

# RANNOCH

Community Trust

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## Community hub dream nearer to becoming a reality as Council approves transfer of Outdoor Centre to RCT

A major milestone was reached on the journey to the creation of a community and social hub for Rannoch, when Perth & Kinross Council approved the transfer of the Kinloch Rannoch Outdoor Centre to RCT. The Council met online last Thursday and considered the report on the Community Asset Transfer request from RCT for the Outdoor Centre which had previously been submitted along with a detailed business plan in April of this year. The report recommended approval of the asset transfer request and acceptance of RCT's offer of £75,000, £25,000 below the assessed market value, for the building and surrounding grounds, both of which were approved by the Council meeting.

"This is fantastic news" said Richard Barclay, Chair of RCT. "Perth & Kinross Council have always been supportive of our proposal to develop the Outdoor Centre for community use but to have this formally approved by Councillors is a huge relief. The need for a community hub clearly emerged as a priority during the consultation on the community plan back in 2015 and at long last we have taken a major step forward in turning this from an aspiration and into a reality. This really is a very exciting opportunity for the community and we very much hope that the people of Rannoch and

Tummel will get involved as we will need all the help we can get. There is still a lot of hard work ahead."

### Next Steps

The next milestone to be reached is securing the funding from the Scottish Land Fund (SLF) to buy the Outdoor Centre at a cost of £75,000. A funding bid of £134,660 has been submitted to the SLF to cover the cost of acquisition, some essential repairs and various start-up costs. A decision is expected by the end of August.

RCT have at least six months to complete the transfer of the building which as well as giving time for additional surveys, and the necessary legal checks and procedures, also gives the opportunity to ensure that we have the finance in place to not only buy the Outdoor Centre but also to convert it into a community hub that will provide a pub, guest accommodation, and business and community meeting and office space.

### Help with Fundraising

Even if the application to the SLF is successful we will still need additional funds to help convert the Outdoor Centre into a community hub and pub that will provide a comfortable and inviting venue for local residents, visitors, businesses and community groups. With the help of Gwen, one of our Project Officers, we have started

the process of applying for funding to trusts and foundations but we do need help with our fundraising including organising local funding initiatives. We would like to set up a sub-group to help with local fundraising for the community hub and we are looking for volunteers to help out. If you would like to get involved then please email Gwen at [gwen@gwenaellejoubert.com](mailto:gwen@gwenaellejoubert.com) .

## New Site Identified for Affordable Housing

### Potential partnership between RCT and Dunalastair Estate to take forward new housing development.

RCT, with support from Community Housing Scotland (CHS), have been in discussions with the Dunalastair Estate about potentially developing a plot of land for affordable housing alongside housing for private sale. The land which lies between the B846 and the River Tummel (see photo) belongs to the Dunalastair Estate. The site was identified as part of a land audit carried out by RCT earlier in the year following the unsuccessful attempt to buy and develop the site of the former Bunrannoch Hotel. Discussions took place with the Dunalastair Estate between March and May and an initial feasibility study was undertaken by CHS which concluded that, technically, the site was suitable for development, and that there was a financially sustainable business case for 12 units of affordable housing. Providing planning consent can be obtained the Dunalastair Estate, who have always been supportive of the need for more affordable housing in Rannoch, expressed a positive interest in entering into a partnership with RCT to develop the land for both community owned affordable houses and houses for private sale.



A pre-planning enquiry together with an outline layout for the proposed site has been submitted to Perth & Kinross Council's Planning Service for initial comments. If the response from PKC is positive, work will begin on developing a more detailed layout and design which will involve community consultation, and preparation of a full planning application. An application will also be made to the Scottish Government's Rural Housing Fund for grant funding for the construction of the affordable housing.

Rose La Terriere, of the Dunalastair Estate, said "We recognise the difficulties of finding somewhere affordable to live for young families and people wanting to work in Rannoch so we are glad to be able to work with RCT to look at what we can do to address the problem. Providing we can reach an agreement with Planning then this is a potentially exciting opportunity that will deliver real benefits for the whole community."

Richard Barclay, Chair of RCT, added "We have demonstrated that there is clear need for more affordable housing in Rannoch but the lack of suitable sites has proved to be a real hurdle. However, thanks to the Dunalastair Estate and a creative tenure mix put forward by CHS we could be about to take a significant step forward in addressing this housing shortage. Together with the development of a community hub this will be a real boost to the Rannoch community and local economy."

# Rannoch Paths and Open Space Group.

Like many activities and volunteer groups the Paths Group was locked down by Covid and we were not allowed to work. Frustration grew with the grass and bracken and our concern was that, in particular, the paths around Kinloch Rannoch, such lifelines for those daily exercise routes were starting to become impassable. Thankfully, some individuals took it upon themselves to do a bit of clearing and tree felling when paths became so obstructed that they were impossible to safely use.

Luckily, with certain Covid safety constraints in place, we have been given the go ahead by PKC to resume activities. Over the last three weeks our group of 8-9 volunteers have cleared the most overgrown routes around Kinloch Rannoch so that now Hillside, Meall Dubh, Buchanan and Riverside are all looking much more accessible.

Please let us know of any paths which need attention and, if we can, we will add them to our work list. If you would like to join us we have a supply of tools and appropriate PPE.

With Rannoch being the Gaelic for bracken we all have our work cut out and would love it if any walkers would join us to keep paths clear by "Bracken bashing" as they go!

**Buchanan Path Entrance** from Kinloch Rannoch square down to Riverside. Perth and Kinross Countryside Trust are still working with us to improve the access down to the riverside but like everyone else their work has been held up by the pandemic. Plans are ongoing; permissions, grants and funding are still being followed up. Some funding was awarded to our group to buy "path furniture" such as signage and benches but can't be spent till the other work has been progressed.

**Invasive species.** The large patch of Japanese knotweed on SSE land at the river mouth is being treated again by SSE and smaller patches are to be treated by Mark Purrmann-Charles from Scottish Invasive Species Project helped by a member of the Paths Group.

**Access issues.** We have been able to use grant funding to provide a couple of self-closing gates which allow access for all non-motorised path users. This makes it possible for walkers, baby buggies, cyclists, horse riders and mobility scooters to use core path routes previously inaccessible. The latest improvement was on the Camghouran track going up onto the Finnart loop or into the Blackwood extending our path network for all responsible access takers.

*To find out more or join the Rannoch Paths and Open Space Group please email us on [rannochscotland@gmail.com](mailto:rannochscotland@gmail.com)*

Annie Benson



*From  
this to  
this.*



# Annual General Meeting

Despite the constraints of lockdown, RCT managed to hold its Annual General Meeting albeit a rather shortened one, on 28<sup>th</sup> July. Five Directors – Richard Barclay, Kate Duncan, Ali Penman, Barry Foley and David Holland were reappointed whilst one, Gordon Brown stood down. All resolutions were passed including a minor amendment to the Articles 28 and 29 of the Trusts Articles of Association to bring them in line with Community Right to Buy legislation and Scottish Land Fund eligibility criteria.

The Board would like to pass on their sincere thanks to Gordon Brown for the work he is carried out for the Trust and his three years of service as a Director.

## Community Support Update

### Thank you

As we move out of the lockdown phase of Covid-19 and enjoy the lifting of many restrictions, I would like to thank all the volunteers who have worked hard to support our local community during this crisis. The mid-day meals and cake ended on 31<sup>st</sup> July and people who received this service were very grateful and wish to thank Moor of Rannoch Hotel and Rannoch Station Tearoom.

### Perth & Kinross Council

Perth & Kinross Council are working on the recovery phase of the pandemic and are engaging with communities to look at future planning and the way services are delivered. If you have any suggestions or comments on this subject, please contact me and I can feed this back to the Council.

### Funding award to reduce social isolation

Rannoch Community Trust has been successful in securing funding from NHS Tayside's Community Innovation Fund to employ two part-time Befrienders to reduce social isolation and promote a better connectedness in the local community. The posts are now advertised and the closing date for applications is 10<sup>th</sup> August 2020.

### Foodbank & Community Support

Given the uncertain times, ending of furlough schemes and possible re-imposing of restrictions, I would like to remind people that support is available if required. For further information, please contact:

Email: [rannochcoordinator@gmail.com](mailto:rannochcoordinator@gmail.com)

Tel: 07554 702533

Janine Holland - Coordinator: Community Support

**STOP PRESS: RCT Receive National Lottery Funding Award** - RCT have just been informed that it is to receive an award of £78,000 from the National Lottery's Community Fund, to fund the work of the Community Support Coordinator and a project officer to work on the development of a Community Hub and other projects. More on this in the next *RCT Community Update*.

## 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 re-generation of the area

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

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