

Due to Scottish Government Guidance relating to Covid-19, this meeting will be held remotely.

Wednesday, 30th March, 2022 - 2.00 p.m.

AGENDA

Page Nos.

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 in particular items on the agenda and the nature of the interest(s) at this stage.
3. **MINUTE** – Minute of Meeting of Cowdenbeath Area Committee of 9th February, 2022. 3 - 5
4. **PROPOSED 30 MPH EXTENSION – B925 DUNFERMLINE ROAD, CROSSGATES** – Report by the Head of Assets, Transportation & Environment 6 – 8
5. **PEOPLE & PLACE LEADERSHIP PROPOSED DEMOLITION- BLOCK 101-147, MARTIN CRESCENT, BALLINGRY** – Report by the Head of Housing Services 9 – 14
6. **NOTICE OF MOTION** – In terms of Standing Order No. 8.1(1), the following Notice of Motion has been submitted: -

“Cowdenbeath Area Committee notes the apparent deteriorating condition of The Miners Winding Wheel within Lochore Meadows Country Park and this is of concern to elected members and the wider Community.

Committee notes the interest of Professor Demetrios M. Cotsovos of Herriot Watt University in examining the structure with his students.

Committee requests that Officers engage with Professor Cotsovos with a view to presenting a report on the condition of the structure at a future Area or relevant committee and thereafter explore options for appropriate restoration”.

Proposed by Councillor Lea Mclelland
Seconded by Councillor Rosemary Liewald
7. **PROPERTY TRANSACTIONS** – Report by the Head of Assets, Transportation & Environment 15 – 16
8. **COWDENBEATH AREA COMMITTEE FORWARD WORK PROGRAMME** 17 – 17
9. **PUBLIC QUESTIONS** – The following question has been submitted by the public in terms of Standing Order No. 6.1, from Paul McGowan.

Question 1./

Question 1

What steps have the Cowdenbeath Area Committee taken to resolve youth anti-social behavior in the Ward in regard to the following points:

- Introducing a Byelaw against consumption of alcohol in public places
- The reduction availability of Alcohol Licenses in the town
- Putting wardens on buses and trains (at certain weekend times) to raise intelligence for the Police
- Introducing visible CCTV to the area
- Funding a number of youth diversionary activities
- Engaging/funding the community for a "Community Watch" scheme

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.

Lindsay Thomson
Head of Legal and Democratic Services
Finance and Corporate Services

Fife House
North Street
Glenrothes
Fife, KY7 5LT

23 March, 2022

If telephoning, please ask for:
Michelle Hyslop, Committee Officer, Fife House 06 (Main Building)
Telephone: 03451 555555, ext. 445279; email: Michelle.Hyslop@fife.gov.uk

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THE FIFE COUNCIL - COWDENBEATH AREA COMMITTEE – REMOTE MEETING

9th February, 2022

2.00 p.m. – 4.40 p.m.

PRESENT: Councillors Linda Erskine (Convener), Alistair Bain, Alex Campbell, Rosemary Liewald, Mary Lockhart, Lea Mclelland and Darren Watt.

ATTENDING: Neil Watson, Lead Consultant (Roads & Lighting Asset Management), Keith Johnston, Technician Engineer - Traffic Management (South Fife), Assets Transportation & Environment, Roads & Transportation Services; Gary Daniell, Team Manager (Community Development), Patricia Galfskiy, Policy Officer, Alastair Mutch, Community Manager (South & West Fife), Communities and Neighbourhoods; Peter Corbett, Lead Officer Economy, Andrew Walker, Economic Adviser - Town Centre Development Unit, Economy, Planning & Employability Services; Zoe Thomson, Quality Improvement Officer (Equity), Nicola Barker-Harrison, Depute Headteacher (Beath High School), Colin Lyle, Headteacher, (Kelty Primary School), Claire Wyatt, Headteacher (Denend School, Lochgelly Cluster), Education & Children's Services and Michelle Hyslop, Committee Officer, Legal & Democratic Services.

APOLOGIES FOR ABSENCE: Councillor Gary Guichan and Sarah Roxburgh.

260. DECLARATIONS OF INTEREST

No declarations of interest were submitted in terms of Standing Order No. 7.1.

261. MINUTE

The Committee considered the minute of the meeting of the Cowdenbeath Area Committee of 8th December, 2021.

Decision

The Committee agreed to approve the minute.

262. PUPIL EQUITY FUNDING (PEF)

The Committee considered a report by the Executive Director, Education and Children's Services outlining the progress of the Pupil Equity Fund and updating members on the work of schools in the Cowdenbeath Area to address the challenge of Closing the Poverty Related Attainment Gap. The report presented an overview of the rationale, implementation and impact, to date, of the Pupil Equity Fund within schools across the Cowdenbeath Committee Area.

Decision

The Committee agreed to: -

(1) note the content of the report;

(2)/

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- (2) note the aims of the interventions;
- (3) note the work of schools in developing their practice to address the challenge of Closing the Poverty Related Attainment gap; and
- (4) link directly with individual schools for further information as required.

263. AREA ROADS PROGRAMME 2022

The Committee considered a report by the Head of Assets, Transportation and Environment which identified the projects proposed for approval for the Area Roads Programme in the Cowdenbeath Area for delivery in the 2022-23 financial year.

Decision

The Committee: -

- (1) approved the proposals identified in Appendices 1-3 of the report;
- (2) noted that Foulford Road, Footway Widening scheme, would be moved to a Category 1, and Foulford Road, Speed Cushions, would be moved to a Category 2 as detailed in Appendix 3 of the report, Road Safety and Traffic Management Scheme List for 2022-23;
- (3) delegated authority to the Head of Assets, Transportation and Environment to manage the lists of Category 1 and 2 projects in line with the available resources/funding as the programme developed, in consultation with the Area Convener and Vice-Convener; and
- (4) noted Appendices 4 and 5 of the report.

The meeting adjourned at 3.29 p.m. and reconvened at 3.40 p.m.

264. LOCAL AREA ECONOMIC PROFILES (DECEMBER 2021)

The Committee considered a report by the Head of Business and Employability Services providing members with an annual overview of the local economic profile for each of the seven local Committee areas using the latest available data.

Decision

The Committee: -

- (1) considered and commented on the issues raised from the analysis of the latest available data contained the report; and
- (2) recognised the ongoing economic impact and uncertainty resulting from the Covid-19 pandemic and recent UK exit from the European Union.

265./

265. LCP, WARD AND ANTI-POVERTY BUDGET PROPOSAL

The Committee considered a report by the Head of Communities and Neighbourhoods which proposed options for the allocation of the remaining 2021/22 budget from the LCP, Ward and Anti-Poverty budget to the projects detailed in the report.

Decision

The Committee agreed to allocate the remaining 2021/22 budget to Option 1 as detailed in the report.

266. COWDENBEATH TOWN HOUSE

The Committee considered a joint report by the Head of Communities and Neighbourhoods and the Head of Assets, Transportation and Environment regarding the future use of the Cowdenbeath Town House, High Street, Cowdenbeath, owned and held on the Common Good Account.

Decision

The Committee: -

- (1) noted the options for the future use of the Cowdenbeath Town Hall;
- (2) agreed that Officers consult with key stakeholders on the proposals, to redevelop Cowdenbeath Town House as a Community Shop;
- (3) agreed that following the appropriate consultation with key stakeholders, if accepted, it be remitted to Officers to progress with the redevelopment;
- (4) agreed there would be phased approach to the redevelopment, starting with the Ground Floor and developing a feasible approach for the upper floor ensuring the historical integrity of the building;
- (5) authorised the Head of Legal Services to obtain any necessary consent from the Sheriff for the disposal, including by lease, in the first instance of the Cowdenbeath Town House; and
- (6) noted, should there be any proposal to sell the building at a future date, a report would be submitted to the Cowdenbeath Area Committee for consideration.

267. COWDENBEATH AREA COMMITTEE FORWARD WORK PROGRAMME

Decision

The Committee noted the draft forward work programme for the Cowdenbeath Area Committee.

30th March 2022

Agenda Item No. 04

Proposed 30 mph extension – B925 Dunfermline Road, Crossgates

Report by: Ken Gourlay, Head of Assets, Transportation and Environment

Wards Affected: Ward 7 - Cowdenbeath

Purpose

The purpose of this report is to allow the Area Committee to consider a proposal to extend the 30mph speed limit on B925 Dunfermline Road, Crossgates.

Recommendation(s)

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

- (1) agrees to the promotion of a Traffic Regulation Order (TRO) to extend the 30 mph speed limit as detailed in drawing no. TRO22_25 (Appendix 1), with all ancillary procedures; and
- (2) authorises officers to confirm the Traffic Regulation Order within a reasonable period unless there are objections.

Resource Implications

The cost to formally promote this TRO and deliver the associated traffic management works will be approximately £2,000 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

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

Consultation

The local Ward Councillors and Police Scotland have been advised. One Councillor has expressed their support for the proposal.

Formal consultation required by the Road 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 for the proposed TRO will be made available on www.fife.gov.uk.

1.0 Background

- 1.1 BEAR Scotland on behalf of Transport Scotland have introduced a 50 mph speed limit on the A92 Crossgates Roundabout towards Halbeath Roundabout. This leaves a short section (approx. 60 metres) of national speed limit on B925 Dunfermline Road from the existing 30 mph signs to the roundabout.

2.0 Issues and Options

- 2.1 It is inappropriate to have a short length of national speed limit and the speed limit should be reduced to tie in with adjacent speed limits either by reducing to 50 mph or by extending the existing 30 mph.
- 2.2 The existing 30 mph gateway into Crossgates on B925 Dunfermline could be improved as the existing signs are obscured by other signs. Extending the existing 30 mph to the A92 Crossgates roundabout will allow the signs to be relocated and create a stronger gateway, which should improve speed limit compliance. Appendix 1 (Drawing no. TRO22_25) shows the extents of the proposed 30 mph extension.

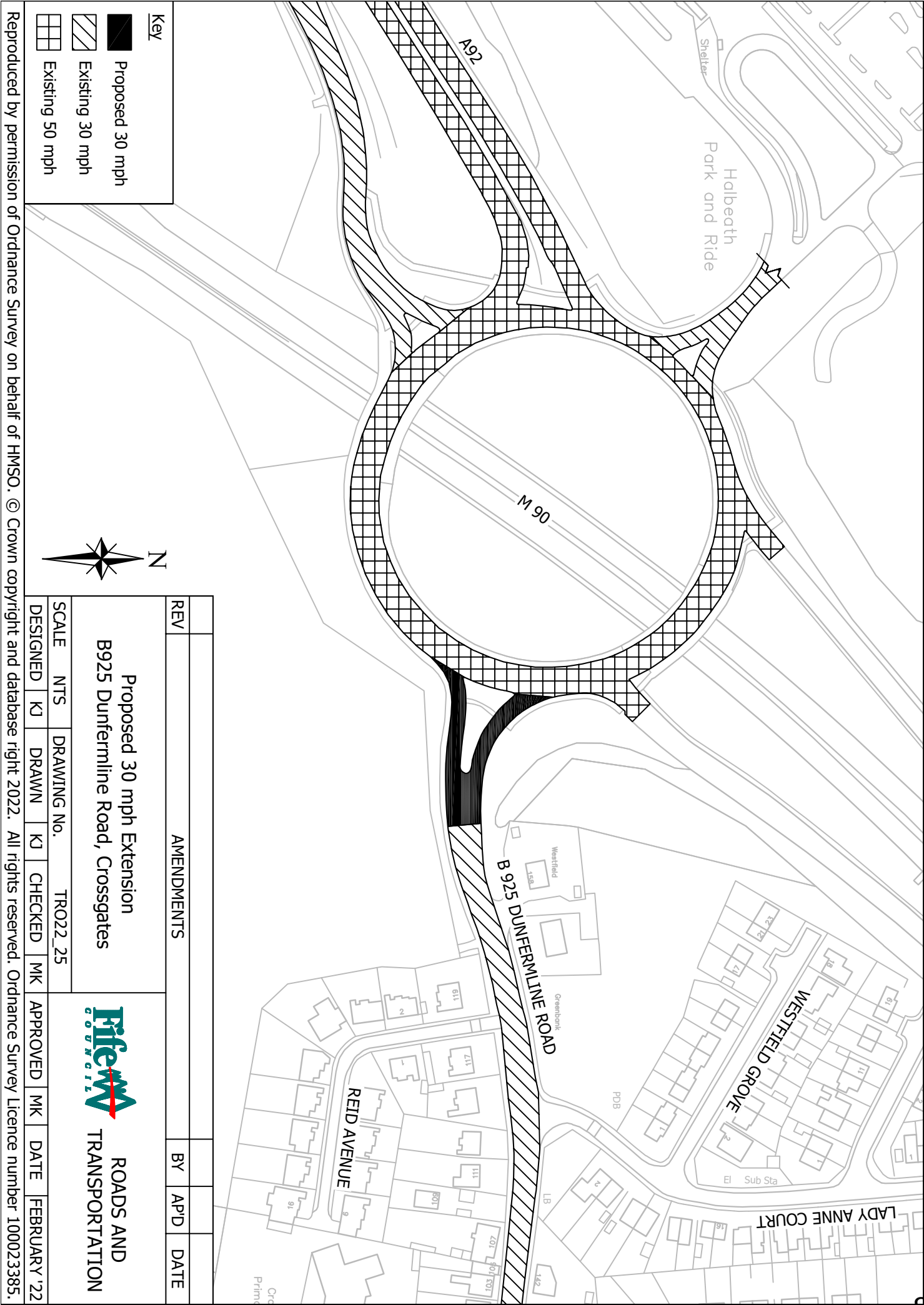
3.0 Conclusions

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

List of Appendices

1. Drawing no. TRO22_25

Report Contact
Keith Johnston
Technician Engineer, Traffic Management (South Fife)
Road and Transportation Services
Bankhead Central
Telephone: 03451 55 55 55 + VOIP Number 442935
Email: keith.johnston@fife.gov.uk



Key	
	Proposed 30 mph
	Existing 30 mph
	Existing 50 mph

REV	AMENDMENTS	BY	AP/D	DATE

Proposed 30 mph Extension
B925 Dunfermline Road, Crossgates

SCALE	NTS	DRAWING No.	TR022_25
DESIGNED	KJ	DRAWN	KJ
CHECKED	MK	APPROVED	MK
DATE	FEBRUARY '22	ROADS AND TRANSPORTATION	

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30th March 2022

Agenda Item No. 05

People & Place Leadership, Proposed Demolition-Block 101- 147, Martin Crescent, Ballingry

Report by: John Mills, Head of Housing Services

Wards Affected: 8

Purpose

To present to Elected Members a proposal to demolish the properties block 101-147, Martin Crescent, Ballingry as part of the Housing Regeneration programme.

Recommendation(s)

Members are asked to:

1. Agree a proposal to transfer existing tenants of block 101-147 Martin Crescent Ballingry to other accommodation on a priority basis.
2. Agree to suspend housing allocations to the block and take all empty properties on an ongoing basis out of active management.
3. Approve the option to demolish the empty block 101-147, Martin Crescent, Ballingry,
4. Agree to pay all qualifying council tenants a home loss and disturbance payment in line with existing council policy.

Resource Implications

Housing Regeneration work is taking place within agreed HRA revenue and capital budgets.

Legal & Risk Implications

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

Impact Assessment

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

Consultation

Ward 8 Members and all existing tenants were consulted on the proposal. Tenants received a home visit and were sent a follow up letter. 17 out of the 18 tenants confirmed their support for the proposal with the common view that the block is no “longer fit for modern day living”.

1.0 Martin Crescent Flats

- 1.1 The properties in block 101-147, Martin Crescent, Ballingry consist of 12 x lower ground 1-bedroom Flats and 12 x Upper level 2- bedroom maisonettes.
- 1.2 There are no communal entrances in the block. Each of the lower level 1-bedroom flats have their own front and back door and the upper-level maisonette’s have 1 front door to the rear of the block of flats which is up a flight of external stairs.
- 1.3 Out of the 24 properties, 22 are in housing management by the Area Housing Team and 2 properties are currently used for temporary accommodation allocations and are managed by Fife Council Homeless Team. At the time of writing the report, 4 of the properties are void. There are no homeowners in the block.
- 1.4 The make-up of the block of flats are generally middle-aged single male and females. Currently there is 1 tenant who is aged over 70 years.

2.0 Issues and Options

- 2.1 The block 101-147 Martin Crescent, Ballingry requires intensive housing management due to various issues in the block and in the preceding years a stigma has been attached to the block as a poor housing option for applicants on the Fife Housing Register.
- 2.2 There are serious anti-social behaviour concerns in the block, however there is a fear culture around officially reporting the behaviour. The Area Housing Team are usually contacted by the affected occupants at the point where they are in a crisis due to being targeted and are in fear for their safety. Not only are there welfare concerns for the tenants affected but there are also cost implications for Fife Council. Case examples of these difficulties are:
 - A single male was allocated a property and within 1 week of living in his tenancy; acid was poured over his car, he was threatened with a knife and paint thrown over his rear kitchen window, all of which was reported to the Police. Unfortunately, no action was taken as the tenant was not able to identify the suspect(s). It is believed that the suspects who carried out this were not aware that the previous tenant had moved out due to being subjected to similar behaviour. Due to the seriousness of the behaviour the occupant was awarded urgent management points and he was transferred to another tenancy. A Management decision was made to leave the property empty for the time being due to concerns any new tenant will be subjected to similar behaviour.

Notwithstanding the rent loss due to the property remaining empty the cost of the change of tenancy (COT) before it was allocated was £4118.23 and when the tenant moved out 6 months later the cost of the COT was £861.89. When you add together the cost of lock changes, gas safety checks, COT and deep and final cleans you are in the region of £6444.12 for a tenancy that was only sustained for 6 months.

- The Housing Options Officer allocated a property to a couple with 1 child. They had been in the property for around 6 weeks when they notified Fife Council they could no longer live in the property due to anti-social behaviour and their child was too scared to live there. They submitted a transfer application form and were awarded harassment points to facilitate an urgent move to another property.

2.3 Properties are frequently targeted for vandalism which causes fear and alarm to residents; however, it has proved extremely difficult to identify the perpetrators of the behaviour due to the reluctance of residents to provide any information that may result in themselves being targeted. This means that Fife Council absorb the costs as there is lack of evidence for the Police to progress any criminal investigations and Fife Council to apply re-charges. Although this is a continual issue a snapshot of this behaviour between August 2020 and April 2021 is detailed in appendix 1.

2.4 The Housing Management Officer regularly arranges to clear rubbish at the rear of the block. Rubbish is continually dumped in the communal area; numerous bins are not taken out for emptying and recycle bins are often contaminated so they can't be emptied. On average this is costing Fife Council £2,500 per year to maintain the area. It is proving difficult to recharge the tenants responsible as we cannot prove who dumped the rubbish in the communal area. Environmental Services have informed they are unable to install large waste communal bins due to the stairs at either side of the block of flats. Unfortunately, the photos below are a regular view at the back of the flats:



2.5 Sustaining tenancies is a clear objective of Housing Services. The aim is to provide applicants with good quality settled accommodation in an environment where they can thrive. Unfortunately, this is not the case for this block in Martin Crescent. Housing applicants have made it clear that they don't want an offer of housing in this block, so allocations are predominantly to Homeless applicants in accordance with the one fair offer policy.

For example, in the period 2020/21 there were 5 void properties of which all allocations were made to Homeless applicants. Around the middle of 2021 the Area Housing Manager decided to temporarily suspend allocations of housing when it became void as there is a genuine concern that the tenancies are set to fail due to the numerous issues associated with this block.

- 2.6 There is a historical stigma attached to this block. It is known locally as an undesirable place to live. There is a concern that any significant investment in the block would not be effective as it would be extremely difficult to regenerate due to the stigma and the ongoing issues highlighted in this report.
- 2.7 The Area Housing Team invest a significant amount of time attempting to respond to complaints from tenants but despite these efforts continuing, the Officer time and ongoing costs cannot be sustained indefinitely. The constant turnover of properties resulting in failed tenancies indicates that the block is not suitable for tenants looking for settled accommodation and is not financially viable.
- 2.8 The Housing Service view is that the only viable option is to take this block out of housing management and transfer all existing tenants to more suitable accommodation. The block would then be put forward for demolition.
- 2.9 Existing tenants would receive management points to facilitate an urgent move to another property where we would utilise vacancies in council stock in areas of choice. Furthermore, Kingdom Housing Association are currently building 63 properties in Ballingry of which only 14 have been completed and allocated. This means there are still 25 two- bedroomed units to be allocated so this will generate a great deal of movement and transfer chains in the Benarty area. The transfer chains will present Fife Council with further options to re-house the existing tenants.
- 2.10 Every tenant will be offered a compensation package consisting of disturbance payment and a home loss payment. The home loss payment is paid following deductions of outstanding rent and Council Tax owed to Fife Council.
- 2.11 Tenants in Martin Crescent will be given the opportunity to participate in consultation events to consider options for the best use of the open spaces if the demolition option is approved by members.

3.0 Conclusions

- 3.1 Facilitating transfers for the current tenants of block 101-147 Martin Crescent, Ballingry is the preferred option for Housing Services. The ongoing issues in the block does not lend itself to a safe settled environment for our tenants. It is not financially viable to invest in these properties.
- 4.2 A demolition programme for the block will hopefully remove the historical negative stigma attached to the area and ease the financial and intensive management demand this place on Housing Services.

- 4.3 The tenants of Martin Crescent will be given the opportunity to participate in consultation events to consider options for the best use of the open spaces as a result of the demolition.

John Mills
Head of Housing Services

Background Papers

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

List of Appendices:

1. Costs of Vandalism and Repairs at Martin Crescent (August 2020 and April 2021)

Report Contact

Russel Gray
Area Housing Manager
Brunton House, Cowdenbeath
Telephone: 08451 55 55 55 Ext No 446105
Email: russell.gray@fife.gov.uk

Appendix 1 – Costs of Vandalism and Repairs at Martin Crescent (August 2020 and April 2021)

103 Martin Crescent:

- Board up outside window pane.	£101.78
- Re-glaze outside window pane	£125.14
- Board up broken bedroom window	£66.94
- Board up unsecure bedroom window	£40.58
- Re-Glaze bedroom window	£94.23

105 Martin Crescent:

- Board up bathroom window to rear	£40.58
- Re-Glaze bathroom window to rear	£103.88

131 Martin Crescent:

- Re-Glaze living- room window	£133.83
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135 Martin Crescent:

- Board up hall window	£66.94
- Re-Glaze hall window	£195.13

137 Martin Crescent:

- Board up rear windows	£66.94
- Re-Glaze rear windows	£165.50
- Board up front door panel	£91.49
- Reg-Glaze front door panel	£165.50

30 March 2022

Agenda Item No. 07

PROPERTY TRANSACTIONS

Report by: Ken Gourlay, Head of Assets, Transportation and Environment

Wards Affected: 7 and 8

Purpose

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)

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

Resource Implications

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 Cocklaw Street, Moir Court, Kinglassie

Date of Sale: 24 February 2022
Price: £25,000
Purchaser: APC Group Ltd

2.2 Acquisitions

2.2.1 98 High Street, Cowdenbeath

Date of Acquisition: 21 January 2022
Price: £75,000
Seller: Duncan and Linda Robertson

3.0 Conclusions

- 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

Author Name Michael I McArdle
Author's Job Title Lead Professional
Workplace Property Services – Estates
Bankhead Central
Bankhead Park
Glenrothes, KY7 6GH
Telephone 03451 555555 Ext No 440268
Email Michael.mcardle@fife.gov.uk

Unallocated			
Title	Service(s)	Contact(s)	Comments
Local Community Plan Annual Update and Budget Outturn 2020/21	Communities and Neighbourhoods Service	Sarah Roxburgh	Due 2022
Pupilwise and Parentwise Surveys 2018-2019	Education Services	Deborah Davidson	Figures not available at present due to Covid-19, to await until figures available email 8.9.21 from Lesley Henderson. ? If due to be submitted in 2022
Area Housing Plan Update 2022	Housing Services	Russell Gray	Due Mid 2022
Update on School Meals from Core Group, L/G & C/B High Schools	Education Services	Neil Finnie, Tariq Ditta	Oct 2020, no update available at present due to Schools home learning. Due 2022
Parks Street and Open Spaces Annual Review 2021	Parks, Street and Open Spaces	Scott Clelland	Annual Review at committee Jan 2020, Structure review, next report tbc. Due 2022
School Attainment & Achievement Report	Education & Children's Services	Lesley Henderson	Workshop to be arranged for June 2022, and report 2022
Common Good & Settlement Trust 2022	Finance and Corporate Services	Eleanor Hodgson	
Scottish Fire & Rescue Annual Performance Report	Scottish Fire & Rescue Service		Annual Report due 2022
Safer Communities Team Update Report 2022	Communities and Neighbourhoods Service	Liz Watson-SC	Annual Report due 2022
Operational & Community Briefing on Policing Activities within Cowdenbeath	Police Scotland		Annual Report due 2022