

Glenbarr Community Development Association

Five Year Plan 2026–2030

APRIL 2026



GCDA exists to help support a strong, sustainable and connected future for Glenbarr. Over recent years, the association has taken forward a range of projects, built local momentum and created new opportunities for the community. This plan brings that work together into one clear direction for the period 2026 to 2030.

It is intended to be practical and realistic. Some areas of work are ready to move forward now. Others will need more planning, funding, consultation or partnership work before decisions are made.

The plan is designed to guide the work of the Board, staff, volunteers and partners. More detailed annual workplans and budgets will sit underneath it and will be reviewed each year.

Our aim is simple: to make steady progress on the things that matter most to Glenbarr, while making good decisions, using resources wisely and keeping the community involved throughout.

A Our Role in Glenbarr

GCDA is a community-led charity working for the benefit of Glenbarr and the immediate local area.

The association was created to support community development, protect and improve the local environment, and help create a sustainable long-term future for the area. This includes encouraging local involvement, supporting practical projects and helping make Glenbarr a better place to live, work and visit.

We believe strong rural communities are built through local action, sensible partnerships and long-term thinking. We also believe communities should have a real say in shaping their own future.

GCDA's role is to bring people together, turn ideas into practical action and help create lasting benefits for current and future generations.

B The Position in 2026

GCDA enters 2026 in a stronger position than in previous years.

The organisation has increasing experience in managing projects, handling funding responsibly and working with outside partners. It has also built greater visibility within the community through regular communication, local events and public engagement.

Recent years have seen progress in a number of areas. Community land ownership has been secured at Dal an Duie, creating new long-term opportunities for public benefit. Work has also continued on environmental improvement, village appearance, the stabilisation of the Doocot, learning visits and the early development of the Community Hub project. These steps have helped move GCDA from planning ideas towards delivering real change.

At the same time, the next five years will require careful choices.

Community expectations are high, but time, money and capacity are limited. Major projects such as the Community Hub will need to be affordable, properly planned and widely supported. Smaller projects must also continue to improve day-to-day life in the village.

Reviewed May 2026

Like many rural communities, Glenbarr also faces wider challenges. These include housing pressures, rising costs, changing funding opportunities, volunteer fatigue and the need to attract and retain people in the area.

GCDA's job over the next five years is to balance ambition with realism. That means progressing key opportunities, maintaining what has already been achieved, and making decisions that protect the long-term interests of the community.

C Funding the Plan

GCDA's priorities for 2026 to 2030 are supported by a five-year financial budget, with an additional 2031 provision included for the completion of the Community Hub should that project proceed to final delivery.

The figures below are headline planning figures. They are intended to show the scale and direction of investment across the plan period. They are not a guarantee of spend in every area and will be reviewed each year.

Some projects can be funded directly through GCDA resources. Others, particularly larger capital projects, will depend on securing external grant support and passing future Board decision points.

Headline Financial Summary 2026–2030

Priority	Programme Investment	Support / Delivery Costs	Targeted External Funding	GCDA Commitment
1. Looking After Our Outdoor spaces and Community Assets	£464,800	£37,000 ¹	£37,000 ¹	£501,800
2. Delivering a Village Enhancement Plan	£27,500	-	-	£27,500
3. Developing the Community Hub ²	£1,028,000	£109,800 ³	£1,350,000	£1,117,800
4. Homes, Energy and Local Sustainability	£51,000	£3,000 ⁴	-	£54,000
5. Bringing People Together and Community Capacity & Skills	£86,500	-	£46,000	£86,500
6. Running GCDA Well and Working With Others	£348,000	-	-	£348,000

¹ Woodland Ranger

² Figures presented include 2031 Community Hub delivery as a completion provision

³ Consultancy Project Management and early-years support

⁴ Consultancy Project Management

Overall Position 2026–2030

Summary	Amount
Planned GCDA Programme Investment ¹	£2,005,800
Targeted External Funding ¹	£1,433,000
Programme Contingency Allowance ¹	£318,570

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Total Planned Investment Programme 1	£2,324,370
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1 Figures presented include 2031 Community Hub delivery as a completion provision

GCDA enters this plan period with the ability to make meaningful investment in Glenbarr over the next five years. The budget allows for progress across community assets, village improvements, housing and sustainability work, community activity, and the development of the Community Hub project.

The largest area of planned investment is the Community Hub. Because of the scale of that opportunity, future progress will depend on affordability, external funding, business planning and formal Board approval at each key stage.

Smaller and medium-sized priorities across the wider plan can continue to move forward in parallel, helping ensure steady visible progress for the community throughout the five-year period.

D What We Want to See by 2030

By 2030, we want:

- Glenbarr to be a place where local people can see clear progress and feel confident about the future.
- community owned assets to be improving and well cared for. We want the village to feel welcoming, looked after and proud of its surroundings.
- the Community Hub project to have moved forward in a clear and responsible way, with firm decisions made on the best route ahead.
- people to feel more connected through local events, learning opportunities and volunteering. We want more chances for people of all ages to take part in community life.
- GCDA to be a well-run and trusted organisation with strong governance, sound finances and positive partnerships.

Most of all, we want Glenbarr to feel like a community that is shaping its own future rather than waiting for others to do it.

E Our Priorities for 2026–2030

Priority 1: Looking After Our Outdoor spaces and Community Assets

Dal an Duie

GCDA will revitalise Dal an Duie field as a key community and environmental asset over five years.

The project includes a sensitively designed rural car park with cycle provision, followed by the creation of accessible paths, picnic and gathering spaces. Alongside improved recreational use, the site will deliver significant biodiversity enhancements through woodland restoration and native habitat creation, supporting both community wellbeing and nature recovery.

Objective	Key Target/Action	Timeline/Measurement
Low Impact Car Park	Develop an accessible car park with cycle provision that integrates sensitively into the Glenbarr landscape, supporting community events and active travel.	Target Date: June 2026. Measurement: Completion, visual assessment, and annual user feedback.
Biodiversity Enhancement	Improve woodland edges and establish and maintain new wildflower meadows.	Target Date: Nov 2026 and Annually.

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Community Use and Accessibility	Improve use for leisure activities (dog walking, picnicking, jogging) by creating accessible paths and activity areas. This includes installing 10 cycle parking spaces.	Measurement: Monitoring use and accessibility via annual surveys.
Access and Amenity	Formalise woodland paths. Stabilise banks and watercourses through planting. Commit to quarterly litter and fly-tipping clearance.	Timeline: Paths (Sept/Nov 2026), Planting (2027), Clearance (Quarterly).

What could affect delivery:

Planning permissions and compliance, weather and site conditions, operational and maintenance constraints

Dal and Duie Woodlands

GCDA will deliver its Woodland Vision by bringing the community woodland into sustainable, long-term management, enhancing biodiversity, and improving access and amenities with the assistance of a part time Ranger. This includes selective thinning and native planting, habitat diversification, path improvements, and ongoing maintenance to ensure a safe, attractive, and resilient woodland for community use.

Objective	Key Target/Action	Timeline/Measurement
Site Ranger Deployment & Management	Employ a site ranger to deliver activities (guided walks, volunteer sessions, maintenance tasks) and resolve reported issues (safety hazards, litter, path problems) for the GCDA woodlands.	Activities begin June 2026.
Sustainable Woodland Maintenance	Selectively thin, regenerate, and enrich planting on approximately 0.5ha of woodland each year. Replant 3 native trees for each tree removed (target Nov 2026).	Governed by the 10 Year Woodland Management Plan.
Biodiversity Enhancement	Treat or remove invasive species, diversify age structure, and improve woodland edges.	Ongoing annually (with annual monitoring of control success).
Access, Amenity, and Safety	Formalise and clear woodland paths to make them safe and accessible. Commit to regular litter and fly-tipping clearance, and maintain ongoing management of hazards. Carry out routine safety checks on trees in high-risk locations.	Path formalization: Phase 3 - 2027 (after completion of Phase 1 and 2). Litter clearance: Bi-annually. Tree checks/hazard treatment: Monthly. Annual path/site condition surveys and safety audits.

What could affect delivery:

Resourcing and funding limitations, delays in implementing the long-term management plan, and variable capacity to deliver and maintain key woodland, access, and safety improvements.

Doocot and Doocot Woodlands

GCDA will explore the potential asset transfer of Doocot Woodlands to expand community owned land which has community support and will be subject to financial viability. While offering opportunities for improved access, habitat enhancement, and links to wider path networks, the site

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presents significant management, cost, and funding challenges that will require careful assessment before any decision is made.

Objective	Key Target/Action	Timeline/Measurement
Complete community asset transfer of Area C (Doocot Woodlands) from the Clan Macalister Trust to GCDA, securing community ownership.	Formal asset-transfer agreement signed; legal title (or equivalent community-ownership documentation) registered in GCDA's name (2027–2028).	Signed transfer agreement and registration confirming GCDA as owner. 2027 - 2028
If the Asset Transfer is successful, establish safe, sustainable management of the 11.5-acre Doocot Woodlands, focusing on access, habitat, and site safety.	5-year woodland management and access plan in place for the full 11.5-acre site.	Baseline and annual woodland condition survey (paths, hazards, invasive species, habitat), plus evidence of plan implementation.
Use further consultation to confirm the preferred level of Doocot intervention (conservation as a ruin vs full restoration) and funding approach.	Targeted consultation completed (responses and stakeholder meetings).	Documented community-preferred option and an agreed high-level funding strategy. Dependant on asset transfer.
Explore integrating Doocot Woodlands with GCDA's wider site network (e.g. future links to Dal an Duie paths) to improve recreation and nature access.	Feasibility assessment or options appraisal for linking Doocot Woodlands to the wider network.	Simple map or plan of proposed connections (e.g. to Dal an Duie paths), with agreed priorities for future development. Dependant on asset transfer.

What could affect delivery:

Delays or failure in the asset transfer, insufficient funding for conservation and management, limited staff or volunteer capacity, unclear consultation outcomes on intervention level, challenging site conditions, and difficulties in linking the woodlands to Dal an Duie or wider path networks.

Priority 2: Delivering a Village Enhancement Plan

Small practical improvements can make a big difference to everyday life. The appearance, safety and function of the village affect residents, visitors and local pride.

Over the next five years, GCDA wants to support steady improvements that make Glenbarr more welcoming, better cared for and easier to move around. This work will focus on realistic, affordable changes rather than expensive headline projects.

Objective	Key Target/Action	Timeline/Measurement
Improve key public areas	Visible improvements completed	Priority areas improved by 2028
Address verge, drainage and streetscape issues	Fewer recurring issues reported	Annual maintenance programme in place
Improve pedestrian safety and access	Easier movement and positive feedback	Priority measures identified and phased delivery started

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Introduce planting and presentation improvements	Better visual appearance across seasons	Planting programme delivered in stages
Support village identity and sense of place	Stronger local pride and visitor impression	New features added where practical

What could affect delivery

Permissions from relevant bodies, maintenance capacity, contractor costs, balancing priorities across the wider plan.

Priority 3: Developing the Community Hub

The Community Hub has the potential to become a major long-term asset for Glenbarr and provide long term sustainability for GCDA. It could provide space for events, services, enterprise, learning and wider community use.

It is also a major decision and must be approached responsibly. Over the coming years, the focus will be on testing options, building a strong case, involving the community and making clear decisions at the right time.

This project will be dependent on attracting match funding of 50 – 60% of the full capital development costs.

Objective	Key Target/Action	Timeline/Measurement
Secure a suitable site and clear legal route for the Community Hub.	Progress land discussions, legal checks and site due diligence, confirming ownership, access, planning and legal constraints before major design or capital commitments are made.	Preferred site and legal route confirmed by 2027, supported by appropriate land agreement, legal advice and Board record confirming whether the project can proceed to the next stage.
Develop a clear community-informed brief and test the main options.	Use consultation, learning visits and project development work to refine the Hub brief, test what should sit within Phase 1, and assess options against community priorities, cost and deliverability.	Community brief and options appraisal completed before final design route is selected, with consultation outcomes, options appraisal findings and Board decision recorded.
Build a realistic business case and funding plan.	Prepare a full business case testing capital cost, running cost, income potential, staffing, risk, community benefit and long-term affordability, alongside external grant options.	Full business case and funding plan completed before any major capital commitment, with business plan, funding strategy, grant discussions and Key Board Decision recorded before progression.
Move towards design, planning and delivery only when the project is ready.	Progress design, planning and procurement in stages, with clear decision points before major spend and delivery only proceeding where the project is affordable, fundable and deliverable.	Staged progression through 2027–2031, subject to land, funding and approvals, with planning progress, funding package, procurement records and Board approvals recorded before major spend.

What could affect delivery

Land agreement, planning matters, capital costs, grant availability, inflation, business viability, staff capacity, contractor availability and wider economic conditions.

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Priority 4: Homes, Energy and Local Sustainability

Housing and affordable energy are central to the future of rural communities. If people cannot find suitable homes or manage rising costs, long-term sustainability is weakened.

GCDA cannot solve every issue directly, but it can help bring people together, support access to schemes and work with the right partners through the 'Household Improvement Programme'.

Objective	Key Target/Action	Timeline/Measurement
Help residents access support schemes	Residents assisted to access help	Annual uptake supported
Understand local housing need	Better local evidence available	Updated position by 2027
Explore empty homes opportunities	Useful discussions and cases progressed	Opportunities reviewed as they arise
Work with housing and energy partners	Positive partnership activity	Ongoing engagement maintained
Promote practical sustainability measures	Small local actions progressed	Annual progress update reported

What could affect delivery

National policy, grant rules, housing market conditions and limited local influence over private assets.

Priority 5: Bringing People Together and Building Skills

Strong communities need more than buildings and investment. They also need connection, confidence and chances for people to take part.

GCDA wants to help create opportunities for people of all ages to meet, learn, volunteer and feel part of community life.

Objective	Key Target/Action	Timeline/Measurement
Hold regular community events	Good attendance and repeat participation	Annual events programme delivered
Reduce isolation and widen involvement	New people taking part	Participation broadened year on year
Offer learning and skills opportunities	Courses and sessions delivered	Minimum annual learning programme
Grow volunteering opportunities	More local involvement	Volunteer roles linked to projects yearly
Encourage community participation	Wider engagement in GCDA activity	Membership and involvement maintained

What could affect delivery

Volunteer time, venue access, staffing capacity and public interest.

Priority 6: Running GCDA Well and Working With Others

Good ideas only succeed if the organisation behind them is well run. Strong governance, careful finances and clear communication are essential.

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Over the next five years, GCDA will continue to strengthen how it operates while building positive relationships with funders, partners and the wider community.

Objective	Key Target/Action	Timeline/Measurement
Maintain sound finances	Strong accounts and controls	Annual accounts approved on time
Support effective governance	Stable and capable Board operation	Regular Board review and development
Communicate clearly and regularly	Community kept informed	Routine updates issued throughout year
Build staff and volunteer capacity	Workload managed effectively	Key support roles maintained
Develop useful partnerships	Positive joint working outcomes	Priority partnerships maintained and expanded
Review progress each year	Priorities updated when needed	Annual plan review completed

What could affect delivery

Volunteer turnover, rising workload, changing regulation and funding pressures.

F How We Will Put This Plan Into Action

This plan sets the direction. Each year, GCDA will agree practical workplans and budgets to support it.

The Board will oversee progress, finances and major decisions. Staff, contractors, volunteers and working groups will support delivery where appropriate.

Some priorities will move faster than others. Large projects may need to pass clear decision points before progressing further. Smaller improvements may be delivered more quickly.

GCDA will continue to look for external funding and partnerships where they help deliver benefits to the community.

G Checking Progress and Keeping the Plan Up to Date

This plan will be reviewed each year.

Progress, risks and changing opportunities will be considered by the Board, with updates shared where appropriate.

Where circumstances change significantly, priorities may be adjusted. This is important in a five-year plan, especially where funding, costs or community needs may shift over time.

The overall aim will remain the same: steady progress, good decisions and lasting benefit for Glenbarr.

H Appendix

Appendix 1 – Five Year Headline Budget Summary

Summary of planned investment, external funding targets and indicative allocations across the 2026–2030 plan period.

Reviewed May 2026

Appendix 2 – Governance and Delivery Structure

Overview of how the Board, staff support, working groups and delivery partners will help put the plan into action.

Appendix 3 – Community Engagement and Consultation

Summary of community views, feedback and engagement activity which have helped shape this plan.