

East Kintyre Open Day Report



Summary

On November 9th, the Carradale Village Hall hosted the East Kintyre Community Open Day. We were following up on our hugely successful Visitors and Residents Survey, and asking those attending about ideas for developing our area and making it more sustainable. The event, jointly sponsored by Carradale Community Trust and East Kintyre Community Council presented a number of displays with options for the future development of a shop/hub project and our harbour. Other displays covered our heritage and sought to promote local businesses. Fish Farm operators MOWI displayed their plans for the expansion of their Carradale operation, while SSE representatives were able to advise those attending of upcoming developments in the area. Members of the recently established East Kintyre Renewable Energy Group were kept busy answering questions about their intentions to secure a degree of community shared ownership in current and future wind farm developments, which it is hoped will help finance the legacy projects identified throughout this planning process.

Who Attended



Many thanks to the well over 100 families and individuals attended on the day, and especially to those of you who asked to be further involved in our planning efforts or who volunteered to help on the day. The vast majority of attendees (94%) were residents of East Kintyre, but quite a few enthusiastic visitors also came along and shared their thoughts and experiences with us.



What Was Presented



Some fabulous artwork by the Carradale Primary School pupils!

Plans for Sustainability & Resilience:

Our Priorities

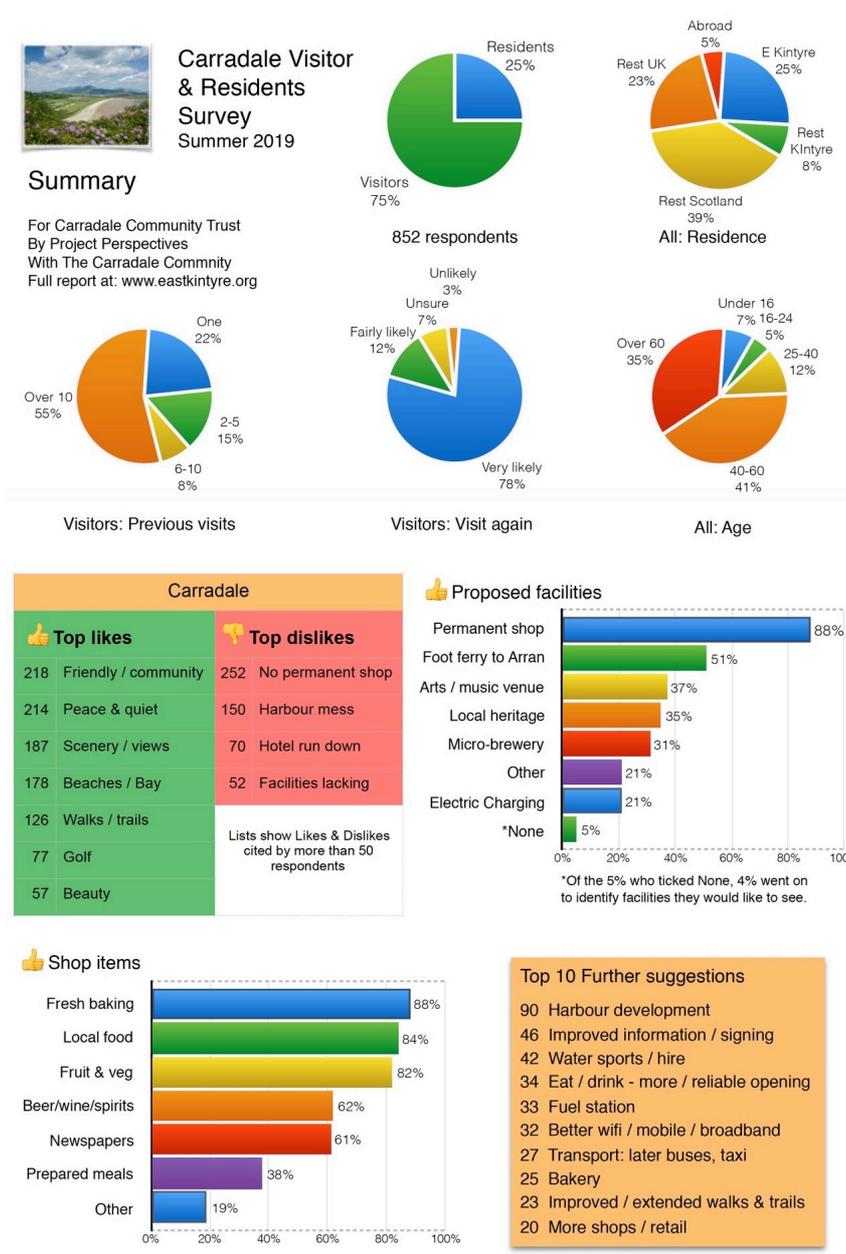
1. The return of a permanent shop
2. The renovation and rejuvenation of Carradale Harbour
3. Securing funds for our future development

Our Long-term Objectives

1. Improving our built environment and facilities
2. Improving services and opportunities for everyone
3. Improving the environment that we live in

The Survey Results

The Survey Results were one of the first displays as attendees came in through the door - and perhaps the most important of them all. The fantastically successful survey was prepared *for free* for the Carradale Community Trust by May Johnstone of **Project Perspectives** (<http://projectperspectives.co.uk>). We all owe her a huge thank you! Views were collected from 852 people with the aim of informing our Open Day, which will in turn will help us to ultimately shape the East Kintyre Local Development Plan.



From the Survey, we learned that **reopening a permanent shop** is the number one priority of 88% of those who completed our survey, and so the shop was naturally the very first table in the Hall.

Ideas for a Permanent Shop & Hub

To address the desire of visitors and residents to have a permanent shop in East Kintyre, the CCT has recently applied for funds from the Scottish Land Fund to attempt to purchase Paterson's Bakery. If we are successful, we eventually hope to further develop the area around the shop.



In the first phase, we aim to re-open Paterson's bakery as a shop, with a new toilet and any necessary renovations. The land around the shop and the hairdressers would be developed for parking, a pedestrian area and an edible garden. In the longer-term, we hope to upgrade the buildings, to minimise their carbon foot-print and expand their uses as fully accessible community spaces. The shop, Carradale Hotel, The Ashbank and the wider community could all potentially make use of, and orientate themselves toward, this central pedestrian area. We might one day include a covered way leading onto a tree-lined avenue footpath to Port Righ, and then eventually interlink all of the surrounding areas together via the Roots & Routes project.

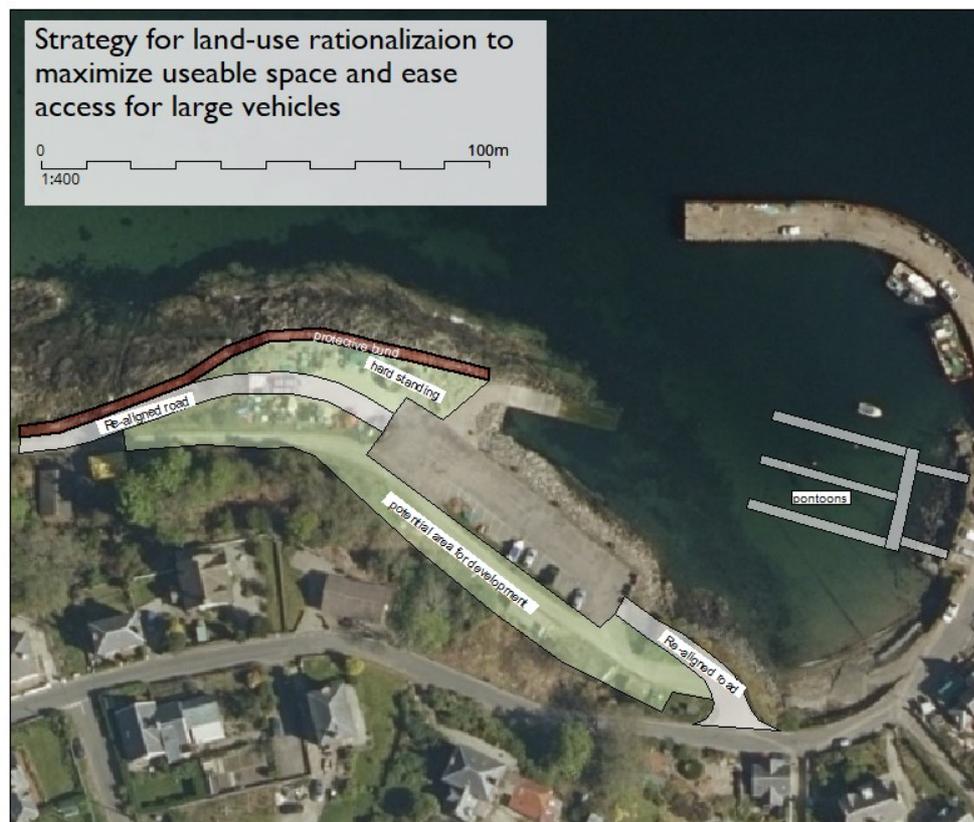
Should we be unsuccessful in acquiring Paterson's, we took the opportunity to ask for everyone's views on an alternative location. The clear winner from our location options survey was a shop located in or near a **renovated Village Hall**, with almost half of respondents selecting it as their first alternative. The Harbour and Broomfield came next. Interestingly, Seneval was the very last choice of the community, with almost half of all respondents putting it as their least favourite option. Other sites were suggested, but received too few votes to be ranked: Pearlie's Field, the Network Centre, land behind or beside the School, at Semple's Garage.

Ideas for the Renovation of Carradale Harbour

The next table in the Hall detailed a variety of ideas for the renovation and revitalisation of Carradale Harbour, which in the Survey ranks as the next most important objective of residents and visitors. People are especially keen to see it cleared up, smelling better, and to be more attractive, both from the land and from the sea.

A poll conducted indicated that most people want **pontoons** at the Harbour, closely followed by the establishment of a **cafe/kiosk**. Additional comments noted that the pontoon area might need to be dredged before they could be installed. In the longer run, many indicated support for the construction of a **multi-purpose “Long Shed”** next to the Harbour to house the cafe, along with new toilets & showers.

The **passenger ferry** idea, which ranked very highly in the Survey, was lower down on the list, as many respondents indicated that the Harbour renovation needed to be well underway before the area would be attractive for foot-ferry visitors. Moreover, as a pre-cursor for any future commercial or community projects around the harbour, the space on the west side of the harbour will need to be reorganized to create more useable space for future building, both by MOWI and the community, ease the sharp corners in the road, and straighten the top of the slipway.



Please note: the placement of the pontoons is for illustration only, they won't go there!

Other ideas offered were: water-based activities such as canoeing, rod fishing from the Harbour and Saddell, and anything that offered local employment.

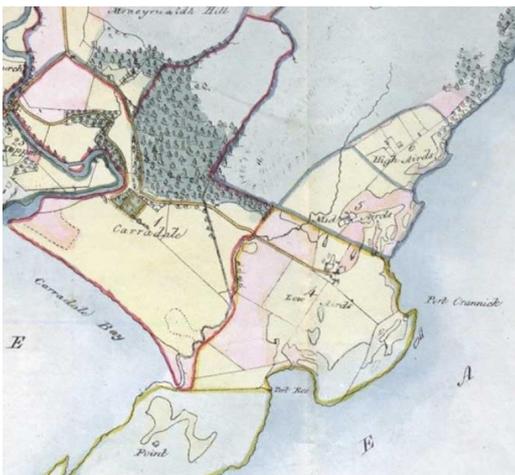
Heritage in East Kintyre



An enormous amount of fabulously interesting information was provided by Christine Ritchie at the Heritage Tables, which proved to be perhaps the biggest draw of the whole day. There was an album of school photos, sound recordings of voices from the past, a video of Carradale in the 1950s, lots of old maps and many, many shared stories about people and places long gone.

This engaging display not only demonstrated the richness of East Kintyre heritage, but just how much it means to residents, old and new, and so how central it must be in our ongoing planning. Most visitors to the tables liked the idea of **heritage displays** being dispersed around the village: **panels** on any new buildings at the harbour as well as **outdoor information boards** at sites of interest. However, the draw of the displays at the Open Day reinforces how beneficial it would be to have **designated gathering places** in our Hub plans, expressly for sharing photos, sound recordings and ancestry tourism, as well as hosting perhaps “Heritage Days” in the future.

Our **Heritage Centre** could have facilities to help locals and visitors trace the history of the places of East Kintyre, including:



- Copies of historical maps and plans
- Historical tax and valuation rolls
- Old postcards, paintings and photographs
- Books about Carradale and East Kintyre

Our **Heritage Centre** could also have facilities to allow visitors and locals to trace their ancestors. These would include:



- Lists of baptisms and marriages from 1756 and local census returns from 1841
- Photographs and plans of Brackley, Waterfoot and Saddell gravestones and lists of the inscriptions.
- Family trees of the main families of Carradale and East Kintyre
- Collections of school photographs and family photographs

The Business Forum

We learned much about the Business Forum, which is an informal group of local businesses that meet to share information and advice, and to support the development of tourism in our area.

Drumfearne
 Torrisdale Estate
 Stay in Kintyre Carradales
 Post Office Kelmscott Carradale Shorehills
 Beinn an Tuirc Distillers Ashbank Hotel
 Carradale Surgery Airds Wood Cottage
 Andrew Humphreys The Glen Bar and Restaurant
 Carradale Bay Caravan Park
 Carradale Temporary Shop Clean Team
 High Maintenance Argyll Carradale Hotel
 Stargazer Cottage Kintyre Smokehouse
 Loch Park House Network Bistro
 H'airds The Postbox

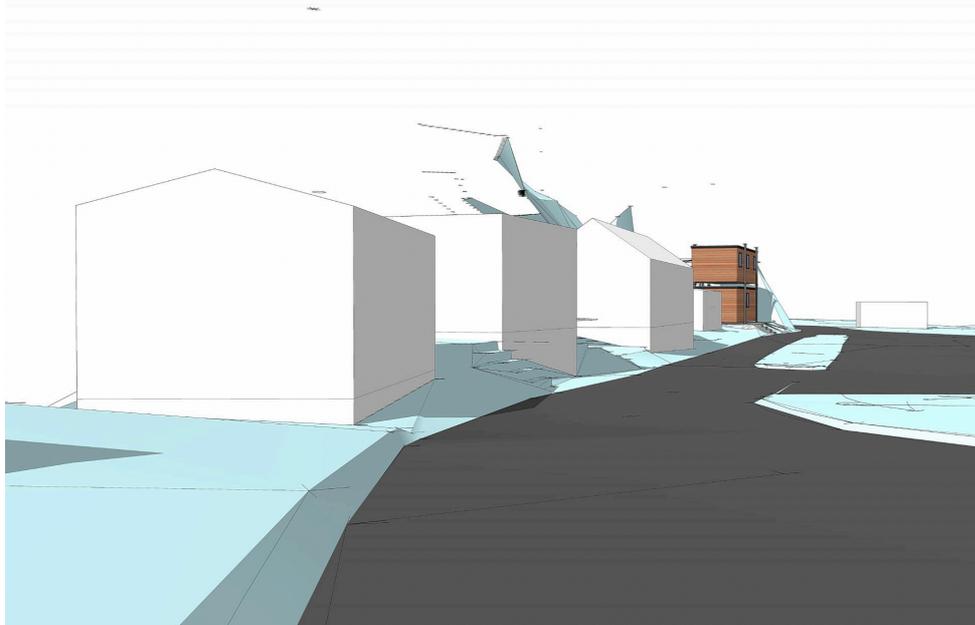
Their table provided lots of interesting information about their members and their ideas for the future. The Ashbank and Beinn an Tuirc distillers also provided fantastic prizes for the event, something that they do regularly in support of the community!

MOWI's Expansion Plans and Community Engagement

MOWI had a number of informative displays showing the **proposed expansion** of the Carradale fish farm, which involves increasing its capacity and moving it slightly to the east into deeper water. They also displayed their plans for a **new fish farm north of Cour** for which they are seeking planning permission. Of particular interest to visitors was a video showing the condition of the seabed in the vicinity of the Carradale site. The opportunity to taste some delicious local salmon, freshly cooked and smoked by Carradale's, ensured a steady stream of interested visitors.

Stephen MacIntyre of MOWI summarised,

It was good to see such a large turnout who seemed to be interested and supportive of improvements to Carradale. We took the opportunity to present our plans to re-develop the existing Carradale fish farm and also our longer term plans for the establishment proposed new site at North Kilbrannan Sound just to the North of Cour bay. It was good to hear positive feedback from local residents on our current operations and future plans. We also received comments / discussion on employment opportunities for young people and what Mowi could provide to support fish farming as an occupation to young people locally. This something we will consider further as we recognise the importance of the issue given the new employment opportunities that will result should we receive permissions for our development plans. At present our Carradale fish farm, is serviced from a shore base location within Carradale harbour; this is a shorebase that Mowi inherited from a previous operator. There are constraints associated with this location, primarily space and we look forward to working in partnership with the Community Trust on the plans for redevelopment of the harbour area with a view to Mowi establishing a modern fit for purpose shore base building. In the interim we are looking a short term solution with a new modular building just along Shore road from our current location. These plans were on show during the open day.



Given the importance of our operations in Carradale and our desire to be a supportive community partner we will also be shortly finalising arrangements with the Trust for the establishment of a formal community development fund.

MOWI also generously offered the **Grand Prize** for the Draw:



Scottish & Southern Electricity Networks



Kelly Scott, SSE's Community Liaison Manager, shared this with us:

Representatives from SSEN Transmission were kindly invited to attend the Carradale Community Open Day by East Kintyre Community Council and provided with the opportunity to present plans for our upcoming Carradale Substation Project during the

event. The project will see the replacement of 4 transformers and minor modifications to existing equipment to accommodate the larger transformer size, with work beginning on site from early next year. It was great to see such a large turnout from the local community and to have the opportunity to talk to local residents about the plans, answering any questions, receiving feedback and providing further detail. We brought along a project information handout (available to download from the project webpage: <https://www.ssen-transmission.co.uk/projects/carradale-substation/>) alongside some supplementary maps and staff enjoyed a warm welcome and a chance to meet with many local residents whilst also taking the chance to find out more about upcoming development plans in East Kintyre.

HealthCare in East Kintyre

Dr Malcolm Elder of The Carradale Surgery was at a medical conference and so unable to attend the Open Day. He has provided us with this poster summary of the challenging state of healthcare in East Kintyre - and where we might want to be in the future.



HEALTHCARE

Carradale Surgery is exploring with Argyll & Bute HSCP ways of maintaining sustainable healthcare in Carradale. Our vision is to provide services that help people live longer, healthier, independent lives in East Kintyre.

The aim is to maintain GP, Dispensing and Practice Nurse services in the Carradale Surgery, possibly federating with Kintyre Medical Group. Our commitment is to confidentiality, continuing to promote a good work environment, and delivering holistic/realistic medicine.

Age Demographics (76% over 45 years old)

Age	Scotland%	Carradale Surgery %	
0-16	16	7	
16-25	13	5	
25-45	26	12	
45-65	28	32	
65-75	9	25	44% over 65
75-85	6	14	
85+	2	5	

We are looking to maintain / expand current services in Carradale such as:

- Vaccinations
- Cervical Cytology
- Child Surveillance
- Hormone Replacement Advice
- Smoking Cessation
- Pharmacotherapy
- Community Nurses
- Physiotherapy/Podiatry/Diabetic Nurse
- Mental Health Services
- Link Workers
- Contraceptive & Sexual Health Advice
- Annual Review of Chronic Conditions
- Routine 3-Yearly & Annual Over-75 Medical Screening
- Minor surgery
- Anti-Coagulation/ Blood Monitoring
- Dietary Advice
- Telehealth and Teleconsultation
- Technology Enabled Care
- Private Medical Work
- Public Access Defibrillators
- Supporting First Responders / Meals on Wheels

To reinstate the following services in Carradale:

- Midwifery
- Health Visitors

And to develop in Carradale:

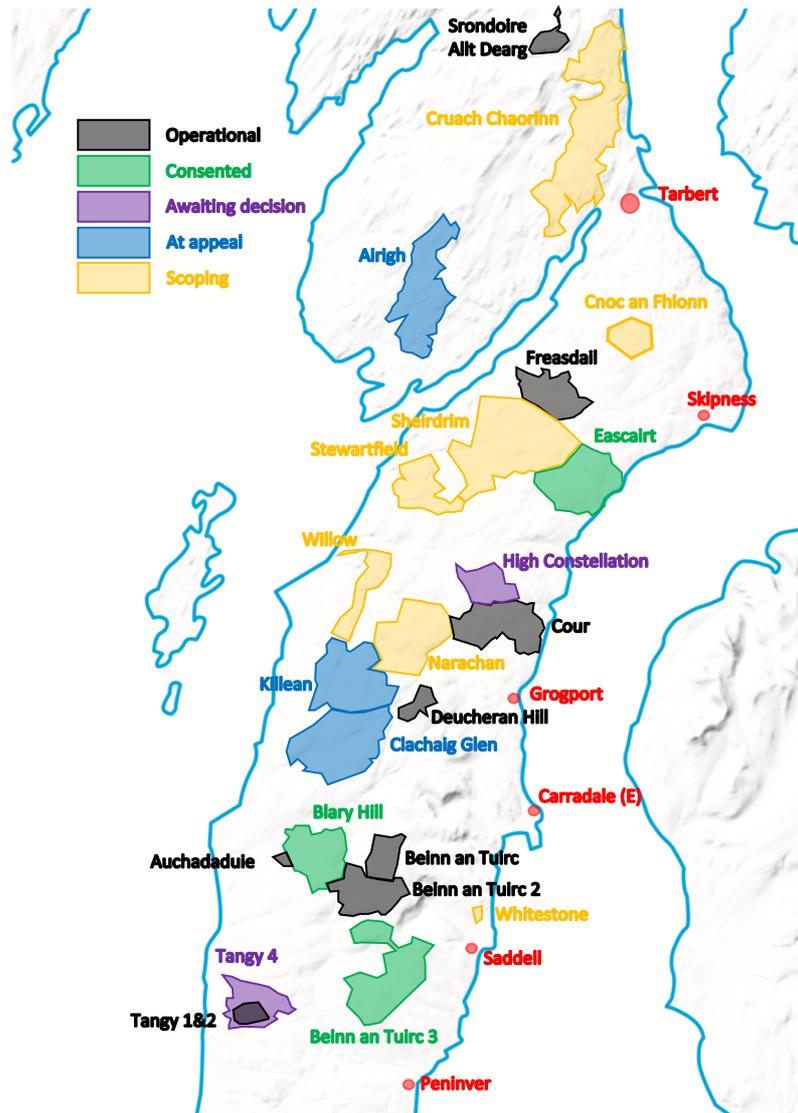
- Video Conference Suite in Surgery for Technology Enabled Care, Consultations, Telehealth
- Health & Fitness Facilities and Activities
- Community Bus with wheelchair access

www.carradalesurgery.co.uk

Facebook: Carradale Surgery

East Kintyre Renewable Energy Group's Plans for Community Shared Ownership

The EKREG displays focused on explaining the benefits of **Community Shared Ownership** of windfarms to the attendees. A colour coded map of the Kintyre spine showing both the existing windfarms and the 650+MW of developments being planned was a focus of discussion about what was likely to be built in the coming years.



There was much interest and surprise at the number of wind farms in the planning pipeline and overwhelming support for EKREG to pursue shared ownership of the proposed developments on the community's behalf, "If they are going to be built, then we might as well get a share of the benefit" as one participant put it.

A second poster outlined the process that the community would follow in order to secure shared ownership of a development and the funds that shared ownership might produce for the community's legacy projects.



East Kintyre Renewable Energy Group Ltd.

Company Registration No. SC641698
www.eastkintyre.org

Background

East Kintyre Renewable Energy Group Ltd [EKREG Ltd.] is a not-for-profit company spun-out of the Carradale Community Trust to autonomously explore opportunities for community shared ownership in approved wind farm (re)developments. The goal is to maximize income to the region to finance community projects in Local Development/Action Plans via both Community Benefit Funding (CBF) and Community Shared Ownership (CSO).

EKREG Ltd. has already received approval from East and West Kintyre Community Councils to represent their interests in CSO negotiations, and discussions are ongoing with South Kintyre Development Trust to do the same for them. Contact has already been made with the majority of developers planning new or redevelopments in the region and an early stage dialogue over CSO opportunities with some has already been initiated to enable further exploration.

The opportunity to drive new significant sources of income to our region arise as consequence of new Scottish Government Best Practice Guidelines for Renewable Energy Developers which clearly state the expectation that wind farm developers should:

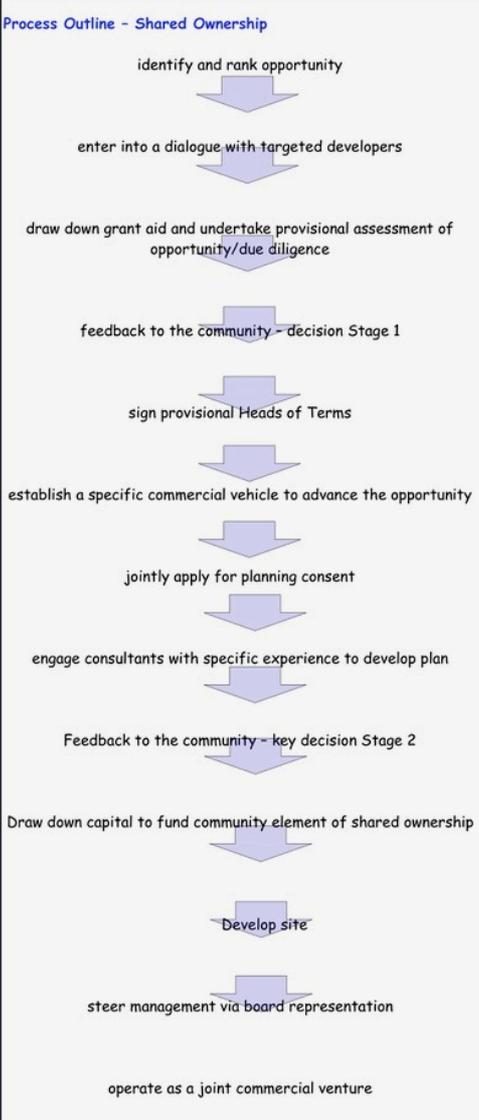
(i) pay impacted communities £5,000 per MW of electricity generated per annum via the provision of CBFs - a figure that represents a small percentage of the profits generated per MW from a well-run wind farm operation

AND

(ii) consider shared ownership by the community in selected developments with a view to meeting the Scottish Governments latest expectations that within a short time communities will have shared ownership in up to 50% of new wind farm developments.

If we are successful - then for a 30 MW p.a. wind farm like Blary Hill this would be expected to generate £150K p.a. in CBFs plus an estimated £250-350K+ p.a. for 20% CSO, effectively guaranteed over the lifespan of the development: 20 years - to be shared by the communities impacted.

Process Outline - Shared Ownership



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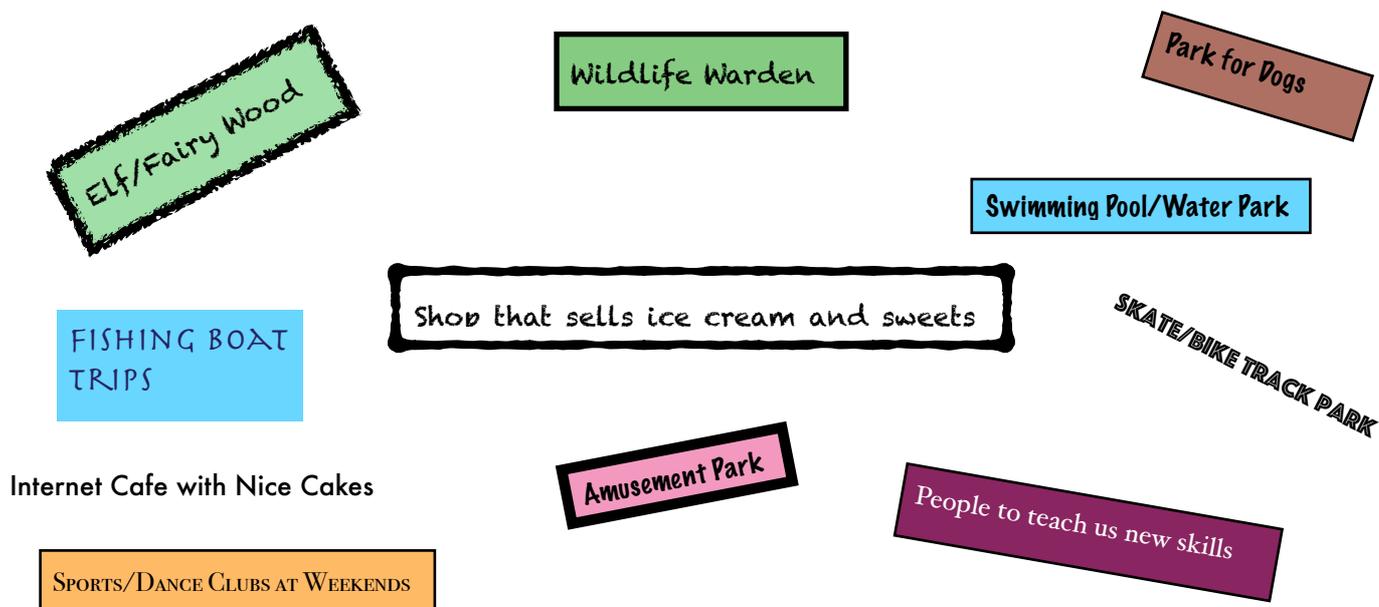
graph TD
    A[identify and rank opportunity] --> B[enter into a dialogue with targeted developers]
    B --> C[draw down grant aid and undertake provisional assessment of opportunity/ due diligence]
    C --> D[feedback to the community - decision Stage 1]
    D --> E[sign provisional Heads of Terms]
    E --> F[establish a specific commercial vehicle to advance the opportunity]
    F --> G[jointly apply for planning consent]
    G --> H[engage consultants with specific experience to develop plan]
    H --> I[Feedback to the community - key decision Stage 2]
    I --> J[Draw down capital to fund community element of shared ownership]
    J --> K[Develop site]
    K --> L[steer management via board representation]
    L --> M[operate as a joint commercial venture]
    
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plough 100% community profits into independent charity for dissemination to agreed projects



What the Carradale Primary School Pupils would like for East Kintyre in the Future

Our children are the future and thanks to the staff at the Primary School, we have an idea of what they might like us to plan for them.



Tea, Cakes, and Celebrating East Kintyre

After a slow walk round the displays, attendees enjoyed a well earned cup of tea and some fabulous home baking. A lot of valuable chat about options and ideas for the future went on at the tables. Thanks to Alasdair Bennett for the extremely interesting rolling display of photographs, which served to remind us all of just how much we have to safeguard and sustain.

At the last stand by the tea tables, we had a “fun” pompom vote on everyone's favourite ideas, and encouraged all of the children to participate. The results were:

IDEA and RANK	POMPOM SCORE
Permanent Shop	60
Elves/Fairywood	26
Harbour Food Shack	25
Footferry	19
Sports, Music & Clubs	16
Water sports & Facilities	12

What Next?

Everything that we have learned from the Visitor & Residents Survey, the Open Day and 18 months of individual consultation will be going into a plan for ensuring our community is sustainable in the future. We hope to have this plan ready for you early in the New Year.

A **big thank you** to those who generously donated prizes: Tracey Muscroft for the variety of prizes from The Factory Shop; Niall Macalister Hall of Kintyre Gin, Sharon Bell of The Ashbank and Stephen MacIntyre of MOWi.

And **thank you so much** from all of us in the planning group - Alasdair Bennet, Shelagh Cameron, Jen Conley, Trish Collins and Jenn Lee to all of those who helped make the day such a success: to Eric Dudley and Cathy Forbes of MapMaker, who worked tirelessly (and for free) on ideas and graphics for us - and who have been so supportive in other ways; to Ian Brodie in his role as Hall Keeper for making sure that we were warm, as well as for his generous help throughout the long day; to Christine Ritchie for reminding us all that such events should be fun as well as informative; to the Carradale Primary School pupils and staff for the lovely artwork which made everyone smile; to the East Kintyre Wind Farm trust for helping us to pay for everything; to Rhona Elder, who will help us get this out to the wider public via the EastKintyre.org website; to Mudita Smithson, for a range of assistance before and during the day, to those who provided refreshments and home baking - and finally to everyone who gave their time on the day!