



## **BALLATER ONE VOICE OUR FUTURE**

**(BOVOF)**

## **AN ACTION PLAN FOR BALLATER**

**November 2009**

Compiled by



**BALLATER**  
*Royal Decree*

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## 1 INTRODUCTION AND ACKNOWLEDGEMENTS

The Ballater One Voice Our Future (BOVOF) project follows the setting up of a community engagement pilot scheme for the communities of Grantown, Cromdale, Dulnain and Advie by the Cairngorms National Park Authority (CNPA) 18 months ago. From the pilot scheme a Community Action Planning “Toolkit” was devised and published by CNPA which was considered to be the best way for the organisers to get consistent local feedback on priority issues to inform the production of action plans. This approach was adopted in Ballater, including using the community planning process through the Marr Local Planning Group, to update various key agencies and to link the actions raised to other strategic plans including the Marr Area Plan and the Cairngorms National Park Plan.

The BOVOF project proved to be an unqualified success and the level of follow up activity to the Ballater Action Plan arising from this project summarised in Section 6 is testament to this. The success reflects the support received from the CNPA, the Marr Area Partnership, Aberdeenshire Council, many other agencies, the time volunteered by members of the BOVOF Working Group and not least the valued input by members of the Ballater community, all of which is acknowledged.

## 2 EXECUTIVE SUMMARY

Residents and businesses in Ballater were asked to take part in the community consultation called Ballater One Voice Our Future (BOVOF) which aimed to build on identified community needs. It set out to involve everyone in the village in the production of a prioritized community action plan taking into account all previous consultations and surveys. “Quick wins” were to be identified, which would be eligible for funding and which could make a real difference within the community in a short period of time so that it would be clear that action was being taken.

A Working Group was set up by the Ballater and Crathie Community Council supported by the Cairngorms National Park Authority and partners (Appendix 1). It included representatives from Ballater and Crathie Community Council, the Cairngorms National Park Authority, Aberdeenshire Council, the Association of Cairngorms Communities, Ballater (RD) Limited, The Prince’s Foundation, Save Costs and Reduce Fuel (SCARF) and Ballater residents, and particularly, of young members of the community. The Working Group first met in mid-November 2008, and later agreed a 10-step programme in January 2009 which was completed by September 2009 (Appendix 7).

A review of the findings of previous consultations and research surveys was completed. This includes statistical data and charts in Appendix 2. Questionnaires were distributed to all residents and businesses in Ballater, to identify information gaps on community needs, including housing and other ideas which could merit support (Appendix 9).

Two drop in consultations called Ballater Blethers were held at the Victoria Hall, Ballater, and were well supported. The first one gave everyone a further chance to air their views to share their thoughts and ideas for Ballater through facilitated discussions, and post-it boards. Many

groups and organisations were invited to come along and there was a free Youth Café which gave young people the chance to enjoy themselves and have their say.

A steady newsflow to local and regional media , poster displays, leaflet drops for residents and the school bus, stakeholder letters and meetings succeeded in raising public awareness of the project in a short time (Appendices 8 and 9).

The information from the community consultation was independently analysed and many issues and concerns highlighted of a short, medium and long term nature. At the Second Ballater Blether all residents and businesses representatives from Ballater who attended had the opportunity to review the feedback from the surveys and help to prioritize the issues raised for action and discuss how actions could be implemented. Representatives from public agencies, local groups including young people, people with disabilities, voluntary organisations and local businesses were all invited to participate and contribute to the discussion.

#### Feedback from the Housing Survey Returns:

- Out of approximately 900 household surveys distributed 308 responses came back – a total response rate of 34%.
- As Ballater has a high proportion of second or holiday homes (200 approximately) this can be discounted from the total distributed as a full response from second home owners could not be expected – making the response rate 44%.

#### Key Findings:

- A total of 25 responses from those in second homes did not state a housing need.
- The total number of people in housing need in Ballater (including those who work but do not currently live in the town) is 75:
  - Out of approximately 150 business surveys distributed 18 returns were received, all of which stated a desire by the respondent to live and work in Ballater but currently unable to afford to do so due to the high current house prices.
  - Out of the 308 household surveys which were received, 64 indicated a need or desire to move home, 44 of these within Ballater (67%).
  - 23 respondents also indicated that someone else in their household has or will have future housing requirements, 13 of which have a desire to stay within Ballater.
- Out of the 75 people who have stated they are in need of social housing, only 26 of these are currently on the Aberdeenshire Council or Housing Association waiting list. This shows the hidden housing need of 49 individuals.

It is evident that Ballater does have a hidden housing need which has now been highlighted through the survey process. It is not only the people in housing need that recognise the lack of affordable housing options in Ballater, a significant proportion of respondents to the community section of the survey have indicated that there is a need for low-cost housing also. Despite a good base of social rented housing in Ballater, the low turnover means that it is not helping to meet housing need in the village. From the household and business surveys it has been demonstrated that there are 75 households with pressing housing needs. More facts and figures on housing need are to be found in Appendix 3.

The “Living in Ballater” section of the Housing Survey highlighted recurring issues that are deemed a priority by the people of Ballater, and key themes and issues have been extracted. Most people have chosen to live in Ballater primarily due to suitable accommodation and because of the scenery and natural environment. Ballater is predominantly a retirement town with 36% of respondents indicating their reason for moving to Ballater was to retire. This is also evidenced by the low number of people indicating their first choice for moving here was due to the safe and secure environment to bring up children.

There was clearly a wide and varied range of issues that are of importance to the community of Ballater (Appendices 4 and 6). In summary, the most recurring key issues that the community would like to see addressed include:

- More affordable housing for local people
- Fewer holiday homes, 2nd homes and empty properties
- Bigger supermarket
- Halls refurbishment
- Improvement to path and road surfaces
- More affordable sports/ leisure facilities such as a dedicated centre and cinema
- Better policing
- Anti-dog fouling measures
- Maintenance of community spirit, vibrancy and uniqueness of Ballater
- Increased range of tourist facilities

Consultation with young people mirrored some of these but their concerns obviously centered on things to do in the village and in order of priority included a cinema, a bigger public park, a gym, regular events on the village green, a club for S1/S2 and S3 and a crack down on noisy boy racers (Appendices 5 and 6).

An action plan for Ballater was compiled based on these results. A summary of the Ballater Action Plan was distributed to village residents on 8 September 2009 and the full version published in November 2009. Details of the Principal Issues, Potential Partners and Agencies, and Timescales were listed. Themes, aims and initial actions arising from this were compiled. In addition, a series of Appendices has been prepared in a separate document which contains detailed information received from and about the Ballater community upon

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which the Action Plan was based.

Follow up activity has been strong and work is in progress for securing funding for short (quick win), medium and long term projects for Ballater through members of the Marr Local Community Planning Group. Since June 2009 when the BOVOF community consultation was completed there has been progress on some important actions. A Housing Partnership Group was set up to explore options for the provision of affordable housing. Work has also begun through individuals and Partnership Groups formed or in the process of formation, and existing development groups to deal with NHS dental care in Ballater, Adult Learning, development of the Old School site, enhancing facilities at the V&A Halls, developing activities and facilities to meet the needs of young people in Ballater and planning and co-ordination of the use of Monaltrie Park. In addition, the Prince's Foundation for the Built Environment (PFBE) held Public Meetings and a Workshop commencing in late September 2009 to evaluate the previous 2006 Enquiry by Design proposals and to discuss where PFBE could assist in delivering some of the outcomes of the BOVOF Action Plan.

### **3 PROJECT AREA AND PROCESS**

The project area was confined to the boundaries of the village and the immediate surrounding area including a narrow strip south of the River Dee from Bridge of Muick to Pannanich, and along the A93 from Tullich to Bridge of Gairn, the focus being specifically on the needs of the village community. The postcode map of this area is included (Appendix 9).

The process for the BOVOF project was agreed at a Working Group meeting on 14 January 2009. A facilitated session led by the Marr Area Partnership (MAP) clarified the purpose and outcomes for the BOVOF project based on its aim to help Ballater reach its full potential – to listen, inform, plan and support actions. The purpose of the project was agreed as: “Involve everyone to produce an action plan for Ballater taking account of previous community consultations”

An implementation (process) plan was formulated and the community consultation would be undertaken based on stakeholder mapping.

The process was agreed and comprised ten (10) steps.

1. Identify and compile a review of previous consultations and research/surveys, what happened and identify previous findings and priorities.
2. Press coverage.
3. Develop questionnaire and covering letter.
4. Issue questionnaire (all residents and other stakeholders).
5. Follow up visits on questionnaire.
6. In parallel with (4) and (5) meet key stakeholder groups – these groups could carry out their own consultations based on a template to allow consistent feedback.
7. Independent analyses of all information.

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8. First community conversation (to be called a “Ballater Blether” – 4<sup>th</sup> April 2009) to gain more information and prioritisation of needs through discussion groups.
9. Information would then be collated.
10. Second Ballater Blether – 2 May 2009 to agree solutions and determine an action plan.

Members of the BOVOF working group identified relevant stakeholders and the stakeholder map was finalised (Appendix 8).

The schedule and budget achieved for the project can be found in the BOVOF project Plan (Appendix 7).

#### **4 RESULTS and PRIORITISATION**

Details of the feedback from the BOVOF community consultation which included information from housing, community and business survey questionnaires, as well as from the first Ballater Blether, the Youth Cafe and the primary school, are contained in Appendices 3, 4 and 5. Eight main themes were identified which were Housing, Local Economy, Education and Training, Health and Sport, Services, Environment, Community Services and Just for Youth. Within these themes a total of over 120 issues were raised.

The second Ballater Blether and a Youth Consultation meeting led to the prioritisation of recurrent issues within each of the themes. This was achieved by means of placing “spots” against listed issues which were of particular interest to the members of the Ballater community. The results of this exercise are to be found in Appendix 6. The age profiles of participants in the various consultations are also included.

#### **5 BALLATER ACTION PLAN**

The themes, aims and initial actions arising from the community consultation Ballater One Voice Our Future (BOVOF) held between April and June 2009 in Ballater are given in the following tables, which also give details of the Principal Issues, Potential Partners and Agencies, and Timescales. In addition, a series of Appendices has been prepared in a separate document which contains all the detailed information received from the Ballater community upon which the Action Plan for Ballater was based.

THEME	AIM	PRINCIPAL ISSUES		
HOUSING	To increase access to housing for rent and low cost ownership over the next five years	<ul style="list-style-type: none"> <li>• Housing to rent and buy for locals.</li> <li>• Permanent supplies (housing burdens, pressured area status).</li> <li>• Possible Ballater Housing Trust/ Association?</li> <li>• Extra points for locals in allocations policy.</li> <li>• Gauge an interest for a probable 2<sup>nd</sup> round of Rural Homes for Rent from landlords.</li> <li>• Use of empty buildings for housing provision (site identification).</li> <li>• To see the Old School converted into use for either housing or education..</li> <li>• Want to see Ballater on the Strategic Housing Investment Programme.</li> <li>• Increase in 2<sup>nd</sup> homes tax to combat problem of empty 2<sup>nd</sup> homes and change planning law to stop 2<sup>nd</sup> home development.</li> <li>• Increase in sheltered housing and allocating funding of wardens for care of individuals.</li> </ul>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1. An open public meeting to discuss affordable <b>housing</b> with agency staff there to give information to the community. This will comprise an overview of what the council/housing associations can do including the background to waiting lists, an overview of the BOVOF project, and time allocated for questions. A list of actions coming from the community to take forward is given below.	CNPA	Fiona Munro	BRD, BCCC, AC, LHA, RHS, THSCHT	<b>Quick Win</b> Held on Thursday, 2 <sup>nd</sup> July, 2009

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INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
2. To set up a Ballater Housing Partnership Group co-ordinated by the BOVOF to explore various options for the provision of affordable housing	BHPG	Fiona Munro	RHS, AC, LHA, TFHC, THSCHT, CHA, AC, BRD and community representatives	<b>Quick Win</b> First meeting held on 23 September 2009.
3. The community to look at researching the possibilities of setting up a Housing Trust with credible feasible options for development.	BHPG	BHPG Chair	RHS, THSCHT	Medium - term
4. Approach local estates to identify if there is interest in building housing themselves, selling land to a housing association/trust or if there are empty properties to renovate in order to identify properties and land for affordable housing. Ensure the land is identified in the new local plan.	BHPG	BHPG Chair	ARHE, Housing Associations, PFBE	Medium- term
5. Identify land banking opportunities.	BHPG	BHPG Chair	RHS, THSCHT, Housing Associations	Medium/Long term

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THEME	AIM	PRINCIPAL ISSUES		
LOCAL ECONOMY	To co-ordinate effort to increase the attraction of Ballater as a business and tourist destination	<ul style="list-style-type: none"> <li>• Improvements to tourism industry</li> <li>• Cheaper tourist facilities and services</li> <li>• Improvements to caravan park and supermarket shopping</li> <li>• Increased number of B&amp;B's</li> <li>• Improvements to existing hotels</li> <li>• Apprenticeships for school leavers</li> <li>• Increase number of business/ shop units</li> <li>• Office accommodation – cottage industry space</li> <li>• Regular cultural promotions on green</li> <li>• Enlarged service from Heather Hopper with better promotion</li> <li>• Small jobs for youth – e.g. gardening for elderly</li> <li>• Small business centre with IT facilities</li> </ul>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1. To set up a Ballater Enhancement Partnership Group to identify opportunities for improvements in the village. Group activities including provision of education and training needs co-ordinated with other partnerships through the BOVOF	BBA, BEG	BBA Chair	BCCC, BBA, BEG, DMO, CNPA, AC-CLD, AC Highways, CBP, BRD, PFBE and community representatives	Quick Win

THEME	AIM	PRINCIPAL ISSUES		
EDUCATION AND TRAINING	To increase the opportunity for learning, training and preparation for employment in Ballater	<ul style="list-style-type: none"> <li>• Adult evening classes</li> <li>• Larger library and longer opening hours</li> <li>• Use of Old School for community learning facilities</li> <li>• Computing classes for elderly</li> <li>• Distance learning opportunities – e.g. - facilities for video lectures from Aberdeen University or RGU</li> </ul>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1. Adult Learning Audit in Ballater	AC-CLD	Lindsay Lumsden/Caroline Cowie		<b>Quick Win</b>
2. To set up a Ballater and Upper Deeside Adult Learning Partnership Group co-ordinated with other partnerships through the BOVOF	AC-CLD	Lindsay Lumsden/Caroline Cowie	CNPA-EI, PFBE (and other Princes's Charities), AC-CLD,BCDG, BRD, UA, CS,RGU,WEA,NL,SAC,LEDS	<b>Quick Win</b> First Meeting held on 29 September 2009
3. Identify provider to address demand for adult evening classes, publicise widely and identify local tutors	AC-CLD	Lindsay Lumsden	AC, BRD, BCDG, CNPA	Short term
4. Use Ballater Old School for community learning activities and support action already in progress	BCDG	Ed Bushnell	BRD, CNPA-EI, AC-CLD, AC, PFBE	Medium Term
5. Provision of Computing classes for elderly and identify and employ tutors	AC-CLD	Lindsay Lumsden/Caroline Cowie/Alistair Poole	AC-CLD, BCDG, BRD, AC Library Service, Community Organisations	Short term

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THEME	AIM	PRINCIPAL ISSUES		
HEALTH	To explore the potential and feasibility of increasing dental care in Ballater	<ul style="list-style-type: none"> <li>Strong demand for a village based dental service</li> </ul>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1. Arrange a meeting in Ballater of representatives of relevant partners and agencies within three months, to review the effectiveness of existing arrangements, and inform on policy, grants and the feasibility of establishing a new sustainable small dental practice in the village.	BOVOF	Ron Drever	NHS Grampian, Ballater Health Centre, Private Dental Practice(s )	<b>Quick Win</b> First meeting held 8 October 2009
2.If required assess the level of demand for dental services in Ballater	BOVOF	Ron Drever	NHS Grampian, Ballater Health Centre	<b>Quick Win</b>

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THEME	AIM	PRINCIPAL ISSUES		
SERVICES	To pass on concerns to the police and encourage improved communication with the community.	<ul style="list-style-type: none"> <li>• Unanimous agreement that larger police presence, and longer station manning were desirable, as well as publicised action against offenders, to solve some of the issues of anti-social behaviour and traffic violations such as “boy racers”.</li> <li>• Policed hours, (foot patrols), 6pm-midnight</li> <li>• Consistent manning of Police station at widely-published times</li> <li>• Request that consideration be given to employing Youth Workers to help with possible problems with young people and to encourage them to become involved in their community in a more positive way.</li> </ul>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.To post monthly summary feedback from the Police Service on the village notice board	BCCC	Robin Blyth	Police Service, BCCC, CPP	Quick Win
2. To pass on any concerns raised by the community to the Police Service and to communicate feedback on specific issues.	BCCC	Robin Blyth	Police Service, BCCC, CPP	Quick Win

THEME	AIM	PRINCIPAL ISSUES		
SERVICES	Assist with review and co-ordination of signage for Ballater	<ul style="list-style-type: none"> <li>• Beneficial to have a 20MPH speed limit through the village, perhaps realistically only for the length of Bridge Street.</li> <li>• Strong desire for a pedestrian crossing in the main street, zebra not traffic lights. Suggested location was approx. between the Clydesdale Bank and the newsagent.</li> <li>• Some of the more outlying village roads suffer from speeding drivers, e.g. Sir Patrick Geddes Way.</li> <li>• Flashing 30MPH sign at village boundaries</li> <li>• Street signs need to be upgraded, with some “leading to” signs, e.g. for Monaltrie Park.</li> <li>• Should be a large, clear, village centre, information board/map accessible in terms of height, colour, lighting and wording.</li> <li>• Tullich Graveyard additional parking/hard standing is required.</li> <li>• Deeside Way crossing of A93 at Tullich dangerous. Needs signage and feasibility study for a suitable bridge.</li> </ul>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.To set up a Signage Partnership Group to address signage issues and options in and around the village co-ordinated with other partnerships through the BOVOF	BRD	Jack Coull	BRD, BCCC, BBA,BEG, AC, PFBE	Quick Win
2.To provide flashing 30MPH signs at village boundaries	BCCC	Robin Blyth	BCCC, Police Service, AC Highways	Quick Win
3. Tullich Graveyard – Additional parking/hard standing is required.	BCCC	Robin Blyth	BCCC, AC	Quick Win

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INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
4. To pass on high level of concern to get speed restriction/pedestrian/cyclist Signage in place for crossing at Tullich of Deeside Way and A93.	BCCC	Robin Blyth	BCCC, Police Service, AC Highways	Quick Win
5. Feasibility study for a suitable bridge over the A93 for the Deeside Way.	BCCC	Robin Blyth	BCCC, AC	Medium/Long Term

THEME	AIM	PRINCIPAL ISSUES		
SERVICES	To maintain in good condition the roads within the village	<ul style="list-style-type: none"> <li>Concern was expressed at the number of potholes and generally poor state of local road surfaces</li> </ul>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.To inform and pass on concerns regarding the condition of roads within the village	BCCC	Robin Blyth	BCCC, AC	Quick Win



THEME	AIM	PRINCIPAL ISSUES
ENVIRONMENT	To raise awareness and encourage engagement to ensure a cleaner and greener Ballater	<ul style="list-style-type: none"> <li>• Anti-litter measures: Education and awareness campaign; Adequate litter bins where problems are most obvious.</li> <li>• Dog Fouling: Education and greater enforcement. Increase frequency of dog warden visits.</li> <li>• Review and optimise location and number of dog muck bins.</li> <li>• Street Cleansing: Concern that the village centre is not cleaned now till later in the morning by the large sweeper, this meaning that there are vehicles hampering the activity. Earlier time for cleansing. Extend cleansing to include more regular sweeping of other areas of the village.</li> <li>• Improved Landscaping in village: Schedules for milder parts of the Shire do not necessarily suit the local area. Greater measures to deter dandelion growth, while protecting other plants in the area. Encourage planting of berried shrubs to encourage/sustain wildlife. Maintain village boundary woodlands. Allotments.</li> <li>• Maintenance schedules for flowerbeds and other communal areas to reflect local need.</li> <li>• Solar Panels: Collate information on how to source relevant information and funding for householders.</li> <li>• Deeside walkway extending to Braemar: Discussions on the issues relating to extending the Deeside Way and the impact of littering and dog fouling in such areas. Ecological impact on the area and how it would affect the river life</li> </ul>

INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.Set up a community environmental partnership group for liaising with relevant agencies to deal with environmental issues co-ordinated with other partnerships through the BOVOF	BCCC	Robin Blyth	BCCC, AC-CLD, AC, CNPA, SCARF, BRD, COAT, PFBE, voluntary organisations, village orderlies	Short Term

THEME	AIM	PRINCIPAL ISSUES		
ENVIRONMENT	To liaise with Aberdeenshire Council on the relocation and management of recycling centres	<p>1: Recycling in Village: Overwhelming feeling that Church Square Car Park recycling facility needs to be emptied much more frequently. As well as relieving frustration of those prevented from using the containers because they are full, it would prevent the dumped excess from disfiguring the main car park.</p> <p>2: Garden refuse collection – even Spring &amp; Autumn.</p> <p>3: Recycling centre on periphery of Village: Possible locations – Quarry areas near Cambus O,May; Lions Face, Braemar, NOT Aboyne.</p>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.Liaise with Aberdeenshire Council concerning management of recycling site in main car park in the village	BCCC	Robin Blyth	BCCC, AC	Quick Win
2. Locate and commission suitable recycling centre on periphery of village.	BCCC	Robin Blyth	BCCC, AC, PFBE	Medium term

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THEME	AIM	PRINCIPAL ISSUES		
COMMUNITY SERVICES	To support the development project for the Old School	<ul style="list-style-type: none"> <li>• The Old School site could be used for both affordable housing and as a learning/training/educational facility.</li> <li>• The Old School Project (run by the Ballater Centre Development Group- BCDG) needs to be sustainable in the long term and there needs to be an emphasis on generating income from services on offer. (eg. educational centre).</li> <li>• The Ballater Centre Development Group should be broadened to include partners from all sectors of the community and involve young people.</li> <li>• Links to other groups potentially developing services within Ballater (V&amp;A Halls group)</li> <li>• Involve local people that have building and construction skills, and evaluate where the project could incorporate these skills by doing a skills audit of potential volunteers.</li> <li>• <b>Ideas for uses:</b> outdoor centre, youth facilities, community centre, business centre/ business units, youth club, development of outdoor centre into environmental centre include CNPA, more FE classes (e.g. yoga), museum, community café.</li> </ul>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.To update the feasibility study and business plan for the Old School Building and Site	BCDG	Ed Bushnell	BRD, CNPA, CNPA-EI, AC, AC-CLD, SDS, BASIL, SRDP, LEADER, MAP, PFBE	<b>Quick Win</b> In progress

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INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
2.To implement a development and business plan for the Old School Site	BCDG	Ed Bushnell	BRD, CNPA, CNPA-EI, AC, AC-CLD, SDS, BASIL, SRDP, LEADER, MAP	Medium term (2 years)
3.Broaden the membership of the BCDG and engage all sectors of the community to define and deliver needs	BCDG	Ed Bushnell	BCCC, BRD, BBA, community youth and interest groups.	Short term

THEME	AIM	PRINCIPAL ISSUES
COMMUNITY SERVICES	To support the current initiative to enhance facilities of the Victoria and Albert Halls to meet the needs of the community.	<ul style="list-style-type: none"> <li>• Hall refurbishment - attract more people to help with the project.</li> <li>• Funding group should advertise in the local press.</li> <li>• Needs assessment from community and hall user groups and more of their involvement in V&amp;A Halls Development Association.</li> <li>• Feasibility studies and detailed specifications are currently being commissioned for the development of the halls looking at the potential for: <ul style="list-style-type: none"> <li>○ Central heating system and insulation (wood fuel)</li> <li>○ Toilets, kitchens and storage (best use of the space in building)</li> </ul> </li> <li>• Access issues for people with disabilities to be taken into consideration.</li> <li>• Improved emergency service facilities</li> <li>• Other suggestions: Indoor sports facilities, cantilevered seating in halls, development of cinema, more fitness classes, improved history and arts facilities</li> </ul>

INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.Preparation of updated digital layout and elevation plans for the V&A Halls	VAHIPG	Ian Hay	CNPA, AC, MAP, PFBE, CWS Ltd	<b>Quick Win</b> Completed August 2009
2.Community consultation to identify needs regarding use of the V&A Halls	VAHIPG	Ian Hay	CNPA, AC, MAP, VAHDA, User Groups – current and potential	<b>Quick Win</b> Completed 17 October 2009
3.Improve the communication and increase participation of community and user groups in the VAHDA	VAHDA	VAHDA Office Bearers	VAHDA	<b>Quick Win</b>

THEME	AIM	PRINCIPAL ISSUES
COMMUNITY SERVICES	To assist in the future development of Monaltrie Park for the benefit of the community	<ul style="list-style-type: none"> <li>• Conduct a park audit and a half day event to find out: <ul style="list-style-type: none"> <li>• How the park is currently used</li> <li>• What new usages may happen</li> <li>• Look at the issues of: the pavilion, youth shelter, and signage.</li> <li>• How to best promote the park and what it has to offer, to both residents and visitors.</li> <li>• Highlight and look to address conflicts of use/confusion of use.</li> </ul> </li> <li>• Suggested Improvements to Monaltrie Park: toilet facilities, changing facilities, litter prevention, vandalism, lighting, paths, expansion of park landscaping, community ownership/management, more fitness equipment in park play area, security</li> </ul>

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INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.Set up a Monaltrie Park Users Partnership Group co-ordinated with other partnerships through the BOVOF	BCCC	Robin Blyth	AC, AC-CLD, CNPA, PFBE, BHGC, representatives of User Groups.	<b>Quick Win</b> First meeting held on 15 October 2009
2.Facilitated Community Event	BCCC	Robin Blyth	AC, AC-CLD, MAP, CNPA, PFBE, BHGC, representatives of User Groups.	<b>Quick Win</b>
3. Audit of Monaltrie Park facilities and usage	BCCC	Robin Blyth	BCCC, AC-CLD, MAP, BRD, PFBE, AC	<b>Quick Win</b>
4.Toilet facilities improvement	AC	Doug Allen	BCC, AC, CNPA, AC-CLD, PFBE	<b>Quick Win</b>
5. To assess further uses of the Monaltrie Park pavilion (as a Community Cafe or information and advice centre).	BCCC	Robin Blyth	AC, AC-CLD, CNPA, PFBE, BHGC, representatives of User Groups.	Short term

THEME	AIM	PRINCIPAL ISSUES		
COMMUNITY SERVICES	To assist with the provision of cinema facilities for Ballater	<ul style="list-style-type: none"> <li>• Victoria Hall would be a good possible venue (multi-purpose).</li> <li>• During the day could be used for schools, media projects, to promote festivals (walking, Victoria weeks).</li> <li>• In the evening main stream and indie films.</li> <li>• Use Ballater Community Bus to take young people to Aboyne cinema.</li> </ul>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.To assess the viability of cinema facilities for Ballater	VAHIPG, BCDG	Ian Hay, Ed Bushnell	CNPA, AC, DAF, AC-CLD	Short Term

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THEME	AIM	PRINCIPAL ISSUES
JUST FOR YOUTH	To develop activities and facilities to meet the needs of the young people in Ballater	<ul style="list-style-type: none"> <li>• More youth leadership/ youth workers</li> <li>• Youth activity selection</li> <li>• Skateboard park</li> <li>• Youth club</li> <li>• More youth events</li> <li>• More youth gathering places</li> <li>• Ice rink</li> <li>• Pool table hall</li> <li>• Facilities for non-sporting youngsters</li> <li>• More team sports</li> <li>• Encourage more use of golf course by young players</li> <li>• Facilities for motorbike scramblers</li> </ul>

		<p>On the other issues, the young people's priorities were:</p> <p><b>Community Services:</b> Crack down on noisy boy racers, better recycling services, better ambulance service, Monaltrie Park- bigger park, better toilets, area for older youths</p> <p><b>Health &amp; Sport:</b> Gym, swimming pool, all-weather surface and athletic track</p> <p><b>Housing:</b> Affordable homes to buy for locals, affordable housing for young families, affordable housing for single people</p> <p><b>Economy &amp; Environment:</b> Regular events on the green, bike lane through village, apprenticeships for school leavers</p> <p><b>Community Facilities:</b> Cinema, larger library and opening hours, community café</p>		
INITIAL ACTIONS	Lead Organisation	Lead/Action Contact	Partners and Agencies	Timescale
1.Re-decorate cellar in V&A Halls	AC-CLD	Jennifer Leiper	ESCAPE, BCCC, VAHIPG, BRD	<b>Quick Win</b>
2. Establish Young People's Action Group	AC-CLD	Jennifer Leiper	ESCAPE, BCCC, VAHIPG, BRD	Short term In progress
3.Liaise with community via partner agencies and engage community concerning support and fund raising events for more youth activities/ facilities	AC-CLD	Jennifer Leiper	BCCC, BRD, SMCSG, UDCDG, CNPA, LEADER	Medium Term
4.Youth Club for S1/S2, and one for S3+	AC-CLD	Jennifer Leiper	ESCAPE, BCCC, VAHIPG, BRD, BCDG	Short Term
5.Liaise with landowners to locate suitable ground for motorbike scrambling	BCCC	Ron Drever	CNPA, Local Estates, Farmers	<b>Quick Win</b>

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## 6 NEXT STEPS

Since June 2009 when the BOVOF community consultation was completed there has been significant progress on some important actions. Work has also begun through individuals and Partnership Groups either formed or in the process of formation, as well as existing development groups. A number of Partnerships have already had initial meetings.

1. A **Ballater Housing Partnership Group** has been set up to pursue the action to explore options for the provision of affordable housing. It has met twice already on 2 July and 23 September 2009 in Ballater. Housing actions from the BOVOF Action Plan for Ballater were considered and it was agreed before the next meeting on 15 December 2009 to circulate the final copy of the findings of the Housing Survey (Appendix 3) to the group members, look into publicising mutual exchanges, provide feedback from contact with local landowners and estates, prepare a list of options for affordable housing that would be specific to Ballater and an explanation of the funding mechanisms/grants with examples to indicate how they worked. It was also agreed to start the preparation of a list of green spaces in Ballater and approach more members of the community to broaden local representation on Ballater Housing Partnership Group.
2. Following up on issues concerning Education and Training the **Ballater and Upper Deeside Adult Learning Partnership** has been set up and had its first meeting on 29 September 2009. Those attending represented a broad range of interests and are listed in the Action Plan in Section 5 of this report. One of the issues is *'to increase the opportunity for learning, training and preparation for employment in Ballater'* – in the widest sense. It was agreed that before the end of 2009 an "Adult Learning Needs Survey" would be circulated to households in Ballater and Upper Deeside. From this the demand for education and training could be assessed and this would have a bearing among other things on the plans for the Ballater Old School site.
3. A **Youth Action Group** has been set up to develop activities and facilities to meet the needs of young people in Ballater.
4. Another outcome of the BOVOF community consultation was the concern over planning and co-ordination of the use of Monaltrie Park. A **Monaltrie Park Users Group** had its first meeting on 15 October 2009. It was agreed to encourage as many users as possible to air their views on priorities and the future for the park. Current

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issues related to lights, toilets, the pavilion and the smaller storage shed. The next meeting of the group is planned for 26 November 2009.

5. From the BOVOF community survey, it was clear that one of the communities' priorities was for a **Dental Service in Ballater**. NHS Grampian was contacted and a meeting held on 8 October 2009. Current NHS strategy indicates that there was potential for one full time dentist and one part time in Ballater for which three surgery rooms would be required. However, the financial climate at the present time has slowed down the rate of progress in Aberdeenshire, as elsewhere, but it is still possible to aim for an enhanced dental facility in Ballater over the next couple of years. In view of this a way forward to progress this was agreed.
6. **Ballater Centre Development Group** has been at work updating the feasibility study and business plan for the development of the Ballater Old School site as an education and training centre. Following the BOVOF consultation a Cairngorm LAG Grant was received in September 2009 to help to complete the study and plans following a community consultation.
7. **Victoria and Albert Halls Improvement Project Group** has been working on getting quotations for feasibility and design studies principally for heating and insulation, but also for the refurbishment of the V&A Halls. Following on from the BOVOF consultation, in August 2009, a contract to produce up-to-date digital Layout and Elevation Plans was commissioned by the V&A Halls Improvement Project Group. The contract was completed by CWS Partnership, Aberdeen, was funded by CNPA and MAP and delivered in August 2009. The updated digital plans replace original plans (dating back to 1874) on stable computer ready base. They have already been used for a successful public consultation on 17 October 2009, and are valuable for the current exercise of obtaining plans, estimates and proposals from heating and insulation engineers, quantity surveyors, structural engineers, cost estimators, and contractors. The plans will also be used for applications to funding organisations.
8. In addition to the follow up of specific issues within the BOVOF action plan, the **Prince's Foundation for the Built Environment (PFBE)** held Public Meetings and a Workshop between 29 September and 1 October 2009 inviting the Ballater community to evaluate the previous 2006 Enquiry by Design proposals and to discuss where PFBE can assist in delivering some of the outcomes of the BOVOF Action Plan.
9. The scope of the workshop was broad and a number of themes and sites were considered. The Local Economy and Housing featured strongly, and the Old School was a site that PFBE considered in some detail as a key BOVOF project. The sites that were highlighted in the Design Workshop are as follows: Ballater Old School, Church

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Square Car Park, British Legion/ Pipe Band Huts, Craigview Industrial Site, St. Andrew's House, Fire Station/ Field, Masonic Lodge Garden, Craigendarroch Field, Monaltrie Park, Local Plan Site H-1, Former Sawmill Site, Industrial Park Site.

**The Action Plan for Ballater reflects the views of the community given during the BOVOF consultation.**

**The success of its implementation will depend on positive support from members of the community. So far several members of the Ballater community have made a significant contribution to the progress of partnerships and project development groups.**

**If you, the reader, would like to help with any aspect of the Action Plan or you have any queries please contact the BOVOF at 013397 55467.**

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## 7 ABBREVIATIONS USED IN THE ACTION PLAN

B&CCC	Ballater and Crathie Community Council
BRD	Ballater (Royal Deeside) Ltd
CNPA	Cairngorms National Park Authority
DMO	Destination Management Organisation
LHA	Langstane Housing Association
AC-CLD	Aberdeenshire Council - Community Learning and Development
AC	Aberdeenshire Council
THSCHT	The Highland Small Communities Housing Trust
RHS	Rural Housing Service
TFHC	Tenants First Housing Co-operative
CHA	Castlehill Housing Association
ARHE	Aberdeenshire Rural Housing Enabler
PFBE	The Princes Foundation for the Built Environment
AOCC	Association of Cairngorms Communities
MAP	Marr Area Partnership
CPP	Communities Planning Partnership
SCARF	Save Cash and Reduce Fuel
BHPG	Ballater Housing Partnership Group
BOVOF	Ballater One Voice Our Future ALSO will continue as the Co-ordinating Group for Action Plan Follow-Up
BOVOF-WG	Ballater One Voice Our Future – Working Group for this project
BBA	Ballater Business Association
SDS	Skills Development Scotland
CBP	Cairngorms Business Partnership
BEG	Ballater Enhancement Group
CNPA-EI	Cairngorms National Park Authority - Education and Inclusion
BCDG	Ballater Centre Development Group
UDCDG	Upper Deeside Community Development Group
COAT	Cairngorms Outdoor Access Trust
VAHIPG	Victoria & Albert Halls Improvement Project Group
VAHDA	Victoria & Albert Halls Development Association
DAF	Deeside Arts Forum
BHGC	Ballater Highland Games Committee
SMCSG	South Marr Community Safety Group
SRDP	Scottish Rural Development Programme
BASIL+	Badenoch Learning and Resource Centre
BCC	Ballater Charitable Chiels
UA	University of Aberdeen
CS	Careers Scotland
RGU	Robert Gordon's University, Aberdeen
WEA	Workers' Educational Association
NL	Network Librarian
SAC	Scottish Agricultural College
LEDS	Linking Education and Disability Scotland

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# **BALLATER ONE VOICE OUR FUTURE (BOVOF)**

**APPENDICES TO ACCOMPANY**

**AN ACTION PLAN FOR BALLATER**

**November 2009**

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## Appendix 1

### Project Working Group

<b>Member</b>	<b>Organisation</b>	<b>Role</b>
Emma Binns	Aberdeenshire Rural Housing Enabler	Working Group
Robin Blyth	Ballater and Crathie Community Council	Chair, Working Group
Tricia Cooper	Ballater Resident	Working Group
Ron Drever	Ballater Resident	Working Group
Gareth Johnson	Working in Ballater	Working Group
Jennifer Leiper	Aberdeenshire Council Community Learning & Development	Working Group
Lindsay Lumsden	Aberdeenshire Council Community Learning & Development	Working Group
Bell Macaulay	Association of Cairngorm Communities	Working Group
Jean Morrison	SCARF	Working Group
Fiona Munro	CNPA Housing Policy Officer	Working Group
Kirsty Murray	Ballater Resident	Working Group
Mike Powell	Marr Area Partnership	Project Facilitator
Gordon Riddler	Ballater Resident and Ballater (RD) Limited	Project Coordinator
Claire Ross	CNPA Education and Inclusion Manager	Working Group
Gillian Sinclair	Ballater (RD) Limited	Project Administrator
Ed Taylor	The Prince's Foundation	Working Group

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## Appendix 2

### Statistical Tables and Charts [Population, Household, Health, Employment, Education]






#### Ballater Population Information:

TABLE 1: TOTAL POPULATION COMPARISONS			
Area	2001	2006	% Change
Ballater	1584	1739	9.8
Aberdeenshire	226,861	236,260	4.1

Sources: 2001 Census of Population; *Aberdeenshire Council Small Area Population Estimates and Forecasts 2007* ([www.aberdeenshire.gov.uk/statistics](http://www.aberdeenshire.gov.uk/statistics)).

(Information taken from [www.scot.nhs.uk](http://www.scot.nhs.uk)):

### Comparative Population Profile: Ballater Locality Aberdeenshire Council Area

Interesting Facts	Ballater	Aberdeenshire	Marital Status 	Ballater	Aberdeenshire
Median Age - Male	43.00	38.00	Total resident population aged 16+	1,207	179,178
Median Age - Female	50.00	39.00	- % Single (never married)	22.29	23.80
Number of males per female - under 25	1.06	1.08	- % Married (first marriage)	47.47	53.21
Number of males per female - 25 or over	0.81	0.94	- % Re-married	7.37	6.82
Percentage of households where not all persons are in the same religion category	19.94	23.73	- % Separated (but still legally married)	2.49	2.85
Percentage of households where not all persons are in the same ethnic category	0.31	0.75	- % Divorced	5.22	5.73
Percentage of households where not all persons are in the same country of birth category	18.07	16.94	- % Widowed	15.16	7.59
Sex 	Ballater	Aberdeenshire	Resident Type 	Ballater	Aberdeenshire
Total resident population	1,446	226,871	Total resident population	1,446	226,871
- % Males	46.33	49.57	- % People resident in households	94.40	98.72
- % Females	53.67	50.43	- % People resident in communal establishments	5.60	1.28
Age 	Ballater	Aberdeenshire	Country of Birth 	Ballater	Aberdeenshire
Total resident population	1,446	226,871	Total resident population	1,446	226,871
			- % Scotland (inc UK part not specified)	79.05	83.93
			- % England	14.38	11.93

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- % 0-4 years old	5.05	5.73
- % 5-15 years old	11.48	15.29
- % 16-29 years old	12.10	14.70
- % 30-44 years old	19.02	23.68
- % 45-59 years old	18.46	21.43
- % 60-74 years old	19.50	12.77
- % 75 and over	14.38	6.39
Total resident population	1,446	226,871
- % under 16	16.53	21.02
- % 16-pensionable age	52.28	62.28
- % pensionable age and over	31.19	16.70

- % Wales	0.35	0.52
- % Northern Ireland	0.48	0.47
- % Ireland (inc. part not specified)	0.14	0.20
- % Rest of Europe	2.35	1.04
- % Elsewhere	3.25	1.89

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Ballater Household Information: (Information taken from www.scrol.gov.uk)

**Comparative Household Profile:  
 Ballater Locality  
 Aberdeenshire Council Area**

Interesting Facts	Ballater	Aberdeenshire	Tenure	Ballater	Aberdeenshire
Average number of persons per household	2.13	2.47	Total number of households (with residents)	642	90,736
Average number of rooms per household	5.24	5.43	- % Owned	65.42	71.27
Average number of cars or vans per household	1.02	1.30	- % Rented from council	20.72	15.83
Percentage of households with too few rooms per resident	6.39	5.57	- % Other social rented	4.98	2.79
Percentage of households with no persons in employment (except full-time students) with dependent children	2.18	3.05	- % Private rented (Unfurnished)	2.96	5.01
			- % Private rented (Furnished)	2.96	1.71
			- % Living Rent Free	2.96	3.39
Household Size	Ballater	Aberdeenshire	Amenities	Ballater	Aberdeenshire
Total number of households (with residents)	642	90,736	Total number of households (with residents)	642	90,736
- % 1 person	37.07	25.34	- % With central heating and sole use of bath/shower and toilet	93.30	94.40
- % 2 people	34.58	34.84	- % With central heating and without sole use of bath/shower and toilet	0.00	0.16
- % 3 people	14.33	16.12	- % Without central heating but with sole use of bath/shower and toilet	6.70	5.35
- % 4 people	9.35	16.80	- % Without central heating or sole use of bath/shower and toilet	0.00	0.09
- % 5 people	3.27	5.50	Household composition	Ballater	Aberdeenshire
- % 6 or more people	1.40	1.40	Total number of households (with residents)	642	90,736
Accommodation Type	Ballater	Aberdeenshire	- % One person household - pensioner	26.01	12.90
Total number of households (with residents)	642	90,736	- % One person household - other	11.06	12.44
- % Households in an un-shared dwelling house or bungalow:	100.00	99.95	- % Lone parent household - with dependent children	3.89	4.37
- % Detached	37.54	44.04			
- % Semi-detached	37.85	30.12			
- % Terraced house (including end-Terrace)	12.93	12.84			
- % Flat or maisonette or apartment	11.53	12.57			

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- % Caravan or other mobile or temporary structure	0.16	0.38	- % Lone parent household - all children non-dependent	2.34	2.59
- % Households in a shared dwelling	0.00	0.05	- % Married couple household - with dependent children	14.95	23.60
			- % Married couple household - with no dependent children	19.47	24.70
			- % Cohabiting couple household - with dependent children	2.02	2.97
			- % Cohabiting couple household - with no dependent children	2.80	4.13
			- % Multi-person household - all student	0.00	0.02
			- % Multi-person household - all pensioner	13.86	9.16
			- % Other households	3.58	3.14

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<b>HOUSING TENURE - 2001</b>						
Area	Owner Occupied	Local Authority	Housing Association	Private Rented	Living rent free	Total
	%	%	%	%	%	%
Ballater	65.42	20.72	4.98	2.96	2.96	<b>100.0</b>
Aberdeenshire	71.27	15.83	2.79	5.01	3.39	<b>100.0</b>
Scotland	62.6	21.6	5.6	5.6	4.6	<b>100.0</b>

Source: 2001 Census of Population

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

<b>LOCAL AUTHORITY HOUSING STOCK BY AREA AND HOUSE SIZE</b>					
Area	1 bed	2 bed	3 bed	4+ bed	Total
Ballater	51	25	13	3	92
Ballater (sheltered housingstock)	15				15

Source: Aberdeenshire Council

<b>LOCAL AUTHORITY HOUSE SALES 2001-2006</b>							
<b>Postcode Sector AB35 5</b>		2001	2002	2003	2004	2005	2006
Company sales new build	Average Price	90,965	118,540	147,760	None	None	None
	Sales count	24	21	5			
	Minimum	36,800	39,500	57,000			
	Maximum	192,950	194,950	182,950			
Right to buy	Average Price	26,673	26,660	32,252	26,040	48,525	44,900
	Sales count	8	6	3	1	4	2
	Minimum	20,000	20,500	27,795	26,040	38,400	28,600
	Maximum	42,640	36,600	35,960	26,040	69,600	61,200
Second Hand	Average Price	106,562	104,647	130,666	143,307	159,340	208,941
	Sales count	41	47	53	44	40	44
	Minimum	36,000	21,700	25,000	44,000	45,124	40,000
	Maximum	300,000	366,000	440,000	370,000	387,500	490,000
Shared ownership	Average Price	None	None	None	None	None	None
	Sales count						
	Minimum						
	Maximum						

(Aberdeenshire Council)

**Waiting List 04/04/08**

Council  
 AHP  
 Castlehill Housing  
 Tenants First

(Aberdeenshire Council)

						SHELTERED	
1 BED	2 BED	3 BED	4 BED	TOTAL	2 BED		
59	20	8	4	91		9	
				0			
Home Hunt				0			
		0		0			

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<b>TENANCY TURN-OVER 2004-2008 ABERDEENSHIRE COUNCIL</b>	
	<b>Total re-lets for Ballater</b>
2004/05	0
2005/06	0
2006/07	10
2007/08	3
Source – Aberdeenshire Council	

<b>TENANCY TURNOVER 2004/05 – 2007/08 – Aberdeenshire Housing Partnership</b>		
<b>Year</b>	<b>Number of re-lets</b>	
	<b>Re-lets</b>	<b>% of stock</b>
2004/05	0	0
2005/06	0	0
2006/07	0	0
2007/08	1	6

Source: Aberdeenshire Council

<b>TENANCY TURNOVER 2004/05 – 2007/08 – TENANTS FIRST</b>		
<b>Year</b>	<b>Number of re-lets</b>	
	<b>Re-lets</b>	<b>% of stock</b>
2004/05	0	0
2005/06	0	0
2006/07	0	0
2007/08	0	0

Source: Aberdeenshire Council

<b>TENANCY TURNOVER 2004/05 – 2007/08 – CASTLEHILL HOUSING ASSOCIATION</b>		
<b>Year</b>	<b>Number of re-lets (SHELTERED HOUSING)</b>	
	<b>Re-lets</b>	<b>% of stock</b>
2004/05	1	8
2005/06	3	23
2006/07	3	23
2007/08	3	23

Source: Aberdeenshire Council

**(Please see ‘Applications for housing in Ballater’ for more housing information)**

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**Ballater Health Information:** (Information taken from [www.scrol.gov.uk](http://www.scrol.gov.uk))


**Comparative Health Profile:  
 Ballater Locality  
 Aberdeenshire Council Area**

Interesting facts	Ballater	Aberdeenshire
Average age of a person with good health	38.87	33.49
Average age of a person with a limiting long term illness	65.75	58.50
Average age of carer	54.23	48.60
Percentage of economically inactive people who are permanently sick/disabled	10.79	14.83
Percentage of households with one or more carers resident	15.26	14.18


  

General Health 	Ballater	Aberdeenshire
Total resident population	1,446	226,871
- % Good	68.46	73.63
- % Fairly good	23.37	19.69
- % Not good	8.16	6.68


  

Limiting Long Term Illness 	Ballater	Aberdeenshire
Total resident population	1,446	226,871
- % Has a limiting long term illness	21.72	15.32
- % Does not have a limiting long term illness	78.28	84.68




Provision of unpaid care 	Ballater	Aberdeenshire
Total resident population	1,446	226,871
- % not providing care	90.94	92.50
- % providing 1-19 hours of care a week	6.15	5.11
- % providing 20-49 hours of care a week	0.76	0.80
- % providing 50 or more hours of care a week	2.14	1.59

Carers 	Ballater	Aberdeenshire
Total number of carers	131	17,009
- % Carers who are female	60.31	61.10
- % Carers who are employed (excluding full-time students)	49.62	57.81
- % Carers aged under 16	0.00	2.48
- % Carers above pensionable age	33.59	18.91

**Ballater Employment Information: (Information taken from [www.scrol.gov.uk](http://www.scrol.gov.uk))**

**Comparative Employment Profile:  
 Ballater Locality  
 Aberdeenshire Council Area**

Interesting facts	Ballater	Aberdeenshire	Hours worked 	Ballater	Aberdeenshire
Average age of a person who is unemployed (excluding full-time students)	40.67	35.92	All persons aged 16-74 in employment (excluding full-time students)	628	108,928
Average hours worked - male	47.29	47.10	- % Part time 1-5 hours	0.80	0.86
Average hours worked - female	32.76	30.74	- % Part time 6-15 hours	8.12	6.16
% households with at least one person aged 16-74 who is unemployed (and not a full-time student) or permanently sick	7.32	10.80	- % Part time 16-30 hours	16.24	16.31
% of unemployed people (excluding full-time students) who possess a degree (or equivalent) or higher	33.33	13.29	- % Full time 31-37 hours	11.46	12.76
			- % Full time 38-48 hours	38.06	41.49
			- % Full time 49 or more	25.32	22.42
<b>Economic activity </b>	<b>Ballater</b>	<b>Aberdeenshire</b>	<b>Industry of employment </b>	<b>Ballater</b>	<b>Aberdeenshire</b>
All persons aged 16-74	999	164,674	All persons aged 16-74 in employment (excluding full-time students)	628	108,928
Economically active: % Employees - Part time	13.21	13.44	- % A. Agriculture and hunting and forestry	2.23	5.24
Economically active: % Employees - Full time	36.54	42.67	- % B. Fishing	0.00	1.11
Economically active: % Self-employed	13.11	10.04	- % C. Mining and quarrying	5.57	6.73
Economically active: % Unemployed	1.50	2.55	- % D. Manufacturing	6.21	13.02
Economically active: % Full-time student	1.30	2.66	- % E. Electricity and gas and water supply	0.64	0.74
Economically inactive: % Retired	21.82	12.31	- % F. Construction	7.01	8.53
Economically inactive: % Student	1.30	2.81	- % G. Wholesale & retail trade and repairs	14.97	13.26
Economically inactive: % Looking after home/family	4.20	6.45	- % H. Hotels and restaurants	26.27	4.32
Economically inactive: % Permanently sick/disabled	3.70	4.25	- % I. Transport and storage and communication	5.41	6.40
			- % J. Financial intermediaries	1.91	1.79
			- % K. Real estate and renting and business activities	8.28	11.95

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Economically inactive: % Other	3.30	2.83
<b>Unemployed</b>	<b>Ballater</b>	<b>Aberdeenshire</b>
All persons aged 16-74 who were unemployed (excluding full-time students)	15	4,191
- % aged 16-24	20.00	27.23
- % aged 50+	40.00	19.54
- % last worked in 2001	20.00	34.96
- % last worked in 1999-2000	66.67	40.94
- % last worked in 1995-1998	6.67	11.50
- % last worked before 1995	0.00	6.61
- % never worked	6.67	5.99

- % L. Public administration and defence and social security	2.55	4.44
- % M. Education	4.62	7.02
- % N. Health and social work	9.24	11.20
- % O.P.Q. Other	5.10	4.26
<b>Occupation groups</b> ⓘ	<b>Ballater</b>	<b>Aberdeenshire</b>
All persons aged 16-74 in employment (excluding full-time students)	628	108,928
- % Managers and senior officials	16.72	12.46
- % Professional occupations	7.01	10.56
- % Associate professional and technical occupations	7.80	13.31
- % Administrative and secretarial occupations	8.12	11.10
- % Skilled trades occupations	17.83	17.47
- % Personal service occupations	9.24	7.05
- % Sales and customer service occupations	6.69	5.64
- % Process and plant and machine operatives	9.24	10.81
- % Elementary occupations	17.36	11.60
<b>Travel to work</b> ⓘ	<b>Ballater</b>	<b>Aberdeenshire</b>
All persons aged 16-74 who were in employment (excluding full-time students)	628	108,928
- % Car (including passengers and car pools and taxis)	45.22	70.89
- % Train or bus	3.82	4.92
- % Other	41.08	16.32
- % Mainly at home	9.87	7.86

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Ballater Education Information: (Information taken from [www.scrol.gov.uk](http://www.scrol.gov.uk))

## Comparative Education Profile: Ballater Locality Aberdeenshire Council Area

Interesting facts	Ballater	Aberdeenshire
Percentage of households where no one aged 16-74 has qualifications or is in full-time education	37.23	28.72
Percentage of 16-18 year olds who are in full-time education	39.53	64.94

Student Indicator	Ballater	Aberdeenshire
All persons aged 16-74	999	164,674
- % Not a full-time (FT) student	97.40	94.64
- % FT student aged 16-17	1.60	2.74
- % Economically active FT student aged 18-25 - In employment	0.50	1.08
- % Economically active FT student aged 26-74 - In employment	0.10	0.24
- % Economically active FT student aged 18-25 - Unemployed	0.00	0.09
- % Economically active FT student aged 26-74 - Unemployed	0.00	0.03
- % Economically inactive FT student aged 18-25	0.30	0.74
- % Economically inactive FT student aged 26-74	0.10	0.44

Highest Qualification	Ballater	Aberdeenshire
All persons aged 16-74	999	164,674
- % No qualification	30.13	29.54
- % Highest qualification attained - Level 1	29.03	27.77
- % Highest qualification attained - Level 2	13.31	15.14
- % Highest qualification attained - Level 3	4.50	7.12
- % Highest qualification attained - Level 4	23.02	20.43

Student living arrangements	Ballater	Aberdeenshire
All FT students	197	44,447
- % Living in a private household	97.46	99.90
- % Living in a communal establishment	2.54	0.10

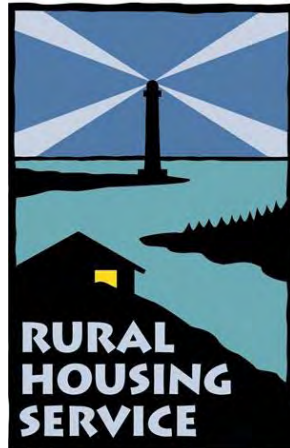
  

Travel to study	Ballater	Aberdeenshire
All FT students whether working or not and Part-time students not working	222	48,968
- % Car (including passengers and car pools and taxis)	18.02	25.11
- % Train or bus	33.78	29.37
- % Other	41.44	40.09
- % Mainly at home	6.76	5.42

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## Appendix 3 Housing Need Survey Results



# BALLATER ONE VOICE OUR FUTURE HOUSING NEEDS SURVEY RESULTS

*A report of the housing and community needs of the town of Ballater in  
Aberdeenshire conducted by the Rural Housing Service*

**May 2009**

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BALLATER  
*Regal Decide*

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## *Executive Summary*

The Ballater One Voice Our Future working group developed and distributed a Housing and Community Needs Survey that was sent to all households in Ballater in March/April 2009. A separate survey was also sent out to those who work but do not currently live in Ballater but have a desire to do so. The following report provides the results and analysis of the housing questions of the survey. The key findings are as follows:

- Out of approximately 900 household surveys distributed we received 308 back – a total response rate of 34%.
- As Ballater has a high proportion of 2<sup>nd</sup>/holiday homes (200 approximately) we can discount this from the total distributed as we did not expect a full response from 2<sup>nd</sup> home owners – making the response rate 44%.
- (We received a total of 25 responses from those in 2<sup>nd</sup> homes, none of which stated housing need).
- **The total number of people in housing need in Ballater (including those who work but do not currently live in the town) is 75:**
  - Out of approximately 150 business surveys distributed we received 18 returns, all of which have a desire to live and work in Ballater but currently can not afford to do so due to the high current house prices.
  - Out of the 308 household surveys which were received, 64 indicated a need or desire to move home 44 of these within Ballater (67%).
  - 23 respondents also indicated that someone else in their household has or will have future housing requirements, 13 of which have a desire to stay with in Ballater
- Out of the 75 people who have stated they are in need of social housing, only 26 of these are currently on the Aberdeenshire Council or Housing Association waiting list. This shows the hidden housing need of 49 individuals.

More facts and figures on housing need can be read on chapters 3.0 and 4.0.

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## 1.0 Introduction, Survey Area and Method

Residents and businesses in Ballater have been being asked to take part in a project that will build on identified community needs. '*Ballater One Voice Our Future (BOVOF)*' aims to involve everyone in the village to produce a community action plan taking into account of all previous consultations and surveys. The BOVOF working group set up by the Ballater Community Council and supported by the Cairngorms National Park Authority and other partners, established a housing and community needs survey that was sent out in March/April 2009. They also organised two community consultation days named the 'Ballater Blether's to let residents of Ballater have their say on issues about the town.

The survey developed by the working group was split into three main categories: general housing questions, housing needs and requirement questions and community needs questions. Approximately 900 surveys were distributed to Ballater households in March 2009 while approximately 150 were sent to those who work but do not live in Ballater.

This report will provide an analysis and description of the housing data from the survey and incorporates relevant information from other sources such as 2001 Census Data for Ballater, the Aberdeenshire Council settlement profile for Ballater, the Aberdeenshire Local Housing Strategy and other related data sources. The data analysis package 'Compass' was used to process all the information from the questionnaires. This software has the ability to analyse data both qualitatively and quantitatively. In order to process information from qualitative, 'open' questions, key themes have been extracted through the process of content analysis. The method of content analysis enables key themes to be systematically collected such as the frequencies of recurring keywords and issues to be identified.

Aberdeenshire Council hold settlement profiles for each main town around Aberdeenshire (data from these can be seen in the Housing Needs Discussion section of the report). The information held in these databases include general population information, housing stock, waiting list and re-let information, caci-paycheck data and housesale information. It is important to realise that information collated from this survey does not replace existing information but merely complements it. The main reason for carrying out a household housing needs survey is that the Council may not have a full understanding of housing need

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in an area as not everyone signs to the Council or Housing Association waiting lists as they may feel that there is little chance of ever reaching the top. The purpose of the study is to identify hidden, local, housing needs that may have gone otherwise unnoticed in the community. The information in this report will be added to existing housing information to provide a clearer understanding and picture of the housing issues faced within the Ballater community.

## **2.0 The Town of Ballater**

### **2.1 Background**

Ballater lies in the heart of Royal Deeside in Aberdeenshire 43 miles (69km) west of the City of Aberdeen. The town is surrounded by the Cairngorms National Park, lying immediately east of the Cairngorm Mountains and is situated on the banks of the River Dee. Ballater is renowned for its royal connections and is a centre for tourism in [Royal Deeside](#), with the [Cairngorms](#) and [Balmoral Castle](#) 8 miles away.

Ballater lies within the Ballater and Crathie Community Council remit and is within the boundary of the Cairngorms National Park Authority and Aberdeenshire Council. The Community Council represents the towns of Ballater, Crathie and other smaller settlements in the surrounding countryside. According to 2001 census data, Ballater has a population of 1584. The local economy is primarily based on hotels and restaurants with 26.27% of the population working in this industry (2001 census data). This is due to the fact that Ballater is such a popular tourist destination. Ballater is within easy commuting distances of other town such as Aboyne and Braemar and for some, the city of Aberdeen. The local primary school based has a role of approximately 130.

## **3.0 Ballater One Voice Our Future Survey Results**

### **3.1 Survey return, tenure, size and condition of accommodation**

A total of 308 surveys were returned giving a total survey response rate of 34%.

Approximately 200 of these were distributed to second/ holiday homes so we can discount

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this from the total distributed as we did not expect to see returns from all of these giving a response rate of approximately 44%. (Twenty five surveys were returned from second/holiday home owners). This is because we only gave 3 weeks for people to respond and expect that many 2<sup>nd</sup> home owners may not have received the questionnaire as they were not residing there at the time.

A comparison of the tenure of survey respondents to the 2001 Census indicates an over representation of owner occupiers and private tenants and correspondingly lower proportions of council tenants and housing association tenants (see table below).

Tenure	Survey respondents
	%
Owner occupied	76
Rent from Aberdeenshire Council	11
Housing Association	1
Private Rent	10
Tied	1
Other	1

This table can be compared to the statistics from the 2001 census as follows:

HOUSING TENURE - 2001						
Area	Owner Occupied	Local Authority	Housing Association	Private Rented	Living rent free	Total
	%	%	%	%	%	%
Ballater	65.42	20.72	4.98	2.96	2.96	<b>100.0</b>
Aberdeenshire	71.27	15.83	2.79	5.01	3.39	<b>100.0</b>
Scotland	62.6	21.6	5.6	5.6	4.6	<b>100.0</b>

Source: 2001 Census of Population

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

It is possible to see that there is an over-representation of owner occupiers and those in private rented accommodation from the survey in comparison to the total figures for Ballater held by 2001 census data. Those renting from Aberdeenshire Council and housing associations (HA) are under-represented in the survey in comparison to the 2001 figures for Ballater. Given this under-representation of council tenants and HA tenants, it is considered that survey findings are not representative of all households, with the result that housing need may be understated.

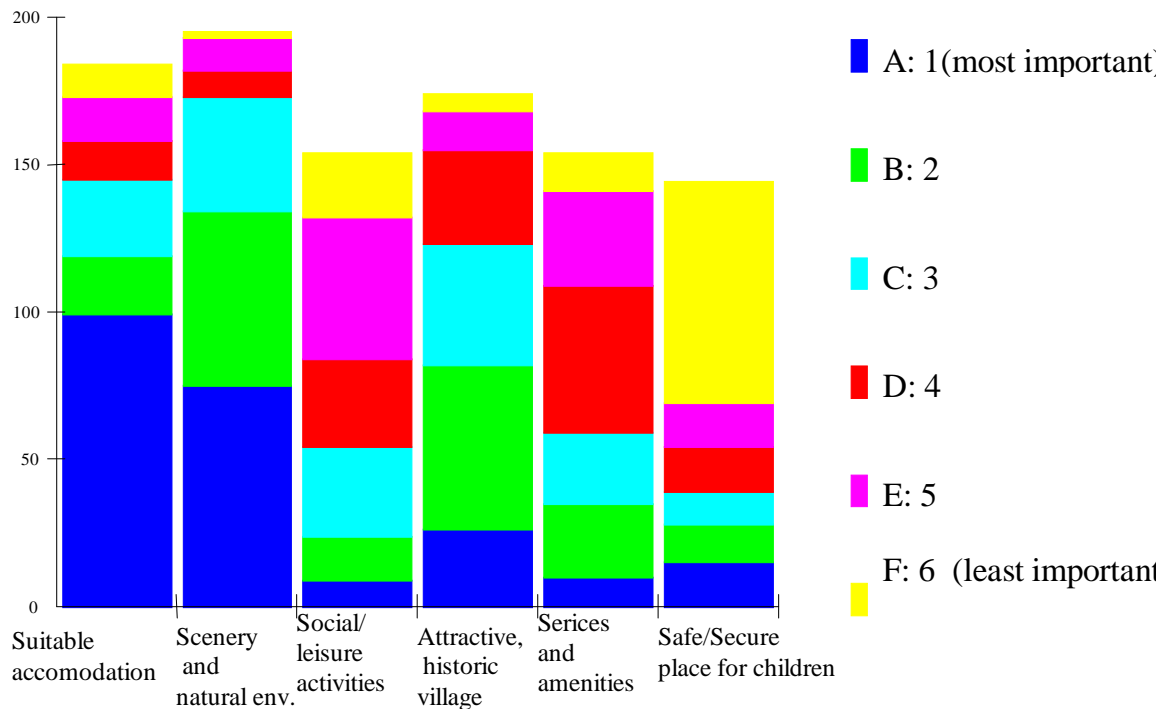
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## Reasons for Living in Ballater

The table and graph below indicates the reasons why they chose Ballater to live over other areas. It is clear to see that most people have chosen to live in Ballater primarily due to suitable accommodation and also due to the scenery and natural environment. It can also be noted from the graph and table below that Ballater is predominantly a retirement town with 36% of respondents indicating their reason for moving to Ballater was to retire and also due to the low number of people indicating their first choice for moving here was due to the safe and secure environment to bring up children.

<b>Reasons for moving to Ballater</b>		
	No	%
Lived here all my life	54	19
To be closer to family and friends	48	17
To work	56	19
Within a commute to work	25	9
To retire	104	36
Health reasons	22	8
Other	6	2



## House Size

In terms of house size, most survey respondents live in a 3 bedroom home at 40.8%. Those in one and two bedroom accommodation gave a relatively similar response with 15-21% indicating they live in 1 or 2 bed homes.

- 1 bedroom 43 (15%)
  - 2 bedroom 59 (21%)
  - 3 bedroom 116 (40.8%)
  - 4 + bedrooms 66 (23.2%)
  - (total – 284)
- (no response 24)

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## Condition of Home

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 heating, insulation, electrics, rot, dampness and condensation. (see figures below)

Home condition:

• Good	225	(80%)
• Reasonable	53	(18.7%)
• Poor	3	(1.1%)
• Very poor	2	(0.7%)
(no response 25)		
• Poor heating	25	(9.2%)
• Poor insulation	41	(15.0%)
• Poor electrics	10	(3.7%)
• No Inside bathroom (wc)	0	(0.0%)
• Rotten windows/doors	9	(3.3%)
• Roof in poor condition	9	(3.3%)
• Damp/condensation	13	(4.8%)
• Other	6	(2.2%)
• No problems	204	(74.7%)
(no response 35)		

### 3.2 Health/Mobility Issues:

17 respondents (6.1%) said they or someone in their home has difficulties living in their home. Of these:

- 4 needed house improvements
- 7 needed adaptations
- 6 needed home care services.

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

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

This indicates that **10 people require to move** to more suitable housing due to health and mobility issues and 7 require other improvements, repairs or services to assist them in their current home.

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### 3.3 Housing Need and Requirements

Question 18 of the survey asked respondents whether they had a desire or need to move home the results are as follows:

Do you need or want to move home?

- No – **244 (79%)**
- Yes as soon as possible - **24 (8%)**
- Yes in the next 2 years - **24 (8%)**
- Yes in the next 5 years - **16 (5%)**
- **(total – 64)**

A total of 64 immediate respondents out of the 308 returned questionnaires have indicated that they are in some form of housing need (20%).

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

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

Reason	No	%
Need larger home	17	27
Need smaller home	20	32
Home too expensive	11	18
Relationship Breakdown	2	3
Health/Disability reasons	14	22
To set up home with partner	7	11
Living in a tied home	1	2
Condition of home	6	10
Private tenancy ending	5	8
To be nearer work	3	5

Of those wanting to move:

- 44 (69%) want to move within Ballater.
- Elsewhere - 20 (32%)  
 (Aberdeen city – 5, Banchory -1, the coast – 1, England –1, Inverness – 1, Inverurie – 1, London – 1, abroad – 2, Speyside – 1, Torphins – 1, not specified – 4)

### 3.4 Housing Needs Specific to Ballater

Of the 44 respondents wanting to move within Ballater:

- 24 were owner occupiers
- 15 rented from a private landlord
- 4 rented from Aberdeenshire Council
- 0 rented from a housing association
- 1 is in tied accommodation

House size requirements of those indicating they would like to move in Ballater is as follows:

House size	number	% respondents
1 bed	4	9
2 beds	23	53
3 beds	10	23
4+ beds	6	14
Total	43	100

The reasons to why they need to move out of their current home is listed in the table below (note some people gave more than one reason):

Reason	Number of respondents
Health/disability reasons	8
Tied accommodation	1
Private tenancy ending	4
Relationship breakdown	1
Need smaller home	12
Home too expensive	10
Need larger home	8
Condition of home	6
To set up home with partner	6
To be nearer local services	1
To buy own home	5
Anti-social behavior	1

Asked to state which type or tenure of housing would best meet their requirements and financial circumstances, most of the 44 respondents wishing to move within Ballater 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.

<b>Housing option</b>	<b>No.</b>
Rent from council or housing association	22
Rent from private landlord	9
Homestake	3
RHOG	5
Affordable starter home from private developer	12
Self build	10
Open market housing	17

Of the 32 respondents stating they would consider home ownership, the prices they could afford to pay were stated as follows:

<b>Afford to pay</b>	<b>No. of respondents</b>	<b>%</b>
less than £75,000	9	28
£75,000-100,000	5	16
£100,000-150,000	5	16
more than £150,000	13	41
<b>Total</b>	<b>32</b>	<b>100</b>

From the above the following assumptions have been made:

- 13 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
- 5 respondents could afford to pay £75,000-£100,000 – all would require LCHO
- 9 respondents could afford to pay less than £75,000 – half could afford LCHO and half would require social rented housing.

23 respondents have indicated a desire to rent. The levels they could afford to pay are as follows:

<b>Rent level</b>	<b>No</b>	<b>%</b>
Less than £250	6	26
£251-350	7	30
£351-450	8	35
£451-550	2	7
£551+	0	0
<b>Total</b>	<b>23</b>	<b>100</b>

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

<b>Tenure</b>	<b>No</b>
Social rent	23
LCHO	12
Owner occupation	15



Of those looking for social rented housing in Ballater, 16 have applied to the Council, of whom 3 had also applied to a housing association.

Of existing households looking to move within Ballater:

- 18 said they were unable to move because of house prices
- 14 said they were unable to move because of a lack of suitable housing to buy
- 16 said there was a lack of affordable rented homes.

### 3.5 Housing Needs Breakdown of Immediate Respondents

HOUSEHOLD TYPE	TENURE	WAIT	NEED	SIZE	TENURE	RENT/MORT PER MONTH
2 adults 1 child	Owner Occupier	ACHR	Relationship Breakdown	2 bed	Rent from AC/HA	Less than £250
1 adult	Rent from PL	ACHR	Condition of home	2 bed	Rent from AC/HA	£251-350
2 adults	Owner occupier	No	Need smaller home	2 bed	Open market	£100,000-£150,000
2 adults	Rent from PL	No	Condition, home too expensive, need larger home, to set up home with partner, to buy own home	3 bed	Open market, affordable starter home, self build	£100,000-£150,000/ £451-550
2 adults	Owner occupier	No	Need smaller home	3 bed	Open market	More than £150,000
2 adults	Owner occupier	No		2 bed	Rent from AC/HA, rent from PL, affordable starter home	Less than £75,000 Less than £250
1 adult	Rent from AC	ACHR	Home to expensive, condition of home	2 bed	Affordable starter home	Less than £75,000
1 adult	Rent from PL	ACHR/HA	Private tenancy ending, need smaller home, home too expensive	2 bed	Affordable starter home, RHOG, rent from AC/HA	£75-000-£100,000 £251-350
1 adult	Owner occupier	No	Need smaller home, to buy	2 bed	Open market	More than £150,000

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BALLATER ONE VOICE OUR FUTURE  
 Appendices to Accompany  
 An Action Plan for Ballater November 2009

			own home, to be near local services			
1 adult	Rent from PL	ACHR	Health/mobility issues	1 bed	Rent from AC/HA, rent from PL	£351-450
2 adults 1 child	Owner occupier	No	Need smaller home, home too expensive	3 bed	Self build	£100,000-£150,000
1 adult	Rent from PL	No	Home too expensive, Private tenancy ending	1 bed	Rent from AC/HA, Rent from PL	Less than £250
2 adults	Tied	No	Living in tied accommodation	3 bed	Shared equity, rent from PL, rent from AC/HA	£351-450
	Rent from PL	No	Health/disability Reasons	2 bed	Rent from HA	£251-350
1 adult	Owner occupier	No	Need smaller home, condition of home	2 bed	Open market, self build, affordable starter home	£100,000-£150,000
2 adults	Owner occupier	No	Need larger home	4+ bed	Open market	More than £150,000
2 adults	Rent from AC	ACHR	Need larger home	2 bed	Rent from AC or HA	£251-350
2 adults	Rent from PL	ACHR	Home too expensive	2 bed	Affordable starter home	Less than £75,000 £251-£350
2 adults 4 children	Owner occupier	No	Condition of home, need larger home	4+ bed	Self build, open market	More than £150,000
2 adults	Owner occupier	No	Need smaller home, home too expensive	2 bed	Open market	£75,000-£100,000
2 adults	Owner occupier	No	Need smaller home	3 bed	Open market	More than £150,000
2 adults	Rent from AC	HA	Health/disability reasons, home too expensive, need larger home, to set up home with partner, condition of home, to buy own home	2 bed	RHOG, affordable starter home	Less than £75,000, less than £250

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2 adults	Owner occupier	No	Need larger home	4+ bed	Open market, RHOG	More than £150,000
2 adults	Rent from AC	ACHR	Health/disability reasons	2 bed	Rent from AC/HA, rent from a PL	£251-350
	Owner occupier	No	Health/disability reasons	2 bed	Rent from AC/HA	
2 adults	Owner occupier	ACHR	Health/disability reasons, need smaller home	2 bed	Rent from AC/HA	Less than £250
2 adults	Rent from PL	No	Private tenancy ending	2 bed	Rent from PL, rent from AC/HA	
1 adult	Owner occupier	No	Health/disability reasons	2/3bed	Affordable starter home, self build, open market	More than £150,000
2 adults 2 children	Owner occupier	No	Need larger home	4+bed	RHOG, self build, open market	More than £150,000
1 adult	Owner occupier	ACHR	Need smaller home, to buy own home	2 bed	Open market, rent from AC/HA	£75,000-£100,000
1 adult	Owner occupier	No		1 bed	Rent from AC/HA	More than £150,000
2 adults	Rent from PL	ACHR	Need larger home, to set up home with partner, to buy own home	2 bed	Affordable starter home, rent from PL, rent from AC/HA	Less than £75,000 £351-450
2 adults 2 children	Rent from PL	No	Need larger home, to buy own home	3 bed	Affordable starter home	£100-000-£150,000 £351-450
2 adults	Rent from PL	ACHR	Need larger home, to set up home with partner, private tenancy ending	2 bed	Rent from AC/HA, rent from PL, shared equity	Less than £75,000 £351-450

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1 adult 1child	Rent from PL	ACHR/HA	Home too expensive	2 bed	Rent from AC/HA	£75,000-£100,000 £351-450
1 adult	Owner occupier	No	Need smaller home	1 or 2 bed	Rent from AC/HA	£251-350
1 adult	Owner occupier	No	Need smaller home	3 bed	Open market	More than £150,000
1 adult	Rent from PL	ACHR	Private tenancy ending	1 bed	Rent from AC/HA, shared equity, affordable starter home	Less than £75,000
2 adults	Owner occupier	No	Need larger home	3 bed	Open market, self build	More than £150,000
2 adults	Owner occupier	ACHR	Problem neighbours	2 bed	Rent from AC/HA, affordable starter home	Less than £75,000, Less than £250
2 adults	Rent from PL	ACHR	Need larger home, to set up home with partner	2/3 bed	RHOG, rent from PL, self build	Less than £150,000 Less than £250
2 adults 3 children	Owner occupier	No	Health/disability reasons, need larger home	4+bed	Open market	More than £150,000
4 adults	Rent from PL	No	Home too expensive	3 bed	Rent from AC/HA	£351-450
<b>Note – AC =Aberdeenshire Council, HA= Housing Association, ACHR= Aberdeenshire Council Housing Register, PL = Private landlord</b>						

### 3.6 Newly forming households

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

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

All of these cases were the daughters/sons of respondents looking to set up home due to reasons such as desire to live independantly or to move onto further education.

Of these, 13 wished to set up home in Ballater and 10 wished to move elsewhere.

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The house size requirements of the 13 wishing to set up home in Ballater were stated as:

House size	% of respondents
1 bed	2
2 beds	10
3 beds	1
4+ beds	0
Total	13

The preferred housing options of those wishing to set up home in Ballater were (some people gave more than one answer):

Tenure	No
Social rent	9
Shared equity	3
Owner occupation	3
<b>Total</b>	<b>15</b>

Of those looking for social rented housing, 5 had applied to the Council, of whom 2 had also applied to a housing association.

### 3.7 Housing Needs Breakdown for Newly Forming Households

HOUSEHOLD TYPE	CURRENT TENURE	WAIT	SIZE	TENURE
2 adults	Living with parents	ACHR/HA	2 bed	Rent
2 adults	Living with parents	ACHR	3 bed	Rent or shared equity
1 adult	Living with parents	ACHR	2 bed	Rent
1 adult	Living with parents	No	2 bed	Rent
2 adults	Living with parents	No	2 bed	Rent/shared equity/ buy
1 adult	Living with parents	No	1 bed	Rent
		No	2bed	Shared equity
1 adult	Living with parents	ACHR/ HA	2 bed	Rent
		No	2 bed	Rent
1 adult	Living with parents	No	2 bed	Purchase
		No	2 bed	Purchase

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4 adults	Living with parents	ACHR	1 or 2 bed	Rent
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### 3.8 Family members/friends who have left the area

Respondents were asked whether any family members or friends have had to move away from the area because they could not find suitable housing.

24 people indicated that this had been the case for someone they know. The main reasons for this are below:

- *'A lot of houses for sale but in poor condition'*
- *'Many young people have had to move away as they can not afford high prices of housing in Ballater'*
- *'People can not afford to live here due to grossly inflated holiday home prices'*
- *'Not enough affordable council housing'*
- *'Poor method of allocating on waiting list system – should give locals the opportunity over outsiders as some of my friends from Ballater have had to move'*
- *'My single friends have had to move away'*
- *'The wages of jobs do not reach rates for rent'*

Many respondents felt that young people have little or no hope of obtaining affordable housing or well-paid jobs. An example of such a situation can be demonstrated, "My son has left the village as there is no opportunities for him to work in his chosen industry. It is also too far for him to commute to Aberdeen everyday and as a result, he had no choice but to move into the city. Even if he had chosen to stay in the village, I feel that he would have had great difficulty finding accommodation at a suitable cost." (Quotation from a Ballater resident). As affordable housing is limited within the village young people have no alternative but to move closer to Aberdeen to secure employment and housing.

### 3.9 Households wishing to return to Ballater

30 households were identified by respondents as wishing to return to Ballater to live. For the most part these were relatives or friends of survey respondents. Of this potential demand,

based on the information provided by respondents, it is clear that most require some form of affordable accommodation such as social rented housing or affordable starter homes.

### 3.10 Business Survey Results

Approximately 150 housing needs surveys were also distributed to those who currently work but do not live in Ballater. The BOVOF working group felt it was important to assess the housing needs of those who work in the town as they are actively contributing to the Ballater economy and should be allowed to express their housing issues. A total of 18 people responded indicating their desire to live and work in Ballater due to reasons such as the long commute to work for example. The following information breaks down the needs of these respondents.

#### Q1 Where do you live? (17 responses)

Location	Number	%
Aberdeen	1	6
Aboyne	6	35
Banchory	1	6
Blairgowrie	1	6
Braemar	5	29
Crathie	2	12
Dinnet	1	6

**Q2 As you commute to Ballater for work, how far do you travel each day? (18 responses)**

Miles	Number	%
100	1	6
12	1	6
14	1	6
20	3	17
24	3	17
28	1	6
30	1	6
34	4	22
50	1	6
8	1	6
82	1	6

**Q3 Who owns your present home? (18 responses)**

Tenure	Number	%
Owner Occupier	7	39
Rent from Aberdeenshire Council	2	11
Rent from a private landlord	6	33
Tied accommodation	2	11
Other	1	6



**Q4 How big is your present home? (18 responses)**

Size	Number	%
1 bed	4	22
2 bed	6	33
3 bed	3	17
4+ bed	5	28

**Q5 What condition do you consider your home to be in? (18 responses)**

Condition	Number	%
Good	7	39
Reasonable	9	50
Poor	2	11
Very poor	0	0

**Q6 When do you want to move to Ballater (16 responses)**

When	Number	%
As soon as possible	5	31
Within next 2 years	5	31
Within next 5 years	6	38

**Q7 Is your main reason to avoid commuting? (17 responses)**

- Yes 10 (58.8%)
- No 7 (41.2%)

**Q8 Do you have other reasons for wanting to move?**

Reason	Number	%
Health/Disability Reasons	2	13
Need smaller home	2	13
Condition of home	2	13
To buy own home	3	19
Private Tenancy ending	2	13
Need larger home	1	6
Home too expensive	2	13
To be near Ballater services	5	32

**Q9 .Where do you want to move to? (17 responses)**

- Ballater 15 (88.2%)
- Elsewhere in the Ballater area 2 (11.8%)
- no response 1

**Q10. How many people in your home would move with you? (18 responses)**

- 1 adults 8 (44.4%)
- 2 adults 9 (50.0%)
- 2 adults 2 children 1 (5.6%)

**Q11 .What size of house in required? (17 responses)**

- 1 bed 2 (11.8%)
- 2 bed 10 (58.8%)
- 3 bed 4 (23.5%)
- 4+ bed 1 (5.9%)

**Q12 . Which of the following would best suit your requirements and financial circumstances? (note some people gave more than one answer)**

Form of Tenure	Number	%
Rent from Council	8	44
Rent from private landlord	7	39
Shared equity	5	28
RHOG	4	22
Affordable starter home	8	44
Self build	4	22
Open Market	8	44

**Q13 If looking for a house to rent have you applied to the Council or HA?**

- applied to council 0
- applied to HA 0
- please specify 0

**Q14 If looking fro a house to buy or part buy what is the maximum you could afford to pay?**

- less than £75,000 3 (23.1%)
- £75,000 - 100,000 3 (23.1%)
- £100,000 - 150,000 6 (46.2%)
- more than £150,000 1 (7.7%)
- no response 5

**Q15 If you require rented accommodation, how much could you afford to pay each month in rent?**

- £less than 250 1 (9.1%)
- £251-350 6 (54.5%)
- £351-450 0 (0.0%)
- £451-550 4 (36.4%)
- £551 + 0 (0.0%)
- no response 7
-

**Q16 If you have been unable to move house, is this because:**

- house prices are too high 12 (70.6%)
- lack of suitable housing to buy 7 (41.2%)
- lack of affordable rented homes 10 (58.8%)
- other 4 (23.5%)

**3.11 Housing Needs Breakdown for those Working, not Living in Ballater**

HOUSEHOLD TYPE	TENURE	WAIT	NEED	SIZE	TENURE	RENT/MORT PER MONTH
1 adult 1 child	Rent from a PL	No		3 bed	Rent from AC/HA, shared equity, rent from PL	Less than £75,000 £451-550
2 adults	Rent from PL	No	Health reasons, private tenancy ending, condition of home, need larger home, to buy own home	3 bed	RHOG, self build, rent from a PL	Less than £75,000 £251-350
2 adults	Owner occupier	No	Dislike current area	3 bed	Open market	£100,000-150,000
2 adults	Owner occupier	No	Long commute to work, home to expensive, to be near local services	3 bed	Open market, self build, affordable starter home, RHOG	£75,000-100,000 £451-550
2 adults	Owner occupier	No	Long commute to work, need smaller home	2 bed	Open market	£100,000-150,000
1 adult	Rent from PL	No	Long commute to work, home to expensive	2 bed	Rent from AC/HA	£251-350
2 adults 2 children	Owner occupier	No	Long commute	4+bed	Open market	More than £150,000
2 adults	Owner occupier	No	Long commute, health/disability reasons, need larger home	2 bed	Affordable starter, open market, RHOG	£100,000-150,000
2 adults	Owner occupier	No	Love Ballater	3 bed	Affordable starter, self build	£75,000-100,000

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 Appendices to Accompany  
 An Action Plan for Ballater November 2009

1 adult	Living with parents	No	To buy own home	2 bed	Affordable starter	£75,000-100,000
1 adults	Rent from a PL	No	Long commute to work, need smaller home, to be near services	2 bed	Affordable starter, shred equity, rent from AC/HA	£100,000-150,000 £251-350
2 adults	Tied accommodation	No	Retirement	2 bed	Rent from AC/HA	
1 adult	Rent from AC	No	Long commute to work, to be near local services	2 bed	Rent from AC/HA	£251-350
2 adults	Tied accommodation	No	Relationship breakdown, living in tied house	2 bed	Rent from AC/HA, self build, shared equity	Less than £75,000 £251-350
1 adult	Rent from AC	No	Long commute to work, to buy own home	1 bed	Affordable starter home	
1 adult	Rent from PL	No	Long commute to work, to be near services	1 bed	Rent from PL, rent from AC/HA	Less than £250
1 adult	Rent from PL	ACHR/HA	Private tenancy ending, long commute to work	2 bed	Open market, rent from AC/HA, rent from PL, shared equity	£100,000-150,000
2 adult	Owner occupier	No	Long commute to work, to be near local services	2/3 bed	Affordable starter home, open market, rent from PL	£100,000-150,000 £451-550

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## 4.0 Housing Needs Discussion

The process of carrying out a housing needs survey in Ballater has enabled a detailed insight into the hidden housing need in the town due to the evidence it has provided. The results from the survey can now be discussed and linked to other sources of information in an attempt to highlight 'gaps' in current understanding of housing need in Ballater.

According to 2001 census data, the total percentage of Council social rented accommodation in Ballater is 20.3% and 5% rented from housing associations (see table below). In comparison to the percentage to the whole of Aberdeenshire, these figures are above average. This indicates that Ballater has a relatively high social rented housing stock however this does not necessarily mean there is not a need and further demand for social rented housing which the survey has proven. There is a problem in relation to the waiting list, turn-over and hidden housing need.

Tenure	Ballater	Aberdeenshire
Total number of households (with residents)	642	90,736
- % Owned	65.42	71.27
- % Rented from council	20.72	15.83
- % Other social rented	4.98	2.79
- % Private rented (Unfurnished)	2.96	5.01
- % Private rented (Furnished)	2.96	1.71
- % Living Rent Free	2.96	3.39

The table below indicates the current social housing stock in Ballater held by Aberdeenshire Council, Aberdeenshire Housing Partnership, Castlehill Housing and Tenants First housing associations (Source- Aberdeenshire Council Settlement profile).

There is a total of 115 general needs and amenity housing and a total of 29 sheltered housing units.

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Housing Stock	General needs and Amenity					Sheltered				VSH	Special Needs				HMO
	1bed	2bed	3bed	4bed	Total	bedsit	1bed	2bed	3bed		4bed	1bed	2bed	3bed	
Council	51	25	13	3	92		15	1				1			
AHP	2	10	6		18										
Castlehill Housing					0		13								
Tenants First			5		5										
Private					0										2

The tables below indicates the waiting list figures for social rented housing as of 04/04/08 held by Aberdeenshire Council. A total of 91 people have signed to the Council waiting list. This figure is not representative of the housing need in Ballater as the survey has identified a further 49 people who are in need (of all tenures) but have not signed up to the waiting list.

There is also the issue of low turn-over of housing stock, which means that few people on the waiting list are ever given the opportunity of a home. As it can be seen from the Tables on Tenancy Turn-Over only 14 people have been re-housed since 2004 in general needs and amenity housing and 10 people in sheltered housing.

Waiting List 04/04/08	1	2				SHELTERED	
	BED	BED	3 BED	4 BED	TOTAL	2 BED	
Council	59	20	8	4	91		9
AHP					0		
Castlehill Housing	Home Hunt				0		
Tenants First			0		0		

TENANCY TURN-OVER 2004-2008 ABERDEENSHIRE COUNCIL	
	Total re-lets for Ballater
2004/05	0
2005/06	0
2006/07	10
2007/08	3
Source – Aberdeenshire Council	

<b>TENANCY TURNOVER 2004/05 – 2007/08 – Aberdeenshire Housing Partnership</b>		
<b>Year</b>	<b>Number of re-lets</b>	
	<b>Re-lets</b>	<b>% of stock</b>
2004/05	0	0
2005/06	0	0
2006/07	0	0
2007/08	1	6

Source: Aberdeenshire Council

<b>TENANCY TURNOVER 2004/05 – 2007/08 – TENANTS FIRST</b>		
<b>Year</b>	<b>Number of re-lets</b>	
	<b>Re-lets</b>	<b>% of stock</b>
2004/05	0	0
2005/06	0	0
2006/07	0	0
2007/08	0	0

Source: Aberdeenshire Council

<b>TENANCY TURNOVER 2004/05 – 2007/08 – CASTLEHILL HOUSING ASSOCIATION</b>		
<b>Year</b>	<b>Number of re-lets (SHELTERED HOUSING)</b>	
	<b>Re-lets</b>	<b>% of stock</b>
2004/05	1	8
2005/06	3	23
2006/07	3	23
2007/08	3	23

Source: Aberdeenshire Council

The table below indicates the average house prices through different types of sales. In 2006 the average price of a home sold through right to buy was £44,900. The number of Council properties in Ballater sold through right to buy from 1999 to 2008 is 24. This indicates that the town has felt significant effects from Right to Buy.



LOCAL AUTHORITY HOUSE SALES 2001-2006							
Postcode Sector AB35 5		2001	2002	2003	2004	2005	2006
Company sales new build	Average Price	90,965	118,540	147,760	None	None	None
	Sales count	24	21	5			
	Minimum	36,800	39,500	57,000			
	Maximum	192,950	194,950	182,950			
Right to buy	Average Price	26,673	26,660	32,252	26,040	48,525	44,900
	Sales count	8	6	3	1	4	2
	Minimum	20,000	20,500	27795	26,040	38,400	28,600
	Maximum	42,640	36,600	35,960	26,040	69,600	61,200
Second Hand	Average Price	106,562	104,647	130,666	143,307	159,340	208,941
	Sales count	41	47	53	44	40	44
	Minimum	36,000	21,700	25000	44,000	45,124	40,000
	Maximum	300,000	366,000	440000	370,000	387,500	490,000
Shared ownership	Average Price	None	None	None	None	None	None
	Sales count						
	Minimum						
	Maximum						

The most popular house size identified by the survey are 2 bedroom properties with a total of 43 respondents indicating their need for a 2 bedroom property. A close 2<sup>nd</sup> are 3 bedroom properties with 15 indicating that a 3 bedroom property would be most suitable. These figures show a different outcome in relation to Council waiting list information with the majority of applicants indicating their need for a 1 bedroom home. From the survey only 8 people have indicated a need for 1 bedroom accommodation which indicates that there is a hidden need for 2-3 bedroom properties.

The most popular reasons why people require a new home is due to the fact that they either need a smaller home (26 respondents) or that their current home is too expensive (12 respondents). This may reflect the problem associated with having such a high number of holiday homes in the town which drags house prices up. The average house price in Ballater is £ 208,941 which is above the average for Aberdeenshire and Scotland and indicates why many people can not afford to purchase a home in the town.

The survey has indicated that most people in need would prefer to rent from the Council or a housing association with 53 people out of the total 75 indicating this form of tenure as the best option. What is also quite unique to these finding is that 40 people have also stated that they would consider purchasing a home on the open market. This may indicate that even

those who earn above average salaries and who are not necessarily in need of an affordable option are finding house prices too steep.

32 respondents have indicated they would consider purchasing an affordable starter home or home through Low Cost Home Ownership.

A total of 77 respondents from both surveys have indicated reasons to why they were unable to move out of their current home. There were mixed views with some respondents giving more than one reason to why they are unable to move. This is mainly due to house prices, lack of suitable housing to buy and lack of affordable rented accommodation.

## **5.0 Conclusions**

It is evident that Ballater does have a hidden housing need which has now been highlighted through the survey process. It is not only the people in housing need that recognise the lack of affordable housing options in Ballater, a significant proportion of respondents to the community section of the survey have indicated that there is a need for low-cost housing also.

Despite a good base of social rented housing in Ballater, the low turnover of social housing means that it is not helping to meet housing need in the village. From the household and business surveys it has been demonstrated that there are 75 households with pressing housing needs.

## Appendix 3a

### Applications for Housing in Ballater (15-01-2009)

#### Applications for housing in Ballater as at 15-01-2009

1. As at 15-01-2008 there are 397 applications which have Ballater as a Choice of Area. Of those, 97 had Ballater as their First Choice of Area. These include Direct Housing Applicants, Local Authority Transfers and RSL Transfers.

Count of Application Reference No	Bedroom Need						Grand Total
	1	2	3	4	5	6	
First Choice/ Any Choice							
First Choice	68	17	10	1	1		97
Any Choice	188	63	26	16	5	2	300
Grand Total	256	80	36	17	6	2	397

2. Of those 97 applications with Ballater as their First Choice of Area, 68 had a Bedroom Need of 1, 17 had a Bedroom Need of 2, 10 had a Bedroom Need of 3 and one each had a Bedroom Need of 4 and 5. Applicants are unable to request a bedroom size – from their application form they are assessed for their Bedroom Need, but according to Aberdeenshire Council Allocation Policy, they may be shortlisted for more than one size of property. For example, a couple with no children may be shortlisted for a one-bed or two-bed property.
3. Of those 97 applications with Ballater as their First Choice of Area, 50 currently live within the Ballater Village Boundary with a further 9 in the Cambus O'May, Glen Gairn and Glen Muick areas, and 38 are out with the defined Ballater Area.

Count of Application Reference No	First Choice/ Any Choice		
	First Choice	Any Choice	Grand Total
Area			
Ballater Area	9	1	10
Ballater Village	50	7	57
Out with Ballater Area	38	292	330
Grand Total	97	300	397

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## Appendix 4 Living in Ballater Survey Results

### Living in Ballater Survey Results

The Ballater – ‘One Voice....Our Future’ working group have attempted to establish the views of the community on what they love about Ballater, what they want to see improved and how they would like to see the town develop in the future. This has been done through a community needs survey, business survey and open day to enable residents to express their opinions. The data results below attempt to summarise these views and highlights the most recurring issues from the community questions in the survey.

In order to process information from the specific community needs questionnaire, key themes have been extracted through the process of content analysis. The method of content analysis enabled key themes to be systematically collected such as the frequencies of recurring keywords and issues to identify the most important issues to the residents of Ballater.

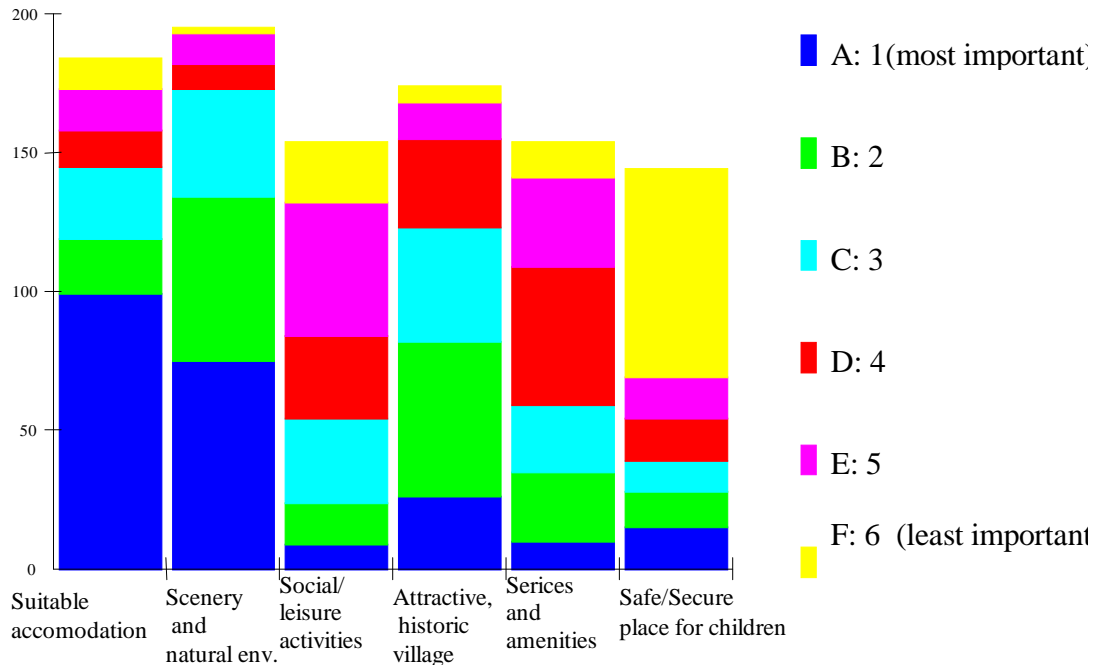
### Results

The table and graph below indicates the reasons why they chose Ballater to live over other areas. It is clear to see that most people have chosen to live in Ballater primarily due to suitable accommodation and also due to the scenery and natural environment. It can also be noted from the graph and table below that Ballater is predominantly a retirement town with 36% of respondents indicating their reason for moving to Ballater was to retire and also due to the low number of people indicating their first choice for moving here was due to the safe and secure environment to bring up children.

<b>Reasons for moving to Ballater</b>		
	No	%
Lived here all my life	54	19
To be closer to family and friends	48	17
To work	56	19
Within a commute to work	25	9
To retire	104	36
Health reasons	22	8
Other	6	2

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Questions 30 - 40 of the survey attempted to find out about general community needs and information. The following information are the results from these questions:

**Q30 WHAT IMPROVEMENTS AND/OR ADDITIONAL FACILITIES WOULD YOU LIKE TO SEE IN BALLATER?**

**HOUSING -**

**179 (65%) respondents agreed that housing could be improved in Ballater.**

**91 (33%) did not express their opinions on housing**

**The key issues around housing according to respondents are expressed below:**

**102 (57%)** of respondents are in favor of low cost/ affordable housing to be developed in Ballater. The key focus is on:

- Low cost affordable to buy and rent targeted at **young individuals and families, people with health and mobility issues and elderly.**
- **Rented** and affordable starter homes to **purchase** from developers

**17 (9%) did not believe there is a need** for affordable housing in Ballater.

- ‘Ballater is big enough’,
- ‘Will cause social problems’,
- ‘Infrastructure will not cope’
- ‘Not enough jobs to match supply of new housing’.

**8 (4%)** believed that there needs to be **more open market housing** developed in Ballater.

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- 'Fair price bungalows'
- 'Open market terraced housing'
- 'Mid- market housing'

**10 (6%)** argue that Ballater has **too many holiday homes, second homes, empty properties** and any new housing should be targeted on brownfield sites.

### **MONALTRIE PARK**

**151 (55%)** believe that **Monaltrie Park could be improved**

**119 (43%)** did not express opinion on this matter.

**The key issues around Monaltrie Park according to respondents are expressed below:**

**47 (31%)** believe the **toilet facilities** need improving.

**35 (23%)** would like to see more **sports and fitness facilities and equipment** for both youth and adults. Suggestions include:

- Indoor sports facilities
- Outdoor sports facilities
- All weather surface and athletics track
- Gym and swimming pool

Other recurring suggested improvements for Monaltrie Park include:

- Seating
- Changing facilities
- Litter prevention
- Vandalism
- Lighting
- Paths
- Expansion of Park
- Landscaping
- Play area
- Security
- Car parking

### **VICTORIA AND ALBERT HALLS**

**102 (37%)** believe that the **Victoria and Albert Halls need improving.**

**168 (61%)** did not express opinion.

**The key issues around improving the Halls are expressed below:**

**50 (49%)** would like to see the facility used as a **cinema** (**4 (4%)** did not want to see the venue used as a cinema)

**42 (41%)** would like to see the **facilities refurbished** with improvements specifically to the kitchen, toilets and heating system.

Other key comments included:

- The Halls are a **real asset** to the Ballater community
- More fitness classes and sports facilities
- Should be used more

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- History and arts facilities

### **OLD SCHOOL**

**174 (63%)** believe improvements could be made to the 'Old School'  
**96 (35%)** did not comment on this topic.

**The key suggestions to improve the use of the Old School include:**

**37 (21%)** think it should be used for **youth facilities**.

**25 (14%)** suggest converting it back into use for **learning, training and educational** facilities.

**23 (13%)** would be happy to see it used for **anything**.

**13 (7%)** have suggested it be used for **affordable housing**

**11 (6%)** would like to see it used as a **business centre/ units**

**17 (10%)** think it should be converted into a **community centre**

**9 (5%)** think an **outdoor centre** would be a good use of the building.

### **SUPERMARKET**

**199 (72%)** would like to see an improvement to the current supermarket facilities  
**71 (25%)** did not comment.

**The key suggestions for improvement to the supermarket facilities in Ballater include:**

**65 (33%)** argue Ballater needs a new supermarket as the **current Co-Op is too small** and unsatisfactory.

**24 (12%)** believe there is **no need for a new supermarket** primarily as it would spoil local businesses and shops in the centre of the town.

**28 (14%)** Believe a new location is required with more space and better parking facilities

**Other key comments include:**

- **Current Co-Op is fine but requires refurbishment**
- **New supermarket but only after new housing**

### **JOBS AND THE ECONOMY**

**106 (38%)** believe that the current situation around Jobs and the Economy could be improved in Ballater.

**164 (60%)** did not express opinion on this topic

**Key suggestions to improve the employment and economic situation are as follows:**

**30 (28%)** believe that Ballater relies on its **tourist industry** so improvements should be focused on this such as improving the caravan park and increasing the number of B&Bs

**17 (16%)** believe more jobs could be established if Ballater was seen as an attractive place to set up **local businesses** such as shops, business units, **apprentiships for young** people, local tradesmen.

### **COMMUNITY WELL BEING**

**153 (56%)** believe that the well-being of the community could be improved

**117 (42%)** did not comment

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**The key suggestions for the improvement of community well-being include:**

**39 (25%)** believe that the medical centre already provides **exceptional service** and no improvements need to be focused here.

**11 (7%)** Believe that the **ambulance service** needs to be improved with more cover

**79 (52%)** believe that there is a huge need for a **dentist** in the village.

**COMMUNITY SAFETY**

**176 (64%)** believe that the safety of the community could be improved through different measures

**94 (34%)** did not comment on this topic.

**The key suggestions for improvement to community safety include:**

**108 (61%)** argue that there is a desperate need for increased **police** presence in Ballater as the current situation is unsatisfactory.

**20 (11%)** think that Ballater needs to see a crack down on **vandalism** in the town.

**COMMUNITY LEARNING**

**110 (40%)** believe there is a need to comment on the community learning facilities in Ballater.

It must be noted that **27 (25%)** of these respondents believe that Ballater's library facilities are an excellent resource.

**165 (61%)** did not comment on this topic.

**The key suggestions for improvements to community learning include:**

- Evening classes for adults
- Larger library and longer opening hours
- Use of old school for community learning facilities
- Computing classes for the elderly

**ENVIRONMENT**

**125 (45%)** believe that improvements could be made to the environment of the town

**150 (55%)** did not comment

**The key suggestions for improving the environment of Ballater as follows:**

**36 (29%)** Believe the number of paths and cycleways could be increased and the ones that do exist require re-surfacing and safety improved.

**26 (21%)** Believe that the outdoor recreational environment is fine as is.

**11 (9%)** Believe more should be done to tackle the problem of dog fouling and litter

**6 (5%)** Believe there should be more community uses such as a community woodland

**COUNCIL SERVICES**

**128 (47%)** have commented on the Council services in Ballater.

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**147 (53%) did not comment.**

**The key comments around Council Services in Ballater include:**

**37 (29%)** Services are already very good and do not need improving

**19 (15%)** believe roads require re-surfacing and pot-holes need to be fixed

**38 (30%)** More refuse collections and better (less fussy) recycling points

**7 (5%)** Better snow clearance in the Winter months

**OTHER COMMENTS**

Respondents were given the opportunity to state any other general improvements they would like to see in Ballater. The key issues are as follows:

- The size of Ballater is perfect as is.
- Footbridge improvements
- Signage improvements
- Problems with the current speed limit
- More 'youth' friendly – (Ballater is too retiree friendly)
- Restrict 2<sup>nd</sup> home ownership
- Beer garden
- More summer activities and general year-round youth activities

**Q31. IF THERE WERE SPACE AVAILABLE WOULD YOU CONSIDER SETTING UP A BUSINESS IN BALLATER?**

**181 (66%)** said they would not consider setting up business

**36 ( 13%)** said they would consider setting up business

**58 (21%)** did not respond

**Q32 DO YOU BELIEVE THERE IS ENOUGH SPACE AT PRESENT TO ATTRACT NEW BUSINESSES**

**95 (35%)** do think there is enough space at present

**104(38%)** do not think there is enough space at present

**76 (28%)** did not respond

**Q33 DO YOU DO THE MAJORITY OF YOUR SHOPPING IN BALLATER?**

**126 (46%)** do the majority of their shopping In Ballater

**114 (41%)** do not do the majority of their shopping In Ballater

**35 (13%)** did not respond

**If not, what might the reasons be?**

Limited range available - **89 (78%)** state this as a reason

More convenient to shop elsewhere - **42 (37%)** state this as a reason

Cheaper elsewhere - **77 (67%)** state this as a reason

**12 (11%)** have do not do the majority of their shopping In Ballater for other reasons.

**Q34 IS THERE A NEED FOR MORE SHOPS IN BALLATER?**

**98 (36%)** do not thin there is a need for more shops In Ballater

**117 (43%)** do think there is a need for more shops In Ballater

**The main types of shops people would like to see are:**

**50 (43%)** would like to see a big supermarket In Ballater (Tesco/Asda for example)

**23 (20%)** would like to see a shoe and/or more clothes shops

**10 (9%)** would like to see the existing Co-op Improved and expanded.

Other key comments Included:

- More non-tourist shops
- Smaller, focused, unique shops
- CD/DVD shop
- Fresh fish shop
- Scottish/ local produce shop

**Q35 DO YOU USUALLY WALK TO THE SHOPS IN BALLATER?**

**199 (72%)** usually walk to the shops In Ballater

**51 (19%)** do not usually walk to the shops In Ballater

**25 (9%)** did not respond

For those who do not walk the main reasons are:

Health - **22 (43%)** agreed

Distance - **22 (43%)** agreed

Other - **9 (18%)** agreed

**PARTICIPATING IN COMMUNITY ACTIVITIES**

**Q36 ARE YOU OR ANY OTHER MEMBERS OF YOUR HOUSEHOLD INVOLVED AS ORGANISERS/ VOLUNTEERS IN YOUR COMMUNITY?**

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Yes - **87 (32%)**

No - **153 (56%)**

No response **35 (13%)**

Those who have stated that their Involvement with community groups Include groups such as:

- The church
- Pipe Band
- Fund raising
- Halls
- PTA
- Community Council
- Community bus
- History
- Golf
- Curling
- Victoria week
- The Eagle
- Choir
- Walking Week
- Hilton Foundation
- WRHS
- BRHS

(This list is not exclusive)

**Q37 DO YOU OR ANY OTHER MEMBERS OF YOUR HOUSEHOLD  
PARTICIPATE IN ANY ACTIVITIES AND EVENTS IN YOUR COMMUNITY?**

Yes - **138 (50%)**

No - **100 (36%)**

No response - **37 (13%)**

**Those who have stated their Involvement In groups Include:**

- Golf - **50(36%)**
- Non- active activities such as bridge, art, probus, chess, history, choir, church, music, Rotary, book club, diners club, cookery club, horticultural - **112 (81%)**
- Boules/ bowling - **29 (21%)**
- Active activities e.g. - walking/running/ cycling/ swimming, skiing, dancing, tennis, curling, martial arts - **48 (35%)**

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**Q38 WHAT DO YOU THINK THE 2 BEST THINGS TO HAPPEN IN BALLATER IN RECENT YEARS?**

- Improvements to shops and cafés (e.g. - McEwans) - **45 (16%)**
- Town Improvements (e.g.- buildings, pathways, Xmas lights, floral displays, hotel Improvements, play park, refurb of station and square, halls, medical centre) - **60 (22%)**
- General community, people and groups (e.g. - community spirit, fund-raising, election of Bell McCauley, Victoria Week, Walking Week, boules!) - **41 (15%)**
- Nothing/ don't know/ no comment - **131 (48%)**

**Q39 WHAT IS THE MOST IMPORTANT IMPROVEMENT THAT COULD BE MADE IN BALLATER?**

**The key Issues that respondents believe need to be Improved Include:**

**The housing situation - 42 (15%) key comments Include:**

- Less holiday homes
- Affordable rented and to buy for locals
- Housing for young
- Reduction In 2nd home ownership
- No more housing
- Housing for elderly
- Sheltered housing
- Reduce number of empty homes
- 

**A better/ bigger supermarket - 26 (9%)**

**General activities, sports and leisure facilities - 54 (20%)**

- Swimming pool
- Sports/ leisure centre
- Social facilities
- Activities for young
- Cinema
- Improved playing fields
- Youth centre and youth worker
- Outdoor centre
- More activities for tourists

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**General town Improvements and refurbishments - 47 (17%)**

- Path and road re-surfacing
- Maintain attractiveness and uniqueness
- Refurbishment of halls
- Parking
- Road safety
- Landscaping
- Dog-fouling problem

**Improved policing - 9 (3%)**

**No comment - 87 (32%)**

**Q40 WOULD YOU LIKE TO SEE BALLATER TWINNED WITH ANOTHER TOWN?**

Yes - **99 (36%)**

No - **114 (41%)**

No comment - **62 (35%)**

## **6.0 Community Needs Survey Discussion**

It is clear to see that there is a wide and varied range of Issues that are of Importance to the community of Ballater. To summarise, the most recurring key problems that the community would like to see addressed Include:

- More affordable housing for local people
- Less holiday homes, 2nd homes and empty properties
- Bigger supermarket
- Halls refurbishment
- Improvement to path and road surfaces
- More affordable sports/ leisure facilities such as centre and cinema
- Better policing
- Anti-dog fouling measures
- Maintenance of community spirit, vibrancy and uniqueness of Ballater
- Increased range of tourist facilities

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## Appendix 5

### Youth Survey Results

#### Question a

What makes you happy to live in Ballater?

#### Group 1

- Friendly people
- Atmosphere
- Weather – rain, sun, snow
- Environment – sense of place
- Calm
- Natural scenery

#### Group 2

- Friendly place & people
- Scenery
- Rural but not isolated
- Self-sufficient
- Opportunities for socialising – clubs etc for the elderly
- Very positive community – happy place
- Layout – grid central area with church
- Good to live in if you have mobility problems – all on the level

#### Group 3

- All the people that stay – lot of friendly people
- Friendly people x 2
- Family amenities
- Geographic position – surrounded by beautiful countryside – good size, compact x 2
- Lack of traffic – can easily be passed
- Good parking – going back in time, lots of charm, unspoilt
- Recognise everyone in the village – has a centre

#### Group 4

- Born here – returned, no place like it, roots
- Relatives here
- Got everything you need

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- Like Canada – breathtaking
- Wildlife
- Most things you want accessible
- Lovely place to live

**Group 5**

- Birthplace – always lived here, like lifestyle
- Always found employment
- Natural environment
- Small village atmosphere
- Local shopping- being known by staff
- Good postal service
- Good medical services
- Friendly neighbours
- Good outdoor sports facilities

**Group 6**

- The way things are – the lifestyle
- Balanced progress
- Good environment for kids – freedom
- Community welcoming

**Group 7**

- Community & environment x 2
- Small community
- Character x 2
- Friendly
- Nice place to bring up kids
- Safe
- Nice area x 6
- Size of community
- Feeling of being in the hills, special quality
- Just like living here
- Good integrated community/newcomers/old residents

**Group 8**

- A nice community – nothing bad ever happens
- A great place to bring children up
- Lots of nice places and fun things to do

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### Group 9

- Living in Crathie
- Scenery x 3
- People
- Quietness
- Crime free/ safety
- Good school x 2
- Clinic (Health Centre)
- Choice of shops (adequate)

### Group 10

- Scenery
- Everything is accessible
- Thriving shopping centre, self-contained
- Outdoor activities – accessible
- Community spirit – the people
- Good size, not too big, not overwhelmed by housing estates
- Everyone looks out for each other

### Group 11

- The folk in Ballater
- Weather – when it's good
- Lots of facilities and activities
- Location – scenery. Not too far from Aberdeen.
- The whole environment - nice size
- Nice community atmosphere
- Some facilities for all ages – particularly sporting (golf, bowling, tennis, football, fishing)
- Teenagers lucky to have such a safe place to grow up in, particularly sporting
- Small school an asset

### Group 12

- The quality of life
- Community spirit
- The peaceful atmosphere
- Ability to do lots of activities outdoor

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- Friendly people
- Simple joys – outdoor walking, outdoor woods
- Like community as it is

#### Group 13

- Complaints about survey!
- Community
- Scenery/natural environment
- Walking
- Ability to park car
- No need for meetings

#### Group 14

- Location – fine distance from Aberdeen
- Size – not too big
- Friendly shops
- Friendly people
- Good range of services
- Must be willing to wait for goods
- Good butcher, baker
- Post Office, bank – do not want to lose any of those

#### Group 15

- Atmosphere – friendly
- Unique community
- The people
- Good facilities – business & shops all close to homes
- Lovely area – people, environment, buildings, hall
- Everything in one vicinity
- Friendly – smiles
- Easy to fall in love with
- Close knit community, help and advice everywhere

#### Group 16

- Everything – 25 years ago ???
- Sense of community
- Friendliness
- Family – Braemar & Turriff
- All facilities except a dentist

### Group 17

- The environment
- The community spirit
- The medical services ( apart from ambulance service)
- The diversity of population (range of ages, interests) – not very ethnically diverse
- Always regarded as home – family came from here
- Sense of place the local community has
- Proud of its history
- Quite vibrant good mix, restaurants, pubs, cafés, shops (not like Aboyne!)
- Diversity of interest groups & clubs for all ages

### Group 18

- Pace of life
- Surroundings, walks
- 40 miles from Aberdeen, close enough but far enough from city
- eateries
- quietly busy
- Al Cassie – head above the parapet – (et al!)

### Voxur Transcripts & Hand Written Opinion

What makes you happy to live in Ballater?  
(Hand Written Opinion)

What's good about living in Ballater?  
(Voxur Transcripts)

*"It's the place to be"*

*"Nothing"*  
(5 responses)

*"My mates are here, yeah, my mates"*

*"I don't really think there is anything good about living in Ballater"*

*"What's good about living in Ballater is I have my dance school in Ballater"*

*"Eh, I dunno"*

*"It's quiet and peaceful, and fun"*

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*"There's parks and there's shops,  
there's shops, parks, playing with friends, All different things"*

*"What's good about living in Ballater is ... it's not too big, but its not too small either"* (partly  
inaudible comment)

*"Getting drunk"*

*"Everything"*

*"Party hard"*

*"It's quiet, pretty and fun"*

*"Park"*

*"My friends"*

(4 responses)

*"Playing football"*

*"The committee makes me happy because we all work together"*

*"Strong sense of tradition and community"*

**Question b**

What has been Ballater's greatest achievement  
- and what was the recipe for success?

**Group 1**

- More than 50 % of the Ballater population signed petition against Park's housing plans

**Group 2**

- Ballater Eagle – enthusiasm of leaders
- Attracting the Royal Family – spin off for otherwise a backwater continued by natural beauty and attitude of locals, sense of privacy maintained. Reflects values of 50 years ago, eroded for those living in cities.
- Victoria Week – changes have taken place but brings carnival atmosphere
- Walking Week & Golf Week
- Time share – keep tourist coming
- Success due to people who run them, willingness of leaders and volunteers to contribute

**Group 3**

- Footpaths and tracks in the area – a big place
- Place depends on tourism
- Edward Heath – village with its own council (negative) challenges
- Time share – keeps the village alive during the winter

**Group 4**

- Old School Re-union

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#### Group 5

- Craighendarroch from a business point of view – spin off from it. Possibly they have forced house prices up as visitors choose to come to live here.
- Bike shops – encourage younger feel to village – encourage young visitors
- Activities on Green

#### Group 6

- Sense of community – appropriate size
- Good community leaders

#### Group 7

- Community volunteers (numbers) – 15-20% of the community get involved
- Royal Connection – big effect – consistent from Victoria to modern day
- Culture & The Games (Highland) walking, golf & Victoria Week
- Pride in heritage & environment

#### Group 8

- Queen Victoria has helped
- Royal Family connections
- The Railway

#### Group 9

- Highland Games
- Station complex

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- Upgrading of the path network (general)
- Patrick Geddes (famous local son)
- Information post – (start of each path) “History with Boots”
- Success – people who have been involved
- Proximity to Birkhall

#### Group 10

- Ballater was well planned by planners – gives character
- The railway
- The Royals – has helped business & do sustain the community

#### Group 11

- Queen Victoria
- Victoria Week
- Charitable Chiefs – dedication & work load. Having a vision and making it happen.
- Ballater Eagle – best community newsletter
- Effort and dedicated people needed
- Christmas lights
- Flowers
- Support of village people should be appreciated. Respect for effort needed.

#### Group 12

- Ability to “assimilate” foreigner like ourselves – good integration between visitors & locals
- Ballater retained its individual identity – really feels like Scotland
- Number of groups in the community – vibrant & involved – lots of community involvement and keeping a local identity

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### Group 13

- Ballater Walking Week & Golf Week
- Keeping the village unspoilt
- Local groups – good community spirit – great community spirit

### Group 14

- Queen Victoria
- Attracting the Royals
- Managing to retain the original families as well as attracting new people – acceptance of change.
- The people are Ballater's biggest success.
- Being able to survive by keeping and attracting people
- Sense of community – too far from Perth & Aberdeen to be easily accessible so it helps keep its own identity
- Ski-ing
- Keeping tourist attractions going

### Group 15

- Ballater Judo Club – making competitive success, representing GB
- Dedication & commitment is recipe for success to this
- Biking shops
- Station Square refurb
- Tea & coffee shops
- Craigendarroch – big employment booster

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#### Group 16

- To get it right – community support
- Friendly get together

#### Group 17

- Very nice little burgh
- Managed vibrant High Street – I shop in Ballater
- Kept its character
- Victoria Week (going for 20 years) – no direct funding
- Walking Week – also supports itself. Community responds, local people have supported it, no outside funding, using start-up funding then sustain itself
- Good community development company – BRD brings things together
- BRD really improved in the last year – more energy
- Oral history project – local history group
- Partnership working week – old school taking off!

#### Group 18

- Royal connections & their support for local community
- Countryside
- Size
- Village centre – architecture & layout of centre
- McEwans



**Hand Written Opinion only**

*"Bad place"*

*"Me"*

*"Mates"*

(3 responses)

*"When they pimped up the village – eg goal posts, youth club and more"*

*"Funding for things like the play park – (from the Cheils!)"*

**Question c**

What are Ballater's most important assets  
(specific things, people, buildings etc) ?

**Group 1**

- Institutions of Ballater – specific people

**Group 2**

- Alistair Cassie – sense of humour, active in community
- Halls
- Church on village green – a centre to the village

**Group 3**

- The village hall is a great asset
- People
- Environment
- Golf club
- Size of the village, the ambience, location – too much bigger too like a town/too small not viable enough to keep things going

**Group 4**

- People

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- Leisure activities
- Local history
- Royal connections
- Environment
- Games

#### Group 5

- Golf course
- Craigendarroch Hill – visual asset
- Backdrop as you enter the village
- Layout – grid plan

#### Group 6

- Royal Family – Victoria's influence
- Appearance of Ballater
- Friendliness
- Diversity of groups
- Fundraising
- Eagle – links to folk who have moved away
- CNP – activity with schoolchildren encourages their ownership of community
- (inclination for local people to take assets for granted)

#### Group 7

- Community
- Halls

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- Old school – new project?
- Character of the centre of village – green spaces
- School
- Conservation village
- Craigendarroch (employment)
- Path network
- Hills around the village
- Cassie shop (hardware)
- Fire station complex
- Three emergency services
- Caravan park
- Golf course
- Medical centre
- Variety of guesthouses, eateries & hotel
- Monaltrie Park

#### Group 8

- The park – exercise facilities – for kids
- The environment
- The people
- Martial arts, dancing & bingo in the halls
- The halls are important to Ballater but need refurb

#### Group 9

- Scenery x 6
- Golf course

- Craigendarroch timeshare
- Ballater itself
- Tranquillity
- People – community
- Hot springs – Pannanaich Wells (original spa town)
- History of village
- Friendliness/hospitality
- Charitable chiels – project

#### Group 10

- The halls are an asset but require refurb
- Charitable chiels
- Ballater Enhancement Group do a lot of positive work
- The retired population as they do a great deal
- The green
- The character of the village centre
- The bus service attracts people to Ballater so is an asset

#### Group 11

- Cassie's shop
- The charitable chiels
- Groups & societies
- Reputation of village – image is important
- Quaint tourist village should be retained
- Time share resort helps with employment

- Primary school
- Surgery – no waiting times
- Baker
- Butcher
- Optician
- Vet

#### Group 12

- The buildings – Victorian architecture
- Church, centre, village green
- Victoria Week, Highland Games
- Scenery, environment, bio-diversity
- Its still a village – keeping that the same
- No chain stores (Starbuck's, Tesco etc)
- Royal family connection in the area – royals can be relaxed
- Cultural identity

#### Group 13

- Sad at loss of old school
- Retired people coming to Ballater – having the biggest input into community projects
- Cassie's emporium (but "shop assistants need improving!")

#### Group 14

- Countryside – scenery
- Hotels
- Wildlife

- Managed environment
- Peace, quiet/privacy/ attitude of residents keeps royal family coming

#### Group 15

- Kids & children
- Architecture
- Scenery & hills
- Location
- Ballater has stayed the same – stayed traditional
- Accessing the outdoors

#### Group 16

- Shops – but need a bigger shop
- Green in centre
- Quality a bit less in Ballater
- Gaining better tea shops
- Good village maintenance – Ian Munro
- Good public transport

#### Group 17

- Young people
- People, community, the village itself
- The halls
- Library, the school, old station complex
- The medical facilities
- Monaltrie Park

- Walking, paths complex, signage
- Lots of Upper Deeside access stuff

#### Group 18

- Royal connections and their support for local community
- Countryside
- Size
- Village centre – architecture & layout of centre
- McEwans

#### Hand Written Opinion only

*“Nothing”*

*“Me”*

*“Park, people maybe”*

*“Old Royal Station, school”*

*“Ballater School, Monaltrie Park, Victoria & Albert Halls”*

*“Golf club, hall, station, community groups eg. Chiels, Ballater Youth Group”*

#### **Question d**

What three things should stay the same in Ballater?

#### Group 1

- Level of population – problems of size – getting bigger

#### Group 2

- The size – too many new houses would make a town not a village
- The medical services

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- Transport services – bus every hour to Aboyne & Banchory with good evening service

### Group 3

- The size
- General housing types & shops
- Don't wait to loose any more hotels – vital for the economy
- Walks, scenery, views
- Don't wait to loose the integrity of the village (planning & design control)
- Victorian buildings – and the connection with Queen Victoria
- Work to keep the social mix

### Group 4

- Size – only a few new houses – gradual additions perhaps developments on south side
- Village will become lop-sided if development all down one side (east)
- Retain community feeling

### Group 5

- Centre layout
- Small shops – no supermarket in centre
- No empty buildings
- No large housing complex

### Group 6

- Not to loose village identity and all that goes with that



- Appearance of village centre – green spaces
- Retain golf course as it is because of its history

#### Group 7

- Centre of village
- Village size
- Halls (upgrade & refurbished)
- Cassie
- The games and other events (improving)

#### Group 8

- The size – its big enough
- A decent supermarket – co-op to get bigger but not huge TESCO!

#### Group 9

- Scenery
- Tranquillity
- Hospitality
- Everything x 6

#### Group 10

- The square & greens character
- No more housing – this would change Ballater negatively
- Shopping centre
- The size of Ballater
- Housing needs to be used 100% of the time

#### Group 11

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- Quality of maintenance of environmental reputation
- Retain hotels rather than allow conversion to apartments
- Good mix of hotels, B&Bs, restaurants, cafés to be retained

#### Group 12

- Stay the same, keep the local identity
- Maintain open spaces
- Centre of village, parks, places where people can congregate
- Keep the traditional activities – Games, deer spotting
- Local shops, (independent, family run), wide range, keep them small, local and traditional

#### Group 13

- Status Quo – don't want any new houses – use infill sites
- Population about right size and mix
- Don't want old age enclosure
- Don't want Aboyne spread
- Need to recognise that A93 provides natural constraint to growth

#### Group 14

- Management of countryside
- Library, ambulance, post office – all amenities
- Historic fabric – handsome buildings, station, Geddes Association
- Traditional character – no high rise flats
- No wind farms
- Conservation – not mothballed but in keeping with existing environment
- Alistair Cassie

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### Group 15

- The main church
- Friendliness of people
- The Green with church and shops – village centre
- Maintaining village character

### Group 16

- Don't grow too much!
- Do need affordable housing but preference for local people
- Where do unemployed people coming into Ballater find jobs?
- Many new houses already second homes – don't need more second homes
- Keep the nice balance of community
- Need low cost houses in the old school grounds (Note: proposals for old school do include low cost housing! And training centre)
- Note: Evergreens for .....?? Day care for older has closed through lack of demand.

### Group 17

- The people, community, facilities
- Halls (need upgrading)
- Old school (needs upgrading)
- The biodiversity of surrounding area
- Need to keep deer numbers higher
- Need to keep local farms (support local farming community)

### Group 18

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- Architecture in centre
- Size – expansion by drip policy – so facilities match 100% of housing
- Amalgamate Co-op, Alldays – no supermarket on edge
- Keep local small independent shops
- Want not to lose community feeling

### Voxur Transcripts & Hand Written Opinion

*“The Youth Club should stay the same”*

*“The football park, the pivvi, and the church green”*

*“Can’t think of anything”*

*“The park, the sweetie factory”*

*“I think the cafes, the shops and the park should stay the same in Ballater”*

*“The people that live here, the amount of people that live here, and the community”*

*“I think the park should stay the same”*

*“The halls and park”*

*“The park, the school and the shops”*

(8 responses)

*“I think the school should, and friends, and the shops”*

*“Just the park - (inaudible comment) - yeah, just the park”*

*“Mates”*

*“MP, Tony, Sean”*

*“The people in Ballater,  
the good effort we put into making Ballater a better funner place”*

*“Ballater Games, community spirit”*

*“Traditions”*

*“Park, sweetie factory”*

*“Park, sweetie shop, shops”*

### Question e

What three things need to be improved in Ballater

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to improve quality of life ?

#### Group 1

*No answers available*

#### Group 2

- Not enough youth organisation – not enough leadership. Leaders tend to be for older people. No Scouts, Guides etc
- Holiday homes – too many properties not used
- More facilities for emergencies – to far to go to Aberdeen - X-ray department needed in Aboyne – care in Ballater – Braemar for convalescents
- Better police presence – station manning not adequate

#### Group 3

- More activities for young people – diversion for the young people
- Do we need security cameras?
- Less litter
- Some sort of indoor centre for young people, the right people to work with the young – need to get young people to do things outside
- More youth workers – work with young people – litter issues
- Buses are good
- Need more rented accommodation for young people to stay in area (being creative and sensitive towards the environment)
- Better office accommodation – small businesses
- Hate to see good farmland disappear at a time of global warming/rising sea levels
- Wait to see the Old School being used properly

#### Group 4

- Skateboard park
- Youth club

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- Outdoor centre – 9 years lying empty- becoming a litter dump – been a fire – ceilings fallen in
- Masonic lodge – eyesore – rubbish
- Halls refurbishment
- Better snow clearance
- Co-op – bigger store in bus station or Roads Depot
- Theatre/cinema

#### Group 5

- Outdoor Centre attracted young people to Ballater – we'd like to see this again
- Gradual evolution of housing to meet requirements
- Development of outdoor centre into environmental centre include CNP
- Better re-cycling centre on periphery of village (over bridge)
- Bike lane through village
- Office accommodation – cottage industry space
- More FE classes eg yoga
- Cinema/theatre
- Dentist
- Regular cultural promotions on green
- Enlarged service from Heather Hopper with better promotion

#### Group 6

- Include barrier free housing for people with disabilities
- No B7B for disabled guests

- Advice to accommodation providers re disabled guests
- More fitness equipment in park
- Police presence
- Dentist
- Cinema

#### Group 7

- Halls – cantilevered seating in halls
- Youth provision/facilities
- Better police coverage
- Bigger library
- Provision of a cinema
- Affordable housing (tied to local people) both rent and purchase
- Increase size Monaltrie Park (community ownership/management) – more ownership of the community of surrounding land
- Sports facilities (health & leisure)
- Sustainability audit – transition towns Ballater
- Litter collection including Pass of Ballater
- Dog fouling (footpaths & woodland)
- Review of the building – more effective use of what’s already there – and filling in

#### Group 8

- Council upkeep of the land – to improve quality
- In bad weather need quicker response for pavements
- Council services have deteriorated

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- The sandpit
- Would like swings at school more school play facilities in playground eg exercise machines
- Cinema
- Better local paper

#### Group 9

- Good supermarket
- More housing – right type – for young people, low cost to rent x 3
- Better shopping facilities
- Something for the young people
- Princes Trust – good blueprint for the future
- Old school – for adult learning/training – community asset
- More coffee shops
- Youth club
- Extend Monaltrie Park
- Play areas
- Deeside walkway extending to Braemar x 4 – (through Crathie to Braemar)

#### Group 10

- Affordable housing
- Youth activities and places to gather – ice rink for example, pool table hall, youth club
- Halls need to be refurbished

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- Indoor sports facilities
- Museums
- Cinema – good gathering place
- Community café
- Small jobs for youth – eg gardening for elderly

#### Group 11

- Housing should be built for young families and locals
- Too many empty second homes
- Not enough rented homes
- More affordable houses
- Facilities for non-sporting youngsters
- Not enough team sport for children
- Not enough parents willing to give time to helping children
- Care of disaffected children who spoil organised activities for children
- No cricket
- Variety of sports needed
- Too many obstacles in way of leaders (police vetting)
- Respect needed for people prepared to lead activities
- Encourage more use of golf course by young players
- Indoor games for youngsters – eg monopoly etc

#### Group 12

- Dog fouling particularly on paths and tracks going out of village – and in the middle of the village
- National Park Authority unnecessary level of bureaucracy - has potential – moved areas it shouldn't do – housing & planning – not for the benefit of the locals

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- The roads through the village – speed limit is worth looking at again – perhaps reduce it at the centre of the village
- Prices on bike rental and some of the other outdoor activities are a bit high

### Group 13

- Rubbish on railway – lack of regular clean-up – need to look at litter & tipping
- Loss of old school .....
- Staff training
- Reduction in the number of holiday homes
- Need improved information on A93 conditions
- Vandalism & high speed driving in the ..... car park – need better road blocks
- Better police response required
- Complains that there seems to be greater input by CNPA into Speyside rather than Deeside
- Allotments
- BRD is great benefit to village – eg ..... marker
- Business Association opposed to Farmers' Market

### Group 14

- Bigger Co-op
- Would larger, better stocked shops stop people going elsewhere to shop? But need to keep small friendly shops – supermarket should sell goods not available in other shops
- More commuters – would more small clean industry keep people in the village? House should be built to house local workers not to assist in commuters. Local

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additional housing needed. Entrepreneurs needed especially internet. Money earned elsewhere then spent in the community. Do not need more people who want change for change sake. Small business centre needed with IT facilities. Encourage home-working. Outreach centre/hot desking

- Learning opportunities – distance learning opportunities – facilities for video lectures from Aberdeen University or RGU

#### Group 15

- House prices – more affordable property for locals
- Employment opportunities – closing hotels and homes was bad
- Monaltrie should have been turned into affordable in ideal world
- Halls should stay the same – to sufficient standards – character should stay but refurbishment is OK
- Affordable community facilities
- Crossing at Tulloch should be improved – warning signs

#### Group 16

- Stop boy-racers – noisy exhausts
- Better police presence
- Should Business Association by leading the drive for “Community Watch”

#### Group 17

- Better litter control
- Education
- Access to local education facilities – training/IT/conferencing
- Internet conferencing facilities
- Office space/small business

Compiled by



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- Exhibition space
- More facilities for young people
- Play area (medium age kids)/need play equipment
- More activities for teenagers/youth café
- More dog poo bins/needs to be enforced, fines/bags for free (biodegradable)
- An out-of-hours medical service (open late one night a week)
- New railway
- More affordable housing, local housing for local people x 2
- Mixture of housing – rent – rent to buy etc
- More rented accommodation – affordable
- Trample bracken and pull ragwort

#### Group 18

- More for youngsters – sports facilities (indoor as well) – centrally located meeting place – use old school? – cinema
- Housing rented/affordable – for people with Ballater ties
- Jobs
- Business premises – wide ranging services
- Tourism – up to date info for important local events – needs to be promoted very early – electronic and other means
- Weekly Bulletin – every week – in village centre especially local events
- Road repairs – more important than bus shelters
- Maintain Old Line Path
- Signposting for Deeside Way and Old Line from Invercauld Road
- Library – longer hours especially evenings
- Maps – electronic as well – available for tourist in village centre

Compiled by



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- Garden refuge collection – even Spring & Autumn
- Re-cycling – emptied more often
- Golf club – to promote youngsters
- Encourage training for Games type activities pipe band
- Encourage youngsters to become involved in all community activities

### Voxur Transcripts & Hand Written Opinion

What three things need to be improved in Ballater  
to improve quality of life ?

(Hand Written Opinion)

What three things need to change in Ballater?

(Voxur Transcripts)

*“Less Police. That’s it.”*

*“Dunno”*

*“Should get, like, a sports centre”*

*“Swimming pool you don’t have to be a member of, clothes shops for kids”*

*“We need more places to go. The ‘boy-racers’ need to be, like, controlled. And I don’t really think the Police do anything in Ballater ..... but, well.....”*

*“The amount of things for the youth, and I’d like to see more like this.”*

*“I think there should be an all-weather football pitch, and the cinema to open again.*

*“Something that needs to change is some youths spoiling it for others.”*

*“Nothing”*

*“I think we should get more things in the park, and more shops, yes, and walking spaces, more walking spaces”*

*“I wouldn’t really change anything, I would put in a all-weather football pitch, like full-size football pitch.”*

*“Less Police”*

(2 responses)

*“Get a sports shop, youth centre to go in”*

*“More fun things around Ballater”*

Compiled by



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*"Things you can do in the dark"*

*"More things for kids"*  
(4 responses)

*"Floodlight football pitch"*

*"The events for youth, have a youth centre and to just have fun in Ballater"*

*"The weather! – more things for young ones – somewhere to go when the weather is bad – the opinion of older folks towards young people"*

*"Discos, New Look/Primark, better swimming pool"*

*"Discos, New Look, clothes shops, swimming pool"*

### **Question f**

#### **Voxur Transcripts only**

What's your dream  
for the Ballater you would like to live in?

*"The place to be, the place to be, yes, definitely"*

*"For more things for kids to do"*

*"More things for the youth'd be good"*

*"Have a Codonas, yes"*

*"I think there should be more things to do in Ballater to like, stop the kids running around. And less anti-social behaviour."*

*"If everyone worked together to, like, make the village fun."*

*"I think it'd be good if there was a big sports centre in Ballater"*

*"More activities for the youth"*

*"More stuff for kids. And if there was no vandalism"*

*"I think we should have Asda and Tesco, fun-parks, Codonas and bowling. That's it."*

*"I would keep Ballater the same size, but, like, put all the shops that are in Aberdeen in, and cinema and all that - (inaudible comment) - closer to Aberdeen but put it in Ballater, but the same size"*

**Compiled by**



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**Age Profiles**  
 (4<sup>th</sup> April 2009)

<b>Age</b>	<b>female</b>	<b>Male</b>	<b>total</b>
5 – 15	2	6	8
16 – 24	0	1	1
25 - 34	1	1	2
35 - 44	8	6	14
45 - 64	16	18	34
65 - 80	11	13	24
80+	1	1	2
<b>TOTAL</b>	<b>39</b>	<b>46</b>	<b>85</b>

**Sound Off Café Age Profiles**  
 (4<sup>th</sup> April 2009)

<b>Age</b>	<b>female</b>	<b>Male</b>	<b>total</b>
11 – 12	9	4	13
13 – 14	4	4	8
15 - 16	5	3	8

Compiled by

17 - 19	0	2	2
<b>TOTAL</b>	<b>18</b>	<b>13</b>	<b>31</b>

Voxur Age Profiles  
 (4<sup>th</sup> April 2009)

Age	total
11 – 12	7
13 – 14	3
15 - 16	3
17 - 19	1
<b>TOTAL</b>	<b>14</b>

5 male & 9 female  
 age range by gender data not available

Any Other Suggestions?

Sheet A

*“After school care & breakfast club”*

*“No more holiday homes!”*

*“Reduce the number of new houses to be built  
 - 200 far too many!  
 Keep Ballater a Village”*

*“The Housing plan is far too large.  
 Please, for the sake of the village – think again”*

Compiled by





*“Affordable housing for locals”*

*The number of houses planned for Ballater is 250.*

*This is 200 too many”*

*“Multi-arts Centre for film, drama, net exhibitions,  
talks, lectures, workshops etc”*

*“TESCO/ASDA deliveries”*

*(2 responses)*

*“Keep housing levels as they are.  
Only affordable houses for young locals to have”*

*“A local bus please - around the village -  
and take people home with their shopping”*

*“The housing plan has too many included in the scheme (200)”*

*“No more big housing developments”*

*“We do not need a big supermarket – it would destroy our village shops”*

*“Transport to/from Glen Muick weekends saves everybody parking on the road.*

*£2-£2.50p fare – no concessions”*

*“What jobs are available in Ballater area for people moving into this new housing  
or are these houses only for the rich, retired people?”*

*“No large development – low cost housing for local people only”*

## Sheet B

*“History in Boots trail and info boards are excellent”*

*“Just being Ballater”*

*“Plenty cafés now – well done all.*

*Good walks – upgrading of Old Line and extensions great”*

*“Community Bus, Walking Week”*

*“Judo Club”*

**Compiled by**



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Sheet C

*“Community excellent”*

*“Craigendarroch Hills – walks should be planted”*

*“Friendly people”*

*“Clean fresh air”*

Sheet D

*“Upgrade halls, bigger library, renovate old school for outdoor education, conference centre,  
arts etc”*

*Sound Off Café Graffiti Board*

<b>Remark</b>	<b>total</b>
Cinema	<b>10</b>
New Youth Club	<b>4</b>
Football Nets	<b>3</b>
Skate Park	<b>3</b>
Discos	<b>2</b>
Girls' Nights	<b>2</b>
Home for Homeless	<b>2</b>
No School	<b>2</b>
Sports Centre	<b>2</b>
Trees	<b>2</b>
Monthly Disco	<b>1</b>
<b>TOTAL</b>	<b>33</b>

Compiled by

## Appendix 6 Prioritised Themes and Issues

### AGE PROFILES

16 - 24 - 1 MALE  
 25 - 34 - 1 MALE  
 35 - 44 - 1 FEMALE  
 45 - 64 - 10 MALE - 7 FEMALE  
 65 - 80 - 6 MALE - 8 FEMALE  
 80 + 1 MALE  
 19 MALE - 16 FEMALE = 35 IN TOTAL

<b>1. HOUSING:</b>	<b>SPOTS</b>
• Affordable homes to rent for locals	35
• Affordable homes to buy for locals	25
• Affordable homes to rent/buy for Ballater employees	12
• Affordable housing targeted at young families	7
• Affordable housing targeted at singles	1
• Affordable housing targeted at elderly	2
• Sheltered housing options	5
• Housing targeted at those with health/ mobility problems	2
• No housing of any form in Ballater	0
• Development of mid-market housing	3
• No more development of holiday homes/ 2 <sup>nd</sup> homes	17
• Restrict second home ownership	7
• Decrease number of empty properties in Ballater	3
• More open – market housing	2
• Any new housing development to be on brownfield sites	10
• Gradual evolution of housing to meet requirements	11
• Barrier free housing for people with disabilities	3
• Advice to accommodation providers re disabled guests	2

18

<b>2. LOCAL ECONOMY</b>	<b>SPOTS</b>
• Improvements to tourism industry	4
• Cheaper tourist facilities	1
• Improvements to caravan park	2
• Increased number of B&B's	1
• Improvements to existing hotels	10

Compiled by



- Apprenticeships for school leavers 28
- Attract local businesses 10
- Increase number of business/ shop units 7
- Office accommodation – cottage industry space 9
- Regular cultural promotions on green 14
- Enlarged service from Heather Hopper with better promotion 9
- Small jobs for youth – e.g. gardening for elderly 0
- Lower priced bike hire 2
- Small business centre needed with IT facilities. 8
- Encourage home-working. 5
- Outreach centre/hot desking 1
- Internet conferencing facilities 5
- Exhibition space 2
- Maps – (electronic aswell) – available for tourist in village centre 5

19

**3. EDUCATION AND TRAINING SPOTS**

- Adult evening classes 40
- Larger library and longer opening hours 22
- Use of old school for community learning facilities 31
- Computing classes for elderly 27
- Distance learning opportunities – e.g. - facilities for video lectures from Aberdeen University or RGU 17

5

**4. HEALTH AND SPORT SPOTS**

- Swimming pool 20
- Indoor sports facilities 22
- Outdoor sports facilities 12
- Gym 11
- All weather surface and athletics track 18
- Better ambulance service 12
- Dentist 32

7

**5. SERVICES SPOTS**

**Shopping facilities:**

- Better supermarket 8
- No new supermarket 0
- Improvements to existing Co-Op 18

**Compiled by**



- New supermarket but only after housing	0
- New location for supermarket	7
- Shopping mall	1
- Scottish produce shop	2
- CD/DVD shop	2
- More non-tourist shops	2
- Fresh fish shop	3
- More coffee shops	0
• Ambulance service improvements	0
• More police presence at all times and station manning	27
• Crack down on vandalism	9
• Crack down on noisy boy-racers	16
• Dentist service	0
• Better recycling services	13
• Litter collection including Pass of Ballater	8
• More refuse collection	0
• Better snow clearance in winter	2
• Signage improvements	8
• Reduction in speed limits through centre of village	13
• Beer garden	0
• Improved parking facilities	1
• Security cameras	2
• 'Community Watch'	1
• Improved local paper	0
• Need improved information on A93 conditions	5
• Weekly Bulletin in village centre especially local events	8
• Signposting for Deeside Way and Old Line from Invercauld Road	3

**30**

## **6. ENVIRONMENT**

	SPOTS
• Improvements to recreational paths	12
• Improvements to road services	8
• Improvements to pavements	8
• Improved landscaping in town	1
• Increased number of paths and cycleways	2
• Bike lane through village	1
• Anti-dog fouling measures	13
• Anti- litter measures	10
• Footbridge improvements	2

**Compiled by**



- Get rid of Masonic lodge (eyesore) 3
- Recycling centre on periphery of village (over bridge) 13
- Sustainability audit – transition towns Ballater 2
- Improved council upkeep of the land – to improve quality 4
- Deeside walkway extending to Braemar (through Crathie to Braemar) 19
- Crossing at Tulloch should be improved – warning signs 26
- Garden refuge collection – even Spring & Autumn 4
- Solar panels 14

17

## 7. COMMUNITY FACILITIES

SPOTS

- **Improvements to Monaltrie Park:**
  - Toilet facilities 15
  - Changing facilities 4
  - Litter prevention 0
  - Vandalism 0
  - Lighting 1
  - Paths 1
  - Expansion of Park 18
  - Landscaping 0
  - Community ownership/management 17
  - More fitness equipment in park 7
  - Play area 3
  - Security 0
- Halls refurbishment 17
- Halls – cantilevered seating in halls 2
- Development of cinema 26
- No cinema 0
- More fitness classes in the Halls 4
- Improved history and arts facilities 4
- Improved emergency service facilities 3
- **Improvements to Old School:**
  - Use as outdoor centre 10
  - Use for youth facilities 3
  - Use for learning/ training and educational facilities 19
  - Use for affordable housing 20
  - Use as a community centre 1
  - Use as business centre/ business units 1
  - Anything 0

Compiled by



• Community woodland	5
• More youth events	5
• More youth gathering places	12
• Ice rink	1
• Pool table hall	2
• More week long events like walking weeks and Victoria week	5
More youth leadership/ youth workers	9
Youth activity selection	3
Skateboard park	1
Youth club	4
Development of outdoor centre into environmental centre include CNP	8
More FE classes e.g. yoga	3
Museum	5
Community café	11
Facilities for non-sporting youngsters	6
More team sports	5
Encourage more use of golf course by young players	3
Allotments	4
Old Line Path maintenance	5

## Prioritised Themes and Issues - Youth

AGE	FEMALE	MALE	TOTAL
10	2	7	9
12 Primary	3	0	3
12 Academy	2	3	5
13	1	3	4
14	4	5	9
15	3	1	4
16	1	0	1
17+	0	2	2
<b>TOTAL</b>	<b>16</b>	<b>21</b>	<b>37</b>



## **SERVICES**

Better Ambulance Service	11
More Police presence at all times	6
Crack Down on Vandalism	7
Crack down on noisy boy racers	44
Better recycling services	17
Reduction in speed limits through village centre	2

## **MONALTRIE PARK**

Better Toilets	22
Litter Prevention	3
Stop Vandalism	4
Better Lighting	6
Area for older Youths	14
Bigger Park	52

## **HEALTH & SPORT**

Swimming Pool	39
Indoor Sports Facilities	13
Outdoor Sports Facilities	11
Gym	51
All weather Surface & Athletic Track	17

## **JUST FOR YOUTH**

Redecorate the Cellar	12
Move from the Cellar	14
Have a club for S1/S2 & S3	47
More Youth clubs/groups/activities	24

## **HOUSING**

Affordable Homes to rent for locals	10
Affordable homes to buy for locals	37
Affordable housing for young families	20
Affordable housing for single people	18

**Compiled by**



## **ECONOMY & ENVIRONMENT**

Bike Lane through village	22
Litter prevention	5
Apprenticeships for school leavers	10
Regular events on the green	50
After School jobs	7

## **COMMUNITY FACILITIES**

Cinema	136
Community Café	11
Allotments	6
Larger library and opening hours	12

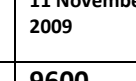
### **Note:**

Numerical scores for each issue relate to “spots” placed against each during the Ballater Blethers and consultations with young people.

## Appendix 7: Project Plan

PROCESS ITEM	2008 November				December					2009 January				February				March				
Week Commencing	3	10	17	24	1	8	15	22	29	5	12	19	26	2	9	16	23	2	9	16	23	30
Kick- Off Meeting	10																					
Set up Working Group		10		27																		
Define Study Area				27			18															
Working Group Meetings				27			18				14			3				4		16		1/4
Review of previous consultations							18						24									
Press release														1&6					9	16	24	30
Leaflet Drop																						
Develop questionnaire and covering letter											14				9							
Print and distribute questionnaire																16				13		
Follow up visits on questionnaire																						
Prepare Stakeholder Map											14			3								
Contact/meet key stakeholder groups																						
Analyses and review of all information																						
First community conversation "Ballater Blether"; Youth Café																						4/4
Ballater School feedback																						
Second "Ballater Blether"																						
Just for Youth Meeting																						
Compile the action plan																						
Publish and distribute project report																						
CUMULATIVE COST (£)													2400				4800					7200

PROCESS ITEM	2009 April				May				June					July				August				
Week Commencing	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	31
Kick- Off Meeting																						
Set up Working Group																						
Define Study Area																						
Working Group Meetings		13	20			13		29		11					8							3 Nov 2009
Review of previous consultations																						
Press release	6		23	27	7	14				12		22										
Leaflet Drop																						
Develop questionnaire and covering letter																						
Print and distribute questionnaire																						
Follow up visits on questionnaire																						
Prepare Stakeholder Map																						
Contact key stakeholder groups																						
Analyses and review of all information																						
First community conversation "Ballater Blether"; Youth Café																						
Ballater School feedback			24																			
Second "Ballater Blether"				2/5																		
Just for Youth Meeting										1		15										
Compile action plan and distribute the Summary																						8 Sept 2009
Publish final project report BOVOF Public Meeting																						11 November 2009
CUMULATIVE COST (£)																						9600



Compiled by



## **Appendix 8**

### **Stakeholder Map and Letters**

#### **Compilation of the Stakeholder Map based on the consideration of:**

- who could help publicise the project to make sure everyone has a chance to get involved;
- who might be able to help make the project happen - who has information, ideas, skills and funding etc.;
- who needs to be consulted along the way – local agencies, voluntary organisations, community groups, and if anyone might be against the project happening.

The Working Group consequently put together a 'long list' of key individuals and organisations in Ballater, and subsequently reviewed this for omissions and relevance.

At the meeting on 3 February 2009 the Working Group established what level of involvement these groups should have in the project and moved towards allocating stakeholder groups to Working Group members for follow up. The result is given on the table below.

Stakeholder Map					
Type	Stakeholder	Contact Tel No	Address	Group Member	Letter 1 or 2
Public Agencies	Aberdeenshire Council	Les Allan - 01975564800		Robin Blyth	1
	Aberdeenshire Strategic Developme	Janelle Clark		Emma Binns	1
	Scottish Government	Pauline Innes		BRD	1
	CNP			Fiona Munro	1
	Scottish Natural Heritage			Robin Blyth	1
	Community Health Partnership			Robin Blyth	1
	Mar Area Partnership		Mike Powell,	BRD	1
	Forest Enterprise	dan.cadle@forestry.gsi.g	Dan Cadle, Forestry Com	BRD	1
	Grampian Police	<a href="mailto:Martin.Burgess@grampian.pnn.police.uk">Martin.Burgess@grampian.pnn.police.uk</a>		Robin Blyth	1
	Grampian Fire & Rescue Service			Robin Blyth	1
	DMO	John Carnie		BRD	1
	ILA - Learn Direct			Bell Macaulay	1
	Ambulance Service			Robin Blyth	1
	SCARF	<a href="mailto:jmorrison@scarf.org.uk">jmorrison@scarf.org.uk</a>	Jean Morrison	Bell Macaulay	1
Media	The Eagle				
	Piper				
	P & J				
	BBC Radio and TV				
	ITV				
	NECR				
	Northsound Radio				
Faith Groups	Glen Muick			Robin Blyth	2
	St Kentigerns			Robin Blyth	2
	Catholic Church			BRD	2

Representative Community	B & CCC			Robin Blyth	1
	AOCC			Bell Macaulay	1
	BRD Ltd			Gordon Riddler	1
Special Interest Groups	Ballater Pipe Band	Andrew Yarnell		BRD	2
	School of Dancing	Fiona Brandie	Fiona Brandie School of D	BRD	2
	Old Time Dancing	Alec Copland		BRD	2
	Ballater Local History Group	Alistair Cassie		BRD	2
	Dalmochie Forestry Project	Ian Cameron		BRD	2
	Floral Art Group	Kathleen McCulloch		BRD	2
	Ballater Horticultural Society	Mairi Burgess	Cambus O' May	BRD	2
	Songsters	Sheila Rumbles		BRD	2
	Upper Deeside Art Society	Cyril Puddicombe		BRD	2
	Upper Deeside Music	Jane Angus		BRD	2
	Bingo	Wendy Anderson		BRD	2
	Ballater Indoor Bowling	Ron Drever		Ron Drever	2
	Outdoor Bowling	Ron Drever		Ron Drever	2
	Ballater Golf Club	Colin Smith		Robin Blyth/Ron Dre	2
	Ballater Judo Club	Ian Halliday		BRD	2
	Walking to Health	Alan Melrose		BRD	2
	Youth Engaging Sport	Robin/Ron		Robin Blyth/Ron Dre	2
	Ballater Bridge Group	Janet Riddler		BRD	2
	Ballater Whist Club	Mike Franklin		BRD	2
	Angling Club	Martin Holroyd		BRD	2
	Curling Club	Martin Holroyd		BRD	2
	Ballater Highland Games	Edward Anderson		Ron Drever	2
	Ballater Football Club	Andrew Thain		BRD	2

Housing and Care Providers	Craigard	Business Questionnaire		Emma Binns/Ron Dr	2
	Sluimohr			Emma Binns	2
	Tenants First			Emma Binns	2
	Grampian			Emma Binns	2
	Monaltrie Court			Emma Binns	2
	Moray Housing Partnership			Emma Binns	2
	Scottish Rural@Property Association			Emma Binns	2
	Aberdeenshire Housing Partnership/Langstane			Emma Binns	2
Age Based	Evergreens	Milly 55208			2
	Ballater Mens Probus			Ron Drever	2
	Ballater Ladies Probus	Linda Cranna		BRD	2
	Ballater Under 5's group			Lindsay Lumsden	2
	Ballater Youth Group	Eleanor Brown		Lindsay Lumsden	2
	School Parent Council	Helene Fowler		BRD	2
	Mother & Toddler			Lindsay Lumsden	2
Particular Needs	Clan Outreach	Shop		BRD	1
Voluntary & Local Org	Ballater SWRI				2
	Aboyne & Upper Deeside Rotary Club	Ron Drever		Ron Drever	2
	Ballater Centre Development Group	Bell Macaulay		Bell Macaulay	2
	Masons	Marcus Humphrey		BRD	2
	Charitable Cheils	Derek Mutch		BRD	2
	Ballater Enhancement Group	Pat Downie		BRD	2
	V & A Halls Trust/Committee	Willie Meston		BRD	2
	Ballater Victoria Week	Mike Franklin		BRD	2
	Royal British Legion	Alec Copland		BRD	2
	Homestart	Linda Clark		BRD	1
	Deeside Access Panel	Ruth Sim		BRD	1

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Business & Tourism Organisa	BBA	Faye Swan		BRD	1
Local Service Centres	Health Centre Clinic	Betty Simpson - 55686		BRD	2
	Ballater Primary School	Louise Duckworth - 55419		Ron Drever	2
	Waste Aware			BRD	1
Land Owners	Invercauld			Emma Binns	2
	Birkhall			Emma Binns	2
	Glen Muick			Emma Binns	2
	Balmoral			Emma Binns	2
Elected Representatives	Robert Smith			BRD	2
	Mike Rumbles			BRD	2
	Marcus Humphrey			BRD	2
	Peter Argyle			BRD	2
Local Business	Village Shops	Posters		Emma Binns	2

## Stakeholders' Letters

### LETTER 1

#### AN INVITATION TO CONTRIBUTE TO AN ACTION PLAN FOR BALLATER

Residents and businesses in Ballater are being asked to take part in a project that will build on identified community needs. '*Ballater One Voice Our Future (BOVOF)*' aims to involve everyone in the village to produce a community action plan taking into account of all previous consultations and surveys.

A Working Group has been set up by the Ballater Community Council supported by the Cairngorms National Park Authority and partners. Activities involve business, local housing and community surveys which are in progress as well as drop in consultations called Ballater Blethers, to be held at the Victoria Hall, the first one on **Saturday 4 April 2009 starting at 12.30pm**. Public agencies, local groups including young people, people with disabilities, voluntary organisations and local businesses are all being invited to participate. "Quick wins" will be identified which would be eligible for funding and make a real difference within the community in a short period of time.

The survey questionnaires will provide an opportunity for everyone in living and working in Ballater to provide and exchange information, advice and ideas which can be formed into a prioritized action plan for Ballater. The drop in consultation at the Ballater Blethers will give everyone a further chance to air their views with facilitators and some public agencies will be in attendance to provide advice and information. There will be a **free Youth Café** to give young people the chance to have their say starting at **5.00pm at the Victoria Hall on 4 April 2009**.

**To get the best result for future developments in Ballater, please spend a little time to return the questionnaire and attend the Ballater Blethers.**

To get further information and if you can participate in the Ballater Blethers by providing a stand, poster or advisor please contact Gillian Sinclair at the BRD Office, 7 Bridge Street, Ballater, Aberdeenshire. AB35 5QP or Tel No: 013397 55467.

We look forward to hearing from you.

On behalf of the Working Group  
Ballater One Voice Our Future

## LETTER 2

### AN INVITATION TO CONTRIBUTE TO AN ACTION PLAN FOR BALLATER

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A Working Group has been set up by the Ballater Community Council supported by the Cairngorms National Park Authority and partners. Activities involve business, local housing and community surveys which are in progress as well as drop in consultations called Ballater Blethers, to be held at the Victoria Hall, the first one on **Saturday 4 April 2009 starting at 12.30pm**. Public agencies, local groups including young people, people with disabilities, voluntary organisations and local businesses are all being invited to participate. "Quick wins" will be identified which would be eligible for funding and make a real difference within the community in a short period of time.

The survey questionnaires will provide an opportunity for everyone living and working in Ballater to provide and exchange information, advice and ideas which can be formed into a prioritized action plan for Ballater. The drop in consultation at the Ballater Blethers will give everyone a further chance to air their views with facilitators and some public agencies will be in attendance to provide advice and information. There will be a **free Youth Café** to give young people the chance to have their say starting at **5.00pm at the Victoria Hall on 4 April 2009**.

**To get the best result for future developments in Ballater, please encourage friends, associates and members of your organization to spend a little time to return the questionnaire and attend the Ballater Blethers.**

To get further information or if you could provide a facilitator for the drop in consultations at the Ballater Blethers please contact Gillian Sinclair at the BRD Office, 7 Bridge Street, Ballater, Aberdeenshire. AB35 5QP or Tel No: 013397 55467.

We look forward to hearing from you.

On behalf of the Working Group  
Ballater One Voice Our Future

## Appendix 9 BOVOF Project Documentation

[Questionnaires, Posters, Leaflets, Articles, Postcode Map]

### Household and Business Survey Covering Letter

#### “Ballater One Voice Our Future”

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This is a project which aims to involve everyone in Ballater to produce an action plan, taking account of all previous consultations. All are being asked about the positive aspects of the community and how these and other resources can be built upon.

Our Working Group to run the project has been instigated by the Community Council supported by the Cairngorms National Park Authority, with the target of completing the research for the project in April 2009, and publication of the action plan shortly thereafter.

As part of the project, the accompanying survey has been sent to all businesses in Ballater, and will not take long to complete.

This survey is specific to people employed in business in Ballater, and who commute to work from outside the Ballater area. If you currently live within the Ballater area, or if you commute and are happy to continue doing so, you should NOT complete this questionnaire.

It is intended to identify community needs, including local housing needs and preferred housing options, to hear what you have to say about living in Ballater, and to hear about other ideas you may have for the benefit of the community that could get funding support. We are aware that there have been recent discussions in Ballater concerning aspects of the Cairngorms National Park Local Plan. Our Group has no involvement with that Plan, but the Park Authority and their planners will be aware of this project and its outcome.

We should be grateful if you would return the questionnaire in the Freepost envelope provided, by Friday 27 March 2009. We shall also be knocking on doors to collect any which may not have been posted. All information will be treated in strictest confidence and no published information will refer to any individual households.

Please also let us know if you need help with completing the questionnaire or if you would like the form to be produced in larger print. If English is not your first or preferred language, translation services can be arranged. For further help please contact us at 013397 55467

Yours sincerely

Ballater One Voice Our Future Steering Group

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## BOVOF Business Survey



# BALLATER ONE VOICE OUR FUTURE



### CONFIDENTIAL Housing Needs Survey, 2009

This survey is specific to people employed in business in Ballater, and who commute to work from outside the Ballater area. If you currently live within the Ballater area, or if you commute and are happy to continue doing so, you should **NOT** complete this questionnaire.

The survey is being carried out to get a clearer picture of local housing needs and preferred housing options. The questionnaire will not take long to complete and your responses will help to identify future requirements. All information will be treated in strictest confidence and no published information will refer to any individual.

Please let us know if you need help with completing this form or if you would like the form to be produced in larger print. If English is not your first or preferred language, translation services can be arranged. For further help please contact us at 013397 55467.

### QUESTIONS

1. Where do you live ? .....
2. As you commute to Ballater for work, how far in miles do you travel each day?.....
3. Who owns your present home?  
 Own your own home  
 Rent from Aberdeenshire Council  
 Rent from a private landlord  
 Tied accommodation  
 Other (please specify)
4. How big is your present home?  
 1 bedroom  
 2 bedrooms  
 3 bedrooms  
 4 or more bedrooms
5. What condition do you consider your home to be in?  
 Good  
 Reasonable  
 Poor  
 Very Poor
6. When do you want to move to the Ballater area?  
 as soon as possible  
 within next 2 years  
 within next 5 years
7. Is your main reason for wanting to move to avoid commuting?  
 Yes  
 No
8. Do you have other reasons for wanting to move? (Please tick all that apply)  
 Health/Disability reasons  
 To set up home with partner  
 Relationship breakdown  
 Home too expensive  
 To be near local service  
 Other (please specify) .....  
 Need smaller home  
 Private tenancy ending  
 Condition of home  
 Need larger home  
 Living in a tied house  
 To buy own home

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BALLATER  
*Regal Decade*

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9. Where do you want to move to?

- Ballater  
 Elsewhere in the Ballater area  
(please specify) .....

10. How many people in your home (including yourself) would move with you?

- Number     Adults     Children under 16

11. What size of house is required?

- 1 bedroom     2 bedrooms     3 bedrooms     4+ bedrooms

12. Which of the following would best suit your requirements and financial circumstances?

(If you have more than one choice please put these in order of preference, i.e. 1st, 2nd, 3rd etc)

- Rent from the Council or a housing association  
 Rent from a private landlord  
 Buy a share in a house with remainder owned by a housing association  
(Homestake)  
 Rural Home Ownership Grant for new build or house renovation  
(Means tested)  
 An affordable starter home from a private developer  
 Self build  
 Open market housing

13. If looking for a house to rent have you applied to the Council or a housing association?

- Applied to Council  
 Applied to a housing association  
(please specify) .....

14. If looking for a house to buy or part buy what is the maximum you could afford to pay?

- Less than £75,000     £75,000-£100,000     £100,000-£150,000  
 More than £150,000

15. If you require rented accommodation, how much can you afford to pay each month in rent?

- Less than £250     £251-350     £351-450     £451-550     £551

16. If you have been unable to move house, is this because:-

(Please tick all that apply)

- House prices are too high     Lack of affordable rented homes  
 Lack of suitable housing to buy     Other (please provide details)

Thank you for taking the time to complete this questionnaire.

Please return in the freepost envelope provided by Friday 27 March 2009

All of the information you have provided will be treated in strictest confidence.

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BALLATER  
*Royal Decree*

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## Housing and Community Survey

**BALLATER. One Voice.....Our Future**  
**CONFIDENTIAL Household Survey, 2008**

This survey is being carried out to get a clearer picture of local housing needs and preferred housing options and to hear what you have to say about living in Ballater.

The survey will not take long to complete and your responses will help to identify future requirements. All information will be treated in strictest confidence and no published information will refer to any individual households.

Please let us know if you need help with completing this form or if you would like the form to be produced in larger print. If English is not your first or preferred language, translation services can be arranged. For further help please contact \_\_\_\_\_

### Your Home

1. Is this your household's only or main home? (Please tick one box only)

Yes     No, it's a second home or     I'm currently on holiday here

**If you have answered yes to Question 1 please go to question 6**

**If you have answered no or 'I'm on holiday here', please fill in only the first 5 questions and the Living in Ballater section**

2. How often do you stay at this address? \_\_\_\_\_

3. Are there any Improvements you would like to see In Ballater? If so, what are these?

---

---

---

4. What would encourage you to spend more time In Ballater?

---

---

---

5. Would you be willing to rent out this accommodation at an affordable rent for any of the time you are not residing here?     Yes     No

If yes, please give details

---

---

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6. How did you come to live in Ballater
- Lived here all my life    To work    Within a commute to work
- To be closer to family/friends    Health reasons    To retire
- Other (please give details) .....

7. If you chose to live in Ballater, why did you choose Ballater over other places nearby? (Please number in order of importance)

- Suitable accommodation    Attractive, historic village
- Scenery & natural environment    Services & amenities
- Social / leisure activities    Safe/secure place for children

8. Who owns your home?

- Own your own home    Tied accommodation
- Rent from Aberdeenshire Council    Other (please specify)
- Rent from a private landlord

9. How big is your home?

- 1 bedroom    3 bedrooms
- 2 bedrooms    4 or more bedrooms

10. What condition do you consider your home to be in?

- Good    Reasonable    Poor    Very Poor

11. Does your home suffer from any of the following problems? (Please tick all that apply)

- Poor heating    No inside bathroom/wc    Roof in poor condition
- Poor insulation    Rotten windows/doors    Other (please specify)
- Poor electrics    Damp/condensation

12. Do you or does anyone else have difficulties living in your home because of age, disability or illness?

- No (go to question 13)    Yes

If yes, would any of the following help you/them to live there? (Please tick all that apply)

- House improvements/repairs    Home care services
- Adaptations (e.g. downstairs bathroom)    Other (please specify) \_\_\_\_\_

OR: Would it help to move house?

- No (go to question 13)    Yes

If it would help to move house, what kind of housing would be more suitable?

- Housing all on ground level    Older person housing (e.g. sheltered)
- Wheelchair accessible housing    Care home
- Other (please specify) .....



**Your Future Housing Requirements**

13. Do you need or want to move home?

- No (go to question 16)                       Yes within next 2 years  
 Yes as soon as possible                       Yes within next 5 years

14. What are your main reasons for needing another home? (Please tick all that apply)

- Health/Disability reasons       Need smaller home       Condition of home  
 Living in a tied house       Home too expensive       To buy own home  
 Private tenancy ending       Need larger home  
 Relationship breakdown       To set up home with partner  
 To be nearer work       To be near local service  
 Other (please specify) .....

15. Where do you want to move to?

- Within Ballater       Elsewhere (please specify) \_\_\_\_\_

16. How many people in your home (including yourself) would move with you?

- Number       Adults       Children under 16

17. What size of house is required?

- 1 bedroom       2 bedrooms       3 bedrooms       4+ bedrooms

18. Which of the following would best suit your requirements and financial circumstances?

(If you have more than one choice please put these in order of preference, i.e. 1st, 2nd, 3rd etc)

- Rent from the Council or a housing association  
 Rent from a private landlord  
 Buy a share in a house with remainder owned by a housing association

(Homestake)

- Rural Home Ownership Grant for new build or house renovation (means tested)  
 An affordable starter home from a private developer  
 Self build  
 Open market housing

19. If looking for a house to rent have you applied to the Council or a housing association?

- Applied to Council                       Applied to a housing association  
please specify.....

20. If looking for a house to buy or part buy what is the maximum you could afford to pay?

- Less than £75,000       £100,000-£150,000       £75,000-£100,000  
 More than £150,000

21. If you require rented accommodation, how much can you afford to pay each month in rent?

- Less than £250       £251-350       £351-450       £451-550  
 £551 +

22. If you have been unable to move house, is this because:- (Please tick all that apply)

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- House prices are too high       Lack of affordable rented homes  
 Lack of suitable housing to buy       Other (please provide details)

**Future Housing Requirements of Other People Living in Your Home**

**23.** Is there anyone living in your home who is planning to set up their own home?

- No (go to question 28)       Yes within next 2 years  
 Yes as soon as possible       Yes within next 5 years

If yes, please give details (e.g. daughter, lodger etc.)

.....

**24.** Where do they want to move to?

- Within Ballater       Elsewhere (please specify)

**25.** What size of house do they need?

- 1 bedroom       2 bedrooms       3 bedrooms       4+ bedrooms

**26.** Which of the following would best suit their needs and financial circumstances?

- Rent a home       Part buy a home       Buy a home

**27.** If looking for a house to rent have they applied to the Council or a housing association?

- Applied to Council       Applied to a housing association

please specify .....

**28.** Have any family members or friends had to move away from the area because they could not find suitable housing?

- No       Yes

If yes, please give details:

.....  
.....  
.....

**29.** Do you have any family members or friends who wish to move to the area?

- No       Yes

If yes, please give details:

.....  
.....  
.....

**Living in Ballater**

**30 .** What improvements and/or additional facilities would you like to see in Ballater? Listed below are issues previously raised in the community.

- Housing - (e.g. open market, affordable low cost/rented, mix)  
brief comments .....
- Monaltrie Park - (e.g. toilets, security, sports, fitness, seating)  
brief comments .....
- Victoria & Albert Halls - (e.g. refurbishment, new usage)  
brief comments .....
- Old School (Ballater Centre) - (e.g. new uses such as youth club,  
community centre, business centre)  
brief comments .....
- Old cinema - (e.g. new uses)  
brief comments .....
- Supermarket - (e.g. new location)  
brief comments .....
- Jobs and the economy - (e.g. tourism/ accommodation and services,  
caravan park)  
brief comments .....
- Community well being - (e.g. emergency services, dental surgery)  
brief comments.....
- Community safety - (e.g. police, vandalism)  
brief comments .....
- Community learning - (e.g. library facilities, further education)  
brief comments .....
- Environment - (e.g. cycle and footpaths, community woodland)  
brief comments .....
- Council services - (e.g. roads, refuse collection, recycling)  
brief comments .....

Others

brief comments .....

.....

**31.** If there were space available, would you consider setting up a business in Ballater?  Yes  No

**32.** Do you believe there is enough space presently available to attract new businesses?  Yes  No

**33.** Do you do the majority of your shopping in Ballater?  Yes  No

If not, what might the reasons be?

- Limited range available  More convenient to shop elsewhere  
 Cheaper elsewhere  Other

**34.** Is there a need for more shops In Ballater?  Yes  No

If yes, please provide details .....

**35.** Do you usually walk to the shops In Ballater?  Yes  No

If not, what might the reasons be?  Health  Distance  Other

Participating in Community Activities

**36.** Are you or any other members of your household involved as organisers/volunteers in your community, e.g. committee work, fund-raising, campaigning?  Yes  No

Please provide brief details .....

.....

**37.** Do you or other members of your household participate in any activities and events in your community, e.g. art classes, bowling?  Yes  No

Please provide brief details.....

.....

**38.** What do you think are the two best things that have happened in Ballater in recent years?

.....  
.....

**39.** What is the most important Improvement that could be made in Ballater?

.....  
.....

Thank you for taking the time to complete this questionnaire.

Please return it in the freepost envelope by \_\_\_\_\_(date)

All of the information you have provided will be treated in strictest confidence.

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**BALLATER**  
*Regal Decade*

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BOVOF POSTERS

# Ballater Blethers

## Ballater One Voice Our Future Working Group

*invites you to the 'Ballater Blethers' to share your thoughts  
and ideas on how you would like to see Ballater in the future*

in the Victoria Hall, Ballater, with refreshments  
on Saturday 4<sup>th</sup> April 2009

Drop in from 12.30pm through to 4.00pm

*for an informal discussion on ideas and community needs  
Information and advice available*

and from 5.00pm through to 7.00pm

*young people are invited to the 'Sound Off' Youth Café*

*where they can have their say over a pizza, with games and prizes*

Make sure you come to the Victoria Hall on

Saturday 2nd May 2009 at 10am

*for updates on the Household Surveys  
and setting priorities for the Action Plan*



**Ballater  
One Voice Our Future  
Let's hear from you**



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**Ballater One Voice Our Future**

# **Second Ballater Blether**

**Victoria Hall, Ballater  
on Saturday 2<sup>nd</sup> May 2009**

**Starts at 10am prompt**

- **Come along**
- **See what people have said so far**
- **Help decide and discuss priorities**
- **Make a difference to the future of Ballater**



**Ballater  
One Voice Our Future  
Let's hear from you**



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## BOVOF Leaflets

### BALLATER ONE VOICE OUR FUTURE

#### Our Programme

**(1) For everyone—the BALLATER BLETHER on Saturday 4 April in the Victoria Hall from 12.30pm.**

- Join a small informal discussion group when you arrive.
- Maximum 30 minutes discussion.
- Give your views on:
  - (a) what makes you happy to live in Ballater?
  - (b) what has been Ballater's best achievement?
  - (c) what are Ballater's most important assets?
  - (d) what three things should stay the same in Ballater?
  - (e) what three things need to be improved in Ballater for better quality of life?
- All points raised will be noted and included in the later project update.
- Enjoy free refreshments.
- If you don't want to speak—don't worry—just listen, and then leave your thoughts in a note.
- If you want to speak longer— instead, leave any additional thoughts in a note.
- After the discussion, check out specific information provided by local groups and public bodies.
- Leave by 4pm at the latest, feeling good that your views and ideas have been heard.

**(2) For the Youth – "Sound Off" YOUTH CAFE on Saturday 4 April in the Victoria Hall from 5pm.** (Unfortunately not for those older, but young at heart, however great the café sounds!)

- Give your views and ideas about Ballater
- Enjoy: Voxur Box (Video Booth); Pedalgo Competition; Remote Control Car & Beer Goggles.
- Wii machines with Big Screen Guitar Hero, Bingo, Music.
- Prizes include a free raffle to win Anywhere Vouchers and the chance to win a voucher for a skid training session in Aberdeen worth £300. (Licence Holder)
- Free pizzas and soft drinks will be served!

**(3) For everyone- a BALLATER BLETHER on Saturday, 2 May in the Victoria Hall at 10.30am**

- Listen to updates on the housing survey;
- Help set priorities for the action plan;
- The Plan will determine "quick wins" and other longer term projects.

**PLEASE ATTEND WHENEVER YOU CAN—THIS IS YOUR  
CHANCE TO HELP DETERMINE FUTURE  
DEVELOPMENTS  
IN YOUR COMMUNITY**





## COME TO THE 2nd BALLATER BLETHER

### CREATE AN ACTION PLAN FOR BALLATER!

The Ballater One Voice Our Future (BOVOF) Working Group, set up by the Community Council and supported by the Cairngorms National Park Authority and its partners, needs your help to turn the information and ideas gathered so far into an Action Plan and to agree how it can be implemented.

**Come along – see what people have said so far – and help decide the priorities to make a difference to the future of Ballater.**

- There was a very good response (greater than 40%) from recent local housing and community surveys, the Ballater Blether drop in consultation, and the Youth Café.
- The information has been independently analysed and to date has highlighted over 140 issues of a short, medium and long term nature.
- With your help, these issues now need to be prioritised for action with discussion on how they can be implemented. It is your community and it is for you to set priorities.
- Whether or not you have participated so far, you can still help.

### DON'T MISS THIS OPPORTUNITY!

**The Second Ballater Blether starts at 10am prompt  
Saturday 2 May 2009, at the Victoria Hall, Ballater**

**Note: This is not a drop in meeting. It will start at 10am prompt**

**10am – 11am:** *Setting priorities for issues which will be clearly listed for you to mark up, under seven principal themes: housing (18), local economy (19), education and training (5), health and sport (7), community facilities (46), services (30) and environment (17) - (number of issues to date for each theme shown in brackets)*

**11am – 13.00pm:** *Facilitated discussion on how implementation can be achieved through action by the community itself and other organizations or agencies as required. Representatives from agencies and local organizations have been invited to be on hand to contribute to the discussion.*

Tea, coffee and sandwiches will be available throughout the Blether.

Following the Second Ballater Blether, an action plan will be compiled and published based on your prioritized issues which will form the basis for securing funding for short (quick win), medium and long term projects for Ballater.

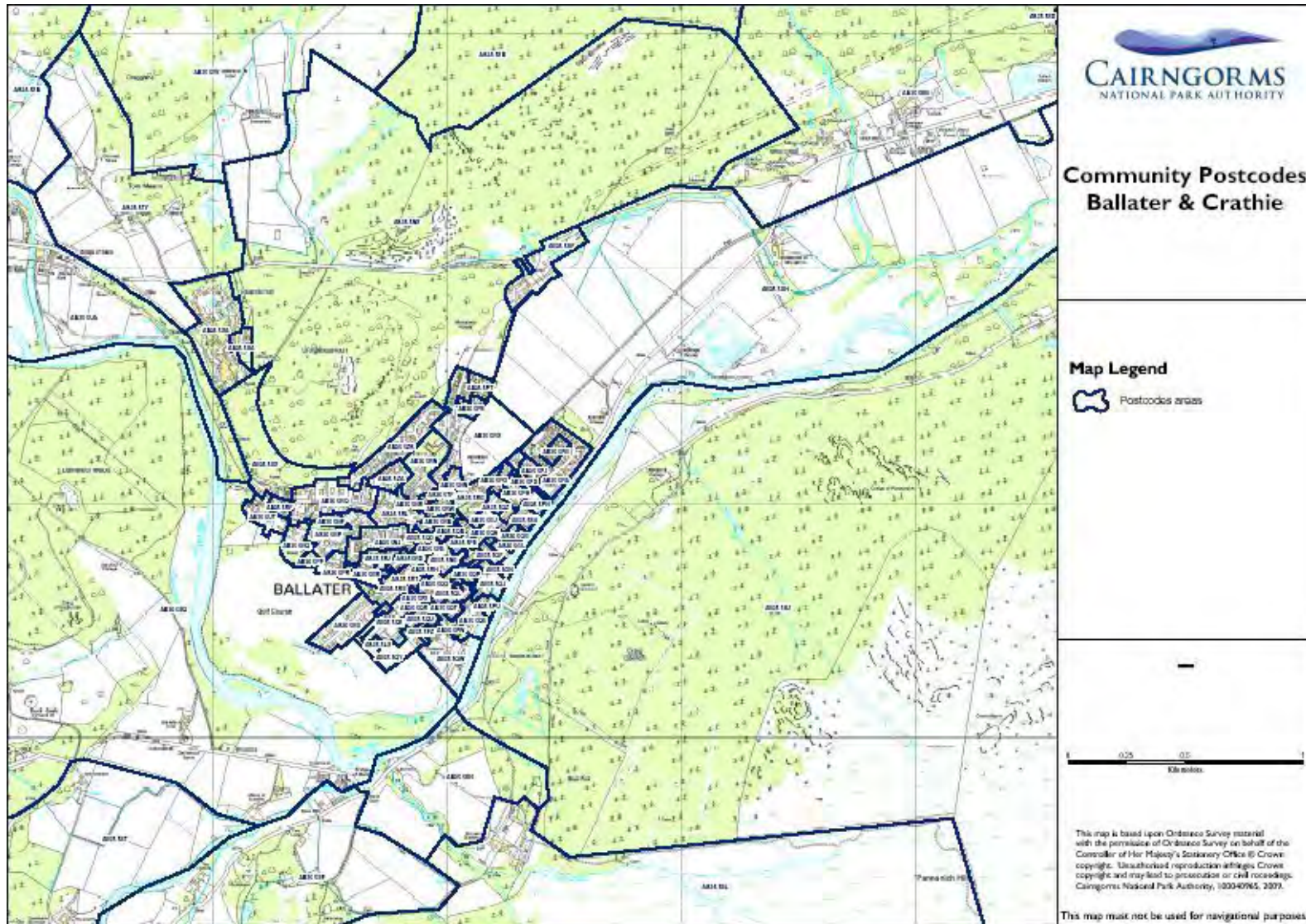
On behalf of the Working Group, Ballater One Voice Our Future

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## **BOVOF PRESS RELEASES**

### **BALLATER ONE VOICE OUR FUTURE**

**Residents and businesses in Ballater are being asked to take part in a project that aims to build on identified community needs. '*Ballater One Voice Our Future (BOVOF)*' aims to involve everyone in the village to produce a prioritized community action plan taking into account of all previous consultations and surveys.**

Residents and other stakeholders will be asked about the positive aspects of their community and how these and other resources can be built upon. A Working Group has been set up by the Community Council supported by the Cairngorms National Park Authority and partners.

The Working Group has met and agreed a process which has already started with a review of the findings of previous consultations and research surveys. On the basis of the review of existing information a questionnaire is being developed which will be sent to all residents and other stakeholders in Ballater, to identify information gaps on community needs, including housing and other ideas which merit support. The project will be completed to report in May 2009.

Hard to reach groups, such as young people, parents and toddlers, people with disabilities and the elderly are being targeted to ensure a wide and diverse range of opinion and that the project involves all the community.

Two community meetings, "Ballater Blethers", will be held on Saturdays 4<sup>th</sup> and 25<sup>th</sup> April 2009 in the Victoria Hall, Ballater with residents, voluntary and business organizations. These open meetings will include discussion groups to help prioritise community needs and agree a priority list of future projects and developments in the Ballater community, with a commitment from the organisations supporting the project to help fund the priorities where appropriate.

The Working Group believes the time has come to update and convert the findings of numerous surveys into real actions focusing on the potential in the Ballater community, what people like about living in Ballater and what could be done to improve the community. Real issues such as the lack of affordable housing in the village will not be ignored. The starting point, however, is that this community has a lot going for it in terms of talent and facilities upon which to build. The project will be looking at barriers within the community and ways to improve communication and information for residents, use of open spaces and community buildings, and community involvement in the delivery of the Cairngorms National Park Plan. It will identify "quick wins" which would be eligible for funding and make a real difference within the community in a short period of time. The Group wants to make sure that it's not just 'the usual suspects' that get involved, and don't expect to do everything themselves. They will be looking for individuals or local organisations who would be willing to organise their own discussion groups and feed back the results. The Group will be making particular efforts to involve a wide cross section of the community including young people, people with disabilities, local businesses, and the

Churches”.

The Working Group really wants to hear from all the residents and people who work in Ballater about what they think about their community, what it may need or what could be improved. It aims to make the project as enjoyable, innovative and engaging as possible so everyone gets involved. So please give your views when called upon and look out for local events being organized to ensure that the community speaks with one voice to get the best result for future developments in Ballater.

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### **Ballater One Voice Our Future**

Residents and businesses in Ballater are being asked to take part in a project that aims to build on identified community needs. '**Ballater One Voice Our Future (BOVOF)**' aims to involve everyone in the village to produce a community action plan taking into account of all previous consultations and surveys.

A Working Group has been set up by the Ballater Community Council supported by the Cairngorms National Park Authority and partners. Activities will involve a local housing and community survey, Ballater Blethers involving discussions with local groups including young people, people with disabilities, organisations and local businesses over the next three months. "Quick wins" will be identified which would be eligible for funding and make a real difference within the community in a short period of time.

The project team really wants to hear from all the residents and people who work in Ballater about how they think their community can be improved. It aims to make the project as enjoyable, innovative and engaging as possible so everyone gets involved. So please give your views when called upon and look out for local events being organized to ensure that the community speaks with one voice to get the best result for future developments in Ballater.

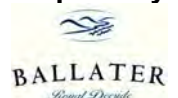
Members of the BOVOF group Kirsty Murray and Tricia Cooper. "*We are pleased to see young people from Ballater represented on the project Working Group, so they have the opportunity to have an equal say on the future development of the village*".

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### **For the PIPER – w/c 9 March 2009**

The Ballater One Voice Our Future (BOVOF) project which is aiming to produce a community action plan is now well underway and the first events planned.

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**Page 126**

Residents and businesses in Ballater have been receiving questionnaires this week which are designed to get as much information as possible about what they see the community needing for the future. This will lead to a prioritized action plan which will attract funding from various agencies.

Drop in consultations called Ballater Blethers, are to be held at the Victoria Hall, Ballater, the first one on Saturday 4 April 2009 starting at 12.30pm. Public agencies, local groups including young people, people with disabilities, voluntary organisations and local businesses are all being invited to participate. There will also be a free Youth Café to give young people the chance to enjoy themselves and have their say, starting at 5.00pm at the Victoria Hall on the same day.

To get the best result for future developments in Ballater, the Working Group stress the importance of returning questionnaires and encourage individuals and organizations to spend a little time to return the questionnaire and attend the Ballater Blethers. "Quick wins" identified from the community consultation will be eligible for agency funding and should make a real difference within the community in a short period of time.

If you want further information, or wish to provide a stand, poster or advisor, or assist as a facilitator for the drop in consultations at the Ballater Blethers, please contact Gillian Sinclair on 013397 55467.

Caption for picture: *Emma Binns, Aberdeenshire Rural Housing Enabler and member of the BOVOF Working Group prepares for the distribution of the questionnaires to businesses and residents in Ballater.*

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#### **Article for the P&J - 24 March 2009**

##### **BALLATER FOLK LOOK TO THE FUTURE**

Everyone in Ballater is being invited to a meeting which will help shape the future of the village on Saturday April 4.

The Ballater One Voice Our Future (BOVOF) project is calling on locals to come up with ideas for a plan to improve their community. The most urgent things that need doing will be prioritized and will be eligible for funding by various agencies and charitable trusts.

The project follows the setting up of a pilot scheme for the communities of Grantown, Cromdale, Dulnain and Advie by the Cairngorms National Park Authority (CNPA) 18 months ago. The CNPA devised a 'toolkit' for the best way for the organisers to get local feedback and this method has been adopted in Ballater.

The BOVOF Working Group was instigated to oversee the project by the Ballater and Crathie Community Council supported by the CNPA and its partners. It includes representatives from Ballater and Crathie Community Council, the CNPA, Aberdeenshire Council, the Association of Cairngorms

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Communities, Ballater (RD) Limited, The Prince's Foundation for the Built Environment, Save Cash Reduce Fuel (SCARF), and Ballater residents. Residents and businesses in Ballater have received questionnaires designed to obtain as much information as possible about what they see the community needing for the future.

The first of the drop-in consultations, called Ballater Blethers, takes place at the Victoria Hall, Ballater on Saturday April 4, starting at 12.30pm, with refreshments provided.

Information will be gathered through small discussion groups and other means.

Public agencies, including the CNPA, local groups including young people, people with disabilities, voluntary organisations and local businesses have been invited to be on hand to provide advice and information.

Later the same day at the Victoria Hall there will be a chance for young people to have their say and enjoy themselves at the free "Sound Off" Youth Café starting at 5.00pm. While giving their ideas they can enjoy the Voxur Box (Video Booth), Pedalgo Competition, Remote Control Car & Beer Goggles, Wii machines with Big Screen Guitar Hero, Bingo and Music, with prizes including a free raffle to win Anywhere Vouchers and the chance to win a voucher for a skid training session in Aberdeen worth £300. Free pizzas and soft drinks will be served as they go along.

BOVOF Project Coordinator Gordon Riddler said: "To get the best result for future developments in Ballater, it is important for everyone who possibly can to return questionnaires and spend some time attending the Ballater Blethers."

Following an independent analysis of all the information gathered, a second Ballater Blether will be held on Saturday May 2 in the Victoria Hall when updates on the questionnaires will be given and the all important setting of priorities for the action will be established by those who attend from the community.

Fiona Munro, the CNPA's housing policy officer, said: "BOVOF have organised themselves really well to enable the people of Ballater to have their say about the future of their community."

Anyone who wants further information, or wish to provide a stand, poster or advisor, or assist as a facilitator for the drop in consultations at the Ballater Blethers, should contact Gillian Sinclair on 013397 55467.

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### **DON'T MISS THE FIRST BALLATER BLETHER**

The first of the drop-in consultations, called Ballater Blethers, takes place at the **Victoria Hall, Ballater on Saturday 4 April 2009, starting at 12.30pm**, for everyone to share their thoughts and ideas for Ballater, with refreshments provided. Information will be gathered through small discussion groups and other means.

Public agencies, local groups including young people, people with disabilities, voluntary organisations and local businesses have been invited to be on hand to provide advice and information. These so far include the police, SCARF, Local Community Planning, Rural Housing, Cairngorms National Park and several others.

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Later the same day at the Victoria Hall there will be a chance for young people to have their say and enjoy themselves at the free **“Sound Off” Youth Café starting at 5.00pm**. While giving their ideas they can enjoy the Voxur Box (Video Booth), Pedalgo Competition, Remote Control Car & Beer Goggles, Wii machines with Big Screen Guitar Hero, Bingo and Music, with prizes including a free raffle to win Anywhere Vouchers and the chance to win a voucher for a skid pan driving trial in Aberdeen worth £300. Free pizzas and soft drinks will be served as they go along.

**Watch out for announcements for the second Ballater Blether at the Victoria Hall on Saturday 2nd May 2009 at 10am for updates on the Household Surveys and the all important setting priorities for the Action Plan.**

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### **GOOD SUPPORT FOR THE FIRST BALLATER BLETHER**

The first Ballater Blether on Saturday 4 April was well supported and gave those who dropped in a chance to share their thoughts and ideas for Ballater. Public agencies and local organizations including the Fire Service, Police, CNPA, Aberdeenshire Council, Waste Aware, SCARF, the YES Project, and were on hand to allow further discussion and provide information. The Working Group wishes to thank all those who participated for sparing the time and effort which has added so much value to this project.

Later on in the day young people in the village provided their ideas at the **“Sound Off” Youth Café**, where the events proved popular especially the Bingo and the video questionnaire.

**A lot of valuable ideas on what was good about Ballater and what could be improved were obtained and will be incorporated and analysed with the Household questionnaire survey data to produce a list of potential actions for the community.**

**A second Ballater Blether will be held at the Victoria Hall on Saturday 2nd May 2009 at 10am for updates on the Household Surveys. On this occasion also, members of the Ballater community are invited to participate in the all important setting priorities for the action plan.**

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### **VITAL MEETING ON SATURDAY TO CREATE AN ACTION PLAN FOR BALLATER!**

Residents of Ballater will be able to create an action plan for the village's future at the Victoria Hall on Saturday 2<sup>nd</sup> May.

Local residents and businesses have recently responded to local housing and community surveys as well as last month's Ballater Blether drop in consultation and the Youth Café.

This information has now been analysed and the strong response (greater than 40%) has highlighted more than 140 issues and concerns of a short, medium and long term nature which now require to be prioritised and planned with the help of local people.

Ballater residents are invited to give an order of priority for action on these issues combined with discussion on how these can be implemented at the second Ballater Blethers meeting on Saturday.

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This will not be a drop in meeting and will start at 10am prompt. A two hour programme is planned to set priorities for action and complete facilitated discussions on how to implement them.

Following the meeting, an action plan will be compiled and published which will form the basis for securing funding for short, medium and long term projects for Ballater.

Some actions have already been taken about short term issues raised so far. The Ballater One Voice Our Future (BOVOF) Working Group, which has organised the Blethers, is urging residents and representatives of local businesses and organisations not to miss this chance to contribute to an action plan for Ballater.

Representatives from public agencies, local groups including young people, people with disabilities, voluntary organisations and local businesses are all being invited to participate and are asked to confirm their attendance to contribute to the discussion.

Saturday's event will take the following format:

\* 10am – 10.30am

Setting priorities for issues that arose from the recent community consultations - housing, local economy, education and training, health and sport, community facilities, services and environment.

\* 11am – 12.30pm

Discussion of prioritised issues and how implementation can be achieved through action by the community itself and other organisations or agencies as required.

Tea, coffee and sandwiches will be available throughout the Blether.

Robin Blyth, Chairman of the Ballater and Crathie Community Council said: *"Following on from the strong response to the recent community surveys I urge those who live and work in Ballater to come along and see what people have said so far and help decide the priorities to make a difference to the future of Ballater"*.

Anyone wanting to get further information or to confirm a representative of an agency or organisation will be present to add to discussion, phone Gillian Sinclair on 013397 55467.

Note to Newsdesks:

1. The BOVOF project follows the setting up of a pilot scheme for the communities of Grantown, Cromdale, Dulnain and Advie by the Cairngorms National Park Authority 18 months ago. It devised a 'toolkit' for the best way for the organisers to get local feedback and this method has been adopted in Ballater.
2. The BOVOF Working Group was instigated to oversee the project by the Ballater and Crathie Community Council supported by the CNPA and its partners. It includes representatives from Ballater and Crathie Community Council, the CNPA, Aberdeenshire Council, the Association of Cairngorms Communities, Ballater (RD) Limited, The Prince's Foundation for the Built Environment, Save Cash Reduce Fuel (SCARF), and Ballater residents.
3. The four aims of the Cairngorms National Park are: to conserve and enhance the area's natural and cultural heritage; promote sustainable use of the Park's natural resources; promote understanding and enjoyment of the special qualities of the Park (including recreation); and to promote sustainable economic and social development of local communities.
4. The Cairngorms National Park was established in September 2003. It is the UK's largest National Park at 1,467 sq miles. The CNPA was set up by the Scottish Parliament to ensure that the unique aspects of the Cairngorms - both the natural environment and the local communities - are cared for, sustained and enhanced for current and future generations to enjoy. The CNPA is designed to be an 'enabling' organisation promoting partnership and giving leadership to all those involved in the Cairngorms.

## **Ballater One Voice Our Future (BOVOF)**

### **AN ACTION PLAN FOR BALLATER**

This project supported by the Cairngorms National Park Authority and its partners has now completed the consultation part of the process. There was a strong (greater than 43%) response from recent local housing and community surveys. The Ballater Blether drop-in consultation and the Youth Café were well attended and questionnaires were returned from Ballater School. All the information was independently analysed highlighting over 140 issues, concerns and ideas of a short, medium and long term nature.

These issues were prioritized and discussed with members of the community at the Second Ballater Blether on 2 May 2009. On the basis of this constructive community consultation, the BOVOF Working Group is in the process of compiling an action plan aiming to have it published in June. This plan will form the basis for securing funding for short (quick win), medium and long term projects for Ballater. It is of interest that some actions have already been taken concerning short term issues raised so far.

Gordon Riddler

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An 'Action Plan' for Ballater is drawing closer after a series of discussions and questionnaires involving the local community. Following the success of the first Ballater Blethers, held on April 4, the second Blethers, which was again organised by the Ballater One Voice Our Future Working Group (BOVOF), went ahead on May 2. The format of this meeting was for the community to highlight which items raised by the questionnaires merited deeper discussion. Its aim was to prioritise the emerging issues that would formulate the 'Action Plan for Ballater', which will ultimately emerge from the project. Robin Blyth, Chairman of the Ballater and Crathie Community Council, said: "The questionnaires had given a good insight as to the wishes and concerns of much of the community. The return rate of completed questionnaires upon reaching 44% give a highly credible response to our request and are worthy of our thanks to all." He added: "The success of involving the Ballater School and the response from young persons has encouraged us to hold another aimed event for the youth of the community. Yet to be announced it will likely be held in the pavilion on Church Green, a venue agreeable and familiar with all. The timings for this will be given in the near future. "This project evolving since November is moving towards its conclusion and it is hoped to produce the final report, the 'Action Plan', in the not so distant weeks. The report will contain all the issues raised and the how and the when they can be addressed. It will prioritise some quick win items and go on to secure the required funding to put them in place." The Ballater One Voice Our Future (BOVOF) Working Group organised the Blethers.

Ends

Note to Newsdesks: 1. The BOVOF project follows the setting up of a pilot scheme for the communities of Grantown, Cromdale, Dulnain and Advie by the Cairngorms National Park Authority (CNPA) 18

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months ago. It devised a 'toolkit' for the best way for the organisers to get local feedback and this method has been adopted in Ballater. 2. The BOVOF Working Group was instigated to oversee the project by the Ballater and Crathie Community Council supported by the CNPA and its partners. It includes representatives from Ballater and Crathie Community Council, the CNPA, Aberdeenshire Council, the Association of Cairngorms Communities, Ballater (RD) Limited, The Prince's Foundation for the Built Environment, Save Cash Reduce Fuel (SCARF), and Ballater residents. 3. The four aims of the Cairngorms National Park are: to conserve and enhance the area's natural and cultural heritage; promote sustainable use of the Park's natural resources; promote understanding and enjoyment of the special qualities of the Park (including recreation); and to promote sustainable economic and social development of local communities. 4. The Cairngorms National Park was established in September 2003. It is the UK's largest National Park at 1,467 sq miles. The CNPA was set up by the Scottish Parliament to ensure that the unique aspects of the Cairngorms - both the natural environment and the local communities - are cared for, sustained and enhanced for current and future generations to enjoy. The CNPA is designed to be an 'enabling' organisation promoting partnership and giving leadership to all those involved in the Cairngorms.



## **SUMMARY OF THE ACTION PLAN FOR BALLATER (Distributed on 8 September 2009)**

This is a summary of the themes, aims and initial actions arising from the community consultation Ballater One Voice Our Future (BOVOF) held between April and June 2009 in Ballater. A final report giving more explanation and details of the Principal Issues, potential Partners and Agencies, and Timescales will be available around the end of September 2009. In addition, a series of Appendices will be available for reference which contains all the detailed information received from the Ballater community upon which the Action Plan was based.

**THEME:       HOUSING**

**AIM:**           To increase access to housing for rent and low cost ownership over the next five years.

**INITIAL ACTIONS:**

1. To hold an open public meeting to discuss affordable housing. Housing officers from various agencies to give information to the community. This will comprise an overview of what the council/housing associations/trusts can do including the background to waiting lists. (This public meeting was held on 2 July 2009 producing the following list of actions identified by the community to take forward).
2. To set up a Ballater Housing Partnership Group co-ordinated by the BOVOF – COORDINATING GROUP to explore various options for the provision of affordable housing. (First meeting scheduled for 23 September 2009 in Ballater).
3. The community to look at researching the possibilities of setting up a Housing Trust with credible feasible options for development and funding.
4. To approach local estates to identify if there is interest in building housing themselves, selling land to a housing association/trust or if there are empty properties to renovate in order to identify properties and land for affordable housing. Ensure in the future that the land is identified in the new local development plan.
5. To identify land banking opportunities.

**THEME:       LOCAL ECONOMY**

**AIM:**           To co-ordinate effort to increase the attraction of Ballater as a business and tourist destination.

**INITIAL ACTIONS:**

1. To explore options for the expansion of the current Ballater Enhancement Group into a Partnership which could identify opportunities for improvements in the village. Cross reference with the provision of education and training needs co-ordinated with other partnerships through the BOVOF – COORDINATING GROUP – see below.

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**THEME: EDUCATION AND TRAINING**

**AIM:** To increase the opportunities for learning, training and preparation for employment in Ballater.

**INITIAL ACTIONS:**

1. To set up a Ballater Education and Training Partnership Group co-ordinated with other partnerships through the BOVOF – COORDINATING GROUP.
2. To undertake an Adult Learning Audit in Ballater through the Aberdeenshire Council Community Learning and Development Department.
3. To identify a provider who would address demand for adult evening classes, publicise widely and identify and employ local tutors, including the provision of computing classes for the elderly.
4. To aim to use Ballater Old School for community learning activities and to support action already in progress to that end.

**THEME: HEALTH**

**AIM:** To explore the potential and feasibility of increasing dental care in Ballater.

**INITIAL ACTIONS:**

1. Arrange a meeting in Ballater of representatives of relevant partners and agencies within three months, to review the effectiveness of existing arrangements, and inform on policy, grants and the feasibility of establishing a new sustainable small dental practice in the village.
2. If required assess the level of demand for dental services in Ballater.

**THEME: SERVICES**

**AIMS:** To pass on concerns to the police and encourage improved communication with the community.  
Assist with review and co-ordination of signage for Ballater.  
To maintain in good condition the roads within the village.

**INITIAL ACTIONS:**

1. To post monthly summary feedback from the Police Service on the village notice board.
2. To pass on any concerns raised by the community to the Police Service and to communicate feedback on specific issues.
3. To set up a Signage Partnership Group to address signage issues and options in and around the village co-ordinated with other partnerships through the BOVOF – COORDINATING GROUP, including the option of providing flashing 30MPH signs at village boundaries.
4. Tullich Graveyard – Additional parking/hard standing is required.

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5. Signage for crossing at Tullich of Deeside Way and A93. Feasibility study for a suitable bridge over A93.
6. To inform and pass on concerns regarding the condition of roads within the village.

**THEME: ENVIRONMENT**

**AIMS:** To raise awareness and encourage engagement to ensure a cleaner and greener Ballater.  
To liaise with Aberdeenshire Council on the relocation and management of recycling centres.

**INITIAL ACTIONS**

1. Set up a community environmental partnership group for liaising with relevant agencies to deal environmental issues co-ordinated with other partnerships through the BOVOF – COORDINATING GROUP.
2. Liaise with Aberdeenshire Council concerning management of recycling site in main car park in the village.
3. Locate and commission suitable recycling centre on periphery of village.

**THEME: COMMUNITY SERVICES**

**AIMS:** To support the development project for the Old School.  
To support the current initiative to enhance facilities of the Victoria and Albert Halls to meet the needs of the community.  
To assist in the future development of Monaltrie Park for the benefit of the community.  
To assist with the provision of cinema facilities for Ballater.

**INITIAL ACTIONS:**

1. To update the feasibility study and business plan for the Old School Building and Site.
2. To implement a development and business plan for the Old School Site.
3. Broaden the membership of the BCDG and engage all sectors of the community to define and deliver needs.
4. Preparation of updated digital layout and elevation plans for the V&A Halls. (Completed 28 August 2009).
5. Community consultation to identify needs regarding use of the V&A Halls.
6. Improve the communication and increase participation of community and user groups in the V&A Halls Development Association.
7. Set up a Monaltrie Park Users Partnership Group co-ordinated with other partnerships through the BOVOF – COORDINATING GROUP.
8. Audit of facilities and usage for Monaltrie Park including the Pavilion together with a facilitated Community Event

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9. Toilet facilities improvement at Monaltrie Park.
10. To assess the viability of cinema facilities for Ballater.

**THEME: JUST FOR YOUTH**

**AIM:** To develop activities and facilities to meet the needs of the young people in Ballater.

**INITIAL ACTIONS:**

1. Re-decorate cellar in V&A Halls.
2. Establish Young People's Action Group.
3. Liaise with community via partner agencies and engage community concerning support and fund raising events for more youth activities/ facilities.
4. Youth Club for S1/S2, and one for S3+.
5. Liaise with landowners to locate suitable ground for motorbike scrambling.

Since June 2009 when the BOVOF community consultation was completed there has been progress on some important actions. A Housing Partnership Group has been set up to pursue the action to explore options for the provision of affordable housing and will meet on 23 September 2009 in Ballater. Work has also begun through individuals and Partnership Groups in the process of formation, and existing development groups to deal with NHS dental care in Ballater, Education and Training, development of the Old School site, enhancing facilities at the V&A Halls, developing activities and facilities to meet the needs of young people in Ballater and planning and co-ordination of the use of Monaltrie Park. In addition, the Prince's Foundation for the Built Environment (PFBE) is holding Public Meetings and a Workshop between 29 September and 1 October 2009 inviting the Ballater community to evaluate the previous 2006 Enquiry by Design proposals and to discuss where PFBE can assist in delivering some of the outcomes of the BOVOF Action Plan.

The Action Plan reflects the views of the community given during the BOVOF consultation. The success of its implementation will depend on positive support from members of the community.

If you would like to help with any aspect of the Action Plan or you have any queries please contact the BOVOF Co-ordinating Group at 013397 55467.

**WATCH OUT** for further announcements.

**Notes:**

***BOVOF - COORDINATING GROUP*** is the Ballater One Voice Our Future Co-ordinating Group being set up to monitor, co-ordinate and support activities arising from the BOVOF Action Plan carried out by individuals, Partnership and Development Groups existing or in the process of being set up to deliver on the action plan.

***BCDG*** is the Ballater Centre Development Group set up to progress the development of the Old School site.

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**The BOVOF Working Group  
invites you to come along  
on Wednesday 11 November 2009, at 7pm  
to a meeting in the Mike Sheridan Room,  
Victoria & Albert Halls, Ballater  
to hear about  
THE ACTION PLAN FOR BALLATER**

**Presentations on:**

- Summary of the BOVOF Project
- Ballater Housing Partnership Group
- Ballater and Upper Deeside Adult Learning Partnership
- Youth Action Group (BAG)
- Monaltrie Park Users Group
- Dental Service in Ballater
- Ballater Centre Development Group
- Victoria and Albert Halls Improvement Project Group

The Action Plan for Ballater reflects the views of the community given during the BOVOF consultation between April and June 2009. The success of its implementation will depend on positive support from members of the community. So far several members of the Ballater community have made a significant contribution to the progress of partnerships and project development groups. If you are interested in any aspect of the Action Plan please come along to the meeting. If you have any queries please contact BOVOF at 013397 55467.

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