

OUR COMMUNITY ... A WAY FORWARD

**DRAFT COMMUNITY ACTION PLAN
DULNAIN BRIDGE**

2008

OUR COMMUNITY ... A WAY FORWARD

Background

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 information on housing, social and economic issues; conducting a survey of all households; and organising a range of community consultation activities. Residents were asked to identify the best things about their community as well as improvements. Following an analysis of the information and community feedback obtained, priorities for action have been identified. Individual action plans will be finalised in discussion with the project Steering Group and each community.

Dulnain Bridge – An Overview

Population

The population of Dulnain Bridge is increasing, with the number of households increasing at a faster rate. The population is also ageing, with almost a third of residents over the age of 60.

Employment and Local Economy

The local economy is reported to be relatively buoyant. Employment patterns are similar to the rest of Highland although there is a tendency for both male and female employees to work longer hours. Agriculture continues to be an important employer in Dulnain Bridge, together with the construction industry, with a relatively high proportion of skilled workers in the community. Tourism is also important in the local area.

Housing

Dulnain Bridge has a high proportion of second/holiday homes and, compared to the rest of Highland, a much higher proportion of private rented accommodation and tied housing.

There is a scarcity of social rented housing, added to which house prices have risen dramatically over the last few years, and continue to rise, making it increasingly difficult for people living and working locally to access affordable housing. The household survey identified an unmet need for affordable housing both to rent and to buy, or part-buy through the 'Homestake' initiative.

There are plans to build two new houses for social rent in Dulnain Bridge but this is thought to be insufficient to meet current need and demand. Because of the shortage of affordable housing, there is a growing reliance on private rented housing.

The household survey identified a number of residents who find it difficult to live in their home because of age, illness or disability. Some residents said their problems would be solved if their existing home was adapted or improved but more than half said they needed to move, in most cases to housing all one level.

Facilities and amenities

Local services and amenities include:

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

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

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.

More than two-thirds of household survey respondents said they or other family members took part in local activities and events.

Community Issues and Views

The community consultation and the household survey provided an opportunity for people to tell us what they thought about their community and what was needed for the future. Key findings are summarised below.

Living in Dulnain Bridge

The household survey indicated that while more than a third of residents had lived in Dulnain Bridge for more than 20 years, a quarter had lived there for less than 5 years.

The things people most liked about living in Dulnain Bridge were the scenery and natural environment, living in a small village and having a low crime rate.

High Points and Successes

Community consultation participants and survey respondents listed the re-opening of the Riverside restaurant, the bypass, the new playpark and the Brig 'O Dulnain recognition march as the village's greatest achievements.

Dulnain Bridge's Strengths and Assets

The friendly people in the village were seen as the greatest strength. Top assets were identified as the benefits of local services, activities in the village hall and the commitment of community councillors and other volunteers. 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

Feedback from the community consultation and household survey emphasised the importance of retaining local services, together with the need to safeguard the size, appearance and character of the village and surrounding woodland areas.

Change/The Future

From a long list of issues, the top priorities at the Map Your Community event included the development of cycle paths and walks; the provision of more housing in the community; public toilets and effective speed regulation.

Next Steps and Action Planning

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

The draft Action Plan that follows has been developed by the project steering group. The Action Plan will be finalised in discussion with Dulnain Bridge Community Council and Badenoch and Strathspey (Community Planning) Partnership.

Abbreviations used in Action Plan

Agencies/Organisations	
AoCC	Association of Cairngorms Communities
B&SHF	Badenoch & Strathspey Housing Forum
CNPA	Cairngorms National Park Authority
CS	Communities Scotland
DBCCo.	Dalnain Bridge Community Company
DBCC	Dalnain Bridge Community Council
DBHTC	Dalnain Bridge Hall Trust and Committee
DMO	Destination Management Organisations
HIE	Highlands and Islands Enterprise
OCWF	Our Community .. A Way Forward
RSLs	Registered Social Landlords
THC	The Highland Council
VABS	Voluntary Action Badenoch and Strathspey

Service Section	
VS	CNPA Visitor Services

Individuals	
ASS	Adam Streeter-Smith
FM	Fiona Munro

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
I.	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 area taken forward	CNPA/VS	ASS	THC Stewart Eastaugh	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 (Housing & Property)	/FM & B&SHF H&P – Allan Maguire & Murray Cochrane	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 (Housing & Property)	/FM & B&SHF H&P – Murray Cochrane	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.	THC (TECS)	TECS – Iain Wallace	Police THC	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 (TECS)	TECS – Iain Wallace		DBCC	High		Short (This year)

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 (TECS)	TECS – Iain Wallace	HIE CNPA VABS DMO	DBCC + DBCCo. DBHC	High	THC CNPA	Medium

9. Iain Wallace has written to them stating there will be no subsidy for ongoing maintenance of the toilets.

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 Organisations	Level of Priority	Funding: sources & est. costs	Time-scale
II.	None							

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