



COMMUNITY ACTION PLAN

2015-2020

# Ardentinny



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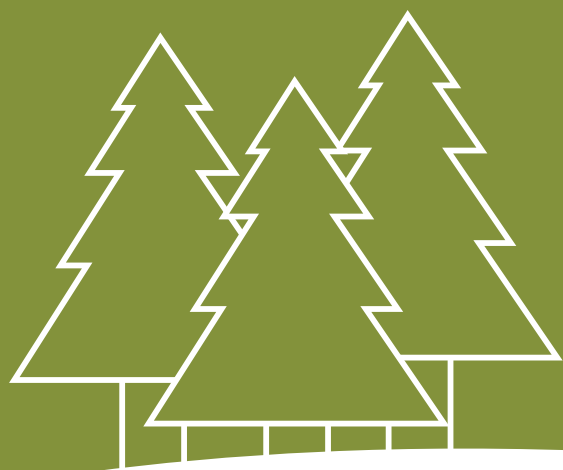
This Action Plan has been developed with support from Loch Lomond and the Trossachs Community Partnership.

It outlines the views of the community on their main likes and dislikes about living in Ardentinny and about what potential projects could enhance life within the community.

Previous Action Plans have been used as evidence provided to potential funders that projects are worth backing and have the support of the community.

The following projects have been developed since the last community survey in 2008:

- ➡ The purchase of the Walled Garden from Forestry Commission Scotland and its development.
- ➡ Planting trees and other improvements at Coronation Wood
- ➡ Improving the area around the Laird's Grave with shrub clearance and there are plans to paint the railings this year.
- ➡ Community fundraising to purchase a defibrillator.







### OUR COMMUNITY OUR VOICE

This Community Action Plan has been developed through extensive consultation with the people of Ardentinnny and its outlying areas which took place between January to March 2015.

Every household in the area was given the opportunity to complete a household survey and in addition to this a number of detailed interviews were carried out by Community Agent Ceci Alderton.

Finally the community was given the opportunity to comment on these findings during a well attended community open day held in the Village Hall.

The community as a whole were encouraged to input to the process and the results which were achieved.

18 stakeholder meetings were held with people reflecting the different parts of the community and representatives from key local groups such as the Community Council, Community Trust/Walled Garden, Church and Bowling Club.



45

SURVEYS RETURNED  
FROM OUR 100 HOUSEHOLDS



60

PEOPLE  
VISITED OUR  
STAND AT THE  
COMMUNITY  
OPEN DAY



18

STAKEHOLDER  
MEETINGS

*We would like to thank everyone for their contributions upon which this action plan has been developed.*



# Our Community Now

## Location

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The community is made up of the parish of Ardentinnny which includes the village itself and some settlements up Glen Finart. It is situated on the Cowal Peninsula in Argyll on the shores of Loch Long and is 12.4 miles from Dunoon and 45 miles from Glasgow via a passenger ferry service from Dunoon or a vehicle service from Hunters Quay. The area is in the Loch Lomond and the Trossachs National Park.

## POPULATION

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According to the 2011 census the population of Ardentinnny is 176. Ardentinnny has an ageing community with 88.0% of residents being over the age of 45 and 55.8% over the age of 65. There are very few families and only 6.25% of the population are aged between 16-44 in the village reflecting the need to leave to find work and affordable housing. There are only 8 children in the village under the age of 12.

## HOUSING

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Over 80% of local housing is owner occupied and an estimated 17% are holiday homes. There are approximately 70 caravans on Glenfinart Caravan Park. There is local unease about new developments and building in the village, feeling that it would adversely impact on the peace and tranquillity of the community.

## EMPLOYMENT AND THE LOCAL ECONOMY

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High seasonal population variations due to holiday and second homes have implications for the viability of local businesses which mean that Ardentinnny has not had a full-time shop or post office for some years. There is a part-time P.O. at the Glenfinart Hotel on Monday afternoons and the nearest shops are at Blairmore, 3.6 miles away and Strone ( 5 miles away). The district appears to provide an environment conducive to self employment which could be further developed.

## HEALTH CARE AND EMERGENCY SERVICES

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The Riverside Surgery in Kilmun (6.1 miles away) is well appointed with a GP, practice nurse and good facilities. A defibrillator is situated by the slipway at the Outdoor Centre. There is currently no sheltered housing or dedicated care for the elderly in the community though there is an increasing need for it. The fire service is based in Dunoon, a 25 minute drive away, which causes concern. There is a community policeman and dentist based in Dunoon.



## EDUCATION

The village primary school closed some years ago due to falling numbers of pupils – there are currently only eight children of primary school age in the village – and children currently attend Strone Primary (5 miles away). Older children need to travel to Dunoon Grammar, a 15 mile / 40 minute bus journey away.

## ENVIRONMENT

Ardentinny is in a beautiful scenic area with many fine views of Loch Long though some feel these are marred by the nuclear base at Coulport. Local wildlife includes red squirrels, red and roe deer and raptors including golden eagles. There is a good network of forest trails though there is some room for improvement: there is scope for a shore heritage trail and the nature trail set up by Forestry Commission Scotland has fallen into disuse and is in the process of being revived.

## COMMUNITY ORGANISATIONS, EVENTS AND FACILITIES

There are many village events including monthly Soup and Sandwich lunches, Burns Suppers and Christmas parties in Ardentinn/Glenfinart Hall. The Hall is also the focus for groups such as the Hobbies Group, Badminton Club and Scottish Women's Institute.

The hall needs considerable financial input to rectify issues with damp and a poor heating system. There is also a Bowling Club with Clubhouse. Issues affecting the village are dealt with by a Community Council, Community Trust and Hall Management Committee.

## HERITAGE

Local monuments of historical interest include an Iron Age Dun in Glenfinart, Baron Macinturners (Turners) cairn on the Larach, Coronation Wood, the Laird's Grave and Fingal's Well. During WW2 the Royal Naval Commando base HMS Armadillo was based in Glenfinart House.

The Victorian Glenfinart Walled Garden was purchased for the community in 2012 by the Ardentinn Community Trust (ACT) and hosts two yearly events, The Easter Extravaganza and A Harvest Fair. It is open at weekends from April – October and on request. The Trust received grants from Investing in Ideas and The Heritage Lottery, to commission the production of a Conservation Plan, Feasibility Study and Business Plan to support the restoration and future operation of this listed Structure.

The English Version of the cult children's series, The Magic Roundabout, was adapted from the French original Le Manège Enchanté and narrated by former Ardentinn resident Eric Thompson.





# Community Views Survey

## Likes

Of the responses:

75.6%

Beautiful scenery



35.6%

A good range of local walks



26.7%

A good range of local clubs and activities



Peace and quiet

42.2%



35.6%

A good local bus service



73.3%

Community spirit

### What we said about our top likes.

*A good bus service – but it is underused and we could stand to lose it.*

*People keep an eye on each other and offer help when needed.*

*We have good links to Glasgow: we're remote but not cut off.*

*I feel pretty safe at night.*

*The toilets on the beach and at the village are clean and well kept.*

*Peaceful countryside, attractive scenery and friendly atmosphere.*

*A good variety of clubs and organisations to suit different people.*

*I enjoy having neighbours who are friends as well.*

*A friendly, caring community with neighbours who are friends as well'.*

*We like the opportunity to 'feel involved' in village projects and events.*



# Community Views Survey

## Dislikes



### What we said about our dislikes.

*Keeping the Hall operational is becoming a big problem.*

*The village hall is a good asset but it needs a lot of money spent on it.*

*We need to work together more and come together for the good of the community.*

*More holiday or second homes in the village rather than families moving in.*

*The village's population is too small to support all the local projects it has.*

*Ardentinny needs to be a more resilient and sustainable community which will make it more attractive to incomers.*

*It would be lovely to see more young children in the village but there's no work for them.*





# Ardentinny

## Our Community vision for the future

### The type of place we want Ardentinnny to be:

We want our community to continue to be a welcoming one to people of all ages: balancing the needs of an increasingly ageing population with the need to attract younger people who wish to live and work here and raise families of their own. We want our community and environment to be sustainable with public services and local businesses to be maintained, supported and enhanced over the next years.

#### Our vision is of a community which:

- ➔ involves members of the community working together to improve facilities for the benefit of the community
- ➔ encourages community spirit and participation in local activities
- ➔ has a thriving and well-maintained village hub where people can meet
- ➔ supports an ageing population
- ➔ supports local businesses and services
- ➔ values and conserves its local cultural and natural heritage
- ➔ makes its natural environment accessible to all through the provision of walks and nature trails
- ➔ has a wide range of local employment opportunities
- ➔ continues to be a safe and welcoming place to live in



# Main Themes and Priorities

These are the main themes and priorities the community will focus on over the next five years, in partnership with public agencies and other supporters.

**THEME 1: Community Resources**

**THEME 2: Environmental Improvements**

**THEME 3: Roads and Transport**

**THEME 4: Caring for the Community**

**THEME 5: Consulting with Government Agencies and Utility Providers**

## THE TOP PRIORITIES AS IDENTIFIED BY THE COMMUNITY THROUGH CONSULTATION

- ➡ Improve communication between local groups
- ➡ Improve road maintenance
- ➡ Improve the facilities at the village hall – or build a new one!
- ➡ Green power
- ➡ Campaign for a retirement home or sheltered housing
- ➡ Campaign for more affordable housing
- ➡ Improved broadband
- ➡ Campaign for more NHS care services for the elderly
- ➡ Reinststate the nature trail
- ➡ Extend the 30 mph speed limit to the bus terminus
- ➡ Grit the Larach in winter
- ➡ A&B to take responsibility for neglected hedgerows
- ➡ Monitor and control antisocial behaviour at the picnic area

# Theme 1: Community Resources



A guide to the first steps to be taken over the next 12 months and beyond...



## ACTION POINT

### Developing and maintaining a village 'hub'

- ➔ Support the development of the village hall.
  - Identify whether a new build or refurbishment is best way forward.
  - Develop detailed plans for improvements
  - Secure required funding
  - Deliver village hall improvement

#### Community Champion

- Hall Management Committee



Ardentinny has a large variety of community social groups which use Ardentinny/Glenfinart Village Hall. However major problems with damp and an inadequate heating system mean that this is not fit for purpose and costs a lot of money to keep heated. Activities in the village are co-ordinated by a variety of groups including the Community Council, Community Trust and Hall Management Group but communications between these could be improved.

## ACTION POINT

### Improve communication between local groups

- ➔ Remove sticking points between local groups and move forward
  - Meeting between representatives of groups to discuss differences and a way forward
- ➔ Make better use of the Community Trust as an umbrella organisation for community projects
  - Identify other projects, recruit volunteers to carry them forward

#### Community Champion

- Community Trust
- Impartial chair
- Community Partnership

## ACTION POINT

### Improve communication within the village

- ➔ Liaise with other local heritage/tourist groups to bring joint funding into the area
- ➔ Publicise village events at the caravan park
- ➔ Publish a timetable when the police van, mobile library etc, is coming to the village
- ➔ Develop a community council website

#### Community Champion

- Conservation and Heritage Group
- Community Council



# Theme 2: Environmental Improvements



A guide to the first steps to be taken over the next 12 months and beyond...



## ACTION POINT

### Monitor and Control Anti-social behaviour

- ➔ Monitor and enforce behaviour at the picnic area
- ➔ Encourage people to join the 'Rural Watch' scheme
  - Publicise its existence and how to join it
- ➔ Prevent and control littering
  - Community beach cleans
  - Signage
  - More patrols by Rangers
- ➔ Control irresponsible dog ownership,

### Community Champion

- CC, CT, LLTNPA and FCS Rangers
- Dog wardens

## ACTION POINT

### The Glenfinart Walled Garden

- ➔ Develop toilet facilities for garden visitors and volunteers
- ➔ Obtain water and power sources for the Garden
- ➔ Develop workshop space in the Garden
- ➔ Promote sales of veg and plants from the Garden

### Community Champion

- Community Trust - Walled Garden Committee
- LLTNPA

## ACTION POINT

### Develop and improve local attractions

- ➔ Restore and develop Baron Macinturner's (Turner's) Cairn.
  - Install interpretation boards, Publish an information leaflet linking the cairn with other sites of the same period in the area (e.g. Paper Caves), Install viewing area for the cairn
- ➔ Continue to work on improvements to Coronation Wood and the Laird's Grave
- ➔ Restore and maintain the Ardentinn Nature Trail in cooperation with the Forestry Commission and local schools
- ➔ Work with the landowner to develop the Meadows/ Nursery Field as a nature trail/reserve
  - Survey the plant life in the field and publish the results

### Community Champion

- Conservation & Heritage Group



Ardentinn is set in a stunning lochside situation which attracts a lot of visitors and there are concerns that many of these do not respect the environment and action needs to be taken to monitor and control this. Continued support is also required for the many groups of volunteers who are working on projects to enhance the environment of Ardentinn.



# Theme 3: Roads and Transport



The single track road into Ardentinny needs better maintenance and improvements such as the cutting back of trees and shrubs that inhibit sightlines on roads. Safety measures need to be put in place to prevent speeding vehicles in the village and to ensure the roads are safer, particularly in the winter months.

A guide to the first steps to be taken over the next 12 months and beyond...



## ACTION POINT

### Road Maintenance and Development:

- ➔ Improve road maintenance
- ➔ Improve poor drainage on roads
  - Ditch clearance
- ➔ Obtain restrictions on heavy traffic using the Larach
- ➔ Get Ardenfield adopted by the Council so that it is maintained and gritted

#### Community Champion

- Argyll & Bute Council
- Community Council

## ACTION POINT

### Speeding traffic

- ➔ Extend the 30mph speed limit to the bus terminus
- ➔ Monitor and prevent speeding vehicles

#### Community Champion

- Argyll & Bute Council
- Community Council
- Police Scotland

## ACTION POINT

### Road Safety

- ➔ Grit the Larach in winter
- ➔ Investigate the potential of installing barriers between the road and beach on the Dunoon road

#### Community Champion

- Argyll & Bute Council
- Community Council





# Theme 4: Caring for the Community



A guide to the first steps to be taken over the next 12 months and beyond...



## ACTION POINT

### Seniors

- ➔ Campaign for more NHS services for the elderly
- ➔ Campaign for a retirement home or sheltered housing
- ➔ Obtain funding to employ a local carer for elderly and vulnerable members of the community

#### **Community Champion**

- Community Council

## ACTION POINT

### Working People

- ➔ Campaign for more affordable housing in the village
- ➔ Encourage more local employment opportunities
- ➔ Develop small workshop units for the self-employed

#### **Community Champion**

- Community Council



Ardentinny is an attractive place to retire to but there are concerns that the area is becoming a retirement village with little to offer the younger members of the community or those on a low income who wish to settle and work here. The level of support for the oldest and more infirm members of the community is also a concern.

## ACTION POINT

### The Young

- ➔ Develop a play area for local and visiting children. Organise village activities in summer for local and visiting children

#### **Community Champion**

- Community Council
- Community Trust



# Theme 5: Consult with Government Agencies and Utility Providers



A guide to the first steps to be taken over the next 12 months and beyond...



## ACTION POINT

### Improved utilities

- Installation of hydro schemes/green power
- Campaign for improved Broadband
- Campaign for improved mobile reception

### Community Champion

- Community Council
- Argyll & Bute Council
- Forestry Commission Scotland
- National Park Authority

## ACTION POINT

### Obtain more maintenance support from government agencies

- Get dead and overhanging trees on roadsides removed
- Get hedgerows maintained
- Get help in maintaining footpaths

### Community Champion

- Community Council
- Conservation & Heritage Group

## ACTION POINT

- Obtain support for local projects
- Develop footpaths and nature trails
- Build a wildlife hide at the beach
- Obtain Ranger support for events in the village.

### Community Champion

- Community Council
- Community Trust
- Conservation & Heritage Group



There is a perception that more support could be given for utilities such as improved Broadband and mobile phone coverage. The level of maintenance support by the local Council is also a concern and the community also seeks assistance to help develop facilities such as nature trails, footpaths, and village events.



# Next steps

The delivery plan will contain further details on how the actions will be taken forward, who by and with timescales. Half yearly monitoring will take place and an identified lead organisation will collate the responses .

An annual Delivery plan will be been developed and will be used to guide the delivery and assist the monitoring of a number of priorities each year. Copies of the current delivery plan are available from: Chairperson Ardentenny Community Council

If you would like to get involved with any of these initiatives or for further information please contact the lead organisations below:

If you would like to be part of making this Action Plan a reality, contact:

## **Community Council**

**Name:** Val Kennedy (Convener)

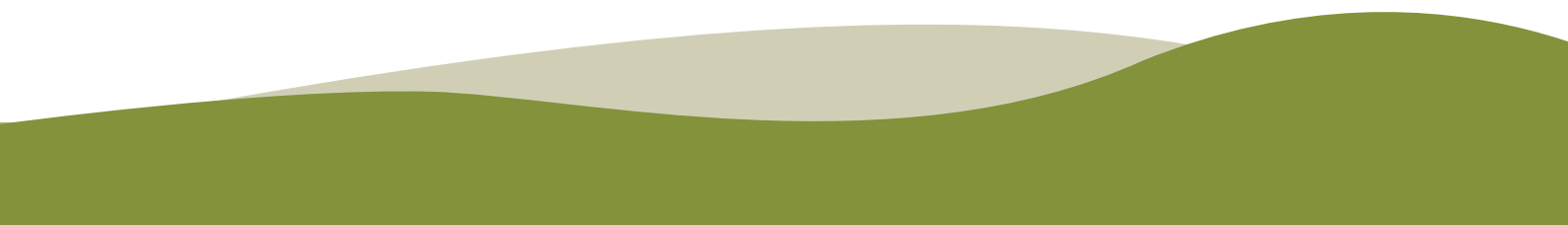
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# Acknowledgements

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*We are grateful to the following organisations for funding and assistance:*



Loch Lomond & The Trossachs  
Community Partnership  
[www.thecommunitypartnership.org.uk](http://www.thecommunitypartnership.org.uk)  
Tel: 01389 727762



Loch Lomond & The Trossachs  
National Park Authority  
[www.lochlomond-trossachs.org](http://www.lochlomond-trossachs.org)  
Tel: 01389 722600

We would like to thank of those who contributed photos for inclusion within this Action Plan including [www.ardentinnty.org](http://www.ardentinnty.org) for photos of the walled garden. A special thanks goes to Ceci Alderton for her role as Community Agent in conducting the consultation elements of the project and providing a wide range of images of our community today.

