



## **Update on local development work in Glendale**

Progress across all projects in the last quarter has been nothing short of incredible, over £250,000 of funding has been secured for projects benefiting Glendale. The Glendale Trust has established 3 formal working groups to support its ongoing work they include the Next Generation Broadband Working Group (7 members), The Meanish Pier Working Group (7 members) and the Farmers Market Working Group (5 members). There are two additional part-time staff employed and managed by the Trust, Jason Bold, the project manager for the Borrodale School project and Catriona Canning as the recently employed IT project co-ordinator / manager. Some of the faces on the board have also changed recently with the unfortunate loss of Elly Knight and Gordon Thompson who contributed hugely to the work of the Trust until November 2014. The board has been supported by Dominic Holder (Broadband Group Chair), Karen Redfearn (Treasurer) Ian Maclean and Kevin Stockley taking the total number of directors to 8 and employees to 3. The Trust website has also been updated to include all information relating to projects and progress this will continue to be updated with information on a regular basis.

### **IT project**

The Glendale Trust has been awarded £36,000 from the people's health lottery in order to deliver a two year IT project. The aim of the project will deliver the below outcomes.

Educate up to 20 local people with regards to the use of IT and broadband. 100% of the participants will be educated by participating in the project.

Deliver a project in which 80% of the participants feelings of isolation are reduced.

8 Local residents will be more empowered and feel more confident and able to tackle the issues they feel are important for the area. 100 % of the participants in delivering the project will feel more confident in tackling the issues in the area.

Beyond this the project will be based at the Glendale Hall and will ensure the current access to free Wi-Fi is maintained along with access to IT equipment for all the community.

This exciting IT project will also involve direct participation with the local primary school children.

The project is due to launch in early 2015 and we are delighted to have Catriona Canning leading and delivering the project here in Glendale. More information regarding this project will be delivered locally in the coming weeks.

### **Glendale Cemetery Wall Project**

The Glendale Wall project has almost been completed with the Glendale Community Council spending the remaining funds on the provision of a new gate for the cemetery. This project was excellent to be involved in and the comments from the participants have all been that of satisfaction and encouragement. The final report for the project has been drafted but will be published when the gate has been installed and the project formally signed off.



### **The Borrodale School Project**

Progress has again been rapid with the Borrodale School Project and is running to schedule as detailed in the plans published to date. The Trust was successful in being awarded £190,000 from the Scottish Land Fund. Having secured this funding from the Scottish Land Fund the project is now reaching a critical stage. The Project has, to date -

Secured and recruited a part time project manager (Jason Bold)

Purchase of building is almost complete (date of entry 23<sup>rd</sup> Jan 2015),

Full planning has been awarded,

Building warrant has been applied for with contracts for construction ready to be issued through public tender Scotland.

The final funding packages have been put together and the final submissions /decisions are due to be in place by end of June 2015.

There has also been an indication of commercial interest in taking on the commercial operation of the lease which is encouraging given that the project is yet to receive all the funds required for completion and is still to go through the final tendering process for offering the commercial proposition.

### **Farmers Market Project**

The feasibility work has now been completed with regard to the farmers market project. A big thank you to all those who attended the public meeting on the 18<sup>th</sup> December in the Glendale Hall. The final publication of the report will be available from the Glendale Trust website once the final draft has been approved by the working group and Glendale Trust board. The draft executive summary of the report is detailed below.

“The Glendale Community Growth Plan identified the establishment of a Farmers Market as a key project. Subsequently The Glendale Trust commissioned a study into the feasibility and design of a such a Farmers Market. This work included interviews with stakeholders, potential suppliers to any farmers market, local residents and local tourist businesses as well as a review of experience from outwith Glendale and a range of financial analysis.

This research has found that there is an overall decline in farmers markets in the Highlands and an emergence/sustainability of joint food and craft markets. Marketing and effective project management were paramount however markets were never major sources of income. The market should have as wide range of products as possible with at least 10-12 stalls,

Overall 63% of residents and 76% of tourist businesses felt the farmers market was a good idea and felt that the market should be open in the peak and summer months, held weekly and all day. The preference is that the market should be held in the Community Hall, with a preference that it should be outside if the weather permits.

While there are a number of regulations principally in licencing and environmental health compliance, these are relatively straight forward. From the two markets of local residents and tourists, it is forecast that in the peak season there will be sales of c£2,500 per week to the Farmers



Market including c£500 in the sale of prepared food such as soup, smoothies, ice cream etc. This is secured from 360 customers, providing an average sale per stall holder of £178 per week. There would be only minimal displacement of sales from Glendale generating a net additional income to the area of c£64,000.

There are two basic models of farmers markets – traditionally where a stallholder rents a stall and supplies and sells their own produce and secondly a shop model where the operator purchases goods on wholesale from producers and sells them on for a profit. A financial appraisal was undertaken for the options of holding the farmers market in hall on the same day as the craft fair (Tuesday), in the hall on a different day and in a new outdoor facility.

The appraisal identified that each provides a cost recovery position of the market itself and on an operational basis were broadly similar in overall income to Glendale with the operation on the same day as the craft market, in the hall, being the best.

It is therefore recommended that a pilot farmers market is established in the peak season of 2015 to run weekly which will help confirm the size of market and the willingness of producers to supply. This should include one “shop based” stall and include both food and craft products.

The market should be held in the Community Hall alongside the existing craft fair. If that is not possible the market should be held on a Monday and include both food and non-food products in a “Highland Market” or similar. Additional marketing including high profile banners should be installed and consideration to the purchase of basic outdoor stalls for use in the car park when the weather is good.

Financial support from the Highlands Community Food Fund should be sought which will help establish the market particularly the marketing, some project management resource and purchase of outdoor stalls.

The investment in a new outdoor facility should not be considered at this time. Separately it is recommended that establishing a system of a mixed box of fruit and vegetables for local residents and self-catering visitors should be explored by local producers.

A number of individuals have indicated their willingness to get involved in taking forward the farmers market and these should be invited to form a steering group to consider these recommendations and take forward the Farmers Market in Glendale.



## **Community Broadband Project**

Fantastic progress has been made with the formal establishment of a working group aimed at delivering the work to establish a need for more robust broadband infrastructure for the area of Glendale as well as further afield. The working group has managed to raise ~£6000 of funds in order to undertake the initial phase 1 feasibility. The aim of this project is to ensure that Glendale remains on par with the fibre roll out occurring across Scotland therefore ensuring residents have access to robust infrastructure and broadband speeds in order to meet the current and future needs of residents and businesses.

We are delighted to announce that Mull and Iona Community Trust have been commissioned to undertake the feasibility work on behalf of the working group and Glendale community. The work that is to be delivered in phase one is to provide a document covering all the areas detailed below.

### **1 Definition of the project area**

1.1 Mapping (graphically through use of OS maps etc)

1.2 The identification and dialogue with relevant community organisations through public meetings

1.3 The identification of lead organisation(s)

### **2 The analysis of a specific broadband related community survey**

2.1 Survey drafted.

2.2 Distribution of survey.

2.3 Results analysis

2.4 Requires IT equipment including adequate software, printing and distribution.

### **3 An investigation into potential funders (including 11% of community funding)**

4 The production of a community overview document.

## **The Meanish Pier Project**

Unfortunately the funding application to the Growing Community Assets fund was unsuccessful. The feedback indicated that the project needed to be further developed in terms of meeting community needs and also clearly illustrating financial sustainability. The award of £10,000 from Hjatland fish farm to the project will ensure that the project is sustained until more fully developed. The award from Hjatland was applied for to support the pier project and is restricted specifically for this use.

A special thanks should be given to Neil Maclean and members of the working group who supplied and installed the sign for the area at Meanish Pier including the donations box.

The working group has been successful in securing support from Highlands and Islands Social Enterprise Zone which will support the project in developing a robust business plan for the area to ensure that the project is sustainable moving forward. The production of a detailed business plan will also be a minimum requirement for further applications to funders. An award of £5000 has also been successfully obtained from the Crown Estate in order to employ an independent consultant to deliver the business plan and commercial modelling of the pier project. This work is due to be commissioned early in 2015.



A Local Management Agreement has now been formally agreed with the Crown Estate. This established a direct and legally binding partnership with the Crown Estate and the community of Glendale through the Glendale Trust. By undertaking a LMA the community will be in a position to manage part of the Crown Estates portfolio which is currently detailed as the area of Loch Pooltiel (apart from the area currently leased to the Glendale Moorings Association), the undertaking of an LMA is a minimum requirement for the establishment of additional visitor moorings in the Loch.

### **Micro Croft – Affordable Housing**

Significant work has been carried out to identify further sites and potential partnerships in order to deliver much needed affordable housing for the area. The Trust is working directly with Ronnie McRae at the Highlands Small Communities Housing Trust in order to develop a sustainable model for the project.

### **Glendale Video Project**

Work has been ongoing to deliver a community based video project which will provide an overview to the work carried out throughout the Cemetery Wall project. It is anticipated that this video will form part of the heritage exhibition which will be sited in the Borrodale School heritage space. There is also a wider digital media project which has been fully project planned for the area which would detail the “Then and now of Glendale” if there is anyone interested in the researching and recording the history of Glendale or who is interested in film making please feel free to get in touch.

### **Glendale Community Transport Project**

Work on the community transport project has unfortunately slowed due to the progress across all other projects. It is hoped that funds can be obtained to investigate the sustainability / financial modelling of this project in early 2015. This will further develop the work carried out to date.

### **Conclusion and thanks**

Again all those involved in giving up their time to support the area of Glendale should be thanked. Recent months have been exceptionally busy and all the voluntary groups have had a great lot of work to deal with. As the projects continue we will hopefully see even greater levels of funding being invested in Glendale for the benefit of the community. If you would like to support or help with any of the projects just being available is a great boost for all those working hard for the benefit of others. If you require any additional information on any of the ongoing work it should be on the Glendale Trust Website very soon and is always available upon request.

[elgar.finlay@theglendaletrust.org](mailto:elgar.finlay@theglendaletrust.org) or tel: 01470511769.