

COMMUNITY UPDATE

email: projects@ourrannoch.co.uk

Community ownership of Outdoor Centre gathers momentum

Work on putting together a case for community ownership of the Outdoor Centre is gathering pace. Board members gave a presentation to officers from Perth and Kinross Council back in September and have been invited to submit a business case and a formal request for an asset transfer of the Outdoor Centre. A Property Condition Survey and market valuation of the Centre have been carried out and with the support of our Project Officers, we are now preparing a business case. We hope to submit a draft to the Council by the end of February for them to comment on before submitting a final version along with an asset request form by the end of March 2020. Under the Community Empowerment Act the Council is obliged to give a decision within 6 months of receiving our request.

Many of you will recall the consultation on the Community Plan – *Delivering Rannoch's Sustainable Future* – back in 2016 which identified the need for a community hub as the number one priority. If RCT's asset transfer request is successful then the intention is to convert the Outdoor Centre into a community and social hub providing a range of facilities and activities aimed at combatting social isolation, strengthening the communal life of Kinloch Rannoch and the surrounding area, and providing employment and volunteering opportunities.

Although it is likely that we will be able to apply for grants to fund some of the costs of acquiring the Outdoor Centre and converting it into a community and social space, the hub will need to be self-financing and pay for itself. This means we will need to find ways of generating income to pay for the running and upkeep of the building. As it is an outdoor centre and is



The Outdoor Centre—a new community hub?

already equipped with a modern commercial kitchen, toilets, showers and dormitories/guest accommodation, this gives us a bit of a head start in terms of setting up businesses that could bring in money for the hub. These include:

- A pub serving affordable food and drink
- Bunkhouse/B&B accommodation
- Changing and washing facilities for visitors, particularly walkers and cyclists
- Meeting rooms and shared office/touch down space for community groups and local businesses.

Taking ownership of a building like the outdoor centre and using it for the benefit of the community can seem quite an undertaking but it is by no means uncommon. Many communities, both rural and urban, are taking over buildings and other property assets and successfully running them as community owned businesses providing for a range of local needs. Before becoming an Outdoor Centre the building used to serve the community as the village school and with the right level of support, enthusiasm and creativity it could once gain become a thriving community asset.

Outdoor Centre Consultation Event

2.00pm Saturday 22nd February in the Outdoor Centre

(Wrap up warm as the heating has been switched off!)

You can also let us know what you think about the proposal for a community and social hub by taking part in our Community Survey. Just click on this link—[Outdoor Centre Community Survey](#)—to get started

Broadband Update - the quest continues

An update on the work to give access to superfast broadband to the residents of Rannoch and Tummel was given by Ian Bailey, at R633 Association AGM held last Friday 31st January at the Georgetown Hall. Ian is the technical consultant who has been working with the R633 Association and RCT on assessing the options for those wanting improved broadband connectivity.

Residents living within a 1.5km radius of the new fibre cabinets in Kinloch Rannoch and Tummel Bridge will have been experiencing much improved broadband performance now that the cabinets have been switched on but it is a much more mixed picture elsewhere in Rannoch. The hope is that the Scottish Government's R100 programme will bring superfast broadband (i.e. download speeds of at least 30mbps) through either through Fibre to the Cabinet (FTTC) solution as in Kinloch Rannoch or the more advanced Fibre to the Premises (FTTP), to 100% of all properties across Scotland although there has always been concerns that smaller and more remote communities might be excluded due to the technical challenges and high costs. The R100 contract for the Highlands & Islands including Rannoch which was awarded to BT Openreach has been delayed due to legal challenge. This means that we will not know if all the properties in Rannoch and Tummel will be included in R100 or if some will be excluded. Neither will we know what the timescales for delivery of fibre broadband will be for those households who are included in the contract.

The announcement by Paul Wheelhouse, Scottish Minister for Energy and Connectivity, on 9th January, of a further delay of up to 2 years beyond the original R100 original completion date of 2021 was

not welcome news. He did state however, that any properties not scheduled to receive a Superfast broadband service by end 2021 will be able to claim an Aligned Intervention voucher. This will allow them to receive an interim connection even though they may still get an R100 solution thereafter.

What happens to excluded properties?

For those residents who end up missing out on R100 what are the alternatives? The Scottish Government will offer an Aligned Intervention voucher scheme for households who are excluded from R100 which will help fund alternative broadband solutions. The exact scope of these alternative broadband schemes are not yet known, but will likely require the coordinated aggregation of vouchers to put towards a customised fibre solution through a Community Fibre Partnership (CFP) or similar scheme. However, it is unlikely that any CFPs can be progressed until the contract for R100 Lot 1 has been awarded. We anticipate the full R100 picture will become clearer by early summer.

The 4G Option

For those fed up with waiting for R100 to deliver broadband or not, then 4G mobile phone networks may offer an immediate solution that can provide both good levels of service comparable or sometimes exceeding the superfast (FTTC) broadband speeds available in Kinloch Rannoch and Tummel Bridge, and a competitive price. 4G home broadband in essence is just like the regular broadband found in most homes, Unlike regular internet which runs through copper telephone lines into your home, 4G broadband works in the same way as your phone, operating through a SIM card and mobile signals and then delivers internet inside your

property via a router and WiFi in the usual way. Where 4G signals are strong outside a property but weaker inside a small antenna can be mounted on an outside wall bringing the 4G signal inside to the router. Properties that are close to a mast may see broadband speeds approaching 100Mbps. One lucky property owner at Bridge of Gaur has recorded broadband speeds reaching 140Mbps using an EE 4G connection.

The new mobile phone masts that are now in the Rannoch area means that a 4G broadband solution is an option for most residents along the north shore of Loch Rannoch and at Bridge of Gaur as well as the North and South side of Loch Tummel and some parts of Dunalastair Water. The recent construction of another EE mast opposite Queens View will improve 4G connectivity for properties at the Clunie Dam end of Loch Tummel as soon as this mast comes online. Unfortunately, there continues to be a challenge on the south side of Loch Rannoch particularly around Dall Mill and part of Camghouran with many properties out of reach of both the 4G masts at Carie and Bridge of Gaur at the current time.

If you are interested in a 4G broadband solution then you will need to sign up with one of the mobile phone operators such as EE, O2, Vodaphone, 3, etc... You can also get further advice from Ian Bailey who can also assist with set up (baileyianp@gmail.com).

RCT and 633 Association will continue to monitor the progress of R100 and as soon as the Lot 1 legal challenge is resolved and the exact property coverage and delivery schedule for the Rannoch area is announced by the Scottish Government, we will then work collectively to find the best solution for all residents.

LEADER Funding - What is it being used for?



As we reported in December last year RCT received a funding award of £52,000. £40,000 was from Perth & Kinross LEADER, and a further £12,000 from The Gannochy Trust, based in Perth. As LEADER is an EU programme the money will need to be spent by August 2020. So below is a summary of what the funding is being used for.

Coordinator – Community Support

The Coordinator: Community Support will be a local point of contact for people seeking information and support with a variety of issues in the Rannoch community. The coordinator can signpost people to local resources and can support people to access services that best meet their individual needs. It is anticipated that the service will start on 18th February 2020. For further information please contact Janine Holland on 07554 702533 or email

Rannochcoordinator@gmail.com. All enquiries will be treated in the strictest of confidence.

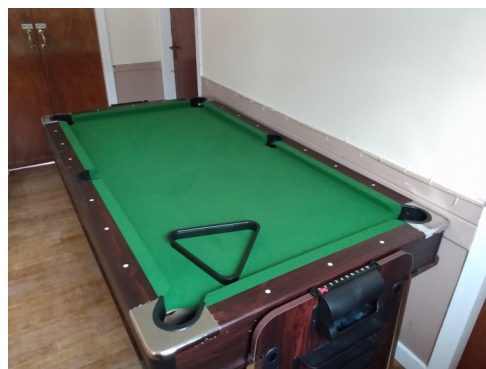
Saturday Morning Club



We are also using the LEADER funding to extend provision for families with young children with a new Saturday Morning Club. The Saturday Morning club will meet in Kinloch Rannoch Village Hall and will provide a range of play activities for children of all ages from 0 years upwards using new fun equipment including a small bouncy castle, floor puzzles, games and arts and crafts materials. We will send out further information about times and start date in due course

Village Hall Improvements

At the Kinloch Rannoch Village Hall, LEADER funding has been used to replace the oven, the table tennis table, six new folding tables and as well as buy a new pool table/air hockey table for use by the new **Rannoch Youth Club**. It is also



New pool table for the Village Hall

planned to replace the curtains in the main hall and a five curtains in Lesser hall. The aging heaters in the Lesser Hall will also be replaced with 4 new eco electric heaters. It is also hoped to be able to refurbish the floor in both halls and we are currently seeking quotations for this work. The grant award will also fund the purchase of several tables and tub style chairs for the Lesser hall.

We have also been working with the committee at Georgetown Hall which requires extensive upgrading. The grant will initially fund 13 new double-glazed windows and a new entrance door, 4 new eco heaters. Improving insulation and upgrading the electrics is also being investigated. The windows and heaters have now been ordered and will hopefully be fitted by the end of February.

Project Officers

We have employed two Project Officers – Gwen and David - on a job share basis to support the different projects that RCT are involved in but with priority being given to supporting a community asset transfer of the Outdoor Centre and its development as a community hub. With Gwen's background in fundraising we are also hoping to secure longer-term funding for staff resources for the Trust. Find out about the new Project Officers and Coordinator over the page.

Meet the Team

LEADER funding has enabled RCT to employ a team of 3 staff; two Project Officers and a Coordinator: Community Support, for the next eight months to help support the work of the Trust.



David - Project Officer has worked with us in 2018 and maintained involvement with the Trust through the affordable housing project. David has had a varied career including work in a window and door factory, running an adventure playground, and working with tenants groups before moving into local government as housing manager and ending as a Head of Service for Environment, and for a while Transport, at the City of Edinburgh Council. Since leaving the Council David has been running his own small consultancy mainly working with charities and voluntary groups.

In his spare time David likes cycling and running, particularly on trails and hills, which is one of the many reasons he is happy to be working in Rannoch again.



Gwen - Project Officer has worked in the Third Sector in Scotland for a little over 10 years setting-up, developing and managing projects at local and national level. Over the last few years, she has worked primarily as a fundraiser and focused on diversifying income streams for charities and raising organisational profile for long-term sustainability Gwen says 'I'm really excited about getting involved with the Rannoch Community Trust and helping them realise their plans'.

When Gwen is not working, she says she can usually be found hanging out with her family and their very energetic collie lab cross. They are keen paddleboarders (even the dog!) and spend a lot of time finding new places to explore.



Janine - Coordinator: Community Support is a registered Social Worker with experience in Children and Families Teams. For the past five years she has specialised in Child Protection Work. Prior to that, Janine was a manager of a children's nursery. Last year she took a career break and is currently studying for a MSc in Counselling at Abertay University. Her skills and experience will be beneficial in supporting local people using this new service.

Janine moved to Rannoch permanently in August 2019 after many weekends visits and believes that Rannoch is a special place. She has volunteered as a Hospital Co-Ordinator since September 2019. Janine loves the community and enjoys being outdoors, cycling and walking, enjoying the beautiful scenery and is very excited about her new role.

Rannoch Youth Club

Kinloch Rannoch Village Hall

Every Tuesday from 6.30pm until 8pm. Starting 11 February 2020

The Rannoch Youth Club is designed for those aged 8-16 and we meet in the Kinloch Rannoch Village Hall. The sessions are free for this trial period until May 2020. There is ping pong, pool, air hockey and board games and we hope to introduce the Wii console shortly, so come to the club and see if it's for you! Diluting juice will be available though children may wish to bring their own snack.

Note to Parents: A parent consent form will be required for each child with contact details/ allergies etc.

For further information: Please contact David & Janine Holland, Maureen Keir and Lisa Austin on 07788 261470 or just meet us at the Village Hall on Tuesday's from 6.30pm.

Supported by Rural Perth & Kinross LEADER Programme 2014-2020:

Rannoch Paths and Open Space Group working hard to improve access for all

Rannoch Paths and Open Space Group, a group of 10-12 volunteers have had some fun and games over the past 12 months. In 2019 they met at least once a month, more often when tasks demanded, come rain, snow or shine. With a grant from Enchanted Forest they were able to buy a selection of tools and have put them to good use. Working in collaboration with others such as Rannoch in Bloom and Rannoch Station in Bloom, tasks have included clearing mud and rubbish off paths; working on drainage ditches; installing way markers; and constructing picnic tables and benches throughout the whole Rannoch area. Jeannie Grant through PKC Greenspace has been providing support and advice to the group

Access for all is an important paths group goal and, with help of another grant, a self-closing gate is to be installed to replace a kissing gate, which has been causing difficulties for cyclists, baby buggies, horse riders and mobility scooters.

For the last 6-7 years, many members of the community have asked for improvements to the entrance of the Buchanan Path from the square in Kinloch Rannoch down to the riverside. Finally Rannoch Paths Group, with the help of Bid Strachan of Perth and Kinross Countryside Trust, are planning to create an all abilities, safe active travel route linking the village hall, Craig Varr housing, and the school along the riverbank, out to the health centre and beyond to the Loch Rannoch Hotel and Loch Rannoch Highland Club.



Affordable Housing Project

Search for an alternative site

We reported in December last year that we were unable to progress the affordable housing feasibility study on the site of the old Bunrannoch Hotel as there was too big a gap between the site's independently assessed market value and the owner's own estimate of what the land was worth. However, the Rural Housing Fund and the Scottish Land Fund have both agreed that the remaining unspent funding can be used for a feasibility study on an alternative site if one could be found, providing the money is spent before the end of the current financial year. Perth & Kinross Council have provided details of potential sites that might be suitable for residential development and the Trust has been sounding out owners to see if there is any interest. Discussions are on-going and we will keep you informed of any developments.



Bunrannoch Hotel Site

On a related issue there has been some speculation on Facebook about whether the ground at the former Bunrannoch Hotel site is contaminated. As part of the feasibility study a phase 1 Geo-Environmental assessment was carried out which identified a medium risk of residual contamination. This assessment was based on the history of the site as well as information about the geology and hydrology of the area and did not involve any intrusive investigations. The assessment report identified a risk of contamination from an underground fuel storage tank that supplied the petrol pump that used to be on the site and from the rubble and other debris left over from the fire and subsequent demolition of the hotel. The assessment recommended a further investigation 'to confirm the

presence, location and distribution of any contamination that may be present'. In short there is no conclusive evidence of contamination but there is a risk given the site's history. Further investigations would be required if the site was ever developed and decontamination measures would need to be taken if ground was indeed found to be contaminated.

It is not clear what the current owner's plans are for the Bunrannoch Hotel site given that it has lain derelict for nearly 20 years and the planning consents for 6 detached houses have long since expired. This makes it all the more a pity that it will continue to remain unused when there is such a pressing need for land to be developed to meet the demand from local people for affordable housing.

Rannoch Community Trust

The Rannoch Community Trust (RCT) was formally established in January 2017 as a Company Limited by Guarantee and is also a registered charity. Our purpose is to be an anchor organisation for Rannoch and Tummel by working with and supporting local community groups and organisations to promote the community life and the social and economic regeneration of the area as detailed in the Rannoch & Tummel community plan '[Delivering Rannoch's Sustainable Future](#)'

Directors: Richard Barclay (Chair), David Holland (Secretary & Treasurer), Kate Duncan, Gordon Brown, Ali Penman, Barry Foley.



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