

BLANE VALLEY BULLETIN

The Strathblane Community Council News Sheet

March 2016 No 40

Westpoint Present Indicative Plans for Housing Development in Strathblane

At the March SCC meeting housing developer Westpoint Homes presented what they called 'indicative' plans for 19 homes on the sloping site above the A81 in Strathblane. The proposal is for thirteen 'bespoke' private houses for sale and six affordable homes built in conjunction with Rural Stirling Housing Association (RSHA). (The affordable homes are in the two blocks located at the right hand end of the draft plan below.) The developer is currently in discussion with Stirling Council on aspects of the proposal, including the issues relating to vehicle access to and from the A81. They expect to submit an application for planning permission in June.

Westpoint are open to **comments and suggestions** at this stage and some points were raised at the SCC meeting, in particular on road access to the site and on the apparent lack of footpath/cycle path access between the new housing and Old Mugdock Road.

Community Panel — Following the model adopted for the Campsie Road development the Community Council will appoint a Community Panel to work with RSHA in collaboration with Westpoint to consult on detailed aspects of the proposals. There will be a chance for one or two interested community members to join community councillors on the panel, which should meet two or three times between April and the end of June.

Public Meeting — In addition the Community Council will hold a public meeting to give as wide an opportunity as possible to hear comments and concerns about the proposed development from community members.

Rural Stirling Housing Association Director, Tony Teasdale gives details of the **Local Lettings Initiative** and the **Lettings Plan** for the affordable houses on **Campsie Road** on **Page 3**.



This issue of the Bulletin is Sponsored by
Rural Stirling Housing Association

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Community Council March Update — from SCC Vice-Chair Alan Hutton

We had a crowded agenda for our March Community Council meeting with four guest speakers.

Housing: two important items are covered elsewhere in this issue:

Housing Proposals for the site beside the A 81 (Pg 1)

Letting Policies for Campsie Rd Affordable Houses (Pg 3)

Health and Social Care integration. — four items

1. Marian Lever reported on a meeting in Balfron on February 23rd attended by representatives of all the local communities together with the Stirling Council staff involved in healthcare/social care integration and the REACH Community Rehab team from the Health Board to discuss the future of the Strathendrick Care Home. The Council have changed their plans to sell the home and, whilst its future is not clear many good ideas were discussed. Until the budget for the Joint Integration Board is known (probably from April), it is difficult to predict what will be possible.

2. Marian had ordered new defibrillator batteries and pads at an cost of £70 +VAT and wondered if we might be able to find community sponsors to cover this recurrent cost.

3. The CC endorsed a letter from Margaret Vass to Bruce Crawford MSP concerning difficulties faced by the local surgery getting Larbert, Queen Elizabeth II or Glasgow Royal to accept acutely ill patients and asking for his help. It was agreed that strong representations should also be made to the CEOs of the two Health Boards.

4. There will be a one-day event on a 'Community Dementia Care Model' hosted by Strathblane Parish Church on

April 30th. Leaflets will be distributed and further details will appear in the April Blane Valley Bulletin.

A welcome Return for Sergeant David McNally who presented the police report which covering some thefts, antisocial behaviour and a road accident resulting in a severe back injury to a motorcyclist. David also advised us that a national speeding campaign was in force.

The Community Council is looking into the possibility of following Killearn in asking for a 20mph speed limit in residential roads within our villages. And, following the good neighbourly theme of last month's issue — and picking up an old theme of David McNally's — a Community member raised the problems caused by parking on the pavement. **Roads are for motor vehicles. pavements for walkers, buggy pushers and wheelchair users.**

Full minutes are available as usual on the village noticeboards and online at strathblanefield.org.uk

Path Project Progress

As many of you will know the first of the three path projects highlighted in the February BVB — the railway path upgrade — is now well underway and should be completed by the beginning of April (weather permitting) at which point the other two projects — Danny's Brae and the John Muir Link Path will get underway. We hope all three will be done by the end of May.

In the meantime a reminder that Danny's Brae and the path up to the Gowk Stane track will be closed for about a month while work proceeds.

The next SCC meeting at 7.30pm on April 4th in the Village Club (note change of venue), will feature a presentation on the 2016 Mugstock Festival.

Copy Date for the April BVB is Monday April 11th.

Please send Calendar items and news to

cc@strathblanefield.org.uk

Edenkiln Surgery will be closed on March 25th & 28th for the Easter holidays. We can be contacted at 01360 770340 For a range of healthcare information go to the practice website at

www.edenkilnsurgery.com

For out of hours help contact NHS24 at 111

The Village Club — enquiries and bookings:

www.villageclub1911.org

email — strathblanevc@gmail.com or

Contact — Fiona Murray 01360 771497

Emergency Phone Numbers

Ambulance — 999 Fire — 999 NHS 24 — 111 Police — 999 [for non-emergency calls - 101]

MAKING CONTACT with the SCC Email us at cc@strathblanefield.org.uk

Get in touch with your Community Councillors

Blanefield Ward

Margaret Vass 770131

Avril Keen 07799261297

Willie Oswald 770497

Julie Hutchison 770791

Strathblane Ward

Alan Hutton 770537

Marian Lever 770536

Elsbeth Neill 771653

Sue Rand 770630

Mugdock Ward

Richard Arnold 770006

John Gray 771031

Grace Edmonds 770800

Rob Davies 771921

INFORMATION SOURCES: Strathblanefield website at www.strathblanefield.org.uk

Library; Noticeboards; Shops; Local weekly press; and the **Facebook** Strathblanefield Group

STIRLING COUNCIL

Councillors' Surgeries are usually at 7pm on SCC meeting nights in the Primary School

Report faults at info@stirling.gov.uk or ring 0845 2777000

Join My Stirling at www.stirling.gov.uk for updates

Rural Stirling Housing Association will complete 14 new homes for rent as part of the CALA development at Campsie Road in August/September and we aim to let them by the end of June.

Many households, from the local area have already submitted a housing application to us. They will shortly be receiving a personal letter update. If you haven't already applied, and want to, then please do so as soon as possible.

Detailed information about how the Association lets its houses can be seen on the *How to Apply* page at www.rsha.org.uk. The information below aims to answer some **frequently asked questions**.

What type of homes are being built for rent?

The 14 new homes will include: 2 bungalows (1 & 2 bed roomed); 8 flats (1 & 2 bed roomed) and 4 houses (2 & 3 bed roomed). All will have gas central heating and high levels of energy efficiency and physical accessibility.

What rent will be charged?

Our rents vary according to property size/type in accordance with our Rent Policy. They are similar to average social housing rents charged by HAs and Councils in Scotland. The rent for a two bed houses will be around £365 per month—well below the 'Local Housing Allowance' and fully eligible for housing benefit for low income tenants.

What tenancy terms will apply?

All the homes will be let on a Scottish Secure Tenancy (SST), giving the tenant a range of rights that don't apply in the private rented sector. Most importantly this means that the tenant will have an indefinite right to stay in the property - on condition that the rent is paid and other tenancy responsibilities met. There will however be no Right to Buy.

Who Can Apply?

Anyone who is 16 years or over and living in the UK can apply. We strongly encourage all applicants to apply to both RSHA and Stirling Council lists to maximise their chances of being housed.

Who will get the houses?

We already know that demand for the new homes will far outstrip the numbers available. We have our own Housing Allocations Policy which sets out the criteria we generally apply when assessing and prioritising housing applications. As reported to the recent Community Council meeting, we propose to operate a *Local Lettings Initiative* for these lets, aimed at giving added priority to households who:

- Have a housing need and,
- Live in the local area or have a need to move here for work or support reasons.

Lets will be made to RSHA applicants and nominations from Stirling Council. (See our website for more info about the proposed LLI)

What is meant by housing need?

Some of the main groups of folk we house are:

- Tenants of private landlords
- Those living "care of" family and friends.
- Existing Council or HA tenants whose needs have changed
- Owners facing a need to move home

All applications are assessed using a Points system which reflects housing need factors such as: insecurity of tenure or homelessness; rent unaffordability; poor quality accommodation; overcrowding; sharing facilities with another household and having a medical need to move home. To be given priority consideration under the LLI applicants will need to qualify for a minimum number of points. We are proposing that this be 40 points under our system, but with an exception for existing social housing tenants down-sizing and thereby freeing up another home.

What do you mean by the Local Area?

We propose that households living in the Strathblane Community Council area – or having a need to move here for employment or support reasons – will be given Priority 1 status.

More questions or comments?

If you would like any further information or have any comments to make then please contact our Housing Manager, Andrea Curlev, at the office.

RSHA. Stirling Road, Doune. FK16 6AA. Tel: 01786 841101 email: enquiries@rsha.org.uk

Grow Your Own This Year?

We would like to hear from you. Currently we have plots at the allotments for anyone wishing to grow their own vegetables, fruit or flowers. To find out more email linmackinnon@btinternet.com or phone Linda on 07557 996520.

Strathblane Bowling Club

Opening of the Green for Season 2016.

The opening of the Green will take place on Sat.16th April (Gents) and Sunday 24th April (Ladies) at 2pm on both dates. Interested non-members are most welcome to come along. (Contact: Don Jackson - jacksondonald@sky.com)

COMMUNITY CALENDAR

MARCH

MON 21st	7.30pm	Strathblane Church Guild — AGM in the Kirk Rooms
TUES 22nd	7.30pm	Book Group @ the Library — The Miniaturist'.
TUES 22nd	10.30 - 11.30	The Strathblane Yoga Club - in the Village Club. Drop in £6.50 per class. (and every Tuesday in term time) . Contact: — Elaine 07432650396
WED 23rd	7.30pm	Campsie Crooners in the Village Club
FRI 25th	12 - 2pm	Messy Easter in the Kirk Rooms. All welcome
SUN 27th	7.15am	EASTER SUNDAY — Early Morning Service (7.15am) at the top of Dumgoyne. Gather in the Church car park at 5.30am to start up the hill by 5.45. Breakfast at the Church from 9.45am. Easter Morning Worship 11am in the Church. (For details of other Easter services & events see Cornerstone magazine)
SUN 27th	1 - 5pm	Electric Music Sessions in the Village Club. All welcome

APRIL

FRI 1st	1.30pm	Pre-School Story-time in the Library
MON 4th	7.30pm	Strathblane Community Council in the VILLAGE CLUB. All welcome.
TUES 5th	10.30 - 11.30	The Strathblane Yoga Club - in the Village Club. Drop in £6.50 per class.. Contact: — Elaine 07432650396
TUES 5th	9 - 12 noon	Community Cafe in Kirk Rooms. Tea, coffee and home baking. All welcome (toys available for kids) Every Tuesday in term time.
THURS 7th	2 - 4pm	Cuppa Time in the Kirk Rooms Kirk Rooms games, painting, fun & friendship, come along whatever your age. — every Thursday.
SUN 10th	1 - 5pm	Traditional Acoustic Music Sessions in the Village Club. All welcome.
SAT 16th	2pm	Strathblane Bowling Club - Opening of the Green for the 2016 Season - Gents
MON 18th	10.30am	Bookbug @ Fun Hut. All the usual songs & rhymes
MON 18th - SUN 24th		Cancer Research UK House to House Collection 2016. The Strathendrick Local Committee is hoping to beat last years record total of £11,630 !
TUES 19th	7.30pm	Book Group in the Library
WED 20th	7.45pm	Campsie Crooners resume in the Village Club
FRI 22nd	1.15pm	Craft and Storytime for 3-5 year olds in the Library. (Please phone to book a place)
SUN 24th	2pm	Strathblane Bowling Club - Opening of the Green for the 2016 Season - Ladies
SUN 24th	1 - 5pm	Electric Music Sessions in the Village Club. All welcome

CALLING ALL MUSICIANS!

A group of us from the village are talking with the organisers of the 2016 Mugstock Festival about the possibility of a **Strathblane Showcase**, featuring local musicians on stage on the afternoon of Sunday 31 July. If you would be interested in performing, please contact George Thom: gethom@tiscali.co.uk

Campsie Crooners

Easter Break — April 6th & 13th
Singing Workshop — May 14th
in the Edmonstone Hall

The Blane Valley Bulletin is published monthly (with the exceptions of July and December) by Strathblane Community Council and distributed to all households in our community council area. It is produced and distributed by a group of volunteers led by Alan Hutton and accountable to the Community Council. Contact us at cc@strathblanefield.org.uk