



OUR COMMUNITY ... A WAY FORWARD PILOT PROJECT

Granttown-On-Spey, Cromdale/Advie and Dulnain Bridge

FINAL REPORT
March 2008



CONTENTS

Acknowledgements	3
Executive Summary.....	4
1. Introduction	10
2. Overview of the Communities	13
3. Housing Issues.....	22
4. Our Community .. A Way Forward - Grantown-on-Spey	40
5. Our Community .. A Way Forward – Cromdale and Advie.....	58
6. Our Community .. A Way Forward – Dulnain Bridge.....	78
7. Young People	89

Accompanying Appendices

- Appendix 1 – Project Steering Group**
- Appendix 2 – Statistical Tables and Charts**
- Appendix 3 – Agencies Consulted/Meetings Attended**
- Appendix 4 – Household Survey Findings**
- Appendix 5 – Toolkit Contents**
- Appendix 6 – Abbreviations Used**

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EXECUTIVE SUMMARY

Introduction

Our Community .. A Way Forward was carried out as a pilot project, covering the communities of Grantown-on-Spey, Cromdale/Advie and Dulnain Bridge. The work involved gathering data and information on housing, social and economic issues; conducting a survey all households; and organising a range of community consultation activities. Following an analysis of the information and community feedback obtained, priorities for action were identified. Individual action plans have been prepared in discussion with the project Steering Group and each community.

Overview of the Communities

The populations of Grantown and Dulnain Bridge have continued to increase since the 2001 Census, while that of Cromdale/Advie has remained static. The population is ageing, particularly in Dulnain Bridge, where almost a third of residents are over the age of 60. Population growth is anticipated in all three communities in the period to 2024 however the number of households is projected to increase at a faster rate.

The local economy is reported to be relatively buoyant. Compared to the rest of Highland and Scotland as a whole, male and female employees tend to work longer hours. The construction industry is a significant employer, with relatively high proportions of skilled workers in all three communities. Agriculture continues to be an important employer in Cromdale/Advie and Dulnain Bridge, with the service sector and manufacturing industry providing significant levels of employment in Grantown. Over the last few years the number of overseas workers moving into the Grantown area has increased, who for the most part are from Eastern European countries.

The economy is tourism reliant which presents both challenges (for example seasonality and high turnover of businesses) and opportunities (for example collective marketing through tourism related organisations).

There have been improvements to the limited public transport service and the development of the community transport company is recognised as a considerable achievement. However, stakeholder feedback emphasised the requirement for further improvements, particularly in the smaller communities.

Housing Issues

Of the three communities, Dulnain Bridge has the highest proportion of second/holiday homes and Cromdale the highest proportion of empty properties.

Compared to the rest of Highland:

- all three communities have lower proportions of social rented housing;
- Granttown has a higher proportion of owner occupied housing;
- Cromdale/Advie and Dulnain Bridge have much higher proportions of private rented accommodation and tied housing.

There is pressure on the supply of housing that is affordable to people living and working in the area due to range of factors, including:

- a scarcity of social rented housing, especially in Cromdale and Dulnain Bridge;
- a high number of applicants for social rented housing in Granttown;
- ongoing Right to Buy sales to tenants who still have this right;
- a low turnover of tenancies in the social rented sector;
- Highland Council's increased legal responsibilities to homeless households;
- minimal development to date of Low Cost Home Ownership (LCHO) housing, limited to a small amount of provision in Granttown.

Household survey findings and current housing lists indicate a significant unmet need for social rented housing and demand for LCHO housing in Granttown, with more modest levels of need/demand in the smaller communities. It is considered that the planned provision of affordable housing for rent and LCHO will be insufficient to meet the levels of need and demand identified.

Social housing providers and other stakeholder agencies recognise that action is required to address the shortage of affordable housing for people living and working in the area. With property prices continuing to rise, first time buyers in particular are finding it more and more difficult to get on the property ladder. This has led to a growing reliance on the private rented sector which itself is becoming increasingly pressured due to a lack of alternative affordable housing options.

Household survey findings identified a number of residents who experience difficulties living in their existing home because of their age, illness or disability. A majority of those in Granttown and Cromdale/Advie but a minority in Dulnain Bridge said their problems would be solved if their existing home was adapted or improved or if they received home care services. For those who needed to move home, in most cases this was because housing all on the one level was needed.

Issues, Priorities and Actions

Key issues for each community were identified during the course of information gathering and the consultation process. In particular, community consultation activities and events and the household surveys provided an opportunity for people to tell us what they thought about their community and what was needed for the future. A second round of community consultation events enabled priorities to be confirmed and actions agreed. An action plan was then developed for each community.

Grantown-on-Spey

For the size of the town there is a fairly extensive range of shops on the High Street. Key services provided include a council service point; health centre; hospital; forthcoming NHS dentist; schools and police station.

Important local organisations include Grantown Community Council; Anagach Woods Trust; Grantown Initiative and Grantown Business Association.

Local facilities and amenities include the YMCA Community Centre which currently provides a drop-in facility for young people; the recently completed Craig MacLean Leisure Centre; Museum and Heritage Centre; and a Library. In addition a range of sports clubs and community groups operate throughout Grantown.

Issues raised by Grantown residents during the first phase of the community consultation and in the household survey included:

- **Community successes and achievements** – Craig MacLean Leisure Centre and Anagach Woods buyout
- **Strengths and assets** – friendly people and the extent to which people volunteer to organise events etc.
- **Things to value** – the Square and the High Street, Grant House and YMCA building
- **Things for the future** – from an extensive list, top priorities were the provision of affordable housing and a new community facility.

At the second community consultation event, participants agreed that the following issues should be taken forward which aim to:

- **Increase access to housing of all types and sizes at affordable prices for rent and home ownership over the next 5 years**
- **Build on current achievements to attract more tourists to Grantown-on-Spey**
- **Provide a community hall in a central location for local groups and a youth facility developed with the involvement of young people**
- **Improve the appearance of the grammar school building and the ambience of the school to make it a social place rather than just a 'work' place**
- **Develop more youth groups in Grantown, with the objective of keeping young people in the area.**

Cromdale and Advie

Facilities and amenities in Cromdale include Cromdale Hall (well used for community activities); football pitch, pavilion and play area, the Church and a hotel.

In Advie the one facility is the village hall – an attractive and well restored building. Advie Church was recently sold although it is still accessible to the community for weddings and funerals.

The Community Council represents both Cromdale and Advie however each community has its own village hall committee. A number of community groups operate in Cromdale, including a bowling club, football club and lunch club for the over 60s.

Issues raised by Cromdale and Advie residents during the first phase of the community consultation and in the household survey included:

- ***Community successes and achievements*** – village hall improvements (Cromdale and Advie); 30 mph speed limit (Cromdale) and remaining as a rural community (Advie)
- ***Strengths and assets*** – friendly people (Cromdale and Advie); local activities and work of volunteers (Cromdale) safe environment; can rely on neighbours for help (Advie)
- ***Things to value*** – size and character of village; way of life; community spirit (Cromdale and Advie)
- ***Things for the future in Advie*** – the need to develop a working relationship with the Estate and the improved provision of services and amenities.
- ***Things for the future in Cromdale*** – from an extensive list, top priorities were the provision of affordable housing and improved parking and facilities at the Hall

At the second community consultation event, participants in **Advie** agreed that the following issues should be taken forward which aim to:

- ***Develop a more accurate picture of local housing need***
- ***Improve the provision of public and community transport services available to the Advie community***
- ***Carry out further improvements to the Village Hall and ensure the Hall is run in line with national legislation/policy***
- ***Improve access to Broadband***

- ***Develop an improved relationship with Tulchan Estate to enable a joint approach to issues of common concern.***

At the second community consultation event, participants in **Cromdale** agreed that the following issues should be taken forward which aim to:

- ***Increase access to housing for rent and low cost home ownership, with no infrastructure problems, over the next five years***
- ***Reduce the number of vehicles speeding within the village***
- ***Improve the condition of and range of facilities at the village hall***
- ***Provide legitimate spaces for lorries to park in the village***
- ***Create a village newsletter and use other means to highlight issues raised by the community and ask for assistance in tidying up and recycling***
- ***Maintain local services and facilities.***

Dulnain Bridge

Local services and amenities include a shop and post office; garage; Church; village hall (well used by local groups) a restaurant and a play park and picnic area.

Community organisations and groups include the Community Council, Community Company; Hall Committee and a number of active groups, such as the over 50s club; WRI; art group and bowling club.

Issues raised by Dulnain Bridge residents during the first phase of the community consultation and in the household survey included:

- ***Community successes and achievements*** – re-opening of restaurant; bypass and playpark
- ***Strengths and assets*** – friendly people; the Hall and local groups and clubs
- ***Things to value*** – local services; Bridge over Dulnain and size and character of village
- ***Things for the future*** – from a long list of issues, top priorities were the development of cycle paths and walks and the provision of more housing

At the second community consultation event, participants in Dulnain Bridge agreed that the following issues should be taken forward which aim to:

- ***Develop a cycle track/path to Grantown***
- ***Increase access to housing for rent and low cost home ownership, with no infrastructure problems, over the next five years***
- ***Make sure the speed limit is observed and that cars are parked safely***
- ***Provide public toilets for visitors in Dulnain Bridge***
- ***Improve entrances to village***
- ***Encourage people to use local services.***

Children and Young People

Through their art work nursery school children identified Mossie Park and Anagach Woods as their favourite places and would like to see more play equipment in both places.

Primary school children valued living in a safe environment and the fact that they had easy access to outdoor activities. Things they would like to see for the future included more parks; ice rink; kids' café and a cinema.

Issues raised by young people from the grammar school and the YMCA youth drop-in included the need for better public transport and cheaper fares; and more things for young people to do, for example skate parks, ice rink.

Developing a mechanism for taking priorities forward with the direct involvement of young people has to be further discussed by the Steering Group.

Toolkit

A community action planning toolkit has been prepared which draws on lessons learned during the pilot project. The toolkit is intended to be a guide for Community Councils and other community groups who wish to embark on similar projects.

1. INTRODUCTION

Background

- 1.1 Our Community .. A Way Forward is a pilot project covering the communities of Grantown-on-Spey, Cromdale/Advie and Dulnain Bridge. The project was commissioned by the Cairngorms National Park Authority (CNPA) on behalf of a broader steering group (Appendix 1) and was carried out between July 2007 and February 2008.
- 1.2 The objectives of the pilot project were to:
- ◆ establish comprehensive baseline information for each of the three communities, with an emphasis on housing (including local housing needs information), tourism and social and economic issues;
 - ◆ work closely with the local communities and stakeholders to identify the requirements for each community, opportunities for meeting these, and key priorities for action;
 - ◆ develop a simple 'toolkit' capable of being used by other local communities when embarking on similar projects.
- 1.3 The methodology was agreed with the Steering Group during the early stages of the project and reviewed at regular intervals. The work was undertaken through a combination of:
- ◆ a desk-top review of relevant reports and associated documents, together with a detailed analysis of statistical information and data;
 - ◆ consultations with stakeholders in the statutory, private and voluntary sectors and with local organisations and members of the Grantown-on-Spey, Cromdale/Advie and Dulnain Bridge communities;
 - ◆ surveys of all households within the three communities to obtain feedback on housing need and demand, together with comments and suggestions on community issues;
 - ◆ community engagement through a series of local community consultation activities and events;
 - ◆ consultation activities for children and young people.

Format of Report

- 1.4 Data and information – summary findings are referred to in relevant sections of this report. More detailed information, in the form of tables and charts are included in Appendix 2. Where appropriate, information and data have been analysed separately for each of the three communities, with comparisons made to the wider Badenoch and Strathspey area, Highland, and Scotland as a whole.
- 1.5 Feedback from stakeholder agencies – this is recorded in relevant sections of the report. A full list of stakeholders and meetings attended is included at Appendix 3.
- 1.6 Household survey findings – the response rates for the three surveys were:
- ◆ Grantown-on-Spey 31%
 - ◆ Cromdale/Advie 48%
 - ◆ Dulnain Bridge 41%
- 1.7 Key survey findings on housing need are included in Section 3 of this report and feedback from the community questions in sections 4-6. More detailed survey reports are provided in Appendix 4.
- 1.8 Feedback from community engagement – Separate reports from the following consultation events were prepared and circulated to event participants:

Community	Event	
Grantown-on-Spey	Big Community Conversation Day	3 rd November
	Next Steps Event	19 th January
Cromdale	Map Your Community Day	17 th November
	Next Steps Event	19 th January
Advie	Map Your Community Day	17 th November
	Next Steps Event	26 th January
Dulnain Bridge	Map Your Community Day	10 th November
	Next Steps Event	26 th January

Sections 4-6 of this report include key findings from these events, together with feedback from the following ‘community conversations’:

- ◆ Lunch Club – Cromdale
- ◆ ‘Mums’ group – Cromdale
- ◆ Thursday Club – Grantown
- ◆ ‘Computers for the Terrified’ group – Grantown
- ◆ CNPA ‘young employees’ – Grantown
- ◆ Parent Council – Grantown Primary School

Where community conversations did not go ahead for a variety of reasons (despite considerable efforts in trying to arrange them), brief discussions were held, question sheets distributed, and responses received from participants of the following groups:

- ◆ Yoga group
- ◆ SOS English language classes for speakers of other languages
- ◆ Visually impaired group
- ◆ Leisure centre members/visitors
- ◆ Inclusive Cairngorms Group

1.9 From the priorities and actions discussed and agreed at the community consultation events, individual action plans have been developed. These are reproduced at the end of Sections 4, 5 and 6.

1.10 Consultation with children and young people – this included:

- ◆ Primary School - art work was produced by nursery and primary school children depicting things they liked about the area and what they would like to see in their community in the future. Their contributions were displayed at the January community consultation events.
- ◆ Grammar School – the School Council designed, distributed and collected a questionnaire which achieved a response rate of 75%, in addition to which a significant proportion of pupils participated in an on-line debate on the Highland Youth Voice website.
- ◆ YMCA youth drop-in – young people put their comments and suggestions on a graffiti board.

A separate report has been prepared on consultation activities for young people. Key findings are included in Section 7 of this report.

1.11 Toolkit - a community action planning toolkit has been prepared which draws on lessons learned during the pilot project. The toolkit is intended to be a guide for Community Councils and other community groups who wish to embark on similar projects. Toolkit contents are listed at Appendix 5.

2. Overview of the Communities

The Communities

- 2.1 Granttown-on-Spey is one of seven major centres of population in the Cairngorms National Park, with Cromdale (including the smaller settlement of Balmenach) and Advie lying some three and nine miles east respectively. Dulnain Bridge (including the small crofting community of Skye of Curr) is approximately three miles to the south-west of Granttown. Much of the area, with the notable exception of Advie is included within the boundaries of the Cairngorms National Park.
- 2.2 The geographic definitions used in collecting baseline information from official data have been based on Scottish datazones.¹ However, it should be noted that the definitions for Cromdale/Advie and Dulnain Bridge are considerably larger than the respective communities.

Population and Households

- 2.3 According to the 2001 Census, there were 3,418 inhabitants in the three communities occupying 1,457 households. The 2005 mid year population estimates indicated an increase of 5% since 2001, with Granttown experiencing the greatest increase in both numerical and percentage terms. Whilst Cromdale's population had remained static, increases in Granttown and Dulnain Bridge were significantly above Highland and Scottish average increases of 2.2% and 0.6% respectively (**Table 1**).
- 2.4 In terms of the age structure of the population, in 2005 almost one third of Dulnain Bridge residents were over 60, compared to less than a quarter in Highland and Scotland. The lower proportion of children in Dulnain Bridge in 2001 is estimated to have reduced still further in the period to 2005 (**Table 2 and Figures 1-4**).
- 2.5 The 2001 Census (**Table 3**) indicated an above Highland and Scottish average of:
- one person households in Granttown;
 - pensioner households in all three communities, especially Dulnain Bridge;
 - couples with children in Cromdale and Dulnain Bridge; and, a lower percentage of:

¹ Datazones have been used to provide a consistent geographic definition across all datasets, and in some cases, are the smallest geographic area at which data are available.

- couples with dependent children in Grantown;
- one parent families in Cromdale and Dulnain Bridge.

2.6 Figures on population and household projections are not available below local authority level. However, it is anticipated that projections for Highland will be mirrored to varying extents in all three communities. In Highland for the period 2004-2024:

- The population is projected to increase by 3.6%, peaking in 2023, compared to a 0.8% projected increase for Scotland as a whole, peaking in 2019².
- A gradual reduction in all age groups under 50 is projected with increases in the older age groups, particularly the 75 and over group **(Figure 5)**.
- Households are projected to increase by 16% compared to 13% for Scotland as a whole **(Table 4)**.
- Single person households are projected to increase by 45%, compared to 39% for Scotland as a whole **(Table 5)**.
- A gradual increase in the proportion of older person households is projected **(Figure 6)**.

2.7 The 2001 Census indicated that the proportion of the population with good health ranged from 69% in Dulnain Bridge to 77% in Cromdale (Scottish average 68%). People in Dulnain Bridge were the most likely to have a limiting long term illness which is perhaps a reflection of the older population **(Table 6)**.

Overview of the Economy

2.8 Feedback from stakeholders indicates a relatively buoyant economy. According to the 2001 Census:

- Economic activity rates in Cromdale and Grantown were similar to the Highland average of 68%, with a lower 65% in Dulnain Bridge **(Table 7)**.
- Whilst the employment patterns of economically active people in Grantown were similar to the rest of Highland, in Cromdale and in particular in Dulnain Bridge, there were lower levels of full-time employment; higher levels of self-employment and lower levels of unemployment. Of those who were economically inactive, people in Cromdale and Dulnain Bridge were more likely to be retired **(Table 8)**.

² GROS 2004-based population projections in Scottish areas.

- Compared to the rest of Highland and Scotland as a whole, male employees in the three communities tend to work longer hours. In 2001 more than half male employees in Grantown worked between 38 and 48 hours per week, with more than 40% of those in Cromdale and Dulnain Bridge working in excess of 49 hours (**Table 9**).
- For female employees, whilst patterns for part-time working were similar to Highland and Scottish averages, there was a tendency to work longer hours, with 37% in Dulnain Bridge and 40% in Grantown working in excess of 38 hours per week (**Table 10**).

2.9 Estimates for 2005 indicate lower proportions of women of working age in all three communities compared to Scotland as a whole (**Table 11**). Several stakeholders indicated that there was insufficient childcare provision in the area to meet the requirements of working parents. In particular there is a shortage of registered childminders in the Grantown area.

Employment Sectors

- 2.10 In 2001 there was an above Highland average level of manufacturing in Grantown, although this remained significantly below the level for Scotland as a whole. There was an above Highland and Scottish average of employees in the construction industry in all three communities, with similarly higher levels working in hotels and restaurants. The proportions of employees in the wholesale and retail trade were broadly comparable with the rest of Highland and Scotland (**Table 12**).
- 2.11 Agriculture continues to contribute to the economies of Cromdale/Advie and Dulnain Bridge, with the estates and farms providing employment in the area although one of the estates advised that the number of estate employees has decreased over the last five years. Stakeholder feedback suggested that those working in the agricultural sector have experienced negative impacts from the recent Foot and Mouth outbreak.
- 2.12 In Cromdale Simpson Safety Engineering is a major employer in the area - currently carrying out high profile work on the A9. The re-opening of Balmenach Distillery has provided further employment. In both Cromdale and Dulnain Bridge a significant proportion of the working population employed locally are in the skilled trades. In addition, there are now more people in these communities running businesses from home or commuting to work, often beyond Grantown, to Inverness, Elgin and even further a-field.
- 2.13 In Grantown key employers include Highland Council, health and social care services, CNPA, McKellar Subsea, Duncan's, Stewart Grant Meats (currently expanding), Strathspey Smokehouse, building contractors and a considerable range of small businesses, many of them set up and run by newcomers to the area. The retail trade in Grantown makes a considerable contribution to the economy with virtually 100% occupancy of shops on the High Street and only

one charity shop. Somewhat conflicting feedback from stakeholder agencies ranged from comments that there is a relatively low turnover in shop units to the view that shops are on and off the market and in some cases difficult to sell.

Skills Base

- 2.14 At the time of the 2001 Census, the proportion of the population with no educational qualifications was above the Highland and Scottish averages in Cromdale and Grantown but lower in Dulnain Bridge. Dulnain Bridge was more likely to have people with a degree, higher degree or a professional qualification (**Table 13**). This is perhaps reflected in the higher proportion of Dulnain Bridge residents employed as managers or senior officials. There was a higher proportion of residents in all three communities employed in skilled trade occupations, especially in Cromdale and Dulnain Bridge (**Table 14**).

Unemployment

- 2.15 Official unemployment rates are not available for the smaller communities. For the Grantown area, unemployment rates from August 2005 to August 2007 were fairly comparable with the rest of Highland and lower than national figures (**Table 15**).

Migration

- 2.16 At the time of the 2001 Census there was a significantly higher incidence of in and out migration in all three communities, compared to the rest of Highland and Scotland as a whole (**Table 16**). For the most part those moving into the area had come from other parts of the UK (**Table 17**).
- 2.17 Since 2001 Highland has experienced a significant increase in the number of overseas workers moving into the region. This has primarily resulted from the accession of new member states to the European Union. Consultation feedback indicated that there are at least 100 adults from EU accession states now living and working in the Grantown area. Some have subsequently been joined by other family members. It was thought that most new arrivals had yet to decide whether or not to stay long term and 'put down roots', either within Grantown and the surrounding area or in the UK.

Tourism

- 2.18 Within all three communities there is a significant reliance on tourism and associated activities. Stakeholder agencies identified a number of challenges to the future success of tourism in the area. These included:

- Large hotels in the area are very reliant on the coach tour trade.
- Strathspey steam railway – physical and financial barriers have to be overcome before it reaches Grantown, for example a site for the Grantown station has to be determined and large amounts of funding raised.
- A study undertaken by HIE Inverness and East Highland, Highland Council and VisitScotland to resuscitate signposting of the ‘Highland Tourism Route’ through Nairn and Grantown reported that a number of problems have to be overcome to re-instate the route, including the cost of signs, and planning issues, for example narrow roads make good signage difficult.
- There is a steady turnover on the market of unsuccessful businesses, especially those related to tourism.
- There is a historical pattern of people moving into the area, often for ‘lifestyle’ reasons and taking on the ownership of small hotels/guest houses. However, there is a relatively high turnover of these properties as people often ‘don’t stick at it’, for example the Haugh Hotel in Cromdale has had a succession of owners. Successful operators are those who stay for at least three years and build a business based on their personality and a high quality service, enabling them to benefit from repeat trade and word of mouth recommendations.
- It has been suggested that there is a lack of understanding, particularly by statutory agencies, of the ‘harsh reality’ of the local tourism reliant economy, for example the difficulties of earning a family income from a five bedroom guest house.
- The tourist season is not always the best (wet weather etc.), in addition to which last year had a slow start due to the timing of the World Cup. Furthermore, the seasonality of tourism, with low accommodation occupancy rates for much of the year, and a consequent lack of profitability and full-time year round jobs, are further issues of concern.

Future Economic and Tourism Development

2.19 On the plus side, suggestions and opportunities which should be exploited for the further development of the economy and tourism in the area were identified by stakeholders as follows:

- There are a lot of holiday homes in the area which generate benefits to local tradesmen for renovations, repairs and extensions.
- The ‘charm’ of Grantown is its biggest asset and needs to be retained to underpin the town’s future economic success.

- The planned extension of the steam railway to Grantown is a key project as this will open up a new range of opportunities.
- Collective marketing through organisations including Grantown Business Association, Grantown Initiative, Cairngorms Chamber of Commerce and Aviemore and Cairngorms Destination Management Limited (see below) will bring economic benefits to the area.
- Tourism business systems should be improved, for example booking systems and quality assurance.
- The Tourist Information Centre, open from Easter to October each year in Grantown should be better signposted and have a higher profile.

Economic and Tourism Organisations

Grantown Business Association

- 2.20 Grantown Business Association (GBA) has recently reformed and currently has 45 members out of just over 100 businesses in Grantown. Most members operate tourism-related businesses. The key objective of GBA according to its new constitution is 'to improve the quality of life for the community generally and also for the business community'. There is now less focus on doing things only to benefit businesses in the town. The Association aims to raise funds for undertaking specific projects, such as footpath maintenance and tree planting. The Association has been involved in one off projects such as attracting 'Thunder in the Glen' bikers to Grantown.

Grantown Initiative

- 2.21 Grantown Initiative is an umbrella organisation representing key local organisations and groups and aims to support and improve Grantown for people living and working in and visiting the area. Further information on Grantown Initiative and its future is included in Section 4.

Cairngorms Chamber of Commerce

- 2.22 Cairngorms Chamber of Commerce provides 'a single voice for business within the whole of the Cairngorms National Park and adjacent areas'. Sixty-two businesses in Grantown, Cromdale and Dulnain Bridge are listed as members, including shops, hotels, guest houses and financial service providers. The Chamber represents members and lobbies on their behalf. In addition it offers training and staff development, marketing and networking opportunities, business start-up and grant information and general business information. Stakeholder feedback suggested that the Chamber has a key role to play in providing a conduit for local ideas to the CNPA.

Aviemore and Cairngorms Destination Management Ltd

- 2.23 Aviemore and Cairngorms Destination Management Ltd is a destination management organisation (DMO) covering the whole of Badenoch and Strathspey and has three core themes:
- *Business theme* – marketing, PR, tourism development, service improvement;
 - *Communities theme* – developing tourism projects in partnership with communities;
 - *Environment theme* – underpins everything with which ACDML is involved.
- 2.24 Funding has been secured from the Carnegie Trust UK to create a small grants scheme for community led projects. A Trust has been established to manage this fund. Needs assessment work is required to identify projects in key priority areas, for example tourism related projects of all kinds; projects to improve facilities/infrastructure; and projects to improve interpretation of culture and heritage. Stakeholder feedback emphasised the importance of community organisations approaching this opportunity together with one voice and innovative ideas.
- 2.25 Stakeholders in the business community have stated that marketing is key to future economic and tourism development. The work and success of the DMO is therefore critical. The view was expressed that for the Cairngorms area as a whole, Aviemore has the highest profile and the Grantown area should seek to benefit from the ‘spin-off’ effects of Aviemore’s success. However, it was also suggested that the DMO is too Aviemore focused, with few potential benefits of DMO membership for small scale tourism operators in the surrounding communities. It was felt there had to be a greater focus, particularly on towns the size of Grantown.

Transport

- 2.26 With a limited public transport service in the three communities, compared to the rest of Highland and Scotland as a whole, there is a significantly higher incidence of car ownership in Cromdale and Dulnain Bridge, with relatively high proportions of households owning two or more vehicles. **(Table 18).**
- 2.27 Despite the relatively high incidence of car ownership, a significantly lower proportion of Grantown residents use this method of travelling to work, compared to Highland and Scotland as a whole. In all three communities, particularly Dulnain Bridge and Cromdale, there is a much higher incidence of working from home (in part a reflection of the higher rate of self-employment and agricultural work). As would be expected relatively low proportions of residents in all three communities use public transport to travel to work. The incidence of sharing private transport is relatively low. Almost a third of

Grantown residents travel to work on foot. Not surprisingly, residents in Dulnain Bridge and Cromdale travel a further distance to work (**Table 19**).

- 2.28 Whilst public transport has improved more improvements are considered to be needed. However, progress in relation to the development of the community transport company is regarded as a considerable achievement.
- 2.29 Many comments were received about transport during the community consultation, which are included in later sections of the report.

Household Incomes

- 2.30 The Scottish Index of Multiple Deprivation (SIMD) identifies small area concentrations of deprivation in terms of income, employment, health, education, skills and training, and geographical access to services. The rate of income deprivation for Cromdale and Dulnain Bridge is significantly below Highland and Scottish averages. Grantown is also below the Scottish average and similar to the rest of Highland, although there are some variations within the Grantown area. In terms of employment deprivation, of the three communities, Cromdale has the lowest rate of the working age population defined as being employment deprived. Grantown is well below the Highland and Scottish averages and whilst the rate in Dulnain Bridge is above the Highland average it is well within the average for Scotland as a whole (**Table 20**).
- 2.31 In November 2006, 5.0% of residents of working age in Badenoch and Strathspey claimed incapacity benefit/severe disability allowance, compared to 7.2% for Highland and 9.3% for Scotland. There was a similarly lower proportion of council tax benefit claimants in Badenoch and Strathspey (13.5% compared to 17.0% and 21.8% for Highland and Scotland respectively)³.
- 2.32 The Free School Meals⁴ Survey 2007 reported that:
- 12.8% of pupils at Grantown Primary School were entitled to free school meals (13.1% Highland and 18.6% Scotland); and
 - 8.0% of pupils at Grantown Grammar School were entitled to free school meals (9.9% Highland and 14.2% Scotland).

Services, Facilities and Amenities

- 2.33 Key agencies of special relevance to the study operating on a Badenoch and Strathspey wide basis include those participating in Badenoch and Strathspey (Community Planning) Partnership, in particular Highland Council, HIE Inverness and East Highland, Cairngorms National Park Authority, Voluntary

³ Highland Council – Badenoch and Strathspey Ward Statistics

⁴ School Meals in Scotland, 2007, Scottish Executive

Action Badenoch and Strathspey (VABS), Association of Cairngorms Communities (AoCC) and Badenoch and Strathspey Community Care Forum.

2.34 Most services, facilities and amenities provided by the statutory, private and voluntary sectors are accessed in Grantown-on-Spey. Referred to in more detail in Section 4, they include:

- Highland Council Service Point
- Library
- Primary and secondary school
- Leisure centre
- YMCA centre
- Health centre and hospital
- Police station
- Fire station
- Museum
- Banks, building societies
- Estate agents

3. Housing Issues

Housing – All Tenures

- 3.1 Based on the 2001 Census there were 1,703 houses in the three communities⁵. The proportion of properties occupied as the occupant's 'main or principal home' ranged from 76% in Cromdale to 91% in Grantown, compared to 95% for Scotland as a whole. Dulnain Bridge had the greatest proportion of second/holiday homes and Cromdale the greatest proportion of vacant properties (**Table 21 and Figure 7**).
- 3.2 The 2001 Census indicated that:
- Grantown had a higher than Highland and Scottish average proportion of owner occupied properties (69%), with Cromdale and Dulnain Bridge at around 65% comparable with the rest of Highland.
 - Social rented housing accounted for just 7% of all occupied stock in Dulnain Bridge and 8% in Cromdale (with no housing association provision in these communities). Whilst 19% of occupied properties in Grantown were for social rent, this was still below Highland and Scottish averages (22% and 27% respectively).
 - There were much higher proportions of private rented housing in Cromdale/Advie and Dulnain Bridge (12% and 16% respectively) compared to around 5% for Grantown, Highland and Scotland (**Table 22**).
- 3.3 Household survey findings indicated that:
- Just over a quarter of Grantown residents compared to nearer a third of those in the smaller communities had lived in their current home for less than 5 years.
 - Almost a quarter of residents in all three communities had lived in their current home for between 6 and 10 years.
 - One third of Grantown residents compared to a quarter of those in the smaller communities had lived in their current home for more than 20 years.

⁵ The datazones used are the smallest geographic areas for accessing data. For Cromdale/Advie and Dulnain Bridge the datazones are considerably larger than their respective communities.

Social Rented Housing and Low Cost Home Ownership

- 3.4 In May 2007 the Council owned 152 houses for general needs in the Grantown area:
- 130 houses in Grantown
 - 11 houses in Cromdale
 - 11 houses in Dulnain Bridge (**Table 23**).
- 3.5 Since the introduction of the Right to Buy in 1980 a total of 231 houses have been sold in Grantown, Cromdale and Dulnain Bridge from an original stock of 383, representing a sales rate of 60% for the area as a whole but with higher rates of sales in both Cromdale and Dulnain Bridge (**Table 24**). In terms of house size, more than three-quarters of three bedroom properties have been sold (**Table 25**).
- 3.6 In 2005 Badenoch and Strathspey was granted 'Pressured Area' status, with the Right to Buy suspended until 2010 for new tenants. Over the last two years, sales have tailed off, possibly as a result of this initiative. The Council's Housing Services thinks that the sales rate may also have been affected by other factors, including: increased valuations of council properties (some are now over £100,000); increased mortgage rates; and confusion in that some qualifying tenants think they no longer have the Right to Buy.
- 3.7 Housing association or registered social landlord (RSL) housing provision for general needs is limited to Grantown. Albyn Housing Society owns 22 mostly two bedroom properties for rent. Whilst RSL development has helped to offset the Right to Buy in Grantown, there has still been a net reduction in general needs housing provision of just over 50%.
- 3.8 In addition to social rented housing, 13 one and two bedroom properties were built by Albyn Housing Society for shared ownership. Ten of these houses have subsequently been bought outright by the sharing owners.
- 3.9 The future development programme for the area for the period to 2009 is shown below. Communities Scotland has advised that the proposed tenure mix for affordable housing (two-thirds social rent and one third low cost home ownership [LCHO]) is very tentative at this stage.

Details	Total units	Social rent	LCHO
Grantown			
High Street - Laing Builders in partnership with Albyn HS.	4	0	4
Rear of Grant Arms – Colin Lawson Builders in partnership with Albyn HS	3	3	0
Mossie Road – Muir Homes in partnership with Servite HA. Number of problems to be resolved – site layout, housing density and bog-land on site.	59	39	20
Total Grantown	66	42	24
Dulnain Bridge	2	2	0

Source: Communities Scotland and Highland Council

- 3.10 It is proposed that the LCHO houses referred to above will be for shared equity (Homestake). This is a relatively new initiative for people on low incomes who wish to become homeowners. The housing association will fund part of the price with a Homestake grant, with the homeowner purchasing the remainder. Although the minimum share for the homeowner is generally 60%, this can be reduced to 51% where the buyer is an existing tenant of a social landlord. If the owner then wants to sell they will get the same percentage of the selling price that they hold in the property. It should also be noted that the Scottish Government has recently announced the proposed introduction of LIFT (Low Cost Initiative for First Time Buyers).

Housing Need and Demand for Affordable Housing

Homelessness

- 3.11 There is no longer any temporary accommodation for homeless people in Grantown. Homeless households now have to be accommodated in either Aviemore or Kingussie, which can cause problems and disruption, especially for families with children of school age.
- 3.12 For Badenoch and Strathspey as a whole there were 69 homeless applicants in 2006/07, compared to 55 in 2005/06 and 77 in 2004/05⁶. While there was a 10% reduction in homeless applicants for Highland as a whole between 2006 and 2007, there was an increase of 25% in Badenoch and Strathspey.
- 3.13 The Council is of the view that it will be extremely difficult to meet the requirements of the Homelessness etc. (Scotland) Act 2003 (phasing out of priority need distinctions by 2012). This will put an increasing strain on an

⁶ The Highland Council – Highland Homelessness Trends and Statistics – A Summary (June 2007)

already scarce supply of housing, with a higher proportion of council and RSL tenancies allocated to homeless households.

Allocating Social Rented Housing

- 3.14 Concerns about the way housing is allocated were raised by all three community councils and during the community consultation. In particular it was felt that in many cases housing is allocated to people moving into the area, rather than people in housing need already living there. Highland Council tries 'to take into account anyone who has a particular need to live in that area, perhaps because they work there or live there already' and places an emphasis on sustaining and promoting local communities as far as possible.
- 3.15 The Highland Common Housing Register (CHR), which should be in place in early 2008, will involve a single housing application form for participating social landlords to prioritise and select applicants from this one list. The CHR's draft allocation policy emphasises that no account will be taken of how long an applicant has lived in the area and states that 'we will not discriminate against anybody who does not already live in the area' if for example they have been offered a job in the area, want to move to the area to be near a relative or carer or have a social or medical reason for needing to live in the area, in which cases additional points will be awarded under 'need to live in the community' category.
- 3.16 Albyn Housing Society allocates to housing list applicants according to housing need and usually allocate 50% of new homes to people nominated from the Council's list.
- 3.17 Both the Council's and Albyn's existing allocation policies state that in pressured rural areas local lettings initiatives may be operated, giving priority to applicants with a well-established local connection, if it can be demonstrated that needs cannot be met through the Allocations Policy. The draft CHR Allocation Policy states that participating landlords may consider using a 'special lettings plan' for a particular community if this is found to be necessary after assessing the community's needs.

Social Rented Housing Available for Letting

- 3.18 To assess the future availability of social rented housing, tenancy turnover has been analysed for the three year period 2004-2007 (**Tables 26-27**). Turnover averaged at:

- | | |
|-------------------------------------|---------------------|
| • Grantown (Highland Council) | 7 re-lets per annum |
| • Grantown (Albyn Housing Society) | 2 re-lets per annum |
| • Cromdale (Highland Council) | 1 re-let per annum |
| • Dulnain Bridge (Highland Council) | 1 re-let per annum |

Expressed Housing Need – Housing Lists

- 3.19 An analysis of the Council's housing list helps to illustrate the varying levels of unmet housing need, however there is a view that people requiring accommodation often don't apply as they believe they stand little chance of being offered a house, particularly in Cromdale and Dulnain Bridge where there are few council houses, or in Advie where there are none.
- 3.20 In May 2007 there were 128 housing applicants to the Council who had specified Grantown, Cromdale or Dulnain Bridge as their first preference:
- 118 applicants for Grantown
 - 7 applicants for Cromdale
 - 3 applicants for Dulnain Bridge
- 3.21 Of these applicants 40% were single people and 46% were families with children (**Table 28**). More than half of applicants required one bedroom accommodation and almost a quarter required three bedrooms or more (**Table 29**).
- 3.22 An analysis of waiting list applicants for the two previous years (2004/05 and 2005/06) shows that the number of applicants has remained fairly constant (**Tables 30-31**).
- 3.23 Compared to Badenoch and Strathspey as a whole, there is a lower proportion of heads of households in the younger age groups (16-30) with a correspondingly higher proportion in the older age groups (50 and over) (**Table 32**).
- 3.24 When first, second and third preference areas are taken into account the level of demand is significantly higher although there is double counting between the different letting areas. Although the greatest numerical increase is for Grantown (+80 compared to +29 in Cromdale and + 40 in Dulnain Bridge) in proportionate terms, while there is around a two-thirds increase in housing applicants in Grantown there is a five fold increase in Cromdale and a 14 fold increase in Dulnain Bridge. This raises the question as to whether housing applicants have chosen Cromdale, and in particular Dulnain Bridge, as their second or third choice after Grantown because they would prefer to live in these communities but have not identified them as their first choice because of the scarcity of social rented houses and the low level of turnover (**Table 33**).
- 3.25 At end March 2005 there were 132 applicants to Albyn Housing Society for housing in Grantown. By end March 2006 this had increased to 163 applicants. There are currently 213 applicants (representing an increase of 61% in a period of 2.5 years), with 43% of applicants currently living in Badenoch and Strathspey (**Table 34**). Almost a quarter of applicants to Albyn were homeless/potentially homeless, a fifth required a larger home. The other main reasons for applying for housing were: divorce/separation and to receive

care and support. Only a small proportion had applied because they wanted to set up their first home (**Table 35**).

- 3.26 It should be recognised that a significant proportion of Albyn's applicants will also have applied to the Council. In addition, it is possibly the case that applicants will also have applied for housing in other areas in Badenoch and Strathspey and beyond. The forthcoming CHR should help rectify the problem of double counting and provide a more accurate picture of housing need expressed through housing lists.

Need for Social Rented Housing Identified Through Household Survey

- 3.27 An estimate of existing and newly forming households in the three communities requiring social rented accommodation is detailed below. In addition, a number of households currently living elsewhere and wishing to return to the area were identified. For these we have estimated the proportion that would probably require social rented accommodation with reference to the information provided by survey respondents. The figures have been extrapolated across all households in each of the three communities to provide an estimate of local need for social rented housing over the next five years.

Survey Respondents Requiring Social Rented Accommodation				
Details	GoS	C/A	DB	Total
Existing households	12	2	2	16
Newly forming households	5	0	1	6
Total	17	2	3	22
Extrapolated	55	4	7	66
Households wishing to return	9	2	1	12
Extrapolated	29	4	2	35
Total estimated need	84	8	9	101

Source: Household Survey

Housing Need – Grantown

- 3.28 Survey feedback indicates that:
- there is an estimated requirement for approximately 55 houses for social rent for existing Grantown households and people currently living in Grantown who wish to set up home. Of these households just over 70% had applied to the Council for housing, indicating that around 17 households in housing need may not have registered an application;
 - of existing and newly forming households, survey findings indicated that one third need to move as soon as possible, one third within the next two years and one third within the next five years;

- of existing and newly forming households, around 10% would need one bedroom accommodation, 45% would need two beds and 45% would need three or more beds;
 - there is a potential demand for an estimated 29 houses for households who wish to return to Grantown.
- 3.29 There are 152 social rented houses in Grantown. There are 118 applicants to the Council and 236 applicants to Albyn. An element of double counting is acknowledged with some applicants having applied to both landlords and others having applied for several areas in addition to Grantown. However, survey findings suggest there may be additional housing need to that expressed by housing lists. The survey identified a potential need/demand for housing over the next five years from 84 households. The proposed development of 42 units for social rent and the estimated nine re-lets each year (45 over the five year period) would go a long way to addressing local housing need identified through the survey.
- 3.30 However, survey findings take no account of a range other factors, including:
- meeting the requirements of homelessness legislation;
 - ongoing Right to Buy sales amongst tenants who still have this right;
 - applications for housing from households wishing to move to Grantown, for example to take up employment, live nearer services, live nearer relatives to receive/provide support (as expressed by Highland Council and Albyn Housing Society housing lists);
 - a level of uncertainty about the largest proposed development of approximately 39 units for social rent.
- 3.31 In summary, even if all of the proposed housing developments proceed, there will still be a significant unmet need for social rented housing in Grantown.

Housing Need - Cromdale/Advie

- 3.32 Survey feedback indicates that the estimated need for social rented housing from existing and newly forming households is lower than the need expressed by the Council's waiting list, however there is a small potential demand for social rented housing from households wishing to return to the area. Furthermore, feedback from the community consultation suggested that:
- some Cromdale residents with adult children still living at home, as they were unable to access affordable housing locally, had not returned their surveys as they thought it would do nothing to help;

- several Advie households (for example those living in tied accommodation) have either not applied to the Council for housing as there is none in Advie, or have applied for other areas in Badenoch & Strathspey, thereby understating the extent of local housing need.

3.33 Given the low turnover of tenancies (about one house becoming available for re-let each year), combined with the possibility of further Right to Buy sales, it is considered that there is an element of unmet need for social rented housing in Cromdale.

Housing Need – Dulnain Bridge

3.34 Survey feedback indicates that the need for social rented housing for existing and newly forming households is greater than the need expressed by the Council's housing list. In addition there is thought to be a modest potential demand for social rented housing from households who wish to return to Dulnain Bridge.

3.35 Two new houses for social rent are soon to be built in Dulnain Bridge. This additional provision will help to meet the need identified. However, given the low turnover of tenancies (about one house becoming available for re-let each year), combined with the possibility of further Right to Buy sales it is considered that there is a requirement for more social rented housing in Dulnain Bridge.

Demand for LCHO Housing Identified through Household Survey

3.36 Existing and newly forming households in the three communities stating a requirement for LCHO housing are detailed below. In addition, a number of households currently living elsewhere and wishing to return to the area were identified. For these we have estimated the proportion that would probably require LCHO housing as opposed to open market housing, with reference to the information provided by survey respondents. The figures have been extrapolated across all households in each of the three communities to provide an estimate of local demand for LCHO housing over the next five years.

Survey Respondents Requiring LCHO Housing				
Details	GoS	C/A	DB	Total
Existing households	9	3	2	14
Newly forming households	3	1	1	5
Total	12	4	3	19
Extrapolated	39	8	7	54
Households wishing to return	6	1	1	8
Extrapolated	19	2	2	23
Total potential demand	58	10	9	77

Source: Household Survey

- 3.37 Survey respondents were for the most part interested in Homestake shared equity housing although some also said they were interested in affordable starter homes and several expressed an interest in self build with Rural Home Ownership Grant. The price people could afford to pay ranged from below £75,000 to £150,000.
- 3.38 Development proposals in Grantown include 24 houses for LCHO. If these development projects proceed, just under half of the current potential demand in Grantown would be met.

Housing Need – Stakeholder and Community Consultation Feedback

- 3.39 Concerns were raised by all three community councils about:
- the urgent unmet need for affordable housing in their communities;
 - what is meant by affordable housing;
 - the way in which social rented housing is allocated.
- 3.40 Stakeholders in the business community were concerned that:
- some of the accommodation occupied by workers from overseas is of a very poor standard;
 - new housing developments might not have adequate physical and social infrastructure to support them;
 - there is a shortage of affordable housing for young people living and working locally.
- 3.41 Of household survey respondents who were looking to move within their community:
- almost a third said they had been unable to move because house prices were too high;
 - more than a third said they had been unable to move because there was a lack of suitable houses to buy;
 - almost a quarter said they had been unable to move because there was a lack of affordable rented houses.

Housing Need and Demand for Housing - The Views of Housing Providers

- 3.42 Both Highland Council and Albyn Housing Society acknowledged the significant unmet need and demand for housing in Grantown, particularly as a result of the lack of affordable options as house prices and private sector rents continue to increase. The Council emphasised that:

- most demand is for two bed accommodation;
- there is a growing demand for one bed properties, with the continuing increase in the number of single person applicants, especially single men;
- growing numbers of people are dependent on private rented sector housing but rents are becoming increasingly unaffordable;
- there are concerns among people living in tied accommodation, fearing that they will become homeless when they are required to leave the property;
- there is a relatively high incidence of seasonal homelessness when owners opt to let their properties as holiday accommodation during the tourist season;
- in-migration is putting pressure on the private rented sector as is the new homelessness legislation.

3.43 Albyn Housing Society has commented that housing lists have increased across their whole area of operation (much of Highland) in the last few years, and consider this demand is being driven by a number of factors:

- in-migration;
- economic growth;
- a lack of alternative affordable options as the value of properties to buy and private rents both continue to increase.

3.44 Highland Council and partner agencies are actively trying to address the shortage of affordable housing, for example through planning agreements for new developments.

3.45 With regard to future, as yet un-programmed housing development in the area, current council policy includes a requirement in urban areas for 25% of new housing in developments of 10 or more units to be affordable. In rural areas this threshold has been lowered, with developers expected to contribute a minimum of 25% affordable housing for applications for 4 or more units.

3.46 The Deposit Local Plan of the CNPA proposes that the quota of affordable housing is increased to 50% in subsidised developments and 30% in non-subsidised ones. Concerns have been expressed by Communities Scotland, Highland Council, property developers and the local business community that such a policy would prove financially unviable for the private sector. Cairngorms Chamber of Commerce has emphasised that small local builders/developers are critical to the local housing system and has suggested that CNPA proposals will have a devastating effect on their future viability.

- 3.47 Of affordable housing developed, 75% is normally for social rent and 25% for LCHO. Whilst this split could be increased to provide a higher proportion of LCHO housing, Communities Scotland have expressed the view that this should probably not be the case in Granttown where there is a high level of housing need and a shortage of suitable sites. In addition, given property valuations in the Park area, the extent to which people can afford LCHO is questionable. For comparison purposes, Homestake houses currently on site in Aviemore have been valued at £120,000 for a 2 bed and £140,000 for a three bed house. These relatively high valuations could be affected by the biomass heating system installed. Properties in Nethybridge which were purchased in June 2006 had valuations of £95,000 for a two bed and £106,000 for a three bed house.
- 3.48 Albyn Housing Society thinks there are definite advantages in building Homestake properties in rural areas as they are more likely to go to people living and working locally as opposed to social rented housing which has to be allocated on the basis of housing need, even though points are awarded to applicants who require to live in the area – for work or to give or receive support, this in no way means the houses will be for ‘local people’.
- 3.49 Homestake houses are marketed via the local press approximately six months before completion. They are offered on a first come first served basis, although priority is given to existing council or RSL tenants.
- 3.50 The earlier LCHO initiative shared ownership is now largely being replaced by Homestake which enables a ‘golden share’ to be retained in the property so it remains in the affordable sector. This is very much in line with CNPA policy. Other initiatives, such as GRO Grant (targeted at the private sector to enable developers to obtain funding for projects which might otherwise have not been commercially viable) and Rural Home Ownership Grant RHOG (helps people in rural areas on low incomes build or purchase their own home) have not been used in the Granttown area to date.
- 3.51 In terms of the future development of housing for social rent and LCHO, both the Council and Communities Scotland have stated that to an extent this is led by land availability. However, both Granttown and Cromdale have been identified as two out of six priority communities in Badenoch and Strathspey for increasing the supply of social rented and LCHO housing⁷.

Owner Occupied Housing – Supply and Affordability

- 3.52 An analysis of houses sales shows that between 2000 and 2006 sales averaged at 18, 10 and 65 houses per annum in Cromdale, Dulnain Bridge and Granttown respectively (**Table 36**)

⁷ Highland Council – Local Housing Strategy – Area Delivery Plan Progress Report August 2007

- 3.53 House prices in Highland have risen dramatically since 2001 and are continuing to rise. In 2006 the median price of a previously owned house in Highland was £136,000, an increase of £33,000 since 2004. House prices and price increases in Badenoch and Strathspey are above the Highland average, with a median 2006 house price of £158,000, representing an increase of £38,000 since 2004⁸.
- 3.54 According to the Bank of Scotland, the average house price in Highland in 2007 was £155,982 equal to 5.9 times the average annual salary of £26,412⁹. High prices mean that buyers are paying more of their income towards their mortgages. The Bank of Scotland reported that there are far fewer first time buyers in rural areas of Scotland but a significantly higher proportion of second home buyers. Whilst up to date figures are not available for the local area, an analysis of the selling prices of 42 residential properties sold between March and August 2007 in the Grantown area¹⁰ showed that:
- 7% sold for under £100,000
 - 21% sold for £101-150,000
 - 26% sold for £151-200,000
 - 45% sold for over £200,000
- 3.55 Feedback from estate agents and banks on the supply and affordability of housing indicated that:
- There is an acute shortage of affordable houses in the Grantown area (for example in the £100,000 price bracket), particularly flats and smaller houses.
 - House prices continue to increase - with some selling at 20-30% over the asking price.
 - House prices very much depend on location, for example high demand areas such as the Old Spey Bridge and detached houses in other quiet locations, preferably with a view, command the highest prices.
 - There is a similarly high demand for housing in Dulnain Bridge, Cromdale and Advie. Houses here usually go well over the asking price, especially as they don't come up for sale very often.
 - It is considered that national park designation has had a significant effect on house prices.
 - Competition from cash-rich newcomers from the South (who often don't need mortgages) bidding up prices and usually outbidding prospective buyers living locally has impacted on house prices. In many cases they

⁸ Highland Council Planning & Development Services, House Prices in Highland 2004-2006

⁹ Bank of Scotland – Annual Rural Housing Review, August 2007

¹⁰ Registers of Scotland – Scotland's House Prices

are trading up in terms of the size and type of house they buy but at a lower price.

- The number and influence of newcomers to the area depends on the condition of the housing market in the South and is therefore cyclical, i.e. it was high in the late 1980s/early 1990s, then slowed down and picked up again in the early 2000s.
- Five to ten years ago a property would be on the market for an average of four to six months, now it is less than six weeks.
- Larger properties with six bedrooms or more used to take a lot longer to sell. This is no longer case.
- First time buyers find it very difficult to get on the property ladder. Former council houses which were previously not very popular are now being snapped up at prices beyond what many first time buyers can afford.
- An increasing number of people are buying houses and moving into the area to retire, for a better quality of life, or to work from home (given the advances in IT) all of which has put immense pressure on the housing market.
- While some properties are bought as second/holiday homes it was suggested that second homes should not be regarded as a problem – the problem is that there are not enough first homes.

Provision of New Houses and Land Availability

- 3.56 In terms of new housing provision, a total of 129 houses were built between 2000 and June 2007, an average of 4, 2 and 12 new houses per annum in Cromdale, Dulnain Bridge and Grantown respectively (**Table 37**).
- 3.57 The median price for a new house in Badenoch and Strathspey was £225,000 in 2006, an increase of £50,000 since 2004. In Highland the 2006 median price was £175,000, an increase of £50,000 since 2004.
- 3.58 House building plots seldom come on the market and when they do asking prices can be around £150,000 for a smallish plot with no services.
- 3.59 A significant number of survey respondents expressed an interest in self build should plots become available.

Demand for Owner Occupation – Household Survey

- 3.60 Existing and newly forming households in the three communities stating a requirement for owner occupied housing are detailed below. The figures have been extrapolated across all households in each of the three communities to provide an estimate of local demand for owner occupation over the next five years.

Survey Respondents Seeking to Buy Open Market Housing				
Details	GoS	C/A	DB	Total
Existing households	10	2	3	15
Newly forming households	9	1	0	10
Total	19	3	3	25
Extrapolated	61	6	7	74
Households wishing to return	13	1	2	16
Extrapolated	42	2	5	49

Source: Household Survey

- 3.61 The above figures indicate a significant demand for open market housing from existing and newly forming households in Grantown, together with a more modest demand in the smaller communities. For the most part the prices respondents could afford to pay were in excess of £150,000.
- 3.62 There is also a potential demand for owner occupation from households currently living elsewhere and wishing to return to the area. For these we have estimated the proportion that could probably afford open market housing, with reference to the information provided by survey respondents.

Private Rented Sector and Estate Owned Housing

- 3.63 The Cairngorms Housing System Analysis emphasised the importance and growth of the private rented sector, particularly in Badenoch and Strathspey. At the time of the 2001 Census, there were significantly higher proportions of households living in private rented accommodation and tied housing in Cromdale/Advie and Dulnain Bridge compared to Grantown, the rest of Highland and Scotland as a whole.
- 3.64 Of homeless applicants from Badenoch and Strathspey in 2006/07 a higher proportion had become homeless because they had lost their private rented tenancy (16%) or tied accommodation (9%) compared to 14% and 2% of homeless applicants respectively for Highland as a whole. Stakeholders consulted expressed concerns about people living in tied housing, fearing that they could become homeless when required to leave their accommodation.
- 3.65 Local stakeholder agencies commented that private renting is becoming more pressured due to:

- a shortage of social rented accommodation and growing numbers of people dependent on the private rented sector;
 - rising house prices so fewer people can afford to buy their own home;
 - in-migration, particularly the increasing numbers of workers from overseas alongside a lack of housing to buy or rent from social landlords;
 - increasing number of owners letting properties as holiday accommodation;
 - impact of new homelessness legislation.
- 3.66 Monthly rents in the private sector average at between £350 and £400 for a one bed flat/house; £400 and £450 for two beds and £520 and £590 for three beds. Stakeholders commented that rents are becoming increasingly unaffordable.
- 3.67 The condition of housing in the private rented sector in Scotland has been a longstanding issue of concern. To address this concern, a new Repairing Standard has been introduced by the Scottish Government which sets a benchmark 'for what tenants can expect'. Tenants who do not agree with their landlord as to whether the Standard is being met can take their case to the Private Rented Housing Panel.
- 3.68 Feedback from workers from overseas emphasised the scarcity, high cost and sometimes poor condition of private rented sector housing in the Grantown area.
- 3.69 Information was provided by only one estate in the area which advised that of houses in estate ownership:
- 83% were let as non-tied tenancies
 - 7% were let as tied tenancies
 - 3% were let as holiday accommodation
 - 7% were vacant.
- 3.70 Around 5% of houses owned by the estate become available for letting each year. It was considered that there is no shortage of accommodation for people employed by the estate. The estate lets properties to non-estate employees and receives many enquiries about the availability of accommodation. However, it was considered that demand for estate housing has remained relatively constant over the last five years. Houses are occasionally sold on the open market.

Housing and Support Services for People with Particular Needs

- 3.71 Hanover Housing Association has two sheltered housing developments for older people in Grantown providing a total of 51 one and two bed houses.
- 3.72 Grant House Resource Centre, the council owned care home is now to remain in the public sector following a campaign by the local community. It is understood that a site is being sought to re-provision Grant House as an improved fit for purpose facility. There are also three privately owned care homes for older people in Grantown, which together with Grant House provide a total of 87 bedspaces (**Table 38**). Care home residents in many cases are local to Badenoch and Strathspey, although some are from further a-field, often moving from elsewhere in Scotland and England to live nearer other family members.
- 3.73 Additional care and support services provided by care homes are as follows:
- two of the care homes have spaces specifically for respite care, whilst the other two homes will offer respite care if rooms are available;
 - two of the care homes provide day care (Grant House has 15 day care places Monday-Friday) and Grandview is currently providing day care to two older people, five days a week;
 - Grandview is the only care home currently providing nursing care.
- 3.74 The Care and Repair scheme, co-ordinated by Cairn Housing Association, with Private Sector Housing Grant funding supports the delivery of housing improvements and adaptations for older people and people with physical disabilities in the owner occupied and private rented sectors. The Council has reported that PSHG spend on Care and Repair continues to increase – demonstrating the growing demands of an ageing population.
- 3.75 Aids and adaptations are provided following a needs assessment by an occupational therapist (OT). These include both minor adaptations (e.g. handrails, grabrails etc.) and major adaptations (e.g. ramped access, showers, extensions/conversions). The Council is responsible for meeting the costs of adaptations in its own stock, with Communities Scotland meeting the cost of adaptations to RSL properties.
- 3.76 The Scottish Government contributes to the cost of adaptations, improvement and repair grants to private sector properties through Private Sector Housing Grant. The Housing (Scotland) Act 2001 introduced a test of resources to assess how much an owner occupier or private tenant applicant should contribute towards approved costs, with applicants on the lowest incomes qualifying for up to 100 per cent grant.

- 3.77 Other than properties that have had adaptations installed, there are no houses which have been specifically designed to meet the requirements of people with physical disabilities.
- 3.78 There is no housing provision in Grantown or in the wider Badenoch and Strathspey area offering accommodation and support to people with mental health problems or people with learning disabilities.

Demand for Housing for Particular Needs

- 3.79 Between November 2005 and July 2007, 13 of the 49 Hanover sheltered housing units became available for let, representing an annual turnover rate of around 15%. Given the older age group of tenants, a relatively high rate of turnover compared to general needs housing would be expected. No information has been provided on the number of housing applicants.
- 3.80 All care home providers advised that vacancies were generally filled straight away although waiting lists are not usually kept. Two care homes commented that they frequently have to turn down social work requests for places for older people.
- 3.81 An ageing population, particularly in Dulnain Bridge will place increasing demands on services for older people. With regard to home care services, consultation feedback indicated a shortage of home care workers in Grantown and the surrounding area. There are some cases of delayed hospital discharge, where patients are waiting for care packages to be put in place.
- 3.82 Feedback from the household surveys showed that a significant number of household members currently have difficulties living in their existing home. 69% of those in Grantown, 60% in Cromdale/Advie and 43% in Dulnain Bridge said they would be able to remain living in their current home if house improvements and/or adaptations were undertaken/installed, or home care services provided.
- 3.83 However, a total of 10 householders or members of their household required alternative accommodation, indicating an estimated requirement of 27 houses when extrapolated across all households.

Feedback from Household Survey on Particular Needs				
Details	GoS	C/A	DB	Total
Difficulties living in home	13	5	7	25
Extrapolated	42	10	17	69
Need to move	4	2	4	10
Extrapolated	13	4	10	27

3.84 Of those who required to move:

- 60% needed housing all on one level
- 20% needed wheelchair accessible housing
- 20% needed older person housing
- 20% needed housing of a more modern standard
- 10% needed to move into a care home

3.85 With regard to the future of housing for older people in Highland, the Council's 2005 review of housing for older people¹¹ reported that demand for sheltered housing in Highland (in line with national trends) is falling with houses in many cases having to be offered to more than one applicant before being allocated. It was considered that more emphasis should be placed on ensuring the provision of adequate support (e.g. adaptations, community alarms and possibly a mobile warden service, intensive care in the community, together with sufficient provision of care homes). On the basis that the majority of people wish to remain at home as opposed to institutionalised care it was emphasised that accommodation should become more flexible so that people don't necessarily have to move home when their needs change.

3.86 The Council has set a target of 600 additional homes for older people by 2011 (but not on the old sheltered model) with 68 of these to be in Badenoch and Strathspey.

¹¹ The Highland Council Housing and Social Work Committee - Housing for Older People – Progress Update, November 2005

4. Our Community ... A Way Forward - Grantown-on-Spey

Social and Economic Issues

- 4.1 Grantown-on-Spey is one of seven major centres in the Cairngorms National Park with over 2,000 inhabitants occupying around 950 households. The population has increased since the 2001 Census and is projected to continue to increase over the course of the next decade, with the number of households expected to increase at a faster rate. Grantown's population is ageing with a growing proportion of residents aged 60 and over.
- 4.2 Feedback from stakeholders indicates a relatively buoyant economy, with economic activity rates and employment patterns similar to the rest of Highland although there is a tendency for both male and female employees to work longer hours. Unemployment rates for the Grantown area are fairly comparable with the rest of Highland and lower than national figures.
- 4.3 The wholesale and retail trade, hospitality sector, construction industry, public sector and manufacturing industry together play a significant part in the local economy, accounting for three-quarters of local employment. Key employers include Highland Council, health and social care services, CNPA, McKellar Subsea, Duncan's Strathspey Smokehouse and several locally based of building contractors. Over the last few years the number of people from overseas living and working in Grantown has increased, who for the part have arrived from Eastern European countries.
- 4.4 Tourism is important to the area, with a considerable number and range of small businesses aimed at the tourist market. Tourism presents both challenges (for example seasonality) and opportunities (for example collective marketing through business and tourist related organisations).
- 4.5 Whilst public transport has improved, and the development of the community transport company has been a major achievement, more improvements are felt to be needed.

Housing Issues

- 4.6 There are just over 1,000 houses in Grantown, most of which are occupied on a permanent basis, with just under 10% either empty or used as second/holiday homes.

- 4.7 There is a relatively scarce supply of social rented housing, provided by Highland Council and Albyn Housing Society, with sheltered housing provided by Hanover (Scotland) Housing Association. Household survey findings and current housing lists indicate a significant unmet need for social rented housing.
- 4.8 House prices in Grantown have risen dramatically since 2001 and continue to rise. Stakeholder agencies emphasised the acute shortage of affordable housing for people living and working locally, with first time buyers in particular finding it more and more difficult to get on the property ladder. The household survey identified a significant demand for affordable housing to buy or part buy through the Homestake initiative.
- 4.9 There are plans to build new affordable housing for rent and LCHO in Grantown but this will be insufficient in number to meet the levels of need and demand identified.
- 4.10 Whilst there is an ongoing demand for housing to buy on the open market, due to the shortage of affordable housing options, there is also growing reliance on the relatively small private rented sector.
- 4.11 The household survey identified a number of residents who experience difficulties living in their home because of age, illness or disability. A majority of these residents said their problems would be solved if their existing home was adapted in some way or improved or if they received home care services. For those who said they needed to move, in most cases this was because housing all on the one level was needed.

Services in Grantown

Shops

- 4.12 For the size of the town there is a fairly extensive range of shops, banks, solicitors and estate agents on the High Street, with few retail units empty and just one charity shop.

Council Services

- 4.13 The Council's service point appears to be well used by people paying council tax and rent, registering complaints and raising general queries about council services. Many enquiries are about the availability of housing.

Health Services

- 4.14 The number of permanent patients registered with Grantown Health Centre has been increasing steadily in line with population growth. There has also been a considerable increase in temporary registrations, due to the growing number of tourists coming to the area.

- 4.15 Ian Charles Hospital has 18 beds for patients discharged from Raigmore Hospital but still requiring hospital care, or where treatment can be provided without admission to Raigmore. There are usually enough beds as patients are discharged earlier than they would have been previously. There are on occasion cases of delayed discharge, usually while care packages are being put in place. The hospital is open 24 hours and provides A&E services.
- 4.16 The acute shortage of NHS dental services will shortly be addressed, following the development of the long awaited NHS dental practice.
- 4.17 Grantown Health Improvement Group is the local patient participation group. Key issues and concerns discussed by the group have included: patient transport; home care services; out of hours service and the new dental suite.

Schools

- 4.18 Grantown Primary School currently has 284 pupils. A nursery school attached to the school caters for 30 pre-school children in two separate nursery sessions. In May of this year the school held a successful garden party for the community as part of the Highland Year of Culture celebrations.
- 4.19 Grantown Grammar School currently has 372 pupils and a teaching staff of 36. The school roll is projected to increase to 388 pupils by 2010/11.¹²

Police

- 4.20 The new police station, double the size of the old one, should be completed by the end of 2007. It has been suggested that CID personnel for Badenoch & Strathspey and Nairn and traffic warden staff, currently based in Kingussie, are moved to Grantown.
- 4.21 A revised shift pattern of five instead of four shifts has been introduced to provide 24 hour cover. In effect this means that police are now spread more thinly on the ground with the same number of officers having to cover more shifts. While there are concerns about the amount of police cover, there has been a substantial reduction in crime rates in the Grantown area since 2003.
- 4.22 The police reported that there are fewer young people 'aimlessly wandering the streets', thought to be a combination of the opening of the Craig MacLean Leisure Centre, the re-opening of the YMCA for young people, and the Streetwork project. Issues of concern to the police include:
- dog fouling – this is being addressed as far as it can be through the re-introduction of dog wardens and the provision of more dog bins and plastic bags;

¹² Highland Council - School roll forecasts Highland 2005/06

- under-age drinking and associated problems, such as youth disorder are major issues shared by many other areas in Scotland. Initiatives, including the 2003 public drinking by-law have helped to an extent. In addition the Police now take a harder line with licensees, who are held responsible if young people are found drunk leaving their premises. The introduction of 'Pub Watch' where a person can be banned from all licensed premises in the town is a further initiative to which all licensees have signed up;
- the wide availability of illegal drugs throughout Highland.
- the growing population and the building of more houses will place greater demands on police services.

Local Organisations

Grantown Community Council

4.23 Community consultation feedback acknowledged the commitment and work of the Community Council. Events organised by sub-committees of the Community Council include:

- Motormania
- Twinning Association
- Festive Lights
- Hogmany event.

Grantown Initiative

4.24 Grantown Initiative is an umbrella organisation representing key groups and statutory agencies. It aims to support and improve Grantown for local residents and tourists alike, particularly through its support for 'community celebrations'.

4.25 Operating since 2001, successful projects co-ordinated by Grantown Initiative, with much of the day to work carried out by a part-time development worker have included:

- Six day orienteering event, accompanied by highly acclaimed entertainment events in the Square
- Opening ceremony of Craig MacLean Leisure Centre and helping to organise events such as Strathspey in May and the 2007 primary school garden party
- Special bus link from Broomhill to Grantown during the summer months for the steam railway

- Plans for plaques at sites of historic interest in the Square, in association with the Museum and Heritage Centre.
 - Hanging baskets in Grantown
 - Grantownonline community website and Grantown and District Times – both of which won awards in 2007.
- 4.26 While it is considered that the Initiative filled a gap, which no other organisation had been able to fill, the Initiative is currently being wound up. Funding runs out in December and the Initiative's Management Committee and development worker are now formulating exit strategies for the various projects.
- 4.27 Grantown Initiative funding is being diverted to two community development workers (one full time equivalent post) who cover the whole of Badenoch and Strathspey. Concerns that these alternative arrangements will not provide the input required in Grantown and that successful events will not be repeated have been voiced by a number of stakeholders. It has been suggested that ideally there should have been three community development workers – one for the Grantown area, one for the Aviemre area and one for the Kingussie/Newtonmore area, with workers based in these localities.

Grantown Business Association

- 4.28 Grantown Business Association aims 'to improve the quality of life for the community generally and also for the business community'. Most members of the Association operate tourism related businesses.

Anagach Woods Trust

- 4.29 The Anagach Woods, with marked trails and paths, were bought and are now owned by the community through the Anagach Woods Trust, a charitable company run by a board of directors. Membership of the Trust is open to all who live in and around Grantown. Funding is presently being looked for to develop further projects in the woods, including the possibility of a mountain bike trail.

Facilities and Amenities

Young People

- 4.30 The YMCA Community Centre, which operated for many years as a village hall, was closed for a period of about four months. This meant that a key venue for facilities for young people and other community groups was no longer available. The lower floor of the YMCA building has recently re-opened as a youth drop-in. Grantown Public Library is also located on the ground floor of the building.

- 4.31 The youth drop-in is open three days a week in the afternoons and four evenings. The Council funds a part-time youth development officer. The development officer works closely with the Streetwork project, aimed at 16-25 year olds.
- 4.32 The YMCA building is large and lots of renovation works are urgently required. A sub-committee of the YMCA Board of Management has been set up to see what can be done with the building and if it can be opened up to other groups. Raising funds for renovation is likely to pose problems, given the recent investment in the Craig MacLean Leisure Centre, the Christian aspect of the organisation and the building's general suitability. The feasibility of renovating and bringing the centre into wider use is being considered along with possible alternative venues.

Craig MacLean Leisure Centre

- 4.33 The new, multi-purpose leisure centre, adjoining Grantown Grammar School, was opened earlier this year after more than 20 years of campaigning and fund raising. The centre is overseen by the School Board and a local user group, with the Head Teacher assuming overall responsibility.
- 4.34 There have been a few teething problems due to the complexities of the management. Improved access to the public has still be addressed however the target local membership has already been exceeded and the Centre is well used.
- 4.35 Other facilities and amenities in the Grantown area include:
- ***Grantown Museum and Heritage Centre*** – opened in 1999 the museum tells the story of Grantown's beginnings through photographic collections and audio visual display.
 - ***Cairngorms Farmers Market*** – originating in Grantown, the market aims to be a 'travelling showcase' selling local produce and products.
 - ***Grantown Library*** is located in the YMCA building, with a mobile library serving Cromdale/Advie and Dulnain Bridge.
 - ***Sports facilities*** – including golf course, tennis courts, bowling green and outdoor curling pond, all organised and run by active local clubs.

Community Groups

- 4.36 A significant number and range of community groups and clubs operate throughout Grantown. More than half of household survey respondents said that they or other members of their household regularly participated in organised activities and events, for the most part within the Grantown community.

Community Issues and Views

- 4.37 This section of the report seeks to bring together views and feedback in relation to Grantown from the first round of community consultation events and activities, stakeholder consultation and responses to the household survey.
- 4.38 The following consultation themes are considered in turn:
- Living in the Grantown area
 - High points and successes
 - Strengths and assets
 - Things to value/keep
 - Change/the future.

Living in Grantown

- 4.39 The household survey indicated that the population is a stable one in that more than half of respondents had lived in Grantown for over 20 years and in their current home for more than 10 years.
- 4.40 The things people most liked about living in Grantown were the scenery and the natural environment (85%) and living in or around a small town (73%). In addition more than half valued access to recreation and outdoor facilities and living close to family and friends.

High Points and Successes

- 4.41 Asked to identify Grantown's successes and achievements, the Craig MacLean Leisure Centre and the Anagach Woods buyout were the firm winners for the large majority community consultation participants and survey respondents. Other successes most frequently flagged up were local events and entertainment (in particular the orienteering event) and Grant House remaining in public ownership.

High Points and Successes	
Big Community Conversation Day and community conversations	Household survey responses
➤ Anagach Woods buyout (29)	➤ Craig MacLean Leisure Centre (141)
➤ Craig MacLean Leisure Centre (25)	➤ Anagach Woods buyout (54)
➤ Events in the Square (9)	➤ Events in the Square (30)
➤ Creation/activities of CNPA (7)	➤ Grant House staying open (18)
➤ Riverside bypass (4), festive lights (4), caravan park (4)	➤ Orienteering event + associated entertainment (12)
	➤ Festive lights (11)

4.42 Stakeholders consulted agreed with most of the prioritised successes. In particular, the organising of well attended events throughout the year, with some events growing into more diverse happenings was emphasised. Additional achievements referred to by stakeholders included:

- Community website
- Grantown Times
- Re-opening of YMCA
- Community transport scheme
- Cairngorms Farmers Market
- Strathspey Railway
- Twinning Association

Grantown's Strengths and Assets

4.43 Combining feedback from the Big Community Conversation Day and community conversations identified the friendly people as the community's main strength.

Strengths and Assets
➤ Friendly people/welcoming new people (12)
➤ Active people supporting the town/work of volunteers, local committees (9)
➤ Various community events (9)
➤ Jaci Douglas/councillors (5)
➤ Woods (4)
➤ Environment/beauty (4)

4.44 The extent to which people volunteer and give up their time to work on various committees was a further key strength identified. Of household survey respondents, 39% said they or other members of their household were involved as organisers/volunteers in their community.

Things to Value/Keep

4.45 Community consultation feedback and the household survey indicated that the Square and the High Street was by far and above the main feature that should remain unchanged. Whilst community consultation participants emphasised the importance of retaining facilities (Grant House, hospital and YMCA building), survey respondents were more concerned with limiting growth, both in terms of the size of the town and future house building. Both groups acknowledged the importance of the woods and the surrounding countryside.

Things to Value/Keep	
Big Community Conversation Day and community conversations	Household survey responses
➤ Town centre, High Street and Square (15)	➤ High Street and Square – character of (83)
➤ Grant House (10)	➤ Keeping town small – don't want to become a second Aviemore (33)
➤ Ian Charles Hospital (10)	➤ Conservation of woodland areas and walks (18)
➤ YMCA – don't demolish or turn into flats (8)	➤ Carefully planning and limiting amount of new housing (16)
➤ Surrounding area – woods (7)	➤ Ambience/appearance/layout of town (16)
➤ Anagach Woods (6)	➤ Green open spaces, surrounding countryside, scenery and natural environment

- 4.46 Stakeholders consulted wanted to safeguard/keep local services, including the library and post office and Grantown Initiative.

Change/The Future

- 4.47 Community consultation participants identified an extensive list of issues for the future. Those receiving the most support were the increased provision of affordable housing, the development of a new community facility, improved public transport and ensuring the proposed extension of the steam railway went ahead.

Change/The Future
➤ Affordable housing (13)
➤ Multi-purpose community centre with youth café run by young people (11)
➤ Integrated public transport (10)
➤ Restoration of steam railway (8)
➤ Encourage people to join groups (2)
➤ Extend opening hours of Craig MacLean Centre/swimming pool (3)

- 4.48 While the survey did not ask what people wanted to change, a number of suggestions were put forward, many of them relating to housing, where on the one hand there was a call for building more affordable housing as a matter of urgency, while on the other the emphasis was placed on ensuring that future housing development was on a reasonable scale and sympathetic to the local area/environment. The need for a community centre, a new library, more facilities for young people, better transport links.
- 4.49 Stakeholders emphasised the need to address volunteer fatigue, build local capacity and encourage the input of local people with skills and expertise and

secure more support for community organisations, particularly from the public sector.

Next Steps and Action Planning

4.50 At the 'Next Steps' community consultation event, the list of priority issues from the previous event was reviewed and confirmed. Each issue was allocated into one of three categories of importance: high, medium, low. From an extensive list of issues, a number were grouped into the following themes for discussion by four groups:

- Housing
- Tourism and economic development
- Community centre
- Young people

4.51 Aims, key issues and suggested actions were discussed, agreed and recorded and formed the basis of the community action plan which was subsequently developed in discussion with the project steering group. The draft Action Plan that follows will be finalised in discussion with Grantown Community Council and Badenoch and Strathspey (Community Planning Partnership). However, it should be noted that some issues identified during the community consultation have yet to be discussed and are not included in the Action Plan.

ACTION PLAN – GRANTOWN-ON-SPEY								
THEME	AIM	ISSUES/OBSTACLES						
Housing	<i>To increase access to housing of all types and sizes at affordable prices for rent and home ownership over the next 5 years</i>	<ul style="list-style-type: none"> ◆ Unmet need for social rented housing – housing lists and household survey ◆ Demand for LCHO housing – household survey – but what is affordable? ◆ Proposed Mossie development – concerns that too many houses and risk of flooding ◆ Future housing development: <ul style="list-style-type: none"> - Concerns about land availability, water and other services - Future sites should be identified with reference to Local Plan – East Station thought to be good location if adequate public transport provided - Needs to be carefully planned with houses of different types and sizes - Need ongoing involvement of local builders, not just big private developers ◆ Future development should not ‘ruin the character’ of Grantown by making it too big. 						
ACTION		Lead Agency/ Section	Lead Individual/ Action Contact	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
1.	Number, size, type, tenure and cost of houses proposed for the Mossie to be fully discussed and agreed by all parties, with the FULL involvement of the local community	THC	/FM & B&SHF	CNPA Servite HA Muir Homes CS AoCC	GCC	High	CS THC	Short

ACTION	Lead Agency/ Section	Lead Individual/ Action Contact	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
<p>2. CNPA to work with partner agencies through Delivery Team/Housing Forum and with local community to develop appropriate and effective proposals to address unmet housing need and demand for housing. Proposals should:</p> <ul style="list-style-type: none"> ◆ include social rented housing for general and particular needs ◆ LCHO at costs affordable to people living and working locally ◆ be in keeping with the local area 	THC	/FM & B&SHF	CNPA CS RSLs Local builders Landowners AoCC	GCC	High	CS THC	Medium – Long

ACTION PLAN – GRANTOWN-ON-SPEY								
THEME	AIM	ISSUES/OBSTACLES						
Tourism and Economic Development	<i>To build on current achievements to attract more tourists to Grantown-on-Spey</i>	<ul style="list-style-type: none"> ◆ Fragile economy, e.g holiday accommodation sector ◆ Need to attract more visitors and make town more accessible ◆ Grantown Initiative has played a major role - important that similar type organisation can support development of local events to boost tourism and local economy ◆ Concerns about reduced community development support for Grantown ◆ Concerns funding sources such as Highland 2007 may not be available in future ◆ Evidence needed of economic impact of community events 						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
3.	Look at feasibility of Grantown Initiative becoming a community company with wider membership and close links with organisations e.g. GCC and GBA. Consider support options, e.g. VABS community development workers or a grant application for a consultancy project.	VABS	KD	CNPA THC/CLD CCC AoCC DMO	GCC + GI GBA	High	HIE DMO THC CNPA	Short
4.	Prepare and submit a formal response to Scottish Government consultation on community empowerment	VABS		CNPA AoCC	GCC + GI	Low		Short

ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
5.	Develop mechanism to quantify economic benefits of cultural events organised in Grantown. Check if evidence available from Highland 2007 evaluation and/or consider small consultancy project.	HIE – INEH		THC/CLD DMO VABS	GCC + GI GBA GCCo.	Medium	HIE DMO THC CNPA	Medium
6.	Monitor proposals for new partnership arrangements for funding cultural activities in the Highlands post 2007 and seek to access funding			THC/CLD	GCC + GI GBA GCCo.	High		Short

ACTION PLAN – GRANTOWN-ON-SPEY								
THEME	AIM	ISSUES/OBSTACLES						
Community Centre	<i>To provide a community hall in a central location for local groups and a youth facility developed with the involvement of young people</i>	Urgent requirement for a community facility. Potential options identified as: <ul style="list-style-type: none"> ◆ Extending Craig MacLean Leisure Centre ◆ Renovating YMCA building ◆ Looking at the possibility of acquiring, renovating and converting the Telephone Exchange ◆ Acquiring a site and building a new facility ◆ Developing a facility on the 'foyer' model 						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
7.	Establish an effectively co-ordinated working group of interested parties, with representation from the Community Council, YMCA Management Committee, young people and possibly members of leisure trust, set up to take forward leisure centre project. Group to work closely with the local community to seek consensus on the most appropriate option to take forward	THC/CLD		CNPA VABS	GCC + YMCA - MC Youth drop-in GGS - SC CMLS GI	High	THC CNPA HIE Lottery LEADER+	Medium - Long

ACTION PLAN – GRANTOWN-ON-SPEY								
THEME	AIM	ISSUES/OBSTACLES						
Young People	<i>To improve the appearance of the grammar school building and the ambience of the school to make it a social place rather than just a 'work' place</i>	<ul style="list-style-type: none"> ◆ School needs to be 'bright and welcoming' and blend in with new leisure centre. ◆ Landscaping/environmental improvements needed and better use made of space around school building, possibly via a funding bid to Eco-School Development initiative ◆ More community events in the school needed to break down barriers and integrate the school more into the community. 						
ACTION		Lead Agency/Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
8.	Proposals to improve the school building and surrounding area to be developed, and sources of funding to be investigated, by the Pupil Council, Parent Council, School Management Team and Highland Council, with the community helping with fundraising from time to time	THC/CLD		CNPA VABS	GGs – MT GGs – SC GGs – PC GCC Youth drop-in	Medium	THC CNPA ECO-SCHOOL FUND	Medium
9.	Proposals to improve the ambience of the school by organising more community events to be developed and taken forward by above organisations, with additional input from Strathspey in May Committee, drama club, youth drop-in and other local groups	THC/CLD		GGs – MT THC/CLD CNPA VABS	As above + Youth drop-in + SIM Ctee Drama club + other local groups	Medium	THC CNPA Local fund raising	Medium

ACTION PLAN – GRANTOWN-ON-SPEY								
THEME	AIM	ISSUES/OBSTACLES						
Young People	<i>To develop more youth groups in Grantown, with the objective of keeping young people in the area</i>	<ul style="list-style-type: none"> ◆ Urgent requirement to identify what groups are needed and build on those that currently exist – in doing this involvement of young people crucial ◆ Need for increased awareness among young people of groups and services available ◆ Need for more information and advice for young people. 						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
10.	<p>Working group made up of young people, youth workers and community development workers, plus representation from schools and other partner agencies to:</p> <ul style="list-style-type: none"> ◆ identify what ‘groups’ are needed and how they can link with the wider community ◆ develop a ‘youth map’ for Badenoch and Strathspey covering activities, issues and gaps ◆ prepare a readily accessible database of information and advice for young people and for those working with young people 	THC/CLD		CNPA VABS	Youth drop-in + GCC Other youth groups	High		Short

GRANTOWN-ON-SPEY – TOP PRIORITIES		
QUICK WIN	Priority identified by young people and during first round consultation	Upgrade Dulaig Park
FIRST PRIORITY		Appointment of project worker to implement actions in four communities involved in OCWF project

Abbreviations used in Action Plan			
Agencies/Organisations			
AoCC	Association of Cairngorms Communities	GGs - PC	Grantown Grammar School – Parent Council
B&SHF	Badenoch & Strathspey Housing Forum	GGs – SC	Grantown Grammar School – School Council
CCC	Cairngorms Chamber of Commerce	GI	Grantown Initiative
CMLS	Craig MacLean Leisure Centre	GPS	Grantown Primary School
CNPA	Cairngorms National Park Authority	HIE	Highlands and Islands Enterprise
CS	Communities Scotland	HIE – INEH	HIE – Inverness and East Highland
DMO	Destination Management Organisation	OCWF	Our Community .. A Way Forward
GBA	Grantown Business Association	RSLs	Registered Social Landlords
GCC	Grantown Community Council	SIM	Strathspey in May Committee
GCCo.	Grantown Community Company	THC	The Highland Council
GGs	Grantown Grammar School	VABS	Voluntary Action Badenoch and Strathspey
GGs – MT	Grantown Grammar School – Mangt. Team	YMCA – MC	YMCA – Management Committee
Service Section			
CLD	THC Community Learning and Development		
Individuals			
FM	Fiona Munro		
KD	Karen Derrick		

5. Our Community ... A Way Forward - Cromdale and Advie

Social, Economic and Housing Issues

- 5.1 The population of Cromdale/Advie has remained relatively static since the 2001 Census however the population is projected to increase over the course of the next decade, with the number of households increasing at a faster rate. The population of Cromdale/Advie is ageing with a growing proportion of residents aged 60 or over.
- 5.2 Feedback from stakeholders indicates a relatively buoyant economy, with economic rates and employment patterns similar to the rest of Highland although there is a tendency for both male and female employees to work longer hours.
- 5.3 Agriculture continues to be an important employer, together with the construction industry, with a relatively high proportion of skilled workers in the community. Tourism is also important in the local area.
- 5.4 While public transport has improved, more improvements are felt to be needed in both Cromdale and Advie.
- 5.5 Cromdale/Advie has a relatively high number of empty properties and compared to the rest of Highland, there is a much higher proportion of private rented accommodation and tied housing and a much lower proportion of social rented housing – Advie has no social rented housing. Household survey findings indicated an unmet need for social rented housing.
- 5.6 House prices in Cromdale/Advie have risen dramatically since 2001 and continue to rise. The household survey identified a demand for affordable housing to buy or part buy through the Homestake initiative. There are currently no plans to build any affordable housing in Cromdale/Advie although the Council owns a site with capacity for about 13 homes.
- 5.7 Whilst there is an ongoing demand for housing to buy on the open market, due to the shortage of affordable housing options, there is also a growing reliance on private rented housing.
- 5.8 The household survey identified a number of residents who experience difficulties living in their home because of age, illness or disability. A majority of these residents said their problems would be solved if their existing home was adapted in some way or improved. For those who said they needed to move, in most cases this was because housing all on one level was needed.

Facilities and Amenities

5.9 These include:

- Cromdale Hall – the Hall is central to the community and well used for community activities. Some improvement and repair work has been undertaken with funding from HIE Inverness and East Highland via a small grants scheme administered by VABS but much more work is needed.
- Haugh Hotel – this has changed ownership more than a handful of times in recent years. Previous owners tended to focus on passing trade rather than encouraging local trade. It is hoped that the new owners will stay and make it a success. The local lunch club meets each week in the hotel.
- Cromdale Church
- Cromdale football pitch, pavilion and play area
- Cromdale Outdoor Centre - owned by Aberdeenshire Council and situated in the old school building
- Advie Hall – an attractive and well restored building
- Advie Church - recently sold although the community will still have access to it for weddings and funerals.

Community Organisations and Groups

Cromdale and Advie Community Council

5.10 The Community Council has recently been revitalised after a period without membership. Monthly meetings alternate between the two communities. The Community Council receives community funding from the nearby wind farm which can be paid three years in advance for specific projects. The repositioning of Advie's war memorial has been a recent contentious issue which the Community Council has had to address.

Cromdale Hall Committee

5.11 The Hall Committee is presently concerned about much needed improvements to the hall and where funding will come from to enable works to be carried out.

Advie Hall Committee

- 5.12 With only three members at present, there are concerns about the Committee's future and the fact that responsibilities and hard work fall on a small number of individuals.

Community Groups

- 5.13 Limited to Cromdale, community groups include:
- Bowling club
 - Football club
 - Tumbling Tots toddler group
 - Lunch club for over 60s
 - Badminton club
 - WRI
- 5.14 Almost half of household survey respondents said they or members of their household participated in local activities and events.

Community Issues and Views

- 5.15 This section of the report seeks to bring together views and feedback in relation to Cromdale and Advie from the first round of community consultation events and activities, stakeholder consultation and responses to the household survey.
- 5.16 The following consultation themes are considered in turn:
- Living in Cromdale and Advie
 - High Points and successes
 - Strengths and assets
 - Things to value/keep
 - Change/the future.

Living in Cromdale and Advie

- 5.17 Survey respondents indicated that while a third of residents had lived in the community for over 20 years, a similar proportion had lived there for less than five years.
- 5.18 The things people most liked about living in Cromdale and Advie were the scenery and natural environment (96%), the low crime rate (69%) and living in a small village (61%).

High Points and Successes

- 5.19 Achievements in improving the village halls were regarded as important by both Cromdale and Advie communities. Whilst Cromdale emphasised the importance of the 30mph speed limit being introduced, Advie felt it was important that the village had remained a rural community.

High Points and Successes	
Cromdale	Advie
➤ 30mph speed limit	➤ Raising money for hall renovation
➤ Repairs to Hall	➤ Has remained a rural community
➤ Improved pavements	➤ Renovation of hall
➤ Road signs recognising Battle of Cromdale	➤ Support from Councillor Stuart Black
➤ Football pitch facilities	➤ Renovation of houses at Tormore
➤ Outdoor meeting area and basketball hoop for youngsters	➤ Sale of church – locals will still get to use it

Strengths and Assets

- 5.20 Community consultation feedback rated the people as being the community's biggest strength in both Cromdale and Advie. Whilst local amenities and activities were regarded as key assets in Cromdale, feedback from Advie placed most emphasis on a safe environment and dependable neighbours.

Strengths and Assets	
Cromdale	Advie
➤ The people – neighbourly, friendly	➤ The people
➤ Clubs and sports facilities in hall	➤ Community spirit
➤ Community councils	➤ Safe environment
➤ Voluntary agencies and work they do	➤ Can rely on neighbours for help
➤ Grantown Health Centre	➤ Good place to bring up children
➤ Various toddler groups	

- 5.21 The work of voluntary agencies and the work they do were identified as key assets in Cromdale, while Advie referred to community spirit. Of household survey respondents, almost one third said they or other members of their household were involved as organisers/volunteers in their community.

Things to Value/Keep

- 5.22 Feedback from community consultation activities and household survey findings for both Cromdale and Advie has been combined. The size and character of the communities and the rural way of life were the things most valued.

Things to Value/Keep
➤ Unspoilt natural environment and landscape around it
➤ Size of village – don't want it to get too big
➤ Way of life/atmosphere
➤ Church
➤ Strength of community spirit
➤ Lack of housing estates – not too much development

Change/The Future

- 5.23 For Cromdale, from a long list of issues, the following received the most support from participants at the Map Your Community Event and community conversations.

Change/The Future - Cromdale
➤ More affordable housing
➤ Improving parking and facilities at Hall
➤ Enforce speed restrictions
➤ Improving the line of sight at crossroads
➤ Repairing the bridge
➤ Provide lorry parking
➤ Preventing further house building at Balmenach/Feabuie
➤ Tidying up area behind housing at Auchroisk

- 5.24 For Advie, feedback from the Map Your Community event indicated a requirement for developing a working relationship with Tulchan Estate which has considerable influence on life in the community. The improved provision of services and amenities within this small rural village was also emphasised.

Change/The Future - Advie
➤ Improved dialogue with estate on issues affecting community – housing, water supply
➤ Improved bus service and better bus connections
➤ Telephone exchange updated
➤ Repairs to bridge
➤ Flower tubs/displays at bridge
➤ Regular community events in the Hall
➤ Car park for Hall
➤ Affordable housing

- 5.25 While the survey did not ask what people wanted to change, a number of suggestions were put forward. These, together with comments and suggestions raised by stakeholder agencies emphasised the fact that Advie and Cromdale are very different types of communities and therefore have different requirements; stated a requirement for improved recycling facilities and said there should be more social/community activities in Advie.

Next Steps and Action Planning

Cromdale

- 5.26 At the 'Next Steps' community consultation event participants allocated all of the issues raised at the previous event against one of three categories of importance: high, medium, low, with some being moved from one category to another following discussion. The high priority issues were then grouped into the following themes for discussion:
- Housing
 - Speeding/roads/lorry parking
 - Village hall
 - Village maintenance issues
 - Community life.
- 5.27 Aims, key issues and suggested actions were discussed, agreed and recorded and formed the basis of the community action plan which was subsequently developed in discussion with the project steering group. The draft Action Plan that follows will be finalised in discussion with Cromdale and Advie Community Council and Badenoch and Strathspey (Community Planning Partnership). However, it should be noted that some issues identified during the community consultation have yet to be discussed and are not included in the Action Plan.

ACTION PLAN – CROMDALE								
THEME	AIM	ISSUES/OBSTACLES						
Housing	<i>To increase access to housing for rent and low cost home ownership, with no infrastructure problems, over the next 5 years</i>	<ul style="list-style-type: none"> ◆ Household survey indicated an ongoing need for a modest provision of social rented housing and a demand for affordable housing through the ‘Homestake’ shared equity scheme. ◆ Some households with adult children still living at home had not returned their surveys as they thought there was no chance of needs being met ◆ House plots currently for sale too expensive for people living and working locally ◆ Area around Auchroisk needs tidied up and infrastructure problems addressed to enable development to proceed ◆ Future developments should be mixed and include social rented housing and housing for sale 						
ACTION		Lead Agency/ Section	Lead Individual/ Action Contact	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
1.	Proposals for affordable housing (rent and Homestake) on site identified in Local Plan to be discussed and taken forward	THC	/FM & B&SHF	CNPA CS Albyn HS Builders AoCC	C/ACC	High	CS THC	Long
2.	Update on current situation at Auchroisk to be requested	THC	/FM & B&SHF	CNPA CS	C/ACC	High		Short

ACTION PLAN – CROMDALE								
THEME	AIM	ISSUES/OBSTACLES						
SPEEDING	<i>To reduce the number of vehicles speeding within the village</i>	Reduction of speed limit from 40 to 30 a great success but many vehicles exceeding current speed limit - makes crossing a busy road even more dangerous. Thought that radar traps are effective when in place. Possible options to address problem include: <ul style="list-style-type: none"> ◆ creating a 'gateway' into the village with lines on the road and warning signs ◆ more 'children crossing' signs ◆ a pedestrian crossing ◆ a lollipop person ◆ a speed sensitive warning sign ◆ make more complaints to police ◆ pavements on both sides of the road 						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
3.	Investigate effectiveness and viability of various options and invite agencies to a well publicised community council meeting (BEAR attending next C/ACC meeting)	Police		THC TRA VABS BEAR	C/ACC	High		Short
4.	Investigate possibility and funding availability for a speed sensitive sign	TRA		THC Police CNPA BEAR	C/ACC	High	OCWF £2k	Short

ACTION PLAN – CROMDALE								
THEME	AIM	ISSUES/OBSTACLES						
VILLAGE HALL	<i>To improve the condition of and range of facilities at the village hall</i>	<ul style="list-style-type: none"> ◆ Hall is now in a relatively good condition but problems in funding ongoing repairs + improvements needed, e.g. parking, windows and range of facilities in the hall ◆ Recent cut in grant funding from Highland Council ◆ Hall Committee needs new members ◆ Hall Committee working with Karen Derrick to address energy use, starting with a survey by a community energy company 						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
5.	Committee to continue to work with CDW on energy use and other funding applications for a more general survey of the building to identify the most cost effective programme of improvements	VABS	KD	THC/CLD CNPA	CHC + C/ACC	High	OCWF	Short
6.	Investigate who owns gap between road and the fence and approach re sale for village hall parking	VABS	KD	THC CNPA	CHC + C/ACC	Medium		Medium
7.	Continue to seek new members, e.g. poster in pub, community council newsletter			THC/CLD VABS	C/ACC	Medium		Ongoing

ACTION PLAN – CROMDALE								
THEME	AIM	ISSUES/OBSTACLES						
LORRY PARKING	<i>To provide legitimate spaces for lorries to park in the village</i>	<ul style="list-style-type: none"> ◆ Around 8 HGV drivers living in the village but no licensed lorry parking space. ◆ Community Council has already been in touch with Councillor Jaci Douglas to find out about lorry parking in Grantown who has confirmed there are problems with space available and conditions of use. The costs and conditions of use likely to be imposed within licensed space in Cromdale are a potential barrier 						
ACTION		Lead Agency/Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
8.	Examine all possible options with a view to finding an appropriate solution to lorry parking	THC		VABS	C/ACC	Medium		Medium

ACTION PLAN – CROMDALE								
THEME	AIM	ISSUES/OBSTACLES						
VILLAGE MAINT-ENANCE ISSUES	<i>To create a village newsletter and use other means to highlight issues raised by the community and ask for assistance in tidying up and recycling</i>	Issues include: ♦ dog fouling – felt that more signs would have little effect ♦ maintenance of graveyard wall – the Church is progressing this issue ♦ recycling – a facility for recycling plastic is needed ♦ bus shelter – is being taken forward by Community Council ♦ upkeep of gardens – a small minority of residents do not maintain their gardens, in addition to which the area around some newly built houses remains an eyesore after completion of the construction works.						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
9.	Raise awareness and keep residents informed through an annual newsletter produced by the Community Council, including information on any assistance available, e.g. garden tool schemes for Council tenants.	VABS		CNPA THC/CLD AoCC	C/ACC	Medium	OCWF THC VABS	Ongoing
10.	Look at possibility of information being provided and awareness raised via: ♦ general letter from Community Council to all residents regarding the need to tidy up and keep area tidy ♦ article in Highland Council newsletter to tenants ♦ article in/letter to Strathy ♦ article in CNPA newsletter ♦ school bag leaflet drop	VABS		THC CNPA GGS GPS	C/ACC	Medium		Medium

ACTION PLAN – CROMDALE								
THEME	AIM	ISSUES/OBSTACLES						
COMMUNITY LIFE	<i>To maintain local services and facilities</i>	<p>Felt that size of village and proximity to Grantown means it is unrealistic to be able to improve the level of local services to any great extent:</p> <ul style="list-style-type: none"> ◆ community shop – considered not viable as too small a village ◆ caravan site – proposals for this no longer being taken forward ◆ more people on Community Council – there is now two new members. It was thought that awareness of the Community Council should be raised. ◆ More local employment – considered there could be no influence over this issue ◆ More traditional music – ceilidhs etc. are regularly held but it was felt more should be done so similar events appeal to more and younger people. 						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
11.	Community Council through proposed community newsletter and articles in Strathy to let people know how Community Council works, that meetings are open and how people can join Community Council.			AoCC VABS	C/ACC	Medium		Ongoing
12.	Feis Spey Committee to be contacted about the possibility of running more traditional music workshops locally	CNPA	CR	THC VABS AoCC	C/ACC + CHC	Medium	CNPA	Medium

CROMDALE – TOP PRIORITIES		
QUICK WIN	Action 5 (partial)	Village Hall – repairs to floor and windows
FIRST PRIORITY	Action 8	Lorry parking

Abbreviations used in Action Plan			
Agencies/Organisations			
AoCC	Association of Cairngorms Communities	GPS	Grantown Primary School
C/ACC	Cromdale and Advie Community Council	OCWF	Our Community .. A Way Forward
CHC	Cromdale Hall Committee	THC	The Highland Council
CNPA	Cairngorms National Park Authority	TRA	Trunk Road Authority
CS	Communities Scotland	VABS	Voluntary Action Badenoch and Strathspey
GGS	Grantown Grammar School		
Service Section			
CLD	THC Community Learning and Development		
Individuals			
FM	Fiona Munro		
KD	Karen Derrick		
CR	Claire Ross		

Advie

- 5.28 At the 'Next Steps' community consultation event, participants allocated all of the issues raised at the previous event against one of three categories of importance: high, medium, low, with some being moved from one category to another following discussion. Issues were then grouped into the following for discussion:
- Housing
 - Transport/roads/bridges
 - Village hall
 - Telephone exchange
 - Relationship with Estate/water supply.
- 5.29 Aims, key issues and suggested actions were discussed, agreed and recorded and formed the basis of the community action plan which was subsequently developed in discussion with the project steering group. The draft Action Plan for Advie will be finalised in discussion with Cromdale and Advie Community Council and Badenoch and Strathspey (Community Planning) Partnership.

ACTION PLAN – ADVIE								
THEME	AIM	ISSUES/OBSTACLES						
Housing	<i>To develop a more accurate picture of local housing need</i>	Household survey included Advie and Cromdale. As Advie is the much smaller community, more work is needed to identify housing need, especially as there is thought to be hidden need, e.g. among households living in tied accommodation.						
ACTION		Lead Agency/ Section	Lead Individual/ Action Contact	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
1.	Gather more accurate information on local housing need – to include: ♦ Carrying out further survey work, e.g. contacting households door to door ♦ Obtaining information on housing from Tulchan Estate	THC CNPA	/FM & B&SHF FM	CNPA THC Tulchan	C/ACC C/ACC + AHC	High	CNPA THC	Short
2.	Amend THC housing application form to ensure local needs identified in areas where there is little or no social rented housing. Sue Palmer (Highland Council) agreed to take this up with Housing Services.	THC		CNPA AoCC	C/ACC	Medium		Medium
3.	Improve information and advice on affordable housing options: by: ♦ Information on grants and mechanisms for LCHO ♦ Look at ways of providing advice on housing options, particularly for people in tied accommodation	CNPA CNPA	FM FM	 HSCHT THC AoCC	C/ACC C/ACC	High	CNPA THC	Short

ACTION PLAN – ADVIE								
THEME	AIM	ISSUES/OBSTACLES						
TRANSPORT/ ROADS/ BRIDGES	<i>To improve provision of public and community transport services available to the Advie community</i>	Concerns include: ♦ Lack of integrated transport (e.g. to Inverness) ♦ Cost of public transport ♦ Shortcomings of community transport (e.g. Dial-a-Bus does not cover Advie)						
ACTION		Lead Agency/ Section	Lead Individual/ Local Contact	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
4.	List of transport concerns to be sent to Ward Manager and raised at April Ward Forum meeting	THC	JT		C/ACC	High		Short
THEME	AIM	ISSUES/OBSTACLES						
TRANSPORT/ ROADS/ BRIDGES	<i>To improve road junction at Advie Monument</i>	Council has advised that discussions are ongoing with BEAR Scotland about the possibility of upgrading this junction. At a previous meeting about re-siting the war memorial residents advised that work was likely to be too expensive						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
5.	Follow up to check outcome of Council/BEAR discussions	THC		BEAR	C/ACC	High		Medium

THEME	AIM	ISSUES/OBSTACLES						
TRANSPORT/ ROADS/ BRIDGES	<i>To carry out safety improvements to railway bridge</i>	Bridge was strengthened a few years ago by British Rail. The Council has said that it might consider safety improvements for inclusion in next years bridge maintenance works						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
6.	Discuss possibility of safety improvements with Highland Council and enlist support of local Councillors for inclusion in future programmes.	THC			C/ACC	Medium		Medium

ACTION PLAN – ADVIE								
THEME	AIM	ISSUES/OBSTACLES						
VILLAGE HALL	<i>To carry out further improvements to Village Hall and ensure Hall is run in line with national legislation/policy</i>	Issues include: ♦ Activities are organised in the Hall but tend to be supported by the same small group of people ♦ Works have been carried out but more work needed. Priorities include new windows and car parking ♦ National legislation and policy is making it increasingly difficult for small communities to run village halls.						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
7.	Case for funding window replacement to be made to Community Council for monies from Windfarm fund and to Highland Council via Discretionary Budget.	VABS		THC/CLD CNPA AoCC	AHC + C/ACC	High	WFF THC CNPA	Medium
8.	Take forward proposals for village hall car park on land presently being cleared for repositioning war memorial	THC		VABS	AHC + C/ACC	Medium	THC WFF	Long
9.	Access low cost training in hygiene regulations through VABS community development workers	VABS			AHC	High		Short

ACTION PLAN – ADVIE								
THEME	AIM	ISSUES/OBSTACLES						
TELEPHONE EXCHANGE	<i>To improve access to Broadband</i>	Some but not all households in Advie have access to Broadband. Those interested in Broadband have registered under the Scottish Government scheme						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
10.	Obtain information and advice from HIE Inverness and East Highland on accessing Broadband or for installation of satellite system	HIE		VABS	C/ACC + AHC	Medium	HIE	Medium

ACTION PLAN – ADVIE								
THEME	AIM	ISSUES/OBSTACLES						
ESTATE/ WATER SUPPLY	<i>To build on the relationship with Tulchan Estate to enable a joint approach to issues of common concern</i>	Thought that the community would benefit from a more collaborative relationship with the Estate to enable a joint approach to discussing and resolving common issues and concerns. The water supply was considered to be a key issue for discussion.						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
11.	Confirm up to date position on improvements to water supply to individual houses and Advie Hall with Highland Council	THC		TE	C/ACC + AHC	High	TE THC	Short
12.	Contact Estate to request a meeting to discuss water supply and other issues of concern	CNPA		THC VABS TE	C/ACC + AHC	High		Medium

ADVIE – TOP PRIORITIES		
QUICK WIN	Action 11, OR: Action 7	Water supply (some houses already being fitted with water filters) Installation of new windows at Advie Hall
FIRST PRIORITY		

Abbreviations used in Action Plan			
Agencies/Organisations			
AHC	Advie Hall Committee	HIE	Highlands and Islands Enterprise
AoCC	Association of Cairngorms Communities	HSCHT	Highland Small Communities Housing Trust
B&SHF	Badenoch & Strathspey Housing Forum	THC	The Highland Council
C/ACC	Cromdale and Advie Community Council	VABS	Voluntary Action Badenoch and Strathspey
CNPA	Cairngorms National Park Authority	WFF	Windfarm Fund
Service Section			
CLD	THC Community Learning and Development		
Individuals			
FM	Fiona Munro		
JT	John Thorn		

6. Social/Community Issues – Dulnain Bridge

Social, Economic and Housing Issues

- 6.1 The population of Dulnain Bridge has increased since the 2001 Census and is projected to continue to increase over the course of the next decade, with the number of households expected to increase at a faster rate. The population is ageing with almost one third of Dulnain Bridge residents over the age of 60, compared to less than a quarter for Highland and Scotland.
- 6.2 Feedback from stakeholders indicates a relatively buoyant economy, with economic rates and employment patterns similar to the rest of Highland although there is a tendency for both male and female employees to work longer hours.
- 6.3 Agriculture continues to be an important employer, together with the construction industry, with a relatively high proportion of skilled workers in the community. Residents of Dulnain Bridge are more likely to have a degree and/or professional qualification and more likely to be employed as managers or senior officials.
- 6.4 Whilst public transport has improved, and the development of the community transport company has been a major achievement, more improvements are felt to be needed.
- 6.5 Dulnain Bridge has a high proportion of second/holiday homes. Compared to the rest of Highland, there is a much higher proportion of private rented accommodation and tied housing and a much lower proportion of social rented housing. Household survey findings indicated an unmet need for social rented housing. There are plans to build two new houses for social rent in Dulnain Bridge.
- 6.6 House prices in Dulnain Bridge have risen dramatically since 2001 and continue to rise. The household survey identified a demand for affordable housing to buy or part buy through the Homestake initiative.
- 6.7 Whilst there is an ongoing demand for housing to buy on the open market, due to the shortage of affordable housing options, there is also a growing reliance on private rented housing.
- 6.8 The household survey identified a number of residents who experience difficulties living in their home because of age, illness or disability. Some residents said their problems would be solved if their existing home was adapted in some way or improved however more than half said they needed to move, in most cases to housing all one level.

Services and Amenities

6.9 Local services and amenities include:

- Shop and post office
- Garage
- Church
- Dulnain Bridge Hall – well used by local groups
- Restaurant – recently re-opened
- Play park and picnic area
- Indoor rifle range.

6.10 Facilities and features primarily designed to attract visitors include:

- Several hotels, a guest house and several small B&Bs
- Heather Centre
- Roches Moutonnes site
- New signs at entrances to village, featuring Roches Moutonnes.

Community Organisations and Groups

Dulnain Bridge Community Council

- 6.11 The hard work of the Community Council and individual community councillors was acknowledged by residents in the community consultation and household survey.

Dulnain Bridge Community Company

- 6.12 Run by a Board of Directors, the Company was set up to co-ordinate and take forward proposals for the new play park.

Dulnain Bridge Hall Trust and Committee

- 6.13 Membership comprises all user groups of the Hall, together with Trustees and some members of the community.

Community Groups

6.14 A range of local clubs and groups are active in the village, including:

- Over 50s club
- WRI
- Art group
- Bowling club
- Rifle club
- Sunshine club
- Children's Christmas party.

- 6.15 More than two-thirds of household survey respondents said they or other members of their household participated in local activities and events.

Community Issues and Views

- 6.16 This section of the report seeks to bring together views and feedback in relation to Dulnain Bridge from the Map Your Community event, consultation with stakeholders and responses to the household survey.

- 6.17 The following consultation themes are considered in turn:

- Living in Dulnain Bridge
- High points and successes
- Strengths and assets
- Things to value/keep
- Change/the future.

Living in Dulnain Bridge

- 6.18 Survey respondents indicated that whilst 40% of residents had lived in Dulnain Bridge for more than 20 years, a quarter had lived there for less than 5 years.
- 6.19 The things people most liked about living in Dulnain Bridge were the scenery and natural environment (89%); living in a small village (59%) and the low crime rate (51%).

High Points and Successes

- 6.20 Feedback from the Map Your Community event and the household survey identified the re-opening of the Riverside restaurant, the village bypass and the new play park as the greatest achievements in the community.

Successes and Achievements
➤ Re-opening of Riverside Restaurant
➤ Bypass
➤ Playpark
➤ Garage
➤ Improvements to appearance of village
➤ Brig 'O Dulnain recognition march

- 6.21 Additional achievements identified by stakeholders included:

- Signs at village entrances
- New Community Council notice board
- Sunshine Club for OAPs
- Farm machinery display
- Off road parking
- New bus shelter for school children.

Strengths and Assets

- 6.22 The friendly people in the village and the benefits of local services were all prioritised as community assets.

Strengths and Assets
➤ Friendly people
➤ Dulnain Bridge Hall and local groups and clubs
➤ Local services
➤ Scenery
➤ Improvements to appearance of village
➤ Brig 'O Dulnain recognition march
➤ Strong community council

- 6.23 Reference was also made to the voluntary work of the Community Council, activities in the village hall and the Brig 'O Dulnain protest. Sixteen per cent of household survey respondents said they or other members of their family were involved as organisers/volunteers in Dulnain Bridge. A further 18% said they volunteered in the wider Grantown-on-Spey area.

Things to Value/Keep

- 6.24 Feedback from the consultation event and the household survey emphasised the importance of retaining local services and referred to the size, appearance and character of the village and the surrounding woodland areas, which residents wanted to safeguard.

Things to Value/Keep
➤ Local services – shop, post office and garage kept open
➤ Bridge over Dulnain
➤ Do not allow over development – not too many new houses
➤ Ambience of village/peace and quiet
➤ Dulnain Hall
➤ Woodlands kept intact
➤ Community spirit

Change/The Future

- 6.25 From a long list of issues, those prioritised at the Map Your Community event included the development of cycle paths and walks and the provision of more housing in the community.

Change/The Future
➤ Cycle paths/walks
➤ Wider range of housing, including affordable housing
➤ Public toilets
➤ Remove scrap cars stop – illegal dumping
➤ Effective speed regulation
➤ Instil a sense of value of Dulnain in young people
➤ More activities for young people

6.26 While the survey did not ask what people wanted to change, a number of suggestions were put forward. These, together with comments and suggestions from stakeholders included:

- Village path network – still much work to be done
- Yellow 'no parking' lines at Fraser Road have still to be repainted
- Speeding vehicles on Skye of Curr Road – action needed
- Post office and local shop – must be supported – use it or lose it.

Next Steps and Action Planning

6.27 This section of the report considers the findings from the second round of community consultation and provides an outline of the proposed action plan to take priorities forward in Dulnain Bridge.

6.28 At the 'Next Steps' community consultation event, participants allocated all of the issues raised at the previous event against one of three categories of importance: high, medium, low, with some being moved from one category to another following discussion. A number of these Issues were then grouped into the following themes for discussion:

- Cycle tracks/paths
- Housing
- Speeding/parking
- Public toilets
- Village maintenance/environmental issues
- Local services

6.29 Aims, key issues and suggested actions were discussed, agreed and recorded and formed the basis of the community action plan which was subsequently developed in discussion with the project steering group. The draft Action Plan that follows will be finalised in discussion with Dulnain Bridge Community Council and Badenoch and Strathspey (Community Planning Partnership).

ACTION PLAN – DULNAIN BRIDGE								
THEME	AIM	ISSUES/OBSTACLES						
CYCLE TRACKS/ PATHS	<i>To develop a cycle track/path to Grantown</i>	<ul style="list-style-type: none"> ◆ Proposals to re-instate Skye of Curr wood forest track have been taken forward. ◆ Cycle track/path to Grantown agreed as main priority. This is included in the CNPA's Interim Draft Core Paths Plan. The draft plan is to go out to public consultation in the Spring 						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
1.	Local community, via the Community Council, to participate in forthcoming consultation on the Core Paths Plan to make sure proposals for track/path to Grantown and other paths in and around Dulnain Bridge are taken forward	CNPA/VS	ASS	THC	DBCC	High		Medium

ACTION PLAN – DULNAIN BRIDGE								
THEME	AIM	ISSUES/OBSTACLES						
HOUSING	<i>To increase access to housing for rent and low cost home ownership, with no infrastructure problems, over the next 5 years</i>	<ul style="list-style-type: none"> ◆ The household survey indicated an ongoing need for a modest provision of social rented housing and a demand for affordable housing through the ‘Homestake’ shared equity scheme. ◆ Two houses for social rent are to be built in the near future. It was felt that this would not meet current need and demand 						
ACTION		Lead Agency/ Section	Lead Individual/ Action Contact	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
2.	Ensure progress is made on development of the two new houses for social rent.	THC	/FM & B&SHF	CNPA CS Albyn HS	DBCC	High	CS	Short
3.	Mechanisms for meeting housing need and demand to be discussed and proposals taken forward by all agencies working closely with the local community.	THC	/FM & B&SHF	CNPA CS RSLs Builders Landowners	DBCC	High	CS	Long

ACTION PLAN – DULNAIN BRIDGE								
THEME	AIM	ISSUES/OBSTACLES						
SPEEDING/ PARKING	<i>To make sure the speed limit is observed and that cars are parked safely</i>	Issues discussed included: ♦ Drivers failing to observe speed limit on A938 through village and on Skye of Curr Road ♦ Inappropriate and sometimes dangerous parking by restaurant ♦ Inconsiderate parking on road/verges on Skye of Curr Road ♦ Scrap cars parked/dumped by house on Skye of Curr Road ♦ Need to re-instate double yellow lines on Fraser Road – after three years of asking!						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
4.	Community Council to contact Highland Council to take up offer of speed measurement equipment to be placed on Skye of Curr Road and main road so that evidence of extent of problems can be gathered.	THC		Police	DBCC	High		Short
5.	Possibility of buying ‘Smiley face speedometer’ to be further investigated together with possibility of erecting a sign asking motorists to observe speed limit.			Police	DBCC	High	OCWF £2k	Short
6.	Restaurant to be asked to advise customers to use nearby car park	Police			DBCC	Medium		Short
7.	PC Keith Hunter to follow up reports that cars are parked without tax discs	Police			DBCC	High		Short
8.	Highland Council to be contacted to check progress on yellow lines	THC			DBCC	High		Short

ACTION PLAN – DULNAIN BRIDGE								
THEME	AIM	ISSUES/OBSTACLES						
PUBLIC TOILETS	<i>To provide public toilets for visitors to Dulnain Bridge</i>	<ul style="list-style-type: none"> ◆ Option of providing toilets at the village hall may be feasible with adaptations to the hall. ◆ Noted that some communities received a council grant for maintenance of toilets provided in a community facility. 						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
9.	Highland Council to be contacted to discuss options for the provision of public toilets and to investigate the possibility of a subsidy for ongoing maintenance of toilets	THC		HIE CNPA VABS DMO	DBCC + DBCCo. DBHC	High	THC CNPA	Medium

ACTION PLAN – DULNAIN BRIDGE								
THEME	AIM	ISSUES/OBSTACLES						
VILLAGE MAINTNANCE/ ENVIRONMENTAL ISSUES	<i>To improve entrances to village</i>	Entrances to the village need to be improved. Verges and fences need tidied up and derelict wooden bus shelter removed.						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
10.	Community Council to contact Muckrach Estate via George Rae at Ballintomb Farm requesting a general tidy up	Muckrach Estate Ballintomb Farm		THC CNPA	DBCC	Medium		Short

ACTION PLAN – DULNAIN BRIDGE								
THEME	AIM	ISSUES/OBSTACLES						
LOCAL SERVICES		The need for local people to use the shop, post office and garage was emphasised – ‘use it or lose it’. However, it was agreed that any action by the Community Council was limited as it was up to individuals to use it more						
ACTION		Lead Agency/ Section	Lead Individual	Partner Agencies	Local Lead Organisation	Level of Priority	Funding: sources & est. costs	Time-scale
11.	None							

DULNAIN BRIDGE – TOP PRIORITIES		
QUICK WIN	Action 5	Smiley fact speedometer
FIRST PRIORITY	Action 9	Public toilets

7. Young People

Introduction

- 7.1 During the course of the project children and young people were involved in the community consultation as follows:
- **Primary School** - art work was produced by nursery and primary school children depicting things they liked about the area and what they would like to see in their community in the future. Their contributions were displayed at the January community consultation events.
 - **Grammar School** – the School Council designed, distributed and collected a questionnaire which achieved a response rate of 75%, in addition to which a significant proportion of pupils participated in an on-line debate on the Highland Youth Voice website.
 - **YMCA youth drop-in** – young people put their comments and suggestions on a graffiti board.
- 7.2 A separate report has been produced for distribution to the young people involved in the consultation activities. Below is a summary of the main issues raised.

Grantown Primary School and Nursery

- 7.3 The children from the nursery went on a walkabout in Grantown and visited:
- High Street shops
 - Library
 - Fire station
 - Police station
 - Mossie playpark
 - Anagach Woods
- 7.4 The children decided that Mossie Park and Anagach Woods were their favourite places. Through their drawings and paintings they put forward a number of suggestions, such as swings, tree-houses and play equipment in Anagach Woods.
- 7.5 Primary school children from years 1-7 through their art work and writing told us what they liked:

- Anagach Woods to play, walk and cycle in
- Outdoor activities, including ski-ing/snowboarding, canoeing and fishing
- Peace and quiet
- A safe place to be – ‘we can walk home after school’ and ‘you can play outside without your mum and dad’

7.6 Things which the children would like to see in the future included:

- More parks
- Ice rink
- Train station
- Internet café/kids’ café
- More clothes shops
- Go-kart track
- More dog poo bins
- cinema

Grantown Grammar School and YMCA Youth Drop-in

7.7 There was a good response to the questionnaire (74% of all pupils took part), in addition to which over 380 comments were posted on the Highland Youth Voice website. There was also a good response to the graffiti wall.

7.8 Themes raised in the web discussion included:

- The good things about the area, friendly people, nice environment, Landmark, youth clubs
- The need for more things for young people to do and places for them to meet. Top of the list were skate parks, an ice rink, a better swimming pool and improvements to Duliag park and football pitch. Other ideas included archery, a shooting range, better tracks for horse riding motor cross and bike tracks and dry ski slopes, more use of the sports centre
- A better range of shops including clothes shops
- Better public transport and cheaper fares to make it easy to get to facilities in Aviemore and Inverness
- Whether it is better for places to grow and get more facilities or to stay small. Some folk expressed concern about housebuilding, particularly in Carrbridge, that would change the character of local villages
- The need for improvements to the Grammar School
- Reducing vandalism

- 7.9 Many of the above themes were echoed in the questionnaires and the Graffiti board. Young people at the YMCA drop in were very clear about its value to them as a place to hang out. The most common theme for young people outside Grantown was more sports facilities/things to do.

OUR COMMUNITY ... A WAY FORWARD PILOT PROJECT

Granttown-On-Spey, Cromdale/Advie and Dulnain Bridge

**APPENDICES TO FINAL REPORT
March 2008**



CONTENTS

Appendix 1 – Project Steering Group	3
Appendix 2 – Statistical Tables and Charts	4
Appendix 3 – Agencies Consulted/Meetings Attended	18
Appendix 4 – Household Survey Findings	20
Appendix 5 – Toolkit Contents	44
Appendix 5 – Abbreviations Used.....	45

Appendix 1 Project Steering Group

Steering Group Member	Organisation
Kate Adamson	Association of Cairngorms Communities
Bell Macaulay	Association of Cairngorms Communities
Jim Beveridge	Grantown Community Council
Duncan Grant	Grantown Community Council
Duncan McKellar	Grantown Initiative
Beth Grant	Dulnain Bridge Community Council
Mary McCafferty	Dulnain Bridge Community Council
Sandra Fowler	Cromdale & Advie Community Council
Evan Wylie	Cromdale & Advie Community Council
Tina Murray	Cromdale & Advie Community Council
Cllr Jaci Douglas	Highland Council
Sue Palmer	Highland Council
Ivor Souter	Highland Council
Keith Bootle	Highland Council
John Rainey Brown	VABS
Andrew Harper	CNPA
Claire Bradley	CNPA
Fiona Munro	CNPA
Colin Grant	HIE Inverness and East Highland

Appendix 2 Statistical Tables and Charts

Area	2001	2005	% Change
Cromdale	678	678	0.0
Dulnain Bridge	574	601	4.7
Granttown-on-Spey	2,166	2,311	6.7
Project Area	3,418	3,590	5.0

Sources: 2001 Census of Population; GROS 2005 Population Estimates

Age Group	Cromdale		Dulnain Bridge		Granttown-on-Spey		Highland		Scotland	
	2001	2005	2001	2005	2001	2005	2001	2005	2001	2005
	%	%	%	%	%	%	%	%	%	%
0-4	4.6	4.0	5.1	3.2	4.9	5.0	5.4	5.1	5.5	5.2
5-15	14.2	13.4	11.3	10.6	13.3	13.8	14.2	13.4	13.7	13.0
16-24	7.5	7.8	7.1	4.8	8.3	7.9	9.3	9.1	11.2	11.7
25-44	24.6	22.7	22.8	24.1	23.7	23.2	27.4	25.9	29.2	27.9
45-59	24.3	26.3	23.7	25.6	20.9	21.6	21.4	22.7	19.3	20.4
60-64	6.5	6.6	8.0	8.7	5.9	6.3	5.7	6.3	5.2	5.4
65-74	10.3	10.8	12.0	12.1	10.4	9.3	9.3	9.7	8.8	9.0
75-84	5.8	6.9	7.7	6.3	8.7	9.4	5.5	6.0	5.3	5.6
85+	2.2	1.5	2.3	4.5	3.8	3.5	1.8	1.9	1.8	1.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources: 2001 Census of Population; GROS 2005 Population Estimates

Figure 1: Population 0-15 years - 2001 and 2005

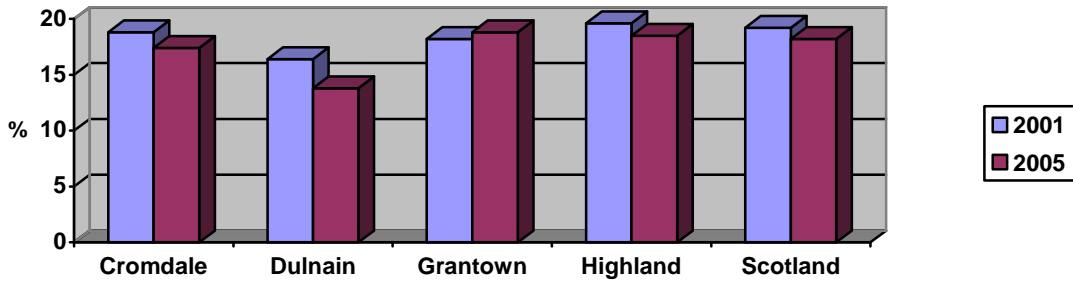


Figure 2: Population 16-24 years - 2001 and 2005

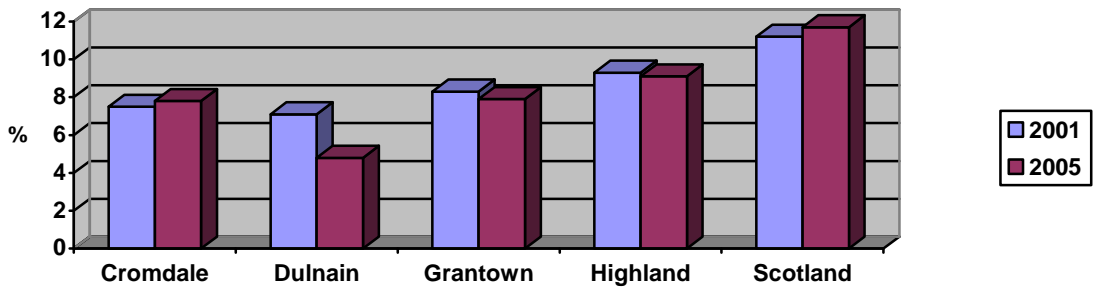


Figure 3: Population 25-59 years - 2001 and 2005

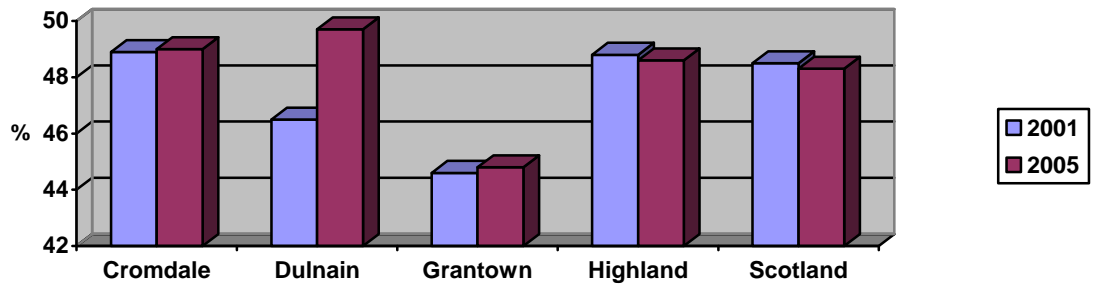


Figure 4: Population 60 years and over - 2001 and 2005

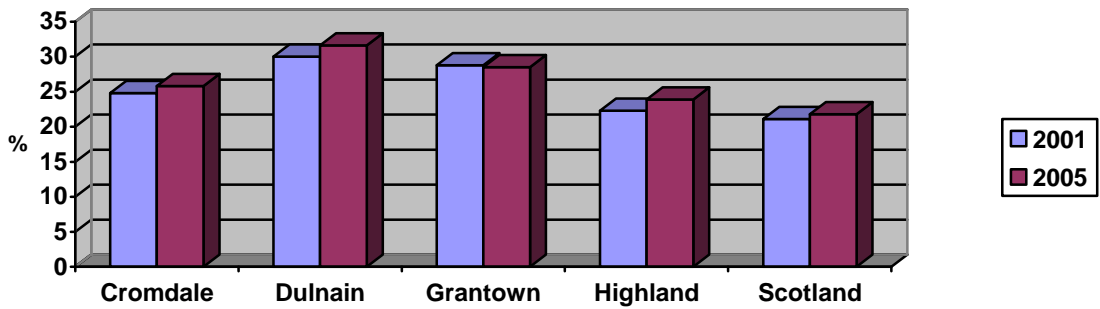


TABLE 3: HOUSEHOLD COMPOSITION - 2001					
Households Comprising	Percentage of Households				
	Cromdale	Dulnain Bridge	Granttown-on-Spey	Highland	Scotland
	%	%	%	%	%
One Person Household	26.9	28.8	34.8	31.3	32.9
One Family Household:					
All Pensioner	10.4	12.9	10.3	8.7	8.0
Couple with no Children	23.3	26.2	17.8	18.9	16.7
Couple with Dependent Children	23.7	19.7	17.5	20.8	19.5
Couple with non-Dependent Children	6.8	5.1	5.8	6.4	6.8
Lone Parent with Dependent Children	1.4	1.3	6.5	5.7	6.9
Lone Parent with non-Dependent Children	2.9	1.3	2.5	3.2	3.6
Other/Multi Family Households	4.7	4.7	4.9	5.1	5.7
Total	100.0	100.0	100.0	100.0	100.0

Source: 2001 Census of Population

Notes: Percentages based on all occupied stock. Columns may not sum to one hundred due to rounding.

Figure 5: Population Projections by Age Group - Highland

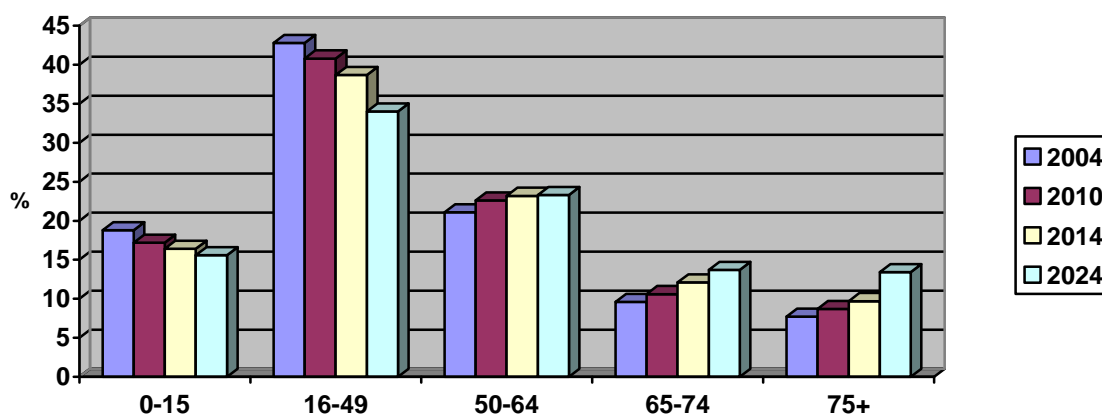
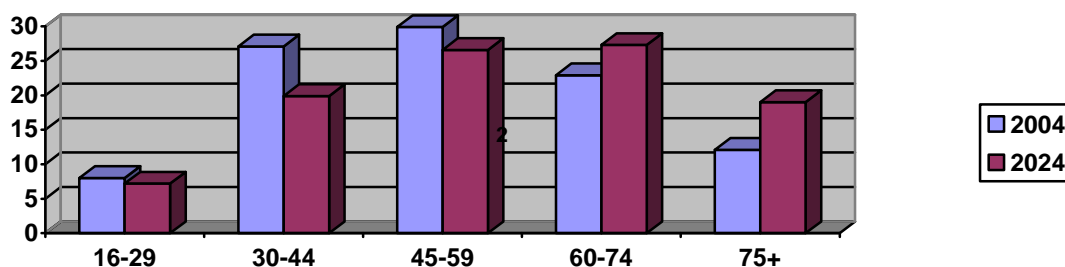


TABLE 4: HOUSEHOLD PROJECTIONS – ALL HOUSEHOLDS 2004-2024				
Area	2004-2010	2011-2017	2018-2024	2004-2024
	%	%	%	%
Highland	6.5	5.3	3.5	16.0
Scotland	4.7	4.7	3.3	13.0

TABLE 5: HOUSEHOLD PROJECTIONS – SINGLE PERSON HOUSEHOLDS 2004-2024				
Area	2004-2010	2011-2017	2018-2024	2004-2024
	%	%	%	%
Highland	15.5	14.1	10.3	45.0
Scotland	12.4	12.6	9.6	39.0

Source: GROS 2005 Population Estimates

Figure 6: Household Projections by Age of Head of Household - 2004 & 2024



Area	General Health			People with Limiting Long-Term Illness
	Good	Fairly Good	Not Good	
	%	%	%	
Cromdale	77.0	15.8	7.2	16.1
Dulnain Bridge	68.8	24.9	6.3	21.3
Grantown-on-Spey	70.8	20.3	8.9	19.9
Highland	70.8	21.3	7.9	18.4
Scotland	67.9	21.9	10.2	20.3

Source: 2001 Census of Population

Area	Percentage of Population Aged 16-74	
	Economically Active	Economically Inactive
	%	%
Cromdale	68.4	31.6
Dulnain Bridge	65.3	34.8
Grantown-on-Spey	68.0	32.0
Highland	68.1	31.9
Scotland	65.0	35.0

Source: 2001 Census of Population

TABLE 8: ECONOMIC STATUS - 2001					
Economic Status	Percentage of Population Aged 16-74				
	Cromdale	Dulnain Bridge	Granttown-on-Spey	Highland	Scotland
	%	%	%	%	%
Economically Active					
Employees - part-time	10.7	10.6	12.6	12.9	11.1
Employees - full-time	36.4	32.2	38.4	38.9	40.3
Self-employed	16.9	20.6	12.4	10.2	6.6
Unemployed	2.2	1.4	3.3	4.3	4.0
Full-time student	2.2	0.5	1.3	1.8	3.0
Economically Inactive					
Retired	19.1	19.2	15.8	14.5	13.9
Student	1.8	1.9	2.7	2.4	4.3
Looking after home/family	4.6	6.9	6.2	5.9	5.5
Permanently sick/disabled	3.8	4.7	4.3	5.6	7.4
Other	2.2	2.1	3.1	3.5	3.9
Total	100.0	100.0	100.0	100.0	100.0

Source: 2001 Census of Population

Note: Columns may not sum to one hundred due to rounding

TABLE 9: HOURS WORKED PER WEEK - MALES						
Percentage of Male Population Aged 16-74 in Employment, by Hours Worked						
Area	Part-Time		Full-Time			Total
	1-15 hours	16-30 hours	31-37 hours	38-48 hours	49+ hours	
	%	%	%	%	%	%
Cromdale	2.2	4.5	8.4	43.0	41.9	100.0
Dulnain Bridge	4.4	6.3	6.9	41.5	40.9	100.0
Granttown-on-Spey	2.7	5.5	10.5	55.9	25.4	100.0
Highland	3.1	6.1	12.6	49.5	28.6	100.0
Scotland	3.3	5.8	15.9	52.6	22.4	100.0

Source: 2001 Census of Population

Note: Rows may not sum to one hundred due to rounding

TABLE 10: HOURS WORKED PER WEEK - FEMALES						
Percentage of Female Population Aged 16-74 in Employment, by Hours Worked						
Area	Part-Time		Full-Time			Total
	1-15 hours	16-30 hours	31-37 hours	38-48 hours	49+ hours	
	%	%	%	%	%	%
Cromdale	14.8	26.8	26.8	18.1	13.4	100.0
Dulnain Bridge	16.2	27.9	18.9	27.9	9.0	100.0
Granttown-on-Spey	14.0	29.8	16.4	30.6	9.2	100.0
Highland	13.4	32.0	21.3	26.8	6.6	100.0
Scotland	11.5	29.8	25.0	28.7	4.9	100.0

Source: 2001 Census of Population

Note: Rows may not sum to one hundred due to rounding

TABLE 11: WORKING AGE POPULATION - 2005			
Area	Total	Male	Female
	2005	2005	2005
	%	%	%
Cromdale	60.2	64.3	55.9
Dulnain Bridge	59.6	67.0	52.3
Grantown-on-Spey	55.5	61.5	50.1
Highland	60.7	65.2	56.5
Scotland	62.6	66.6	59.0

Sources: GROS 2005 Population Estimates

Note: Working age population - males aged 16-64 and females aged 16-59

TABLE 12: EMPLOYMENT BY INDUSTRY - 2001					
Percentage of Population Aged 16-74 in Employment, by Industry					
Industry	Cromdale	Dulnain Bridge	Grantown-on-Spey	Highland	Scotland
	%	%	%	%	%
Agriculture, hunting and forestry	11.6	11.5	2.2	3.7	2.1
Fishing	0.3	0.0	0.1	1.5	0.3
Mining and quarrying	0.3	0.0	0.9	1.3	1.2
Manufacturing	7.9	8.9	10.8	9.1	13.2
Electricity, gas and water supply	0.3	0.0	0.5	1.0	1.0
Construction	10.7	10.7	12.3	9.2	7.5
Wholesale & retail trade, repairs	13.1	15.2	16.7	14.7	14.4
Hotels and restaurants	12.2	16.7	12.9	9.3	5.7
Transport, storage & communications	5.5	4.1	4.6	7.1	6.7
Financial intermediaries	1.5	1.9	1.8	2.0	4.6
Real estate, renting and business activities	11.3	10.4	6.6	9.9	11.2
Public administration and defence, social security	4.3	3.0	5.4	6.8	7.0
Education	3.7	3.3	6.4	6.6	7.3
Health and social work	12.5	8.5	12.5	12.4	12.4
Other	4.9	5.9	6.3	5.3	5.3
Total	100.0	100.0	100.0	100.0	100.0

Source: 2001 Census of Population Note: Columns may not sum to one hundred due to rounding

TABLE 13: EDUCATIONAL QUALIFICATIONS - 2001					
Population Aged 16-74 with	Cromdale	Dulnain Bridge	Grantown-on-Spey	Highland	Scotland
	%	%	%	%	%
No qualifications or qualifications outwith these groups	35.0	30.7	35.1	32.6	33.2
Highest qualification attained group 1	26.0	25.1	26.7	26.1	24.7
Highest qualification attained group 2	13.7	12.5	14.4	15.3	15.7
Highest qualification attained group 3	6.2	8.7	5.1	6.4	7.0
Highest qualification attained group 4	19.1	22.9	18.7	19.6	19.5
TOTAL	100.0	100.0	100.0	100.0	100.0

Source: 2001 Census of Population

Notes: Columns may not sum to one hundred due to rounding. Highest level of Qualification is defined as: Group 1: 'O' Grade, Standard Grade, Intermediate 1, Intermediate 2, City and Guilds Craft, SVQ level 1 or 2, or equivalent. Group 2: Higher Grade, CSYS, ONC, OND, City and Guilds Advanced Craft, RSA Advanced Diploma, SVQ level 3 or equivalent. Group 3: HND, HNC, RSA Higher Diploma, SVQ level 4 or 5, or equivalent. Group 4: First Degree, Higher Degree, Professional Qualification.

TABLE 14: EMPLOYMENT BY OCCUPATION - 2001					
Percentage of Population Aged 16-74 in Employment, by Occupation					
Occupation	Cromdale	Dulnain Bridge	Grantown-on-Spey	Highland	Scotland
	%	%	%	%	%
Managers and senior officials	14.0	19.6	14.1	12.4	12.2
Professional occupations	5.5	5.2	6.3	9.2	10.8
Associate professional and technical occupations	9.5	7.8	10.6	12.7	14.0
Administrative and secretarial occupations	7.3	9.6	7.6	10.5	12.7
Skilled trades occupations	26.2	26.7	19.9	16.5	12.2
Personal service occupations	9.1	8.1	8.7	8.2	7.1
Sales and customer service occupations	4.0	7.4	8.2	8.0	8.6
Process, plant and machine operatives	7.6	5.6	8.3	9.0	9.7
Elementary occupations	16.8	10.0	16.3	13.5	12.7
Total	100.0	100.0	100.0	100.0	100.0

Source: 2001 Census of Population

TABLE 15: UNEMPLOYMENT RATES AUGUST 2005-AUGUST 2007			
Month	Grantown-on-Spey	Highland	Scotland
	%	%	%
Aug-2005	2.2	2.1	2.8
Nov-2005	2.2	2.2	2.6
Feb-2006	2.7	2.6	3.0
May-2006	2.5	2.1	2.8
Aug-2006	1.8	2.0	2.9
Nov-2006	2.0	2.1	2.6
Feb-2007	2.4	2.4	2.8
May-2007	0.9	1.8	2.5
Aug-2007	0.8	1.7	2.4

Source: Office for National Statistics (NOMIS) JSA Claimant Count

Notes: Official unemployment rates are not available for areas aggregated from datazones. Proportions for Grantown-on-Spey are therefore estimates and are calculated using the mid-2001 resident working age population (males aged 16-64 and females aged 16-59). For Highland and Scotland, proportions for dates from 2006 onwards are calculated using the 2005 resident working age population.

TABLE 16: MIGRATION - MOVEMENTS IN AND OUT OF THE AREA 2001		
Area	Percentage of Total Population that:	
	Moved into the area	Moved out of the area
Cromdale	11.5	10.6
Dulnain Bridge	9.9	8.0
Grantown-on-Spey	13.9	11.8
Highland	3.6	3.0
Scotland	1.5	0.9

Source: 2001 Census of Population

Area	Percentage of Total Population that:	
	Moved into the area from Within the UK	Moved into the area from Outside the UK
Cromdale	11.5	0.0
Dulnain Bridge	9.1	0.9
Grantown-on-Spey	13.6	0.3
Highland	3.0	0.5
Scotland	0.9	0.6

Source: 2001 Census of Population

Area	Percentage of Households with				
	No Vehicles	One Vehicle	Two Vehicles	Three Vehicles	Four + Vehicles
Cromdale	5.4	50.9	35.1	7.2	1.4
Dulnain Bridge	8.6	48.9	37.8	3.0	1.7
Grantown-on-Spey	23.8	54.0	18.4	2.9	1.0
Highland	25.1	49.2	21.1	3.6	1.0
Scotland	34.2	43.4	18.6	3.0	0.8

Source: 2001 Census of Population

Notes: Percentages based on all occupied stock. Vehicles relates to cars and vans.

All people aged 16-74 in employment or studying who:	Percentage of people aged 16-74 in employment or studying				
	Cromdale	Dulnain Bridge	Grantown-on-Spey	Highland	Scotland
Work or study mainly at or from home	14.4	19.6	10.5	9.8	6.1
Underground, metro, light rail or tram	0.0	0.0	0.0	0.0	0.4
Train	0.0	0.7	0.2	1.2	3.5
Bus, minibus or coach	3.4	3.8	2.1	7.7	14.0
Motorcycle, scooter or moped	0.9	0.0	0.1	0.5	0.5
Driving a car or van	56.6	53.6	43.6	50.6	50.0
Passenger in a car or van	6.6	7.2	7.3	9.0	8.3
Taxi or minicab	0.6	1.4	0.2	0.7	0.8
Bicycle	2.0	1.0	3.4	2.9	1.4
On foot	11.5	8.6	31.1	16.0	14.1
Other	4.0	4.1	1.5	1.7	1.0
Total	100.0	100.0	100.0	100.0	100.0
Average distance travelled to place of work or study (km)	22.2	22.8	16.9	18.1	12.6

Source: 2001 Census of Population

TABLE 20: INCOME AND EMPLOYMENT DEPRIVATION - CROMDALE, DULNAIN BRIDGE, GRANTOWN 2006					
Area	Scottish Index of Multiple Deprivation 2006				
	Overall Rank	Income Deprivation		Employment Deprivation	
		Rank	Rate	Rank	Rate
Cromdale	4,362	5,011	5.0	5,335	5.2
Dulnain Bridge	3,993	4,904	5.4	3,202	11.1
Grantown-on-Spey:					
Datazone S01003764	3,768	3,254	11.4	4,634	6.8
Datazone S01003766	3,629	2,862	12.9	4,515	7.1
Datazone S01003767	4,423	3,639	9.7	4,338	7.6
Highland	n/a	n/a	11.3	n/a	10.6
Scotland	n/a	n/a	13.9	n/a	12.9

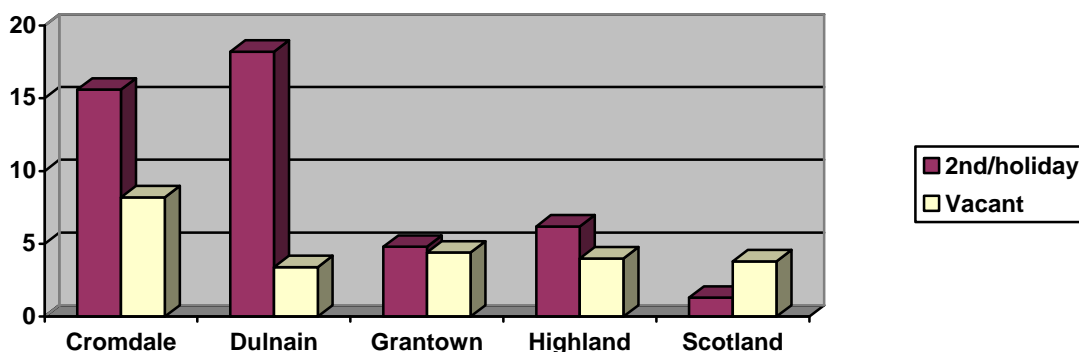
Source: Scottish Index of Multiple Deprivation 2006

Notes: There are 6,505 datazones across Scotland - a datazone ranked one by the index is the most deprived, whilst a rank of 6,505 is the least deprived. Income rates relate to percentage of total population; employment rates relate to percentage of working age population.

TABLE 21: EFFECTIVE AND NON-EFFECTIVE HOUSING STOCK - 2001							
Area	Total houses	Occupied		Second/holiday homes		Vacant	
		No	%	No	%	No	%
Cromdale	366	279	76.2	57	15.6	30	8.2
Dulnain Bridge	297	233	78.4	54	18.2	10	3.4
Grantown-on-Spey	1,040	945	90.9	49	4.8	46	4.4
% Highland			89.8		6.2		4.0
% Scotland			94.9		1.3		3.8

Source: 2001 Census of Population

Figure 7: Second/holiday homes and vacant houses as % of total housing stock



Area	Owner Occupied	Local Authority	Housing Association	Private Rented	Other	Total
	%	%	%	%	%	%
Cromdale	64.5	8.2	0.0	11.1	16.1	100.0
Dulnain Bridge	65.7	6.9	0.0	15.9	11.6	100.0
Grantown-on-Spey	69.4	16.7	1.9	6.8	5.2	100.0
Highland	65.7	18.0	3.6	7.0	5.7	100.0
Scotland	62.6	21.6	5.6	5.6	4.6	100.0

Source: 2001 Census of Population

Notes: Percentages based on all occupied stock. Rows may not sum to one hundred due to rounding.

Area	1 bed	2 bed	3 bed	4+ bed	Total
Cromdale	1	6	4	0	11
Dulnain Bridge	2	4	5	0	11
Grantown	33	66	22	9	130
Total	36	76	31	9	152
% in area	23.7	50.0	20.4	5.9	100
% in B&S	33.1	43.6	20.5	2.8	100
% in Highland	25.5	40.5	31.1	2.9	100

Source: Highland Council

Area	Original stock	Total stock sold	% stock sold	Present stock
Cromdale	45	34	75.6	11
Dulnain Bridge	31	20	64.5	11
Grantown	307	177	57.7	130
% in B&S			62.9	

Source: Highland Council

Area	Original stock	Total stock sold	% stock sold	Present stock
1 bed	56	20	35.7	36
2 bed	176	100	56.8	76
3 bed	129	98	76.0	31
3+ bed	22	13	59.1	9
All stock	383	231	60.3	152

Source: Highland Council

TABLE 26: TENANCY TURNOVER 2004/05 – 2006/07 – HIGHLAND COUNCIL STOCK				
Year	Number of re-lets			% of stock
	Waiting list	Transfer list	Total re-lets	
2004/05				
Cromdale	0	0	0	0.0
Dulnain Bridge	1	0	1	8.3
Grantown-on-Spey	6	2	8	5.8
Total all areas	7	2	9	5.5
2005/06				
Cromdale	1	0	1	9.1
Dulnain Bridge	2	0	2	16.7
Grantown-on-Spey	0	3	3	2.3
Total all areas	3	3	6	3.9
2006/07				
Cromdale	0	0	0	0.0
Dulnain Bridge	0	0	0	0.0
Grantown-on-Spey	7	2	9	6.9
Total all areas	7	2	9	5.9
Average 2004-07	5.7	2.3	8	5.1

Source: Highland Council

TABLE 27: TENANCY TURNOVER 2004/05 – 2006/07 – ALBYN HOUSING SOCIETY		
Year	Number of re-lets	
	Re-lets	% of stock
2004/05	1	4.5
2005/06	4	18.2
2006/07	1	4.5
Average 2004-07	2	9.1

Source: Albyn Housing Society

TABLE 28: COUNCIL HOUSING APPLICANTS BY HOUSEHOLD COMPOSITION				
Area	Household composition			Total
	Single person	Couple	Family with children	
Cromdale	3	1	3	7
Dulnain Bridge	1	1	1	3
Grantown-on-Spey	47	16	55	118
All areas	51	18	59	128
%	40.0	14.0	46.0	100

Source: Highland Council

Area	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
Cromdale	4	0	3	0	0	7
Dulnain Bridge	2	1	0	0	0	3
Grantown-on-Spey	63	28	21	3	3	118
All areas	69	29	24	3	3	128
%	53.9	22.7	18.8	2.3	2.3	100

Source: Highland Council

Area	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
Cromdale	3	1	2	0	0	6
Dulnain Bridge	5	0	1	0	0	6
Grantown-on-Spey	74	27	13	9	1	124
All areas	82	28	16	9	1	136
%	60.3	20.6	11.8	6.6	0.7	100

Source: Highland Council

Area	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
Cromdale	0	0	2	1	0	3
Dulnain Bridge	4	0	0	0	0	4
Grantown-on-Spey	67	29	15	4	1	116
All areas	71	29	17	5	1	123
%	57.7	23.6	13.8	4.1	0.8	100

Source: Highland Council

Area	Age group						Total
	16-20	21-30	31-50	51-60	60-75	75+	
Cromdale	1	1	4	0	1	0	7
Dulnain Bridge	0	1	2	0	0	0	3
Grantown	5	22	53	18	16	7	121*
All areas	6	24	59	18	17	7	131
% all areas	4.6	18.3	45.0	13.7	13.0	5.3	100
% B&S	6.7	22.1	43.5	12.6	9.8	5.3	100

Source: Highland Council

* numbers do not tally

Area	House size required				Total
	1 bed	2 bed	3 bed	4+ bed	
Cromdale	18	12	6	0	36
Dulnain Bridge	19	14	9	1	43
Grantown	107	46	33	12	198
All areas	144	72	48	13	277

Source: Highland Council

No	Cromdale	Dulnain Bridge	Grantown	Elsewhere B&S	Elsewhere Highland	Outwith Highland
	2	3	39	48	70	51

Source: Highland Council

Reason	No of applicants
Homeless/potentially homeless	53
To set up first home	4
Divorce/separation	31
Need a larger home	43
Need a smaller home	9
Condition of present home	7
Need to be nearer place of employment	11
To receive care and support	18
Social reasons	14
Other	23
Total	213

Area	2000		2003		2006	
	Average	Median	Average	Median	Average	Median
Cromdale	95,438	78,750	116,400	52,000	197,794	175,000
Dulnain Bridge	101,667	50,000	154,220	93,564	281,941	235,000
Grantown-on-Spey:						
Datazone S01003764	50,960	30,000	94,422	60,000	177,826	141,500
Datazone S01003766	54,812	48,250	102,594	95,000	130,248	112,000
Datazone S01003767	68,194	47,250	80,109	55,000	130,948	116,500
Highland	61,349	45,000	86,989	65,000	140,478	116,155
Scotland	49,000	74,010	94,329	65,000	135,679	100,000

Source: Scottish Neighbourhood Statistics

Notes: The mean relates to sales between £20,000 and £1,000,000. Figures are in historic prices.
 Figures are in historic prices

Year	Cromdale	Dulnain Bridge	Grantown-on-Spey
2000	4	3	9
2001	3	1	3
2002	2	3	11
2003	5	1	17
2004	3	1	12
2005	5	2	13
2006	5	3	16
2007	3	2	2
Total	30	16	83

Source: The Highland Council

Note: Figures for 2007 relate to the period January to June.

TABLE 38: CARE HOME PROVISION – GRANTOWN-ON-SPEY				
Care Home	No of bedspaces	Respite care	Day care	
Grant House	20	2	Yes	
Grandview	45	If room available	Yes	
Mount Barker	11	If room available	No	
Riversdale	11	1	No	
Total	87			

Source: Care Homes

Appendix 3

Stakeholder Agencies Consulted/Meetings Attended

Stakeholders Consulted	
Name	Agency/Organisation
Cllr Jaci Douglas	Highland Council and former development officer with Grantown Initiative
Sue Palmer	Ward Manager, Highland Council
Mags Duncan Stirling	Area Community Learning and Leisure Manager, Highland Council
Ivor Souter	Highland Council Area Community Learning and Leisure Manager, Inverness, Nairn and B&S
Keith Bootle	Highland Council Community Learning and Development Officer, B&S
Jennifer Tiller	Highland Council Youth Development Officer
Sandra MacLennan	Principal Housing Officer, Highland Council
Michael Hamilton	Former Housing Manager, B&S and Nairn, Highland Council
Hilary Parkey	Housing Strategy Officer, Highland Council
Sarah Evans	Development Officer, Highland Council
Jim Beveridge	Chairperson Grantown Community Council
Mary McCafferty	CNPA Board Member, Chairperson Dulhain Bridge Community Council
Evan Wylie	Cromdale and Advie Community Council
Duncan McKellar	Grantown Initiative and Cairngorms Chamber of Commerce
Anne MacLean	CNPA Board Member, Albyn Board Member
Mairi Robertson	Head Teacher, Grantown Primary School
Andy Smith	Depute Head, Grantown Grammar School
Practice Manager	Grantown Health Centre
Nurse Issie Mathieson	Ian Charles Hospital
Customer Services Officer	Highland Council Service Point
John Rainey Brown	VABS
Karen Derrick Ron Mercer	Community Development Officers, VABS
Anne Howe	B&S Community Care Forum
Manager	Grant House Resource Centre
Manager	Grandview Care Home
Manager	Riversdale Care Home
Manager	Mount Barker Care Home
Colin Grant	HIE Inverness and East Highland
Alan Rankin	Aviemore and Cairngorms Destination Management Ltd
Chris Hirst	Grantown Business Association
	Grantown Tourist Information Centre
Moira McLeod	Cockburns Solicitors and Estate Agents

Name	Agency/Organisation
Neil Mackenzie	Business Banking Manager, RBS, Grantown
Sergeant Robbie MacDonald	Northern Police
Cattie Anderson	Scottish Natural Heritage, Aviemore
Donald Lockhart	Director of Development Services, Albyn Housing Society
Helen Barton	Director of Housing and Community Services, Albyn Housing Society
Patricia Goodchild	Hanover Housing Association
Mairi Ross	Investment Manager, Communities Scotland
Di Alexander	Highland Small Communities Housing Trust
Andrew Norval	Strathspey Estate

In addition, meetings were held with:

- Grantown-on-Spey Community Council
- Dulnain Bridge Community Council
- Cromdale and Advie Community Council
- Cromdale Village Hall Committee
- Association of Cairngorms Communities
- Badenoch and Strathspey Community Care Forum Implementation Group
- Grantown Grammar School Pupil Council

Appendix 4 Household Survey Findings

Grantown-on-Spey Survey

Survey return, tenure, size and condition of accommodation

A total of 293 surveys were returned giving a survey response rate of 31%. (Three surveys were returned from second/holiday home owners).

A comparison of the tenure of survey respondents to the 2001 Census indicates an over representation of owner occupiers and Hanover Housing Association tenants and correspondingly lower proportions of council tenants and private rented tenants.

Tenure	Survey respondents	2001 Census
	%	%
Owner occupied	80	69
Highland Council	10	17
Albyn Housing Society	1	2
Hanover Housing Association	5	
Private rent	4	7
Tied	0	
Other	0	5

Given the relatively low rate of return and the under-representation of council tenants and private rented tenants, it is considered that survey findings are not representative of all households, with the result that housing need may be understated.

In terms of house size, almost two-thirds of respondents lived in houses with at least three bedrooms. Social rented tenants were most likely to live in one and two bedroom accommodation.

More than 80% of respondents said their home was in good condition, with just 2% saying their home was in poor or very poor condition. Problems were most likely to be in relation to poor insulation, dampness and condensation, or poor heating (12%, 6% and 5% of respondents respectively).

Particular Needs

13 respondents (4.5%) said they had difficulties living in their home (8 owner occupiers, 4 social rented tenants and 1 private rented tenant). Of these:

- 2 needed house improvements
- 4 needed adaptations
- 5 needed home care services.

4 of the respondents who had difficulties living in their home said they needed to move. Of these:

- 3 needed housing all on one level
- 1 needed wheelchair accessible housing
- 1 needed older person housing
- 1 needed a care home.

Extrapolated across the whole community, this would indicate that 13 people require to move to more suitable housing.

Existing households needing/wanting to move

43 respondents (14.8%) said they wanted or needed to move home:

- 14 as soon as possible
- 12 within the next 3 years
- 17 within the next 5 years.

The reasons people needed/wanted to move were as follows:

Reason	No	%
Need larger home	14	33
Need smaller home	6	14
Home too expensive	4	10
To be nearer local services	3	7
To be nearer family	3	7
To set up home with partner	2	5
To buy own home	1	2
Condition of home	1	2
Private tenancy ending	1	2
Other	7	17
Other: Adult children at home with nowhere to go Build own home Lack of employment Flat is not suitable More garden More outbuildings Want to buy and renovate		

Of those wanting to move:

- 31 wanted to move within Grantown
- 3 wanted to move elsewhere within Badenoch & Strathspey (Dulnain Bridge, Nethybridge, Boat of Garten)
- 10 wanted to move outwith Badenoch and Strathspey.

Of the 31 respondents wanting to move within Grantown:

- 21 were owner occupiers
- 7 rented from a private landlord
- 2 rented from Highland Council
- 1 rented from Albyn Housing Society

The average household size of the 31 households wanting to move within Grantown was 1.6 adults and 0.8 children. House size requirements were stated as:

House size	% of respondents
1 bed	3.5
2 beds	41.4
3 beds	31.0
4+ beds	24.1
Total	100

Asked to state which type or tenure of housing would best meet their requirements and financial circumstances, most of the 31 respondents wishing to move within Grantown selected more than one option as detailed below. However, very few respondents placed these options in order of preference, as was requested on the survey questionnaire.

Housing option	No	%
Rent from council or housing association	13	41.9
Rent from private landlord	3	9.7
Homestake	4	12.9
RHOG	4	12.9
Affordable starter home from private developer	4	12.9
Self build	12	38.7
Open market housing	17	54.8

21 respondents said they would consider home ownership. The prices they could afford to pay were stated as follows:

Afford to pay	No	%
less than £75,000	4	19.1
£75,000-100,000	4	19.1
£100,000-150,000	5	23.8
more than £150,000	8	38.1
Total	21	100

From the above the following assumptions have been made:

- 8 respondents could afford to pay more than £150,000 – all would be able to buy open market housing.

- 5 respondents could afford to pay £100,000-£150,000 – just less than half (2) could afford open market housing and 3 would require LCHO
- 4 respondents could afford to pay £75,000-£100,000 – all would require LCHO
- 4 respondents could afford to pay less than £75,000 – half could afford LCHO and half would require social rented housing.
- 10 respondents had stated a requirement for social rented housing.

In summary, for existing households future housing requirements would be:

Tenure	No	Extrapolated
Social rent	12	39
LCHO	9	29
Owner occupation	10	32
Total	31	100

Of those looking for social rented housing in Grantown, 8 had applied to the Council, of whom 5 had also applied to a housing association.

Of existing households looking to move within Grantown:

- 10 (32.3%) said they were unable to move because of house prices
- 12 (38.7%) said they were unable to move because of a lack of suitable housing to buy
- 8 (25.8%) said there was a lack of affordable rented homes.

Newly forming households

25 household members were identified as wanting to set up home:

- 8 as soon as possible
- 10 within the next two years
- 7 within the next five years.

In a majority of cases these were the daughters/sons of respondents (plus their partners in some cases). In one instance the parents of the respondent required alternative housing and in another a granddaughter and partner wanted to set up home. There was also one lodger looking to set up home.

Of these 17 wished to set up home in Grantown and 8 wished to move elsewhere.

The house size requirements of the 17 wishing to set up home in Grantown were stated as:

House size	% of respondents
1 bed	17.7
2 beds	47.1
3 beds	29.4
4+ beds	5.9
Total	100

The preferred housing options of those wishing to set up home in Grantown were:

Tenure	No	Extrapolated
Social rent	5	16
LCHO	3	10
Owner occupation	9	29
Total	17	55

Of those looking for social rented housing, 4 had applied to the Council, of whom 3 had also applied to a housing association.

Family members/friends who have left the area

22 households were identified as having moved away from Grantown because they could not find suitable housing. In most cases these were the daughters/sons of respondents (plus their partners and children in some cases). Most had left because they were unable to access social rented housing or could not afford to buy a house.

Households wishing to return to Grantown

28 households were identified by respondents as wishing to return to Grantown to live. For the most part these were relatives of survey respondents. Of this potential demand, based on the information provided by respondents, it has been assumed that a third would require social rented housing and a fifth LCHO, with the remainder able to afford open market housing.

Tenure	No	Extrapolated
Social rent	9	29
LCHO	6	19
Owner occupation	13	42
Total	28	90

Community Questions

More than half of respondents had lived in Grantown for over 20 years and in their current home for more than 10 years.

Years Living in Grantown and in Current Home				
Years	Living in Grantown		Living in current home	
	No	%	No	%
5 years or less	42	14.6	76	26.5
6-10 years	45	15.7	64	22.3
11-20 years	41	14.3	55	19.2
21-30 years	41	14.3	47	16.4
30 years or more	118	41.1	45	15.7
Total	287	100	287	100

Of those who had lived in Grantown for 5 years or less, the reasons given for moving to the area were as follows:

Reasons for moving to Grantown – if moved in past 5 years		
Reason	No	%
To move closer to family and friends	12	28.6
For employment reasons	12	28.6
To retire	10	23.8
Lifestyle/quality of life	10	23.8
Other	5	11.9

The things people most liked about living in Grantown were as follows:

Like most about living in Grantown		
Details	No	%
Scenery, natural environment	246	85.4
Living in or around a small town	211	73.5
Recreation/outdoor activities	156	54.3
Close to family and friends	149	51.9
Low crime rate	145	50.5
Employment	50	17.4
Other:		
Good shops, schools, facilities and services	20	7.0
Healthy/friendly place/community spirit	15	5.2
Born here/always lived here	10	3.5

112 respondents said that they or other members of their household were involved as organisers/volunteers in their community. Of these:

- 62 (55.4%) were on committees or volunteered for community activities in Grantown

- 10 (8.9%) were on committees or were volunteers for community activities in nearby villages, including Dulnain Bridge and Cromdale
- 15 (13.4%) were on committees or volunteered for the wider Badenoch & Strathspey area
- 25 (22.3%) were on committees or volunteered for community activities in Grantown and/or the wider Badenoch & Strathspey area.

147 respondents (51.2%) said that they or members of their household participated in activities and events, for the most part within the Grantown community.

Asked to state the two best things that had happened in Grantown in recent years, 219 respondents (76.3%) answered the question, some stating one issue rather than two.

Best things	No.
Craig MacLean Leisure Centre	141
Community buy out of Anagach Woods	54
Events/entertainment in the Square	41
Grant House staying open	18
Facilities/improvements to facilities	13
Orienteering event and associated entertainment	12
Festive lights	11
Transport improvements/community transport	11
Re-opening of YMCA	10
Hogmany celebrations	8
Further improvement of woods, paths and walks	8
Cairngorms Farmers Market/continental market	8
Being in CNP	8
Hospital/health centre/health care services	8
Businesses/shops/restaurants	8
Motormania	7
Planned new dental suite	5
Development of caravan park	5
Improvements to town and surrounding area	5
Grantown Initiative	4
Ban on drinking/smoking in public places	4
More and better houses	4
Having good friends	4
Museum	3
New police station/policing	3

Asked to state the most important feature about Grantown that should remain unchanged, 233 respondents (81.2%) answered as follows, with some identifying more than one feature:

Feature to remain unchanged	No.
Square and High Street – character of	83
Keeping town small/small town feel/don't want to become a second Aviemore	33
Conservation of woodland areas and walks	18
Ambience/appearance/layout of town	17
Carefully planning and limiting amount of new housing/low density housing	16
Green open spaces, surrounding countryside, scenery, natural environment	13
Safe and healthy place to live, with low crime rate	13
Community activities, events and entertainment throughout the year	11
Character, range and friendliness of shops	11
Community spirit/community working together	10
Friendliness of people	9
Good range of facilities, services and shops	9
Anagach Woods	5
No big Tesco	5
Architecture of buildings/keep existing buildings	5
Good schools	4
Continued use of YMCA building	4
Good health care facilities	4
No building on the Mossie/Mossie to remain as it is	4
Post office	3
Population mix	3
No more second/holiday homes	3
Clean litter free streets	3
Not so much control and restriction by CNPA	2
No traffic lights at Square	2

Finally, while the survey did not include a question on what people wanted to change, a number of comments were received, many of them relating to housing, including:

- Housing:
 - Need more council or affordable homes
 - Need to prevent Grantown from turning into a retirement town
 - Young people need affordable housing
 - More housing and more land for affordable housing - essential if community to thrive in the future
 - Housing needs to be developed on a reasonable scale. New housing should be phased to meet local need and in balance with the environment – large estates should be avoided
 - No more changing hotels into flats
 - If we wait long enough house prices will be too high for anyone to live here
 - Housing development should be sympathetic to the local area

- Facilities and services:
 - Not enough things for young people – Waterford gone
 - Need a ‘bobby on the beat’
 - More needs to be done to combat vandalism
 - Need a new library
 - Keep Grantown Initiative
 - Need an official senior citizens’ association
 - Dog fouling needs to be addressed
 - Leisure centre costs should be reduced for club activities.

Cromdale/Advie Survey

Survey return, tenure, size and condition of accommodation

A total of 81 surveys were returned giving a survey response rate of 48%.

A comparison of the tenure of survey respondents to the 2001 Census shows comparable proportions of owner occupied and private rented/tied housing, indicating that survey findings are reasonably representative of all Cromdale/Advie households.

Tenure	Survey respondents	2001 Census
	%	%
Owner occupied	64	65
Highland Council	6	8
Private rent	4	11
Tied	6	
Other	0	16

Given the relatively high rate of return it was initially considered that survey findings presented a reasonably accurate picture of local housing need in Cromdale/Advie. However, feedback from the subsequent community consultation suggested that some Cromdale residents, with adult children still living at home as they were unable to access affordable housing locally, had not returned their surveys as they thought it would do nothing to help. This factor should therefore be taken into account.

In terms of house size, 80% of respondents lived in houses with at least three bedrooms.

Almost three-quarters of respondents said their home was in good condition, with most of the remainder saying their home was in reasonable condition. Problems associated with the houses were most likely to be in relation to poor insulation, poor heating, or dampness and condensation (14%, 11% and 7% of respondents respectively).

Particular Needs

5 respondents (6%) said they had difficulties living in their home (4 owner occupiers and 1 private rented tenant). Of these:

- 4 needed house improvements
- 1 needed adaptations.

2 of the respondents who had difficulties living in their home said they needed to move. Of these:

- 1 needed housing all on one level
- 2 needed a more modern house

Extrapolated across the whole community, this would indicate that 4 people require to move to more suitable housing.

Existing households needing/wanting to move

19 respondents (23.5%) said they wanted or needed to move home:

- 4 as soon as possible
- 6 within the next 3 years
- 8 within the next 5 years.

The reasons people needed/wanted to move were as follows:

Reason	No	%
Need smaller home	4	21
Living in tied house	4	21
To be nearer local services	4	21
Need larger home	3	16
To buy own home	3	16
Condition of home	2	11
Home too expensive	1	5
To set up home with partner	1	5
Private tenancy ending	1	5
To be nearer work	1	5
Other	3	26
Other: Social reasons Too isolated Need house with smaller garden		

Of those wanting to move:

- 7 wanted to move within Cromdale/Advie
- 9 wanted to move to Grantown or elsewhere in Badenoch and Strathspey
- 1 wanted to move outwith Badenoch and Strathspey
- 2 were not sure.

Of the 7 respondents wanting to move within Cromdale/Advie:

- 3 were owner occupiers
- 2 rented from a private landlord
- 1 lived in tied accommodation
- 1 rented from Highland Council

The average household size of the 7 households wanting to move within Cromdale/Advie was 2.0 adults and 0.5 children. House size requirements were stated as:

House size	% of respondents
2 beds	42.9
3 beds	57.1
Total	100

Asked to state which type or tenure of housing would best meet their requirements and financial circumstances, most of the 7 respondents wishing to move within Cromdale/Advie selected more than one option as detailed below. However, very few respondents placed these options in order of preference, as was requested on the survey questionnaire.

Housing option	No	%
Rent from council or housing association	1	14.2
Rent from private landlord	1	14.2
Homestake	2	28.6
Affordable starter home from private developer	2	28.6
Self build	3	42.9
Open market housing	5	71.4

6 respondents said they would consider home ownership. The prices they could afford to pay were stated as follows:

Afford to pay	No	%
less than £75,000	1	16.7
£75,000-100,000	2	33.3
£100,000-150,000	1	16.7
more than £150,000	2	33.3
Total	6	100

From the above the following assumptions have been made:

- 2 respondents could afford to pay more than £150,000 – all would be able to buy open market housing.
- 1 respondent could afford to pay £100,000-£150,000 – would require LCHO

- 2 respondents could afford to pay £75,000-£100,000 – both would require LCHO
- 1 respondent could afford to pay less than £75,000 – would require social rented housing.
- 1 respondent had stated a requirement for social rented housing.

In summary, for existing households future housing requirements would be:

Tenure	No	Extrapolated
Social rent	2	4
LCHO	3	6
Owner occupation	2	4
Total	7	14

Of those looking for social rented housing in Cromdale/Advie, 1 had applied to the Council.

Of existing households looking to move within Cromdale/Advie:

- 3 (42.9%) said they had been unable to move because of house prices
- 3 (42.9%) said they were unable to move because of a lack of suitable housing to buy.

Newly forming households

8 household members were identified as wanting to set up home:

- 3 as soon as possible
- 2 within the next two years
- 3 within the next five years.

In a majority of cases these were the daughters/sons of respondents (plus their partners in some cases and children in one case). In one instance the parents of the respondent required to set up an independent home.

Of these, 2 wished to set up home in Cromdale/Advie and 6 wished to move to Grantown or elsewhere in Highland.

The house size requirements of the 17 wishing to set up home in Cromdale/Advie were stated as:

House size	% of respondents
1 bed	50.0
2 beds	50.0
Total	100

The preferred housing options of those wishing to set up home in Cromdale/Advie were:

Tenure	No	Extrapolated
Social rent	0	0
LCHO	1	2
Owner occupation	1	2
Total	2	4

Family members/friends who have left the area

7 households were identified as having moved away from Cromdale/Advie because they could not find suitable housing. In most cases these were relatives who had moved away because they had been unable to access social rented housing or afford to buy a house.

Households wishing to return to Cromdale/Advie

4 households were identified by 3 respondents as wishing to return to Cromdale/Advie to live, who in all cases were relatives. Of this potential demand, based on the information provided by respondents, it has been assumed that 50% would require social rented housing and 25% LCHO, with the remaining 25% able to afford open market housing.

Tenure	No	Extrapolated
Social rent	2	4
LCHO	1	2
Owner occupation	1	2
Total	4	8

Community Questions

Almost half of respondents had lived in Cromdale/Advie for more than 10 years. Two-thirds had lived in their existing home for more than 5 years.

Years Living in Cromdale/Advie and in Current Home				
Years	Living in Cromdale/Advie		Living in current home	
	No	%	No	%
5 years or less	24	29.6	26	32.1
6-10 years	17	21.0	20	24.7
11-20 years	15	18.5	16	19.8
21-30 years	8	9.9	11	13.6
30 years or more	17	21.0	8	9.9
Total	81	100	81	100

Of those who had lived in Cromdale/Advie for 5 years or less, the reasons given for moving to the area were as follows:

Reasons for moving to Cromdale/Advie – if moved in past 5 years		
Reason	No	%
To move closer to family and friends	3	12.5
For employment reasons	6	25.0
To retire	8	33.3
Other		
Downsizing/lifestyle	4	16.7
Small village/rural area	3	12.5
Land/house available and affordable	3	12.5
Returning to Scotland	1	4.2

The things people most liked about living in Cromdale/Advie were as follows:

Like most about living in Cromdale/Advie		
Feature	No	%
Scenery, natural environment	80	98.7
Employment	12	14.8
Close to family and friends	24	29.6
Low crime rate	56	69.1
Living in a small village	49	60.5
Recreation/outdoor activities	25	30.9
Other		
Close to Grantown for work/school	3	3.7
Friendly/community spirit	2	2.5

25 respondents (30.9%) said they or other members of their household were involved as organisers/volunteers in their community. Of these:

- 13 (52.0%) were on committees or volunteered for community activities in Cromdale/Advie
- 7 (28.0%) were on committees or volunteered for community activities in Grantown
- 2 (8.0%) were on committees or volunteered for the wider Badenoch & Strathspey area
- 3 (12.0%) were on committees or volunteered for community activities in Cromdale/Advie and Grantown and/or the wider Badenoch & Strathspey area.

38 respondents (46.9%) said they or members of their household participated in activities and events in their community. Of these:

- 21 (55.3) participated in activities and events in Cromdale/Advie
- 7 (18.4%) participated in activities and events in Grantown and/or the wider Badenoch and Strathspey area
- 10 (26.3%) participated in activities and events in Cromdale/Advie, Grantown and/or the wider Badenoch and Strathspey area.

Asked to state the two best things that had happened in Cromdale/Advie in recent years, 57 respondents (68.7%) answered the question, some stating one issue rather than two.

Best things	No.
30mph speed limit	29
Village hall repairs	10
Road improvements, lighting and pavements	8
Nothing has happened for years	6
Play area/outdoor area and basketball hoop for young people	4
Planning refusal for holiday chalets at Balmenach	4
Recycling facilities	3
CNPA	3
Road signs recognising Battle of Cromdale	3
Advie has remained the same	3
Events/facilities in Grantown	3
Local events	2
Improved buses/bus service to Elgin	2
New houses bringing new people to village	2
New owners in hotel	1
Mains water	1
Balmenach Distillery	1
Broadband	1
Advie Church bought by someone with wellbeing of community in mind	1
Opening of Speyside Way walking route	1

Asked to state the most important feature about Cromdale/Advie that should remain unchanged, 69 respondents (85.2%) answered as follows, with some identifying more than one feature.

Feature to remain unchanged	No.
Wonderful unspoilt natural environment, open spaces/countryside	16
Way of life/atmosphere and quiet rural surroundings/tranquillity, peace and quiet	12
Would like community to remain small/retain village status	7
Church	5
Community spirit	4
The people, friendly neighbours	4
Lack of housing estates, major housing development	4
War memorial	3
Village hall	3
Haugh Hotel	3
Open character of fields around Balmenach – no more housing here	3
Village remains populated with people living and working in the area	2
Housing appropriate to the area/individuality of houses	2
No more second homes/holiday homes	2
Hump back bridge	2
No more wind turbines	2
No street lighting	1
Playpark	1
Views	1
Traffic lights	1
Retain woodland either side of Hall	1
No more infilling of housing	1
Keep Balmenach distillery open	1
Advie well managed estate and good stock management	1

Finally, while the survey did not include a question on what people wanted to change, a number of comments were received, including:

- Cromdale needs a shop
- Lowering speed limit has helped but more restrictions needed
- Blind bend at Advie monument needs to be straightened
- Private water supply in Advie needs improved.

Dulnain Bridge Survey

Survey return, tenure, size and condition of accommodation

A total of 63 surveys were returned giving a survey response rate of 41%.

A comparison of the tenure of survey respondents to the 2001 Census shows that there was a higher proportion of owner occupier respondents, and correspondingly lower rates of response from other tenure groups. However, with ongoing Right to Buy sales and new private housing development, the proportion of owner occupied housing will have increased since 2001.

Tenure	Survey respondents	2001 Census
	%	%
Owner occupied	81	66
Highland Council	5	7
Private rent	5	16
Tied	8	
Other	1	12

In terms of house size, three-quarters of respondents lived in houses with at least three bedrooms.

More than two-thirds of respondents said their home was in good condition, with most of the remainder saying their home was in reasonable condition. Problems associated with the houses were most likely to be in relation to poor insulation, poor heating, or rotten windows and doors (14%, 10% and 8% of respondents respectively). One respondent said that complete renovation works were needed.

Particular Needs

7 respondents (11%) said they had difficulties living in their home (6 owner occupiers and 1 council tenant). Of these:

- 2 needed house improvements
- 2 needed adaptations.
- 1 needed home care services.

4 of the respondents who had difficulties living in their home said they needed to move. Of these:

- 2 needed housing all on one level
- 2 needed wheelchair accessible housing
- 1 needed older person housing.

Extrapolated across the whole community, this would indicate that 10 people require to move to more suitable housing.

Existing households needing/wanting to move

13 respondents (20.6%) said they wanted or needed to move home:

- 5 as soon as possible
- 3 within the next 3 years
- 5 within the next 5 years.

The reasons people needed/wanted to move were as follows:

Reason	No	%
Need larger home	3	23.1
Need smaller home	3	23.1
Health reasons	2	15.4
To buy own home	2	15.4
Living in tied house	1	7.7
To be nearer local services	1	7.7
Condition of home	1	7.7
Home too expensive	1	7.7
To set up home with partner	1	7.7
Other	3	23.1

Of those wanting to move:

- 7 wanted to move within Dulnain Bridge
- 6 wanted to move to Grantown or to elsewhere in Highland.

Of the 7 respondents wanting to move within Dulnain Bridge:

- 4 were owner occupiers
- 1 rented from a private landlord
- 1 lived in tied accommodation
- 1 rented from Highland Council

The average household size of the 7 households wanting to move within Dulnain Bridge was 2 adults and 1 child. House size requirements were stated as:

House size	% of respondents
2 beds	28.6
3 beds	42.9
4+ beds	28.6
Total	100

Asked to state which type or tenure of housing would best meet their requirements and financial circumstances, most of the 7 respondents wishing to move within Dulnain Bridge selected more than one option as detailed below. However, very few respondents placed these options in order of preference, as was requested on the survey questionnaire.

Housing option	No	%
Rent from council or housing association	2	28.6
Homestake	3	42.9
RHOG	1	14.3
Self build	3	42.9
Open market housing	1	14.3

6 respondents said they would consider home ownership. The prices they could afford to pay were stated as follows:

Afford to pay	No	%
less than £75,000	1	16.7
£75,000-100,000	1	16.7
£100,000-150,000	1	16.7
more than £150,000	3	50.0
Total	6	100

From the above the following assumptions have been made:

- 3 respondents could afford to pay more than £150,000 – all would be able to buy open market housing.
- 1 respondent could afford to pay £100,000-£150,000 – would require LCHO
- 1 respondent could afford to pay £75,000-£100,000 – would require LCHO
- 1 respondent could afford to pay less than £75,000 – would require social rented housing.
- 1 respondent had stated a requirement for social rented housing.

In summary, for existing households future housing requirements would be:

Tenure	No	Extrapolated
Social rent	2	5
LCHO	2	5
Owner occupation	3	7
Total	7	17

Of those looking for social rented housing in Dulnain Bridge, 1 had applied to the Council.

Of existing households looking to move within Dulnain Bridge:

- 1 (14.3%) said they had been unable to move because of house prices
- 2 (28.6%) said they were unable to move because of a lack of suitable housing to buy
- 2 (28.6%) said there was a lack of affordable rented homes.

Newly forming households

8 household members were identified as wanting to set up home:

- 3 as soon as possible
- 2 within the next two years
- 3 within the next five years.

In all cases these were the daughters/sons of respondents.

Of these, 2 wished to set up home in Dulnain Bridge, 3 wished to move to Grantown and 3 to elsewhere in Highland.

The house size requirements of the 17 wishing to set up home in Dulnain Bridge were stated as:

House size	% of respondents
2 beds	100.0
Total	100

The preferred housing options of those wishing to set up home in Dulnain Bridge were:

Tenure	No	Extrapolated
Social rent	1	2
LCHO	1	2
Owner occupation	0	0
Total	2	4

The household looking for social rented housing had applied to the Council.

Family members/friends who have left the area

3 households were identified as having moved away from Dulnain Bridge. In two cases this was because they had been unable to access social rented housing.

Households wishing to return to Dulnain Bridge

4 households were identified by respondents as wishing to return to Dulnain Bridge to live (two adult children, friend with child in private rented accommodation in another village, and parents of respondent wishing to live nearer to receive care and support). Of this potential demand, based on the information provided by respondents, it has been assumed that 25% would require social rented housing and 25% LCHO, with the remaining 50% able to afford open market housing.

Tenure	No	Extrapolated
Social rent	1	2
LCHO	1	2
Owner occupation	2	5
Total	4	9

Community Questions

Well over half respondents had lived in Dulnain Bridge, and almost half in their current home, for over 10 years.

Years Living in Dulnain Bridge/Current Home				
Years	Living in Dulnain Bridge		Living in current home	
	No	%	No	%
5 years or less	16	25.4	18	28.6
6-10 years	11	17.5	14	22.2
11-20 years	11	17.5	15	23.8
21-30 years	11	17.5	10	15.9
30 years or more	14	22.2	6	9.5
Total	63	100	63	100

Of those who had lived in Dulnain Bridge for five years or less, the reasons given for moving to the area were as follows:

Reasons for moving to Dulnain Bridge – if moved in past 5 years		
Reason	No	%
To move closer to family and friends	4	21.1
For employment reasons	6	31.6
To retire	4	21.1
Other	5	26.3
Total	19	100
Other includes: Natural environment, outdoor activities (2) To set up business Previously homeless For bigger home		

The things people most liked about living in Dulnain Bridge were:

Like most about living in Dulnain Bridge		
Details	No	%
Scenery, natural environment	56	88.9
Employment	9	14.3
Close to family and friends	15	23.8
Low crime rate	32	50.8
Living in small village	37	58.7
Recreation/outdoor activities	25	39.7
Other	8	12.7
Total		
Other includes: Born and brought up here Farm in family for over 100 years Peaceful environment (3) Because got a house here Garage Safe place for children		

25 respondents (39.7%) said they or other members of their household were involved as organisers/volunteers in their community. Of these:

- 10 (40.0%) were on committees or volunteered for community activities in Dulnain Bridge
- 7 (28.0%) were on committees or volunteered for community activities in Grantown
- 4 (16.0%) were on committees or volunteered for the wider Badenoch & Strathspey area
- 4 (16.0%) were on committees or volunteered for community activities in Dulnain Bridge and Grantown and/or the wider Badenoch & Strathspey area.

31 respondents (49.2%) said they or members of their household participated in activities and events in their community. Of these:

- 21 (67.8%) participated in activities and events in Dulnain Bridge
- 6 (19.4%) participated in activities and events in Grantown and/or the wider Badenoch and Strathspey area
- 4 (12.9%) participated in activities and events in Dulnain Bridge, Grantown and/or the wider Badenoch and Strathspey area.

Asked to state the two best things that had happened in Dulnain Bridge in recent years, 48 respondents (76.2%) answered the question, some stating one issue rather than two.

Best things	No.
Restaurant re-opening	13
Bypass	10
Playpark	9
Re-opening of garage	7
Improvements to appearance of village/village tidied up	5
Brig 'O Dulnain recognition march	5
Good village hall facilities	3
Recycling bins	3
Vandalism has decreased	3
Community notice board	3
Closure of outdoor centre	2
Lack of construction work	2
Bus shelter for schoolchildren	1
Fact that it hasn't changed	1
Local person on CNPA Board	1
More houses being built	1
Partial preservation of Curr Wood	1
Possibility of bike track/path to Grantown	1
Post office still open	1
Traffic speed controls	1
Signposting	1
River walk re-opening	1

Asked to state the most important feature about Dulnain Bridge that should remain unchanged, 54 respondents (85.7%) answered as follows, with some identifying more than one feature.

Shop and post office remaining open	26
Bridge over Dulnain	6
Do not allow over development, not too many new houses	9
Lots of green open spaces, scenery	5
Ambience of village, traditional Highland village, unspoilt	8
Woodlands kept intact	2
Good neighbours, the people	2
Garage kept open	2
Size of village	2
Church	2
Continue grant funding village hall	1
Community spirit to remain unchanged	1
Need to keep local people in the village – they are the mainstay	1
Roches Moutonnes	1
Red squirrels	1

Appendix 5 Toolkit Contents

OUR COMMUNITY ... A WAY FORWARD A COMMUNITY ACTION PLANNING TOOLKIT

CONTENTS LIST

1. Introduction
2. When to Use This Toolkit
3. Checklist of Key Steps
4. Key Learning Points from the Pilot
5. Getting Started: Planning the Work
 - 5.1 Who
 - 5.2 Why
 - 5.3 How
 - 5.4 When
 - 5.5 Resources
6. Carrying out The Work
 - 6.1 Research
 - 6.2 Consultation
 - 6.3 Feedback of Results
 - 6.4 Prioritisation and Action Planning
7. Carrying out The Action Plan
 - 7.1 Monitoring
 - 7.2 Evaluation

APPENDICES

- Examples for materials you can use
- Further reading and advice

Appendix 6 Abbreviations Used

ACDML	Aviemore and Cairngorms Destination Management Limited
CHR	Common Housing Register
CNPA	Cairngorms National Park Authority
DMO	Destination Management Organisation
EU	European Union
GBA	Grantown Business Association
HIE	Highlands and Islands Enterprise
LCHO	Low Cost Home Ownership
LIFT	Low Cost Initiative for First Time Buyers
OT	Occupational Therapist
PRS	Private Rented Sector
PSHG	Private Sector Housing Grant
RSL	Registered Social Landlord
SIMD	Scottish Index of Multiple Deprivation
VABS	Voluntary Action Badenoch and Strathspey