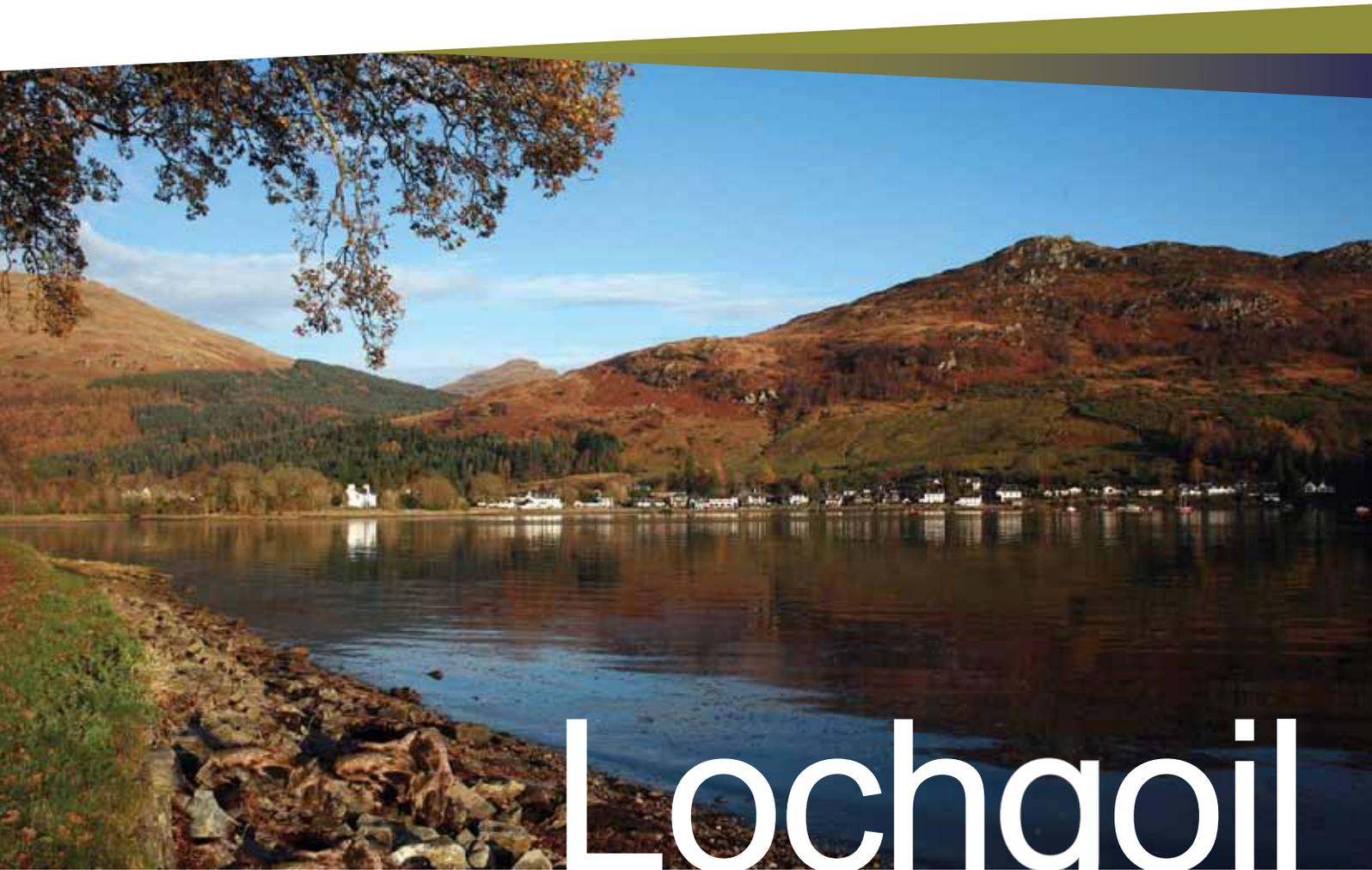




Community Partnership

Supporting communities in Loch Lomond & The Trossachs National Park

COMMUNITY ACTION PLAN 2 0 1 2 - 2 0 1 7



Lochgoil

Lochgoil Community Action Plan

2012-2017

This Community Action Plan sets out the priorities for the development of Lochgoil over the next five years as determined by the community through an extensive process of community engagement carried out over a four month period in late 2011 and early 2012.

The Plan contains

- **A summary of our Community Profile**
- **Our main likes and dislikes as identified in our Community Views Household Survey**
- **Our Vision Statement for the future of Lochgoil**
- **The main themes and priorities for action**
- **Information on how you can stay in touch and get involved.**



The Plan is for the whole community and is jointly owned by all the organisations and individuals that took part in its preparation. We will be working together to ensure its implementation over the next five years.

LOCHGOIL COMMUNITY FUTURES

Lochgoil is updating its Action Plan for the next five years with support from the Loch Lomond & Trossachs Community Partnership. A local steering group was formed that brought together representatives of the Lochgoil Community Trust, Community Council, Village Hall, Carrick Castle Amenities Group, Wee Goil and other interested residents.

Community Action Plans have been instrumental in helping us develop community projects over the last 10 years. The Lochgoil Community Trust was established after we prepared our first Action Plan in 2002.

Successes over the last 10 years have included:

- **a new play area**
- **a new jetty**
- **improved car parking**
- **developing and expanding use of community bus**
- **improving paths networks and outdoor access for residents and visitors**

We have also used the Action Plans in making representation on behalf of the community to improve roads, housing and other service provision.



LOCAL PEOPLE HAVE THEIR SAY

The process to accumulate the views of the villagers involved:

- a community views survey, which was delivered to all households
- a questionnaire, also delivered to all households, to discover the community needs that could be met by the Village Hall
- stakeholder interviews and meetings with different groups and individuals representing all sectors of the community
- a Community Futures event/ workshop.

92 Community views survey forms were returned from our 226 households.

21 Stakeholder meetings and interviews were held with local groups, businesses, and support organisations.

78 People attended the community futures event.

Thanks to everyone who took part.



Our Community Now

Location

Lochgoil is situated in the Cowal peninsula, Argyll, accessed by two 6-mile single-track roads, one from the top of the Rest and Be Thankful on the A83, the Glen Mhor road, and one from the Dunoon to Inveraray A815, the Hell's Glen road. Lochgoilhead itself lies just over 50 miles north and west of Glasgow, and Carrick Castle is 5 miles further on. The community comprises mainly the two villages, Lochgoilhead at the head of the loch and Carrick Castle at the south-west mouth of the loch.

Population

The two villages have a population of just under 480. Additionally, in the last forty years the holiday village developed by Drimsynie Estates has grown to include over 400 holiday chalets and residential caravans, swelling the population in the summer months.

The population spread has changed, with younger people replacing the ageing population. A number of older people have chosen to move out of the area, in part because of a lack of access to emergency services.

Housing

225 residential houses were recorded for the Lochgoil area in the 2001 census. In addition, there are 81 second homes and holiday lets in Lochgoilhead, and 28 second or holiday homes in Carrick Castle.



In the last ten years further houses have been built at Carrick Castle. Dunbritton Housing Association will complete 14 houses and Argyll Community Housing Association will complete 4, making a total of 18 new homes for rent in 2012 in Lochgoilhead.

The proportion of tied accommodation is more than double the national and local council average. The number of owner-occupied and social-rented housing compares evenly with other communities in the National Park area.

Employment & the Local Economy



The level of economically active people in Lochgoil is roughly in line with the average for Scotland. The community has double the percentage of self-employed when compared with the Scotland figures.

Local employment opportunities are related mainly to tourism, since visitors are attracted to the area by the facilities offered by the hotels and leisure centre. In general, staff are recruited from outside the area, with tied accommodation provided.

Some are full-time jobs resulting in the permanent residency of the workers, but many are seasonal positions.

It is rare for a small rural community to have so much of its population employed by organisations within the community, i.e. outdoor centres, Drimsynie Estates, Qinetiq.

Note: Information on the Lochgoil community and Community Views Survey results are available from the steering group on request.

Our Community Now

Social & Community

Health

There is a village health centre, completed in 1998, with one doctor and an associate. The comprehensive range of medical services includes a dispensary, a dental clinic, a practice nurse and a chiropodist.

Hospitals	Minimum drive time
Vale of Leven	45 minutes
Royal Alexandria	90 minutes
Southern General	90 minutes

Community and Leisure facilities and activities



There is a wide range of activities and clubs for adults and children. The Village Hall was built in 1898 and was refurbished and extended in February 2002. It is the focus for village life. Attached to the hall is an outdoor multi-court for tennis, basketball and five-a-side football.

The Bowling Club rinks form part of the Hall grounds and the Club has its own clubhouse and a lively programme of social events.

Other clubs include the Golf Club, Boat Club, Computer Club and Darts Club. The Village Green has been recently reinstated. A new play area in the Arboretum is a great new addition.



Boat hire and fishing equipment is available in Lochgoilhead.

Drimsynie Leisure

The complex provides a large swimming pool, an indoor bowling rink, a nine-hole golf course and an indoor play area.

Environment

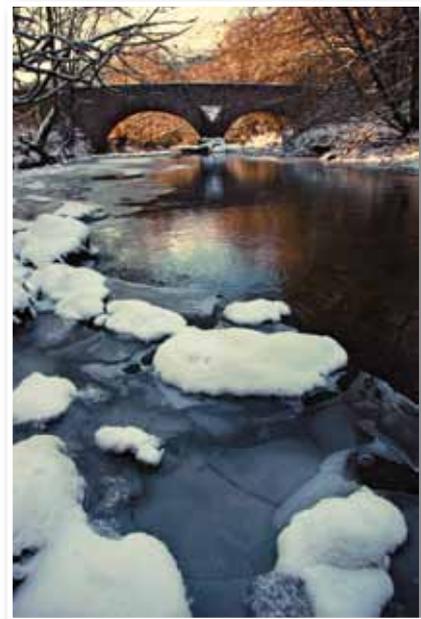


The area is recognised as one of the most scenic in Argyll, and perhaps in Scotland. Bounded to the east by the Argyll Forest Park, with Ben Donich, the Brack and Argyll's Bowling Green, it offers fine walks – indeed the walk from Coilessan to Lochgoilhead has been described as 'a walk of true splendour and loneliness'. To the west there is Beinn Bheula and two small lochs. At the south end of the loch there is a route that takes you from Carrick Castle to Ardentinnay on Loch Long.

There are two family-run farms left in the area with other farms having been sold off for forestry. The rest of the area is given over mainly to a mix of private and public forestry operations. There is an ongoing programme of felling and ultimately replanting. To enable the extraction of the timber, new roads have been built and others upgraded.

Heritage

Lochgoil has been settled since Bronze Age times. There is evidence in Hell's Glen of early settlers, with a group of small boulders bearing indented cup marks. Nearby there is a very well-preserved corn kiln beside the remains of a crofting site with two blackhouses. The whole area is tied up with the history of the clan Campbell, who ousted the Lamonts from Carrick Castle in the fourteenth century.



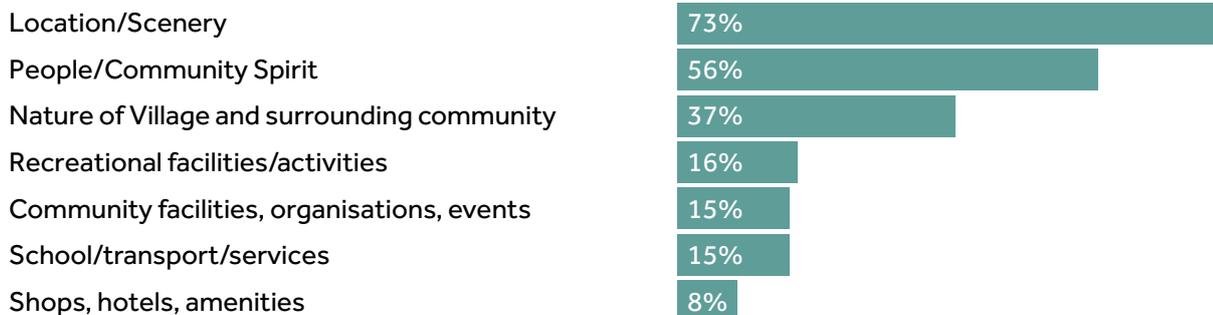
Local heritage is well celebrated with a history of Lochgoil entitled *A Slice out of Paradise* (a quotation from W. H. Murray), published by the Community Council in 2001, with an enlarged second edition in 2004. In 2006 two books were published by local residents, showing life in bygone years in our community through text, old postcards and photographs – *Old Loch Goil* by Mark Morpurgo and Caroline Wilson and *Loch Goil (Looking Back)* by Iain Smart and Rod and Patricia Philips. These are proving very popular with locals and visitors.

Community Views Survey

Advantages

Advantages of living in Lochgoil

% of responses



The comments below reflect what was said about these issues.

What people said:

"It is truly 'A Little Slice of Paradise'"

"The beautiful location – mountains, Lochgoil"

"Populated with decent folk"

"The village is a place that is safe with little or no crime, good for young and old"

"...to be able to walk up hills direct from the village...can cycle direct from house...
...Loch access for canoe..."

"Good leisure facilities and clubs"

"The medical facilities are excellent"

"Lovely school and staff"

"The community council appears organised, progressive and transparent"

"The village hall is a treat"

"We enjoy the calendared events like the Gala Day/Fete, bonfire night etc."

"Mobile library – hope it can be kept"

"Weekly van bringing fresh fish and vegetables"

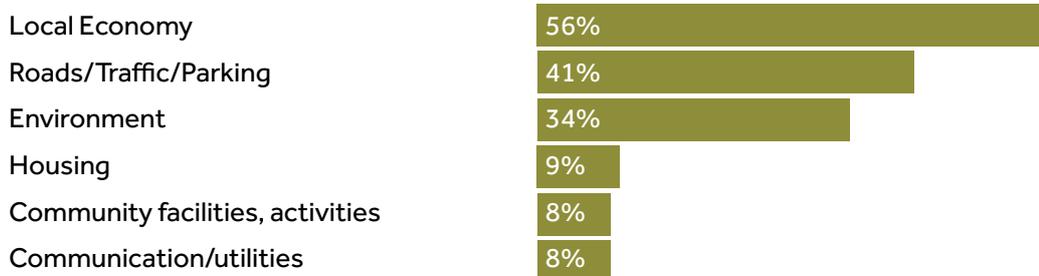


Community Views Survey

Disadvantages

Disadvantages of living in Lochgoil

% of responses



The comments below reflect what was said about these issues.

What people said:

"The removal of the shop – lost the heart of the village"

"As an already remote village it doesn't offer enough amenities. It has no centre point"

"Visitors who arrive at the car park and find nothing"

"Being cut off by the uncertain conditions of the Rest and Be Thankful"

"Sewage overflowing, mainly during summer months, the system can't cope and overflows into Loch Goil"

"I hate the amount of rubbish found on the foreshore, if only it could be cleaned up once a fortnight"

"Very limited recycling facilities"

"The poor bus service – I would love to be able to get a bus to work"

"No buses on Sundays, only two bus departures at 9.05 and 16.05"

"Too far away from a hospital"

"Lack of facilities in the village"

"Nothing for the youth to do like a youth club or something along these lines"

"Nothing for my age to do. (age 12-17)"

"Poor radio TV reception"

"Slow broadband"



Lochgoil: Our vision for the future

This statement has been prepared using local residents and organisations answers to the question -

How would you like to imagine Lochgoil in 2020?

A thriving, vibrant and vital community

- A thriving community with more people living here on a permanent basis
- A vibrant lively community
- Demographic shift to more families with children, more small businesses, community/visitor facility in Carrick Castle, more permanent residents for a more vital community.
- An active cohesive community with a good community spirit

A green Lochgoil

- Becoming more resilient in the face of climate change, peak oil and economic fluctuation
*...the Hydro scheme come to fruition and other renewable energy solutions pursued
...Community woodlands, forest gardens composting...garden sharing, car sharing
...Polytunnels and allotments...Orchards for fruit heritage varieties.*

A good place to visit

- It would be nice for visitors to leave the glen feeling that it had been a good experience

A village with a heart at its Centre

- A welcoming heart to our village
- A more thriving 'heart' to the village with a shop, café, grass area
- Community ownership of shop, café, recycling centre

A good place to live and work

- The school to be full, the local community a mix of ages, some form of light industrial/craft centre with an outlet in the old village shop
- Workshop spaces for local small village projects

A well connected community

- Faster broadband so we can work from home
- Good communication networks through the internet, website and newsletters
- Good public transport links and access to outside servicesregular water taxi to Glasgow for work and shopping
- Decent roads



Main Themes, Strategies and Priorities

These are the main strategies and priorities the community will work towards achieving in partnership with public agencies and other supporters.

THEME 1: Local Economy	THEME 2: Environment	THEME 3: Infrastructure and Renewable Energy	THEME 4: Community Facilities, Activities and Events	THEME 5: Roads and Transport
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Top ten priorities as voted for at the community event	
1	Community shop
2	Improvements to A83
3	Programme of village improvements
4	Integrated and improved public transport
5	Hydro scheme
6	Heritage rooms in Village Hall/Carrick Castle Heritage Centre
7	Programme of improvements on single track roads
8	Bus stop at the Rest and Be Thankful
9	Upgrade community website
10	Improve broadband

Theme 1: Local Economy

ACTION



Our vision of the future includes an attractive hub at the centre of Lochgoilhead and central to this is what is on offer for locals and visitors in terms of food, hospitality and information.

There is a strong desire to have a good shop, café and arts and crafts outlet. Hopefully this is an opportunity that can be realised. We would also like to do more to develop our heritage interpretation in Lochgoilhead and Carrick Castle and provide more information through an upgrade to our website and tourism information and signage.



Main priorities

- ✓ Community owned shop and café
- ✓ Developing Heritage
- ✓ Upgrade Community Website
- ✓ Better tourism information and signage

Priority 1: Development of Shops

- Explore the possibility of a community run shop and purchase of old Costcutters.
- Ideally shop should include café, arts and crafts, visitor centre.
- Identify ways of improving the appearance of shops

Action by:

- Lochgoil Community Trust
- Existing shop owners

Priority 2: Heritage Interpretation

- Look at ways of developing heritage interpretation in both Lochgoilhead and Carrick Castle

Action by:

- Lochgoil Community Trust
- Lochgoil Village Hall
- Carrick Castle Amenities Association

Priority 3: Upgrade of Community Website Tourism Information and Signage

- Improve information available online via the community website
- Look at providing improved visitor information in and around the area

Action by:

- Lochgoil Community Council

Theme 2: Environment

ACTION



As part of our vision of creating a more attractive Lochgoil there is a need to make the most of our outstanding countryside and carrying out village environmental improvements.

Enjoyment of the outdoors is a key feature of our area and its local economy. Improvements at Cormonachan Falls have been long discussed but they need to happen to make the most of one of our outstanding features. Similarly ongoing community involvement in paths development with a role for the community suggested in adopting the Squirrel Walk and Jan's Hut.



Priority 1: Village Improvements Programme

- Upgrade of recycling – more recycling points around village
- Regular beach cleaning

Action by:

- Lochgoil Community Council
- Argyll & Bute Council

Priority 2: Cormonachan Falls

- Clearing around the falls to make the area more visible as a visitor attraction

Action by:

- Lochgoil Community Council
- Forestry Commission Scotland

Priority 3: Paths networks including Squirrel Walk and Jan's Hut

- Improve path to forestry road past the Scout Centre
- Community to adopt Squirrel Walk and Jan's Hut

Action by:

- Lochgoil Community Council
- Forestry Commission Scotland

Main priorities

- ✓ Village Improvements
- ✓ Cormonachan Falls improvements
- ✓ Path improvements including 'adoption' of Squirrel Walk and Jan's Hut

ACTION

Theme 3: Infrastructure and Renewable Energy



There is a need to fix the old and look to the future in terms of renewable energy and Information and Communications Technology.

Key parts of our existing infrastructure that are important to our economy as well as quality of life include the jetty, toilets and sewage systems – they all need upgraded.

There is a real opportunity for us to make more of our local resources to develop renewable energy sources and the potential for a hydro scheme has already been identified and should be progressed as a matter of priority over the next few years. Similarly there is the opportunity to look at using local wood supplies to fuel a district heating system for the scout camp, village hall, bowling club and the school.



Main priorities

- ✓ Renewable Energy - Hydro Scheme, District Heating System
- ✓ Upgrade village infrastructure –
Jetty upgrade, public toilets, sewage system
- ✓ Improve broadband

Priority 1:

Renewable Energy

- Try to progress Hydro Scheme
- Explore Biomass district heating for community facilities – commission feasibility study

Action by:

- Lochgoil Community Trust (Hydro Steering Group)
- The Lochgoilhead Centre,
- Lochgoilhead Village Hall Trustees
- Lochgoilhead Primary School
- Working group made up from interested parties

Priority 2:

Infrastructure upgrades

- Jetty Pier Upgrade- with a view to attracting larger tour boats, steamers: upgrade Jetty to add 6 visitor pontoons
- Upgrade Sewage System – prevent residue along waters edge and reduce scum on the surface
- Public toilets – improvements to include facilities for disabled/ wheelchair users

Action by:

- Lochgoil Community Trust
- Lochgoil Jetty Trust
- Lochgoil Community Council
- Argyll & Bute Council
- Scottish Water
- SEPA

Priority 3:

Improve Broadband and other communication networks

- Lobby for improved broadband speeds and there is also a need to upgrade the exchange
- Lochgoil Community Council

Theme 4: Community Facilities, Activities and Events



Further work is needed now to upgrade the kitchen and heating in the Village Hall – and the heating issue might be explored with other nearby facilities (see Theme 3).

As ever there is a real lack of a meeting place in Carrick Castle and the community would like to see this resolved. In general there is a need to provide more information about events and what's on and then to organise more events and activities in the community.



Main priorities	
✓	Community facilities – Village Hall, Carrick Castle facility
✓	Developing and promoting community activities and events
✓	Develop Childcare Facilities

Priority 1: Upgrade and develop community facilities

- Further upgrade of the Lochgoil Village Hall to improve the kitchen and heating
- Develop community facilities in Carrick Castle
- Develop outdoor facilities e.g. trim trail in the Arboretum

Action by:

- Lochgoilhead Village Hall
- Carrick Castle Amenity Association
- Lochgoil Community Trust

Priority 2: Community activities and event

- Develop winter sports activities
- Explore possibility of a community cinema
- More community events -
- Promote existing activities and events – new noticeboard as focus for information

Action by:

- Lochgoilhead Village Hall
- Lochgoil Community Trust

Priority 3: Develop Childcare Facilities

- Explore need for breakfast club/ after school care and other forms of childcare

Action by:

- Lochgoil Parent Council
- Lochgoilhead Primary School

Theme 5: Roads and Transport

ACTION



The condition of the A83 has had a serious affect on the community. At the time of writing this Action Plan announcements have been made by the Scottish Government to upgrade the road. The community welcomed this, but continued lobbying will be a priority to ensure this upgrade happens. We also need to continue to work to make improvements to the single track roads that lead to and connect the communities within our area.

Transport is also a major issue – yet small measures like a Bus Stop at the Rest and Be Thankful would be a big help. So would the integration of existing public transport and the development of taxi services – both road and water!

Main priorities

- ✓ Improvements to the A83
- ✓ Programme of improvements on local roads
- ✓ Improved and integrated public transport

Priority 1:

Improvements to the A83

- Support proposals for major upgrade of the Rest and Be Thankful
- Improve communication re closures so they are known about.

Action by:

- Lochgoil Community Council
- Argyll & Bute Council
- Strathclyde Police
- Scotland Transerv

Priority 2:

Programme of improvements on local roads

- Improvements on single track roads – to include signage, posts at passing places, better marking, clean road signs, remove vegetation
- Safe Roads in Lochgoil – pavement to the school/ children crossing sign

Action by:

- Lochgoil Community Council
- Argyll & Bute Council

Priority 3:

Integrated and improved public transport

- Lobby for Bus stop at the Rest and Be Thankful
- Lobby for better integration of existing transport including the need for the bus to connect with the train at Arrochar and a 4.00pm bus from Dunoon on a Saturday
- Encourage development of taxi services (roads/water)

Action by:

- Lochgoil Community Council
- Argyll & Bute Council
- West Coast Motors

Making It Happen

The priorities in this action plan will be taken forward by our local community groups working with a range of public, private and voluntary sector partners.

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

Lochgoil Community Trust

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Lochgoil Community Council

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Carrick Castle Amenity Association

Name: Jean Murray
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Thanks to all those who took the time to share their views and take part.
We would also like to acknowledge the work of our Community Agent, Anne Masino.

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**Loch Lomond & The Trossachs
Community Partnership**
www.thecommunitypartnership.org.uk
Tel: 01389 727762



Community Partnership
Supporting communities in Loch Lomond & The Trossachs National Park

**Loch Lomond & The Trossachs
National Park Authority**
www.lochlomond-trossachs.org
Tel: 01389 722600



Forestry Commission Scotland
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**Small Town & Rural Development Group's
Community Futures Programme. (STAR)**
www.stardevelopmentgroup.org



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