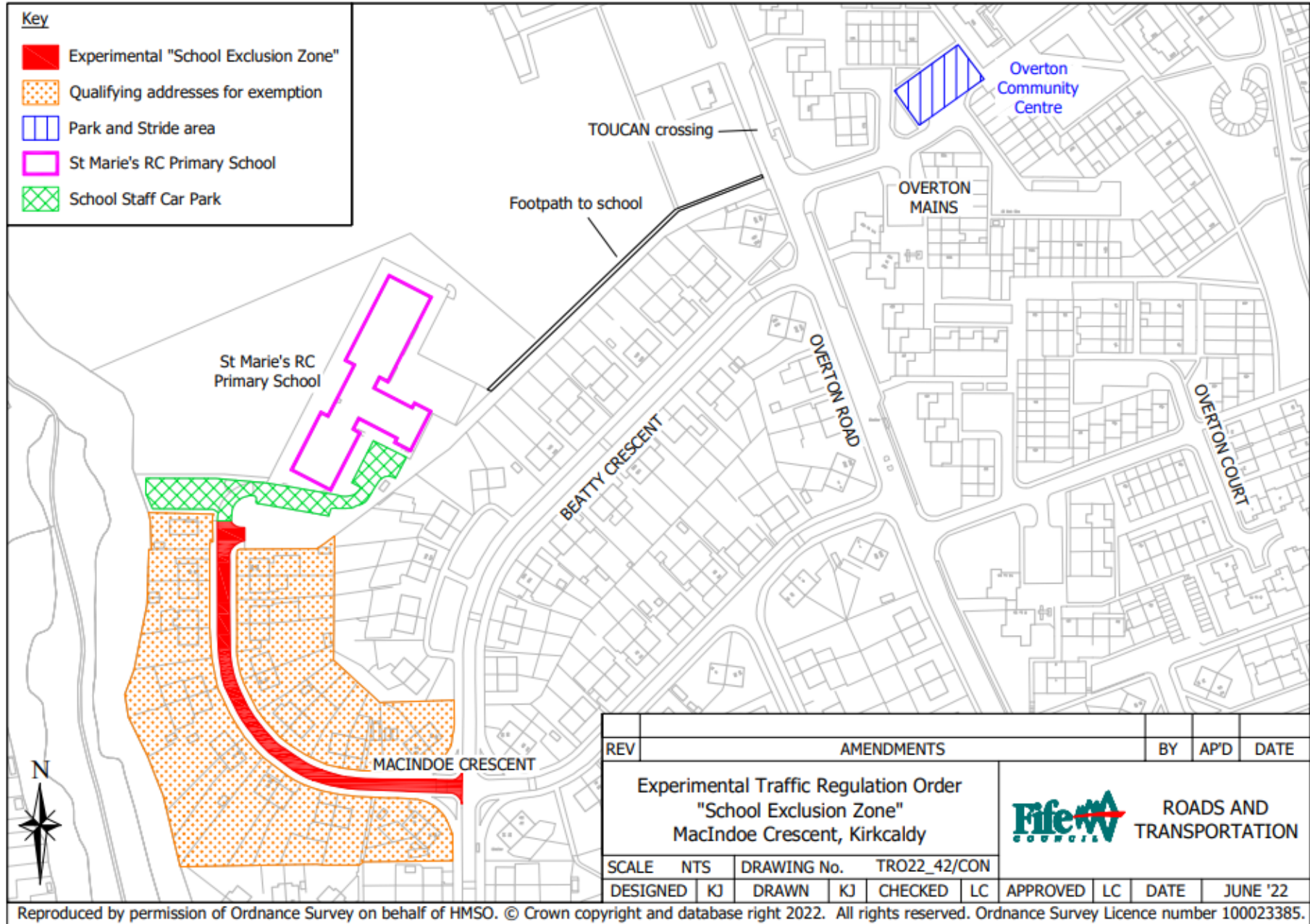
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Email: [keith.johnston@fife.gov.uk](mailto:keith.johnston@fife.gov.uk)

Appendix 1



20<sup>th</sup> September 2022  
Agenda Item No. 10

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## Area Roads Programme 2021-22 – Final Report

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**Report by:** Ken Gourlay, Head of Assets, Transport & Environment

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**Wards Affected:** 9, 10, 11 & 12

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### Purpose

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The purpose of this report is to advise the committee on the delivery of the 2021-22 Area Roads Programme (ARP).

### Recommendation(s)

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Committee is asked to note the contents of the report and appendices.

### Resource Implications

---

The 2021-22 ARP was funded from capital and revenue and some ring-fenced budgets. Programmes of work were adjusted, if required, to ensure that expenditure remained within the Service budget.

### Legal & Risk Implications

---

There are no known legal or risk implications arising from this report.

### Impact Assessment

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

### Consultation

---

Members were consulted on the list of projects forming the 2021-22 ARP.

## **1.0 Background**

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- 1.1 Committee agreed the list of projects forming the 2021-22 ARP on 2 March 2021 (2021 KAC 111 para. 256 refers).

## **2.0 Issues and Options**

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- 2.1 Attached are Appendices 1-5 which detail the final position on the progress of individual projects in the programme.
- 2.2 To improve information on how the programme is progressing throughout the year, an on-line system is in place and continues to be developed.

## **3.0 Conclusions**

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- 3.1 The attached Appendices show the Kirkcaldy Area Roads Programme for 2021-22. The type of works, work location and expenditure are provided for each project. Any underspend or overspend is carried through to the following year's allocation for the committee area.

### **List of Appendices**

1. Carriageway Schemes
2. Footway Schemes
3. Road Safety & Traffic Management Schemes
4. Lighting Schemes
5. Structures Schemes

### **Report Contact**

Vicki Connor  
Co-ordinator (Programme & Financial Management)  
Bankhead Central, Glenrothes  
Telephone: 03451 555555 ext. 444339  
Email – vicki.connor@fife.gov.uk

## Area Roads Programme 2021-22

## Carriageway Schemes Outturn

Ward	Town	Street	Location/Description	Original Estimate	Design Estimate	Outturn Cost	Progress at 31st March 2022	Comments
9	Rural Road	A909	Grange Farm to Dollar Road Feasibility Study	£ 2,000		£ 466	Postponed	Staff fees only (site investigation) - drainage investigation required
12	Kirkcaldy	Cairns Street West / Chrisite Place		£ 118,723	£ 180,000	£ 194,820	Completed	Carryover from 2020/21 (due to shortened year) - scheme extended to include Christie Place
10	Kirkcaldy	C91 Broom Road Ph1, Ph2 & Ph3		£ 194,849	£ 159,221	£ 146,727	Completed	Works extended to include all phases.
11	Kirkcaldy	Forth Avenue Ind Est		£ 47,484	£ 56,000	£ 45,906	Completed	
10	Kirkcaldy	Templehall Avenue		£ 146,348	£ 140,000	£ 8,293	Postponed	Delayed due to contractor availability. Works combined with footway widening scheme (funded from CWSR grant), Carriageway surfacing completed April 2022
9	Burntisland	Aytoun Crescent		£ 36,270	£ 55,000	£ 56,845	Completed	
9	Auchtertool	B925 Main Street Ph2		£ 83,354	£ 64,000	£ 58,504	Completed	
<b>TOTAL</b>				<b>£ 629,028</b>	<b>£ 654,221</b>	<b>£ 511,561</b>		

## Area Roads Programme 2021-22

## Footway Schemes Outturn

Ward	Town	Street	Location/Description	Original Estimate	Design Estimate	Outturn Cost	Progress at 31st March 2022	Comments
10	Kirkcaldy	Chapelhill Ph 3 of 3		£ 57,495	£ 69,048	£ 77,451	Completed	scheme extended to include Housing footways
11	Kirkcaldy	Meldrum Road Ph 2 of 2		£ 45,607	£ 51,000	£ 66,463	Completed	Scheme extended
10	Kirkcaldy	Redcraigs Ph5		£ 37,249	£ 52,769	£ 56,360	Completed	Scheme extended
12	Kirkcaldy	Rosabelle Street		£ 40,851	£ 49,665	£ 42,671	Completed	
10	Kirkcaldy	West Torbain		£ 7,586	£ 21,267	£ -	Postponed	delayed due to resource availability, scheme complete April 2022
9	Kirkcaldy	Balwearie Road		£ 55,977	£ 107,638	£ 110,957	Completed	Promoted to Cat 1 due to budget availability
11	Kirkcaldy	South Fergus Place		£ 14,501	£ 20,044	£ 20,759	Completed	
<b>TOTAL</b>				<b>£ 259,266</b>	<b>£ 371,431</b>	<b>£ 374,661</b>		



## Area Roads Programme 2021-22

## Road Safety &amp; Traffic Management Schemes Outturn

Ward	Town	Street	Location/Description	Original Estimate	Design Estimate	Outturn Cost	Progress at 31st March 2022	Comments
12	Dysart	Normand Road	Traffic Calming	£ 25,000	£ 25,000	£ 26,667	Completed	funded from CWSR grant
11	Kirkcaldy	Hendry Road	VAS and/or Speed Cushions	£ 15,000	£ 15,000	£ 14,952	Completed	
10	Kirkcaldy	Huntly Crescent / Redcraigs	Pedestrian Build-outs	£ 15,000	£ 15,000	£ 15,193	Completed	
9	Burntisland	Aberdour Road / Kirkton Road	Pedestrian Crossing Improvements	£ 20,000	£ 20,000	£ 22,769	Completed	funded from CWSR grant
12	Kirkcaldy	Dunnikier Way	Toucan Crossing	£ 40,000	£ 40,169	£ 17,858	In progress	Completed April 2022
9	Auchtertool	B925 Main Street	Raised Crossing at Primary School	£ 11,000	£ 18,663	£ 19,425	Completed	
<b>TOTAL</b>				<b>£ 126,000</b>	<b>£ 133,832</b>	<b>£ 116,864</b>		

## Area Roads Programme 2021-22

## Lighting Schemes Outturn

Ward	Town	Street	Location	Original Estimate	Design Estimate	Outturn Cost	Progress at 31st March 2022	Comments
10	Kirkcaldy	Chapelhill Ph 3		£ 25,000	£ 25,000	£ 20,945	Completed	
11	Kirkcaldy	Meldrum Road Ph 2 of 2		£ 60,000	£ 40,000	£ 36,846	Completed	
10	Kirkcaldy	Redcraigs Ph 5		£ 15,000	£ 15,000	£ 14,643	Completed	
12	Kirkcaldy	Overton Mains Ph1		£ 47,500	£ 30,000	£ 31,903	Completed	carryover from 2020/21
12	Kirkcaldy	Overton Mains Ph2		£ 30,000	£ 30,000	£ 47,055	Completed	Additional work required
11	Kirkcaldy	Ava Street / Lady Helen Street		£ 9,500		£ 1,383	Postponed	Design fees only. Planning Approval required
12	Kirkcaldy	Rosabelle Street		£ 20,000	£ 20,000	£ 25,698	Completed	
9	Kirkcaldy	Balwearie Road		£ 40,000	£ 55,000	£ 60,354	Completed	Promoted to Cat 1, budget availability
<b>TOTAL</b>				<b>£ 247,000</b>	<b>£ 215,000</b>	<b>£ 238,827</b>		

## Area Roads Programme 2021-22

## Structures Schemes Outturn

Ward	Town	Street	Location	Description	Outturn Cost	Progress at 31st March 2022	Comments
11	Kirkcaldy	B9157 Bridge Street		Parapet Repairs	£ 18,200	Complete	
9	Rural Road	C48	Shawsmill Bridge	Partial Reconstruction due to Flood Damage	£ 13,707	In Progress	Tender awarded. Starting on site early May.
<b>TOTAL</b>					<b>£ 31,907</b>		

20<sup>th</sup> September 2022

Agenda Item No. 11

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## Putting People First: Kirkcaldy Test of Change

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**Report by:** Paul Vaughan – Head of Communities and Neighbourhoods, John Mills – Head of Housing, Kathy Henwood – Head of Education and Children’s Services

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**Wards Affected:** 10,11,12,13

---

### Purpose

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The purpose of this report is to provide an update to Members on the progress of the Kirkcaldy Area Test of Change: Putting People First.

### Recommendation(s)

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Members are invited to comment on the progress of the Test of Change and agree that the next update report will be presented to committee in Autumn 2023.

### Resource Implications

---

Staffing resource secured until March 2024.

### Legal & Risk Implications

---

There are no legal or risk implications arising from this report

### Impact Assessment

---

An Equality Impact Assessment is not required as this report seeks approval to notionally allocate funding and has no immediate impact on service delivery or policy.

### Consultation

---

This test of change deploys systematic approaches to community consultation including regular feedback from beneficiaries, staff and managers involved.

## 1.0 Background

---

- 1.1 This is the first report from the findings of the Kirkcaldy Area Test of Change: Putting People First. This is a multidisciplinary team consisting of Housing , Community Development and Community Social Work.
- 1.2 The Test of Change has been operational from August 2021 and will continue to March 2024. Established to combine key frontline Council services to offer enhanced and timelier access to person centred support for people adversely affected by poverty , financial hardship, or multiple life challenges.
  - 1.2.1 This Test of Change supports the objectives in the Plan 4 Fife : Recovery and Renewal to reduce Crisis Mitigation spend and deliver differently to offer early joined up support.
  - 1.2.2 The report included in the Appendix details the interim findings of the Test of Change for update purposes only.

## 2.0 Issues and Options

---

- 2.1 Funding has been secured to extend this Test of Change to March 2024. This extension will focus on continuing to offer early support for people facing crisis and addressing barriers to support through service improvement recommendations. It is intended to target this whole -household support at people adversely affected by the impact of poverty and multiple life challenges.
- 2.2 Early findings support this prevention focussed model is generating evidence of positive impact through simultaneous access to frontline services and reducing the likelihood of escalation to further crisis or statutory services.

## 3.0 Conclusions

---

- 3.1 The mutli-disciplinary model of offering early, joined is showing promising signs of effectiveness as an approach to simultaneously address various underlying issues (eg, home conditions, social isolation, household income, wellbeing etc) and mitigate the impact of poverty, life challenges and disadvantage. This test of change is identifying and recommending areas for Council service improvement to address systemic barriers and improve frontline responses.

### List of Appendices

---

Appendix 1: Putting People First: Interim Report Findings & Recommendations

**Report Contact:** Aileen Morris  
**Author Name:** Aileen Morris  
**Author's Job:** Title: Anti-Poverty Project Manager  
**Workplace:** Kirkcaldy Town House  
**Telephone:** 03451 55 55 55 + VOIP Number 400011  
**Email:** [Aileen.Morris@fife.gov.uk](mailto:Aileen.Morris@fife.gov.uk)

## Appendix 1: Putting People First: Interim Report Findings & Recommendations

### 6 Key Findings:

**1 Preventing people being passed round multiple services:** Integrated working and moving to person centred principles has enabled staff to offer holistic support. Learning suggests this approach reduces the number of people in crisis being passed round council services and thus receiving timelier access to support. This way of working adopts a culture of working with the person not the issue(s)

**2 No wrong door:** This new team have had notable reach with been marginalised groups and people not meeting statutory thresholds. Learning from this suggests person-centred conversations, shared case management and early joined up support may prevent people spiralling into further crisis and progression to statutory services. This supports the Council ambition of No Wrong Door workforce.

**3 Prevention focussed practice - stability role and early support:** Learning highlights a benefit to offering different approaches to prevention. Case analysis suggests often if a person's crisis or situational need is identified early, a prompt and joined up intervention may build resilience and limit escalation to statutory services. Offering people facing ongoing and recurring crisis stability support may provide value in creating a single point of contact for future need.

**4 Gaps, pressures, and limitations of services and funding:** Putting People First have recognised pinch points in transitioning to and from services meaning people are often only able to receive services at crisis point or when meeting statutory criteria. Our findings highlight specific frontline gaps when people do not meet Social Work thresholds. Learning suggests investing in preventative holistic support may prevent spiral to further crisis.

**5 Organisational learning:** This Test of Change has identified organisational systems, process, culture, and behaviour that creates further disadvantage with case studies demonstrating specific findings in situations where multiple services are involved. It is intended that Phase 2 of the Test of Change will focus on each of the services involved addressing these and disseminating this learning for service improvement.

**6 Early joined up support:** The collective informed risk approach has maximised outcomes for local people. This has made a significant impact to people receiving their first tenancy, sustaining a tenancy, care experienced young people and people facing social isolation. Working together using a holistic and person-centred approach is proving effective at addressing structural, social, and economic barriers for people facing crisis and affected by poverty.

## Recommendations:

- **Improve follow up systems:** Findings suggest that many services pass people to another service without any follow or feedback to assess if someone has engaged. Where frontline services better communicate, share information and track someone's journey the outcomes are better and more likely to be sustained.
- **Offer more than income maximisation:** Putting People First learning emphasises the need to guide people through income maximisation processes, complex applications, and support financial planning to futureproof for the future.
- **Improve coordination of council services:** Where people are accessing multiple council services e.g., home care, tenancy support, family support etc there may be advantages to hosting a Coordination Meeting. This may break down silo working between organisations and ensure people receiving services needs are at the heart of provision.
- **Organisational commitment to improvement:** The first six months of operation has identified a range of internal service improvements e.g., procedures, systems, culture, behaviours, and policies to improve joined up working and our support to local people. These will be fed back to Heads of Service for consideration and action. These suggestions for improvement could be strengthened further with greater involvement and influence from people with lived experience.
- **Develop wider connections and a shared practice framework:** A shared service framework and defined organisational culture for prevention and joined up support may improve consistency in how people are responded to across services. This Test of Change and prevention focussed work would benefit from the additional links and connections from services not currently involved e.g., Health and Social Care, Third Sector and Community Safety via an Advisory Group.

20th September 2022

Agenda Item No. 12

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## **PROPERTY TRANSACTIONS**

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Report by: Alan Paul, Senior Manager – Property Services

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Wards Affected: 9, 10, 11 and 12

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### **Purpose**

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The purpose of this report is to advise Members of action taken using the List of Officer Powers in relation to property transactions.

### **Recommendation(s)**

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The Committee is asked to note the contents of this report.

### **Resource Implications**

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There are no resource implications arising from these transactions, as any expenditure is contained within the appropriate Service budget.

### **Legal & Risk Implications**

---

There are no legal or risk implications arising from these transactions.

### **Impact Assessment**

---

An EqIA is not required and is not necessary for the following reasons: the items in this report do not propose a change or revision to existing policies and practices.

### **Consultation**

---

All consultations have been carried out in relation to this report.



## 1.0 Background

---

- 1.1** In dealing with the day to day business of the Council there are a number of matters relating to the purchase, disposal and leasing of property and of property rights. This report advises of those transactions dealt with under powers delegated to officials.

## 2.0 Transactions

---

### 2.1 Disposals

**2.1.1 60 sqm of additional ground at 35 Barnton Road, Kirkcaldy**

Date of Sale: 21 February 2022  
Price: £3,300  
Purchaser: Gillian Carpenter

**2.1.2 Sub Station, Nethergate, Kinghorn**

Date of Sale: 1 March 2022  
Price: £1,500  
Purchaser: SP Distribution Plc

**2.1.3 72 sqm of additional ground at 37 Barnton Road, Kirkcaldy**

Date of Sale: 28 February 2022  
Price: £3,960  
Purchaser: Anne Muir

### 2.2 Acquisitions

**2.2.1 135 Glamis Road, Kirkcaldy**

Date of Acquisition: 18 March 2022  
Price: £70,000  
Seller: David Michael Goodwin Jones and Christine Jones

**2.2.2 205 Redcraigs, Kirkcaldy**

Date of Acquisition: 18 March 2022  
Price: £130,000  
Seller: Kirsty Susan Forsyth

**2.2.3 22 Laurel Crescent, Kirkcaldy**

Date of Acquisition: 11 March 2022  
Price: £115,000  
Seller: Grant R Rolland and Mrs Debbie Rolland

**2.2.4 33 Templehall Avenue, Kirkcaldy**

Date of Acquisition: 11 March 2022  
Price: £132,500  
Seller: Susan H Karim

**2.2.5 16 Ravenscraig, Kirkcaldy**

Date of Acquisition: 1 November 2021  
Price: £80,000  
Seller: Fifeshire Posting Ltd

**2.2.6 6 Valley Gardens, Kirkcaldy**

Date of Acquisition: 2 December 2021  
Price: £90,000  
Seller: Carol Ann Rowley

**2.2.7 23 Sauchenbush Road, Kirkcaldy**

Date of Acquisition: 19 January 2022  
Price: £159,500  
Seller: Adam and Fiona Broughton

**2.2.8 23 Craigievar Gardens, Kirkcaldy**

Date of Acquisition: 4 March 2022  
Price: £176,500  
Seller: Mazhar Salim and Innes Johnston (Trustees) Limited,  
Executors of the late Robert Beatson Hill

**2.2.9 146 Redcraigs, Kirkcaldy**

Date of Acquisition: 25 February 2022  
Price: £121,000  
Seller: Kevin Matthew MacGregor, Executor of the late Betsy  
Dunlop McKinlay MacGregor

**2.2.10 11 Lothian Terrace, Kirkcaldy**

Date of Acquisition: 18 February 2022  
Price: £66,000  
Seller: James Michael Burns

**2.2.11 26 Sharp Crescent, Burntisland**

Date of Acquisition: 20 January 2022  
Price: £148,500  
Seller: Andrew Cameron, Executor of Janita Cameron

**2.2.12 115 Winifred Crescent, Kirkcaldy**

Date of Acquisition: 22 March 2022  
Price: £131,250  
Seller: Qaiser Faza Raja Begum

**2.2.13 119 Ravenscraig, Kirkcaldy**

Date of Acquisition: 18 March 2022  
Price: £82,500  
Seller: Joan Sinclair Paton

**2.2.14 175 Massereene Road, Kirkcaldy**

Date of Acquisition: 8 April 2022  
Price: £104,500  
Seller: David Henderson

**2.2.15 66 Fair Isle Road, Kirkcaldy**

Date of Acquisition: 14 April 2022  
Price: £70,000  
Seller: Edna Louise Wilkie

**2.2.16 53 Marion Street, Kirkcaldy**

Date of Acquisition: 1 April 2022  
Price: £75,000  
Seller: Avril Isabell Catherine Jack Castle-Smith and William Forgie Jack executors nominate of the late Isabella Mitchell Jack

**2.2.17 91 Winifred Crescent, Kirkcaldy**

Date of Acquisition: 29 April 2022  
Price: £143,000  
Seller: Charlene Wilson

**2.2.18 13 Buchan Court, Kirkcaldy**

Date of Acquisition: 29 April 2022  
Price: £77,000  
Seller: Alan John Wilson and Ian John Wilson

**2.2.19 18 Farne Court, Kirkcaldy**

Date of Acquisition: 12 May 2022  
Price: £54,000  
Seller: Elizabeth Mackie as executrix nominate of the late James Whyte and Charlotte Whyte

**2.2.20 9 South Row Kirkcaldy**

Date of Acquisition: 13 May 2022  
Price: £132,000  
Seller: Debbie Grace Livingstone

**2.2.21 22 Dean Road, Kirkcaldy**

Date of Acquisition: 13 May 2022  
Price: £70,000  
Seller: Alexander Hastie Robertson

**2.2.22 20 Dean Road, Kirkcaldy**

Date of Acquisition: 20 May 2022  
Price: £68,000  
Seller: Zakauallah Raja Begum

**2.2.23 15 Smeaton Gardens, Kirkcaldy**

Date of Acquisition: 27 May 2022  
Price: £48,000  
Seller: Lesa Marie Hudson

**2.2.24 21 Saunders Street, Kirkcaldy**

Date of Acquisition: 1 June 2022  
Price: £85,000  
Seller: Mohammed Ramzan & Naseem Ramsan

**2.2.25 4 Oaktree Square, Kirkcaldy**

Date of Acquisition: 27 May 2022  
Price: £154,000  
Seller: Paul Andrew McKeague and Monika McKeague

#### **2.2.26 294a Links Street, Kirkcaldy**

Date of Acquisition: 17 June 2022  
Price: £75,000  
Seller: Michael Edward Skiffington and Annette Joan Skiffington

#### **2.2.27 117 Ravens Craig, Kirkcaldy**

Date of Acquisition: 27 May 2022  
Price: £83,000  
Seller: Joan Sinclair Paton

### **2.3 Leases by the Council – New Leases**

#### **2.3.1 33 square metres of land at Beveridge Park, Kirkcaldy**

Term: 5 years from 29 April 2022  
Rent: £3,600 per annum  
Tenant: Dawn King

#### **2.3.2 Unit 32 Dunnikier Business Park, Midfield Drive, Kirkcaldy**

Term: 5 years from 17 December 2021  
Rent: £10,785  
Tenant: S Young Networks Ltd

#### **2.3.3 Office 7 Business Incubator, Myregormie Place, Mitchelston Industrial Estate, Kirkcaldy**

Term: 1 year from 1 December 2021  
Rent: £5,056 pa  
Tenant: Mr Gavin Alistair Hugh t/a Midgiebite Media

#### **2.3.4 Offices 3 & 8 Business Incubator, Myregormie Place, Mitchelston Industrial Estate, Kirkcaldy**

Term: 3 years from 15 November 2021  
Rent: £6,015 pa  
Tenant: Education Institute of Scotland (EIS) Fife Local Association

#### **2.3.5 Unit 3 Meadowfield Industrial Estate, Burntisland**

Term: 5 years from 10 November 2021  
Rent: £6,600  
Tenant: Xtreme Powder Coating Ltd

#### **2.3.6 Unit 5a Meadowfield Industrial Estate, Burntisland**

Term: 5 years from 10 November 2021  
Rent: £4,950  
Tenant: Dorwin Mg Ltd

#### **2.3.7 Unit 10 Kirkcaldy Enterprise Centre, Kirkcaldy**

Term: 1 year from 8 November 2021  
Rent: £3,900 pa  
Tenant: Fife Shopfitting Services Ltd

#### **2.3.8 Offices 12 & 13 Business Incubator, Myregormie Place, Mitchelston Industrial Estate, Kirkcaldy**

Term: 5 years from 4 October 2021  
Rent: £14,032 pa  
Tenant: Learn in Kirkcaldy Ltd

- 2.3.9 Office 9 Business Incubator, Myregormie Place, Mitchelston Industrial Estate, Kirkcaldy**  
 Term: 1 year from 11 October 2021  
 Rent: £3,375 pa  
 Tenant: Thistle Care Solutions Ltd
- 2.3.10 Unit 2 Kirkcaldy Enterprise Centre, Kirkcaldy**  
 Term: 1 year from 20 September 2021  
 Rent: £2,350 pa  
 Tenant: Zoe Leslie
- 2.3.11 Office 25 Business Incubator, Myregormie Place, Mitchelston Industrial Estate Kirkcaldy**  
 Term: 1 year from 24 September 2021  
 Rent: £3,375 pa  
 Tenant: Trainingwise Scotland CIC
- 2.3.12 Unit 16 Kirkcaldy Enterprise Centre, Kirkcaldy**  
 Term: 1 year from 20 August 2021  
 Rent: £3,800 pa  
 Tenant: George Fair Joiner and Construction Ltd
- 2.3.13 Unit 3 Kirkcaldy Enterprise Centre, Kirkcaldy**  
 Term: 1 year from 3 September 2021  
 Rent: £2,350 pa  
 Tenant: ACP Electrical (Fife) Ltd
- 2.3.14 Office 33 Business Incubator, Myregormie Place, Mitchelston Industrial Estate, Kirkcaldy**  
 Term: 1 year from 2 August 2021  
 Rent: £3,888 pa  
 Tenant: Amy Watt
- 2.3.15 Office 24 Business Incubator, Myregormie Place, Mitchelston Industrial Estate, Kirkcaldy**  
 Term: 1 year from 20 April 2021  
 Rent: £5,055 pa  
 Tenant: Raeburn Training Ltd
- 2.3.16 Office 2 Business Incubator, Myregormie Place, Mitchelston Industrial Estate, Kirkcaldy**  
 Term: 1 year from 3 May 2021  
 Rent: £2,640 pa  
 Tenant: Leanne Morrison
- 2.3.17 Office 23 Business Incubator, Myregormie Place, Mitchelston Industrial Estate, Kirkcaldy**  
 Term: 1 year from 4 May 2021  
 Rent: £6,976 pa  
 Tenant: Pass Drive

### 3.0 Conclusions

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**3.1** These transactions are reported back in accordance with the List of Officers Powers.

#### List of Appendices

1. N/A

#### Background Papers

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act, 1973:

N/A

#### Report Contact

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**Kirkcaldy Area Committee**  
**20<sup>th</sup> September 2022**  
**Agenda Item No. 13**

<b>Kirkcaldy Area Committee of 22 November 2022</b>			
<b>Title</b>	<b>Service(s)</b>	<b>Contact(s)</b>	<b>Comments</b>
Safer Communities Team Annual Update Report	Housing Services	Patricia Spacey, Liz Watson-SC	
Scottish Fire and Rescue Service - Kirkcaldy Area Annual Update	Scottish Fire & Rescue Service		
Operational Briefing on Policing Activities Within Kirkcaldy Area	Police Scotland		
Grounds Maintenance Service, Domestic Waste and Street Cleansing Service Annual Review 2021	Assets, Transportation and Environment	John Rodigan	
Complaints Annual Update	Communities	David Thomson-CRM	
Changes to Vehicular Access High Street Kirkcaldy Pedestrian Zone expiration of ETRO	Assets, Transportation and Environment	Keith Johnston, Martin Kingham, Lesley Craig	
Plan 4 Kirkcaldy Area 2019-2022 Review	Communities and Neighbourhoods Service	Julie Dickson	
Revised Plan 4 Kirkcaldy Area 2022-2025	Communities and Neighbourhoods Service	Julie Dickson	
School Attainment and Achievement Annual Report	Education and Children's Services	Maria Lloyd	
Feasibility Study Report on Car Parking	Roads & Transportation Services	Susan Keenlyside	

<b>Kirkcaldy Area Committee of 7 February 2023</b>			
<b>Title</b>	<b>Service(s)</b>	<b>Contact(s)</b>	<b>Comments</b>
Area Roads programme 2023-24	Assets, Transportation and Environment	Neil Watson, Frances Ratcliffe	

**Kirkcaldy Area Committee**  
**20<sup>th</sup> September 2022**  
**Agenda Item No. 13**

<b>Kirkcaldy Area Committee of 7 February 2023</b>			
<b>Title</b>	<b>Service(s)</b>	<b>Contact(s)</b>	<b>Comments</b>
Local Area Economic Profiles Annual Report	Business and Employability	Peter Corbett	

<b>Kirkcaldy Area Committee of 6 June 2023</b>			
<b>Title</b>	<b>Service(s)</b>	<b>Contact(s)</b>	<b>Comments</b>
Area Roads Programme 2022-23 Final Report	Assets, Transportation and Environment	Vicki Connor	

<b>Unallocated</b>			
<b>Title</b>	<b>Service(s)</b>	<b>Contact(s)</b>	<b>Comments</b>
Pupilwise and Parentwise Survey	Education and Children's Services	Deborah Davidson	
Mid-Fife Economic Action Plan Update	Economy, Planning and Employability	Peter Corbett	
Member Update on Skills Development Scotland reporting of Positive Destinations	Economy, Planning and Employability	Gordon Mole	
Area Housing Plan Annual Update	Housing Services	Joan Lamie	
Supporting the Local Community Plan - Kirkcaldy Area Local Budgets 2022/23	Communities and Neighbourhoods Service	Julie Dickson	
Common Good and Settlement Trust Funds Annual Report 2021-22	Communities and Neighbourhoods Service	Eleanor Hodgson	
Pupil Equity Fund Update	Education and Children's Services	Zoe Thomson	