



# Fraser Avenue / Gray Place Redevelopment Newsletter

## Introduction

This newsletter is produced by Kingdom Housing Association and Fife Council to provide you with information on the redevelopment plans for Fraser Avenue and Gray Place. We will issue regular newsletters during the course of the redevelopment so that you are kept up to date with events and opportunities to participate in the process.

## Regeneration Updates

### Phase 1 New Housing Update

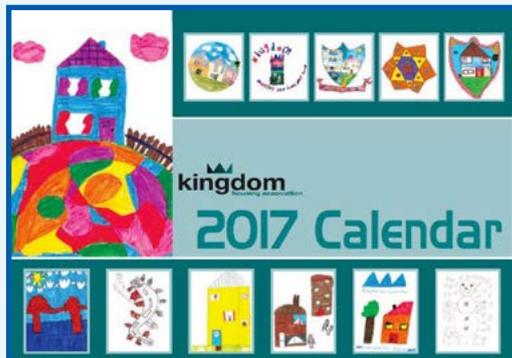
Kingdom are busy progressing design and funding approvals along with the appointment of the New Build Contractor to allow the building works to begin early 2017.

As previously advised there may be some disruption to bus routes and public transport within the area during the new build process. The final arrangements for any temporary road closures and subsequent bus route changes can't be confirmed until the New Build Contractor is appointed and all necessary approvals for the works have been obtained. As soon as we have this information we will post an update on the Fraser Avenue page of the Kingdom website [www.kingdomhousing.org.uk/fraser-avenue](http://www.kingdomhousing.org.uk/fraser-avenue) and also on the Fraser Avenue Regeneration Facebook page.

### Demolition Day

It was a day of mixed emotions for the residents of Fraser Avenue as the demolition process started and the old houses began to tumble, symbolising the beginning of a new era. There were fond recollections of when the houses were built in the 50s and 60s from residents who remember feeling lucky to be allocated a house. For some of the residents "The Ave" by all accounts was a great place to live with a strong sense of community spirit and a willingness to pull together through the hard times.

We would like to thank all the residents for their continued patience and co-operation during the demolition works which are due to continue until January 2017. We would also encourage anyone who would like to share their memories of Fraser Avenue to contact Inverkeithing Arts Initiative. [www.inverkeithingarts.org](http://www.inverkeithingarts.org)



## Pupils Artwork Brightening up 2017

Each year Kingdom produce a calendar for its tenants. For the 2017 calendar we decided to showcase some of the fantastic drawings done by the pupils at Inverkeithing Primary School. These were entries to the 'Design a Logo' competition which was held as part of our Schools Initiative. Did you know that the logo used on this newsletter and other regeneration publications was one of the winning entries from this competition?



Photo provided by Inverkeithing Arts Initiative

## What Happens Next?

**Returning Tenants** - If you have opted to stay and be allocated a new build property, staff from Kingdom will visit you in your home to carry out an interview. This will happen approximately 6 months before completion of the new build properties. This will ensure we have up to date information on your household, and will also give you the opportunity to discuss any queries.

Kingdom will then request a tenancy reference from Fife Council for your current tenancy. They will also contact any other landlords you have had over the past 5 years, to request the same. Any official offer of housing will be subject to a clear tenancy reference.

As a reminder, they will be looking to ensure:

- there is no outstanding tenancy related debt, including rent and rechargeable repairs. If you have made an arrangement and maintained this for over 3 months, this will be acceptable.
- the property condition is to an acceptable standard.
- there is no history of anti-social behaviour from your household.

**You may not be allocated a new build property with Kingdom if you fail to meet any of these criteria.**

We would urge any residents with tenancy related debt to contact Fife Council or previous landlords and make arrangements to repay this debt.

It is important at this stage that you also keep us updated with any changes in your household.

**Non Returning Tenants** - If you have chosen to move outwith Fraser Avenue, Fife Council is continuing to seek re-housing for you. The aim is to move all tenants currently housed in Phase 2 by Spring 2018, and so far we are ahead of schedule. Fife Council is working with other Housing teams, Kingdom and other housing associations in the local area to source alternative accommodation for these tenants.

It is important that all tenants continue to pay their ongoing rent or make arrangements to pay rent arrears or this could delay any prospective move.

## Neighbourhood Partnership Update

Based on the response to the adult and family learning survey carried out recently, we are organising the following projects:

- **Spruce Yer Hoose**  
A practical, hands-on, basic DIY course to take place in the New Year, which will include tips and advice on painting and decorating, tiling, measuring for curtains or carpets and budgeting to help turn your house into a home.
- **Gardening Project**  
The garden project at flat 187 is continuing. The garden is now home to vegetable and flower plots, a herb garden, rockery and a patio area. The volunteers will be on hand to give you tips, talk through your ideas and give you a hand in your own garden if you would like to make some changes. The garden is also home to the job club, so for information on CVs, job applications and advice about future employment, contact Angela Baillie on 03451 55 55 55 Ext 480096 / [Angela.Baillie@fife.gov.uk](mailto:Angela.Baillie@fife.gov.uk)

## Construction Academy

To help local residents prepare for job opportunities which could be created as part of the redevelopment works, we intend to run a Construction Academy in Spring 2017. This will consist of practical training courses such as CSCS Training/Testing and Asbestos Awareness, employability support with things such as interview skills, CV preparation and confidence building and a practical work experience placement. We will also have input from construction companies to give you an insight into working within the industry and what the expectations are. For more information on training or employment support available, please contact the Fife Works Team on 01592 862304.

## New Shops Development

Planning permission in principle was granted for the development of new shop units as part of the overall master plan for the area. There are likely to be four shops at the top of Fraser Avenue facing Hillend Road. A detailed planning application now needs to be submitted to Fife Council showing the proposal for the shops. The existing shop owners are keen to have a free to use ATM within the site.

## Festive Memories of Fraser Avenue

A particularly memorable Christmas in the late 1950s would follow an equally memorable Christmas Eve, as preparing for Christmas Day was just as exciting. The effort was essential to ensure that Christmas went to plan. Getting up at the crack of dawn was not a top priority, breakfast was, then came the opening of presents, which set the tone for the rest of the day. So, what did I get that was so memorable? A full cowboy outfit, including a pair of guns and a rifle that would not look out of place on the set of “Bonanza” or “Gunsmoke” which were popular television programmes at the time, and today! Another memorable item was a model of the Attack Transport, USS Randall, which was a useful addition to my fledgling navy. The weather provided another memory of note; this would be the only Christmas day on which it snowed heavily, all day. Six inches of the stuff was no use to a new sledge designed for four!

So how did Fraser Avenue look at this time of year? Absolutely brilliant! Window displays of individual tenants were indeed a sight to behold and remember. You could not escape from a feeling that Christmas had arrived to entertain this vibrant community. Christmas Dinner was a memorable highlight, with home-made chicken rice soup, a hen with all the trimmings and a traditional sherry trifle, all timed to finish for the Queen’s speech. Then it was time to relax watching television and finding out exactly how all these toys worked.

Christmas and its meaning have changed over the years, as have the toys, but the tradition is still the same; trees and decorations, presents and cards, the lure of Santa and the singing of carols have not passed into history, but will the future hold quite as many memories.....?

**Cecil Grant – Fraser Avenue resident since May 1956**



### Stay Safe over the Festive Period

A demolition site presents real dangers with hazardous materials, falling structures and an unsafe environment. Please make sure everyone stays safe over the festive period and avoids injury by staying well clear of all demolition site areas and reporting any suspicious activity.

## Want to Get More Involved?

If you would like to be involved in any of the following Neighbourhood Partnership Sub Groups:

- Amenities & Facilities
- Community Projects
- Community Connections
- Employability & Anti Poverty

Visit [www.kingdomhousing.org.uk/fraser-avenue](http://www.kingdomhousing.org.uk/fraser-avenue) or contact [shona.keenan@fife.gov.uk](mailto:shona.keenan@fife.gov.uk)

If you have ideas for future newsletter articles please contact Kingdom’s Development Team on 01383 515 949 and [development@kingdomhousing.org.uk](mailto:development@kingdomhousing.org.uk).

## Should Fraser Avenue be Renamed?

As part of the redevelopment proposals for Fraser Avenue, Kingdom were asked to consult on the potential for renaming the street. To gauge the opinion of the local community, letters were delivered to approx. 1000 homes in Fraser Avenue and the surrounding areas, asking whether or not they supported the need to rename Fraser Avenue.

We received a total of 54 responses, with 48 respondents in favour of renaming the street, and 7 who were opposed to any renaming. This information has now been presented to Fife Council, who will follow their published procedures for Street Naming, which will include further public consultation. If it is agreed there is a need to rename the street, then the local community will have a further opportunity to put forward their suggestions.

If you would like further details please visit [www.fife.gov.uk/addressing](http://www.fife.gov.uk/addressing).

## Keeping You Informed

Do you know where to find the latest information and updates on the Regeneration Project?

### The Kingdom Website

[www.kingdomhousing.org.uk/fraser-avenue](http://www.kingdomhousing.org.uk/fraser-avenue)

### The Fraser Avenue Regeneration Facebook Page

[www.facebook.com/fraserave](http://www.facebook.com/fraserave)

### The Fraser Avenue Community Noticeboard

outside flat 184

### Your Local Development Officers

Deborah Stevens (Housing) and Shona Keenan (Community) based at Inverkeithing Civic Centre

## Energy Advice

Michael Hui, Kingdom's Energy Advisor will be holding further Energy Advice Surgeries, Community Workshops and School Talks in 2017. These surgeries will provide advice and assistance to local residents on their fuel costs, energy bills and on how to save money whilst keeping warm.

Michael can assist in the following areas:

- Issues with energy bills
- Meter problems
- Financial assistance advice
- Fuel debt management
- Supplier / tariff switching
- Condensation prevention advice
- Heating operation
- Uncapping gas supply

For more information on future events, please contact [m.hui@kingdomhousing.org.uk](mailto:m.hui@kingdomhousing.org.uk) or look out for updates on the Fraser Avenue Regeneration Facebook page or Community Noticeboard.

## Anti-Social Behaviour in Fraser Avenue

As you will know, there has been an increase in anti-social behaviour in the area over the last few months. The Police and Safer Communities Team as well as staff from the Area Housing Team are prioritising the area through extra patrols, additional CCTV cameras and working with local people to develop solutions. However, there are still not enough reports being made to allow further action to be taken against the people causing the anti-social behaviour and criminal damage.

Please remember to call 101 if you have witnessed a crime, or 999 if the crime is in progress, and also report any tenants causing problems to the Local Office. This will help us eliminate the problems and make the street a safer and more pleasant place to live.

### CONTACT DETAILS

#### Kingdom Housing Association Ltd

##### Main contact

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