

August 2023

RANNOCH

Community Trust

www.ourrannoch.co.uk

email:projects@ourrannoch.co.uk

Work underway at Rannoch Hub



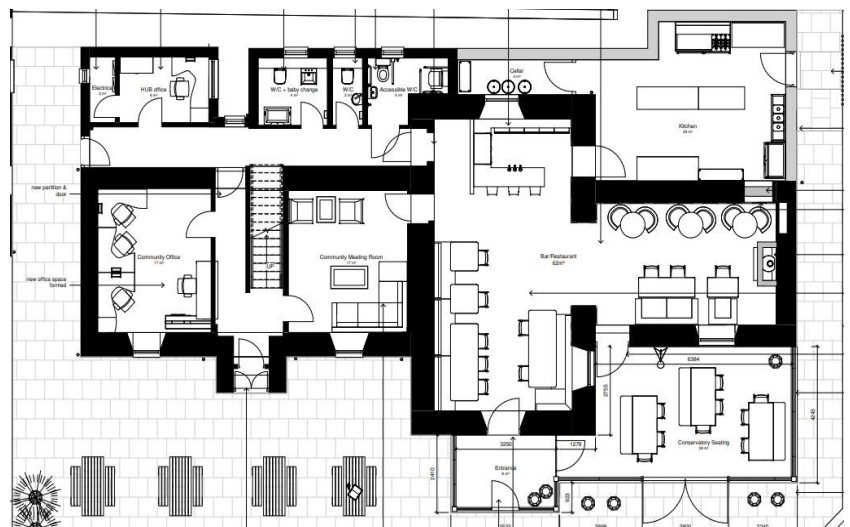
At last work has started on converting the former outdoor centre and school into a community Hub. Building contractors H&H Construction from Perth are now on site and have started to gut out the building before starting on it's complete refurbishment which will see the creation of a café and bar/restaurant, a community office for use by local groups and businesses, a community meeting room and toilet facilities for use by the public as well as customers.

Fund-raising

It is hoped that the work will be completed and the Hub open by the summer of 2024 but this is dependent on securing all the necessary funding. Although large amounts of funding have been secured, sufficient to give the contractor the go-ahead to start work, double figure building inflation has seen costs increasing significantly and more money needs to be found. However, the board are confident any shortfall in funding can be met through a local fund-raising campaign details of which will be publicised shortly.

Nearly there...

As a community we have come a long way since we identified the need for a community and social hub as one of the main priorities in the Our Rannoch development plan back in 2016. We have moved well beyond aspiration to actual delivery and we need just one final fundraising effort to achieve the creation of a wonderful community asset that we can all be proud of.



Affordable Housing Consultation

Overwhelming support for affordable housing plan

We had a fantastic response to our community consultation on the proposed plans for developing affordable housing on a site next to the Archery Centre. Following publication of the draft plans on RCT's website and two drop-in events in Kinloch Rannoch Village Hall we received 71 responses of which 95% supported the need for more affordable housing and 85% supported the proposed development of the site.

Wide range of feedback

We received a wide range of feedback on various aspects of the proposed housing plan covering everything from layout and design to the issue of second homes and holiday homes to drainage and sewers! The issue that received the most comments and queries was the proposed layout and design of the development with most being supportive albeit with many highlighting the need for the design of any houses to be in keeping with the existing architectural style of the village. The need for more affordable housing was the second most frequent topic with the vast majority recognising its critical importance to the future sustainability of Rannoch with a number respondents citing their own difficulties and experiences with being able to find somewhere affordable to live. The number, size and tenure of houses attracted the third the greatest number of comments. A number thought that a development of 19 houses was too big while others wanted all of the affordable houses to be for rent and some queried the need for the 7 houses for private sale or rent while others asked why there



The Drop-in sessions the Village Hall gave people the chance to find out more and ask questions



weren't any one bedroomed properties.

The location of the development also attracted a large amount of feedback whilst many were supportive others asked if there were no other sites that could be used instead and a number felt that the development would have an adverse impact on nearby properties and on the character of village. Concerns were also raised about the capacity of the sewerage system and the vulnerability of the site to flooding.

Hot Topic

The issue of holiday and second homes was also a hot topic. Many respondents were worried that the new homes particularly those for both private sale and low-cost home ownership would not be used as someone's permanent residence but would end up as second homes or short-term lets. Ensuring that the affordable homes would be prioritised for local people was also a key concern particularly any that would be sold for low-cost home ownership where many questioned what measures would be put in place to keep the homes as affordable in any future sales.

Responding to Your Feedback

Thank you to everyone who participated in the consultation – your feedback whether supportive or otherwise is extremely valuable and very much appreciated. Due to the limitations of space this article is just a snapshot of the feedback you have given but we will shortly be publishing a detailed breakdown of the full consultation

results and all the comments and queries on RCT's website. The Affordable Housing Project Group have also produced a response to the different issues and questions raised in the consultation which we have circulated by email along with this newsletter. We will also be making it available on the website .

What happens next?

As parts of the proposed site fall outside the scope of the existing Local Development Plan we will submit an

application for 'planning in principle' rather than a full planning application although this depends in part on RCT securing funds to pay for its share of costs. If the planning in principle application is successful we will then be in a better position to commission the development of a detailed design and the submission of a full planning application. While we have made significant progress over the last year or so, there is still a some way to go.

You may also be interested in....

Perth & Kinross Council are currently running two public consultations that are closely related to a couple of the issues raised in the affordable housing consultation.



Firstly there is **The Big Place Conversation** the purpose of which is to help shape the next Local Development Plan for Perth & Kinross. It will cover not only housing and other development but also other issues such as transport, shops and services, leisure and recreation, and nature and the environment. PKC are holding public meetings and drop-in sessions including one in Kinloch Rannoch on **Thursday 3rd August from 4.30pm – 6.30pm in Kinloch Rannoch Village Hall**. You can also find out more and take part in an on-line survey by visiting <https://www.pkc.gov.uk/bigplaceconversation>

Short-term Let Control Areas

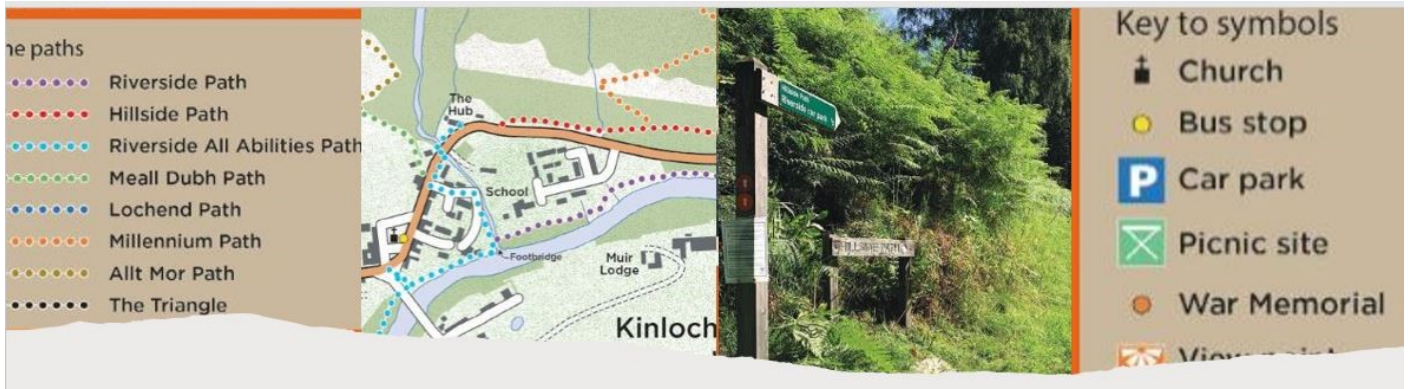
Holiday homes or short-term lets were a concern raised by many of those who took part in the affordable housing consultation. PKC are currently consulting on whether they should make use of new legislation to create a Short-Term Let Control Area in parts of Northern Perthshire where a high proportion of housing is being used for holiday accommodation. The consultation runs until **18th August** and you can find out more by visiting: <https://consult.pkc.gov.uk/communities/proposed-short-term-let-control-area-and-draft-pla/>

Finding a solution to lack of care and support provision in Rannoch

In the Rannoch and Tummel Development Plan, this community identified the need for better care and support services. With the support of volunteers and with various pots of grant funding, RCT now runs a Befriending and Hospital Transport Service and employs a part time Community Co-ordinator to develop and connect various other initiatives. However, it remains the case that, due to the absence of care provider organisations willing to operate in the area and the difficulties of recruiting and retaining care staff, older and vulnerable people who live here have few choices in how and whether they receive care and support at home. If our ageing friends and neighbours are to have the choice of staying and living well in their own homes and communities as they get older, the availability of care services needs to improve. Demographic trends point towards increased numbers of older people in this area.

Our Development Plan says we need a long term strategy for care and that we want to consider the potential for establishing our own community controlled social care infrastructure. For the past six months, the Trust has been actively taking this agenda forward - working with Growbiz ([GrowBiz | Home](#)) and the Perth and Kinross Health and Social Care Partnership. Early ideas and plans are beginning to take form and funding is being sought to take the ideas forward. It has become clear that the challenges we face in Rannoch exist across many rural and isolated areas of Perth and Kinross. We are therefore exploring the potential for establishing a community owned care provider organisation which could support a number of rural areas where the commercial market is not meeting people's needs.

Anyone interested in finding out more about this initiative or being involved in the planning and development work is invited to contact RCT Board member Lara Moir by emailing Rannochcoordinator@gmail.com



Rannoch Paths & Open Space Group

Celebrate one year anniversary of Riverside All Abilities Path

Yippee! The new path is one year old! It is being well used by locals and visitors and is one of the favourite walks for the Friday Stride for Life Health Walk (pictured below) which is often followed by a coffee and chat in Riverbank Café



One Day Path Closure in August

The Path was recently inspected by the constructors and engineers and they have decided that a strip of tarmac at the bridge is to be replaced. This will mean that the path will be closed for one day in mid-August. Dates will be confirmed nearer the time and signage will be posted at both ends of the path.

Explore Kinloch Rannoch Village Path Network

Bid Strachan from Perth and Kinross Countryside Trust (PKCT) obtained some funding from PKC's Smarter Choices, Smarter Places which together with additional funding from Rannoch Paths has been used to produce a new updated paths network leaflet . It is available locally in the shop, café and tourist venues. This is a [link to PKCT website and our leaflet](#).

There are also many other walks leaflets produced by PKCT on their website.

It covers all the walks around the village. The Paths group are installing coloured discs which mark the routes to match the colours on the leaflet This is a work in progress! More to go.

Picnic site on North Loch Rannoch shore

Did you know that the Loch Rannoch Conservation Association leases a launch site opposite the SSE plant next to Killichonan car park? To launch a boat permission needs to be obtained from LRCA wardens. However, there is a pedestrian side gate with access to various things promoting wildlife including a short wildflower nature trail, bug hotels, boats with flowers in them and a picnic table. Paths Group helped the LRCA last week to tidy up and trim the grass. Locals, visitors, cyclists, walkers, and children are all welcome to visit and use the site. No camping or fires are allowed as part of their lease and as



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always – please take your litter home.

Other path work since January 2023

Meall Dubh & Hillside - We have cleared bracken and nettles on both these paths.

Since the beginning of 2023 our Paths Group has met 21 times and between us, we have clocked up about 200 volunteer hours clearing, scraping strimming and lopping paths mostly around the village. Five or six of us meet for 2 hours about 3 times a month, often on a Monday

morning but this could change to suit the volunteers. Please think about joining us as we are often short of people who can dig the occasional hole so we can move a confusing signpost or install a new bench which has been in the shed for a while! Sometimes coffee/ tea and flap jacks are provided!

Please phone me on 01882632377 or text 07786063678 or email: rannochscotland@gmail.com.

Annie Benson, Rannoch Paths and Open Space Group

Rural Transport—Back to the Future?

“Why does 20 minutes take 8 hours?” I had never thought of it before. Like so many things- if you haven’t experienced it, you don’t appreciate it.

35+ years go I was in rural Lincolnshire (very rural and madly flat) talking to people about their lives. They weren’t talking about entering a time warp or a Black Hole. It was about how much of the day it took up to have a 20 min outpatient’s appointment in Lincoln if they didn’t have access to a car and had to use a non-emergency ambulance. There was no bus service (and still isn’t – I just checked). Oh, and the mega-metropolis that is Lincoln is all of 26 minute drive away.

Working in public transport since 1986, and living in Kinloch Rannoch since 2019, there is sometimes a sense of *Back to the Future* when the same issues keep coming up about rural transport: living your life can be very hard without access to a car; bus services don’t really meet travel needs very well needing long journeys and wait times; relying on friends and community transport is a real lifeline – especially for medical trips.

Though it is interesting that rural transport is seen by many in the industry as being at the forefront of thinking differently and offering new ideas and services for the future. Some of the “hot” areas which show promise are shared vehicles (and peer-to-peer car sharing), multi-

purpose transport (using the same vehicle for deliveries and public trips) and rural mobility hubs (to allow easy quick changes between all forms of transport, including Demand Responsive Transport—DRT) On the latter, moving to Rannoch I felt lucky and happy to learn that DRT was available - I have enjoyed my chats with Jurgen.

The Scottish Rural and Islands Transport Community (www.ruralmobility.scot) is a voice and showcase for what local communities in Scotland are doing to make transport and connectivity better. For example, with SRITC we all recently visited the Tomatin Community Hub, a multi-functional, inclusive, and sustainable rural community hub that provides employment and local services for the 660 residents of the village of Strathdearn in the Scottish Highlands. Wind farm finance has helped get that going, which is fortunate for them. But the hub was making mobility work better.

The future? One thing in my “bucket list” which I would love to do, is to travel on a postbus. Back in 1986 I had a thick postbus timetable book for the whole of the UK. It was a thing of beauty. Scotland and East Anglia were the places to be. I never made the trip then. Now that book would be empty. Maybe they’re the future....

Steve Cassidy

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