

# Maddiston and Rumford Community Plan 2014-2019

Maddiston and Rumford Community Council

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# Community Action Plan (Maddiston/Rumford 2014 to 2019)



## Executive Summary

This Community Action Plan summarises the community views on the following:

- Our community and village as it is now
- The issues that matter most to the community
- Our vision for the future of Maddiston and Rumford
- Our priorities for projects and actions

This plan will be our guide for what we look to achieve as a community in the next 5 years.

The themes and priorities identified are consistent with the Falkirk Strategic Community Plan and the Falkirk Council Single Outcome Agreement.

This Community Action Plan has been created by Maddiston Community Council with input from different groups, businesses and the people of Maddiston and Rumford. The Community Action Plan has been informed by extensive community engagement over a period of 9 months.

The process involved stakeholder interviews and meetings with groups and individuals representing different aspects of the community; carrying out a community views survey, targeting the pupils at Maddiston Primary School to ensure we have the views of the future generation of Maddiston; creating a community profile detailing facts and figures about our community; and organising a public consultation exercise at Maddiston Fun Day.

Residents of Maddiston and Rumford have a long term stake in the future of this village.

They want to confirm and strengthen community pride; bringing people together from a variety of backgrounds to create a strong and resilient community.

The main conclusion reached is that there is a need to further invest in the infrastructure of the community to meet the challenges and priorities set out in this report.







# Why compile a Community Action Plan

- ❖ The community can assess what its residents want, need and aspire to.
- ❖ It can assist in influencing community planning partners in the Falkirk Council area and other agencies who deliver services in the area.
- ❖ It can be used as evidence to attract more external funding to the area.
- ❖ It can build on the community learning & development skills already present.
- ❖ The process is inclusive, raises awareness of issues and can increase levels of participation.
- ❖ It increases understanding of local democracy, government structures and responsibilities.
- ❖ Local residents can play a part in shaping the future of their communities.
- ❖ It can be used as a reference document by local organisations and community planning partners in considering a response to the viability and affordability of what local communities want.



# Our Community Now

## Maddiston Community Profile 2014

### Location

Maddiston and Rumford are situated in the upper Braes a rural area on the outskirts of Falkirk. It has excellent links to the major towns and cities of the Central Belt thanks to its proximity to the M8 and M9 motorway and its access to the main Edinburgh/Glasgow railway line. Also, larger towns such as Falkirk, Grangemouth, Linlithgow and Bathgate lie within a 7 mile radius of the villages.

### Population

Maddiston and Rumford have a combined population of around 4,300 people.

The population in Maddiston and Rumford has almost doubled in the last 20 years, rising 40% in the 10 years between 1991 and 2001 and will continue to rise due to a large amount of development currently taking place and remaining land being earmarked for housing.

The area has a typical spread of ages in the population for the area but with a significantly higher proportion of under 16 year olds (22.7%) than the average for Falkirk (18.7%) and nationally (17.7%). There are also a large number of residents in Maddiston and Rumford over the age of 80.

Maddiston did however have a much higher percentage of people claiming state pension, pension credit, and disability living allowance, incapacity allowance and income support than

the average for the Falkirk area<sup>1</sup>. The welfare reform changes will have a great impact on the area. In a future where digital technology provides a foundation for public services, expecting 80% of people to complete applications online will lead to further difficulties for this community. Figures for Maddiston and Rumford hide an area of longstanding deprivation<sup>2</sup>.

### Social and Community

The main facilities include: Maddiston Community Centre, Maddiston Old Folks Hall, the Braes Family Centre and the Salvation Army Hall.


### Community Groups

There are a number of groups for Early Years and Play (child-minders group, toddlers groups, etc). Other active organisations are the Evangelical Church, The Roman Catholic Church and the Salvation Army. Culture, leisure and sports activity are catered for by Maddiston & Rumford Local History Group, Maddiston AFC, Polmont Golf Club, and the Taekwondo Club. Maddiston Community Council is now beginning to work closely with the Maddiston Community Centre Management Committee which also runs a credit union, a fruit barra and a recently launched café facility.

### Transport

There is a frequent bus service to Falkirk, although costs can be prohibitive to some residents. There is a limited bus service to Linlithgow. The nearest railway station is in



A green arrow-shaped sign with white text pointing to the right. The text reads "Public Right of Way to Blackbraes". The sign is mounted on a white post and is set against a background of green foliage.

## Public Right of Way to Blackbraes

Polmont, which connects to Glasgow, Edinburgh and Stirling. Previously there was also an hourly bus service that connected the village to Forth Valley Hospital, but this service was withdrawn in August 2013.

### Environment and outdoor activities

There are 3 small play parks in the village, one specifically designed for pre-school children. The new estates that have been built recently also have small play facilities in them. There is an inadequate football field used by Maddiston AFC. Polmont golf course (9 holes) is situated in Maddiston. There are a number of attractive walks which provide links with the Union Canal and the surrounding countryside.

### Housing

There are approximately 1850 houses in Maddiston and Rumford. Over 50% of the houses fall into tax bands A-C of which more than 25% are actually band A. 62% of the houses in the area are owned, with 36% social housing and the remaining 2% private rentals. In comparison, Polmont (with which Maddiston and Rumford are grouped in the Local Development Plan) has 91% owner occupied houses and 5% social housing, with the remaining 4% being private rented.

Over the last 15 years there has been a huge amount of housing development, almost doubling the size of the villages. Further land has been earmarked for housing development in the near future.

### Economy and the local environment

Maddiston and Rumford is in a perfect location for commuting, with easy access to both the M8 and M9. It is not unusual for people to commute

to Edinburgh, Glasgow, Stirling and Livingston. Polmont railway station is close by and there are frequent buses to Falkirk.

The local economy consists of a post office, three small general stores, several takeaways, a hairdresser and a pharmacy. The only public house, the Maddiston Inn, known locally as "The Ranch", has recently closed.

### Education and childcare

The Braes Children and Family Centre is based in Maddiston. There are several toddlers groups in the village which are run by different organisations including the Salvation Army and the Community Centre. There is no playgroup in the area with the nearest being in Reddingmuirhead or Polmont. People require cars to attend both.

Maddiston Primary School which was opened in 2008/9 has a capacity of 434 pupils and a current roll of 399 pupils<sup>3</sup>. It also has a pre-school nursery catering for 3 and 4 year olds which currently takes up to 47 children in each of the morning and afternoon sessions.

St Andrew's Primary in Falkirk is the local Catholic primary school for Maddiston and St Mungo's is the local Catholic high school. Maddiston Primary School is within the Braes High School catchment area.

### Health and care services

Primary health care services are situated in Polmont. Maddiston and Rumford are served by Forth Valley Hospital. There is no longer a direct bus service that runs from Maddiston and Rumford to the hospital.

1 Data from 2010 Insight profile from Falkirk Council

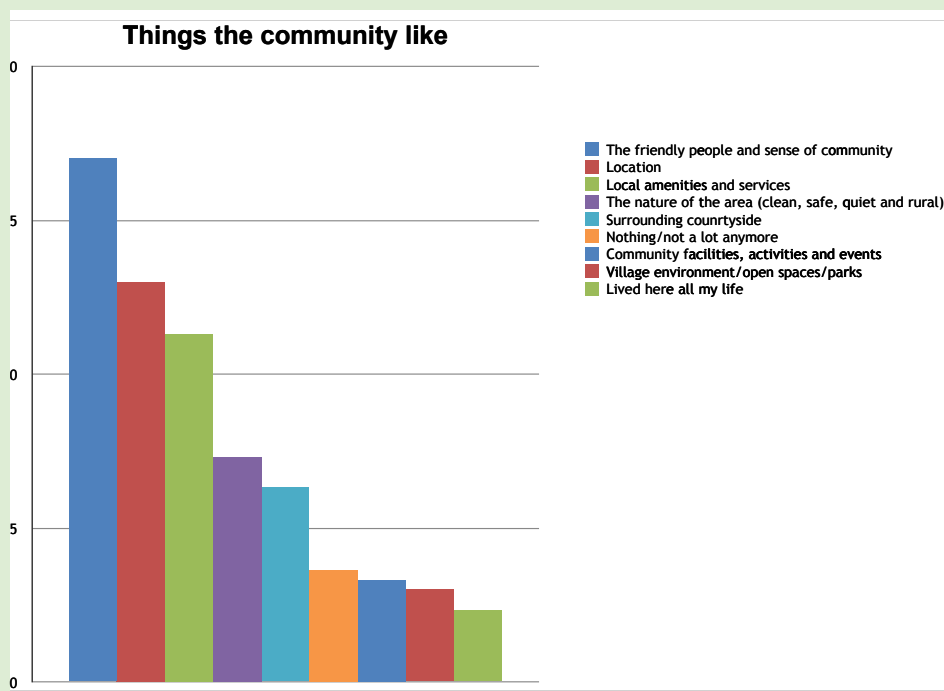
2 Falkirk Health Inequalities profile for Maddiston and Rumford 2009

3 School Census information at September 2013



# Survey results and quotes

## Things that the community like about the area



### Surrounding countryside

*"Very close to Muiravonside Country Park and the Union Canal."*

*"I enjoy the fact the countryside is close by."*

### Village environment/open spaces/parks

*"The High Road is nice for walks."*

*"Good parks."*

### The friendly people and sense of community

*"I have lived here all my life and always found it a friendly community."*

*"It's a close-knit community."*

*"A good neighbourhood."*

### The nature of the area (clean, safe, quiet and rural)

*"I've lived here for 53 years and always found it quite a safe place."*

*"A nice quiet area to live in."*

*"Small village where I can let my kids out to play in our street."*

### Local amenities and services

*"A fantastic school."*

*"I like the school/nursery."*

*"Good school."*

### Community facilities, activities and events

*"I like the community groups available for me such as the mum and toddler groups at the Community Centre, Salvation Army and California church."*

### Location

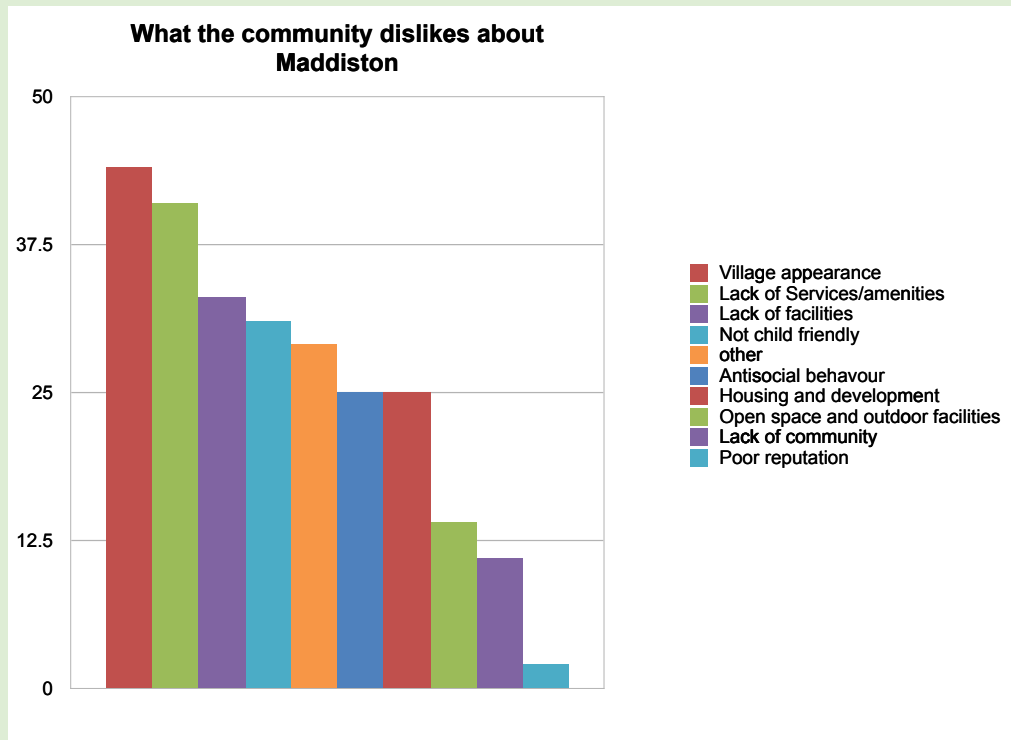
*"Close proximity to towns such as Falkirk, Linlithgow, Stirling, Edinburgh and Glasgow."*

*"It's easy to access the main motorways."*

### Summary

Maddiston and Rumford has a community spirit where several generations of a family live together supporting each other. The school education standards are considered to be very good and residents enjoy the semi-rural location of the village. The small amount of groups which already exist in the area are well received and well attended.

## Things that the community dislike about the area



### Lack of facilities/amenities

*"There is nothing here, no doctor, dentist, not even a library."*

*"There's absolutely nothing for families in the village."*

### Village Appearance

*"The pavements are covered in dog mess and the play parks are full of glass."*

*"The pavements and roads are full of holes."*

*"The village centre is run down and looks like it hasn't been touched for 20 years."*

### Not child friendly

*"There is nothing for kids to do."*

*"There are no clubs for kids, nothing to do in the evening or at the weekends."*

*"There are no facilities for children, not even a playgroup."*

### Housing and development

*"The council have turned Maddiston into a giant housing estate with nothing else here."*

*"Far too many housing developments."*

*"All these new houses but no suitable housing for the elderly."*





### Transport and travel issues

"There's not enough parking in Maddiston, cars parked along main road at St Catherines cause chaos on road and stop buggies getting along pavements."

"The roads are really busy but there are no safe crossing areas in the village."

"The buses are too expensive, if you don't have a car you get stuck in the village."

### Antisocial behaviour

"Kids hanging about drinking alcohol because they have nowhere else to go"

"Teenagers hanging about causing problems for residents."

"Graffiti and vandalism because people stopped caring about the village."

### Open space and outdoor facilities

"We have lost all our green space to housing developments."

"They took away our play park but never gave us anything else."

"The football pitch is uneven and always flooded."

### Lack of community

"All the new housing estates have ruined the sense of community we used to have."

"The folk in the new houses don't want to be a part of Maddiston."

"If you are not originally from Maddiston it can be quite hard to fit in."

### Other

"It's like the forgotten village of Falkirk District."

"Everything!!"

"Maddiston is nothing more than a huge housing estate on the outskirts of Polmont now."

### Poor reputation

"It's been tagged as a terrible place to live by other villages."

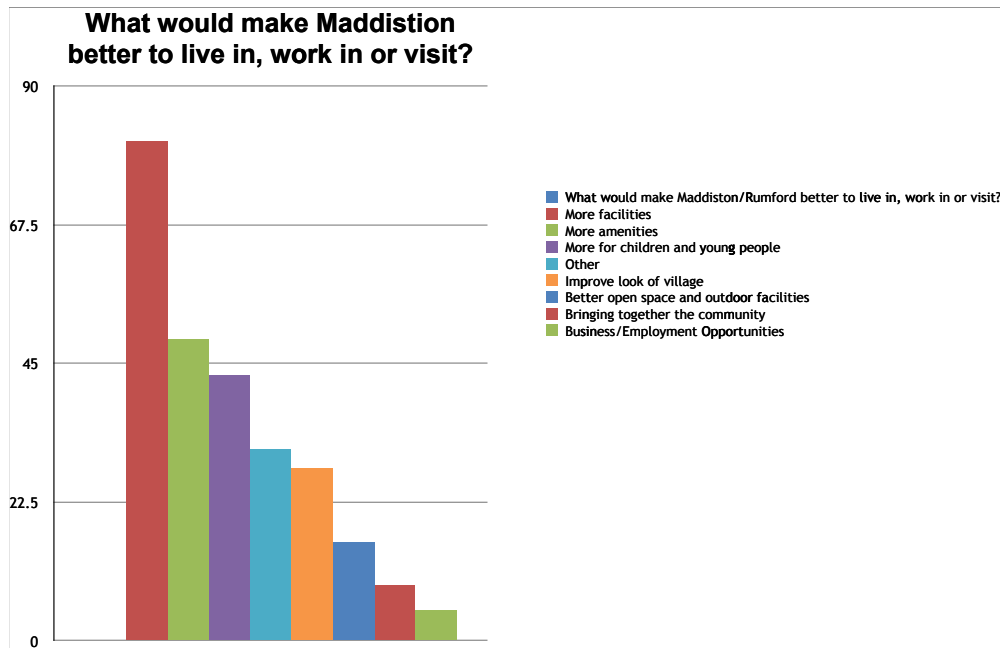
"It's talked about as the "poor cousin" to surrounding areas like Brightons and Polmont."

"It's the council dumping ground for problem families."

### Summary

There is a definite need for a general upgrading of the area. Continuing anti-social behaviour due to a lack of accessible facilities and activities is detrimental to instilling a sense of pride in the community. There is no central focus, village square or established meeting place. The Community Centre, whilst offering a range of services, is limited in design and lacking space to allow further development of activities. Concerns were raised in a number of interviews about the community's ability to cope with the expansion of the area in terms of ensuring there are appropriate amenities, utilities and services. Road safety, volume of traffic and cost of public transport were often cited as issues of concern. There may be a need to inform residents of what is available in terms of amenities and activities as there is fair degree of both physical and social infrastructure which can be developed. It would also be important to discuss with the police the levels of crime compared to other parts of the Falkirk area.

## Improvements that the community would like to see in the area

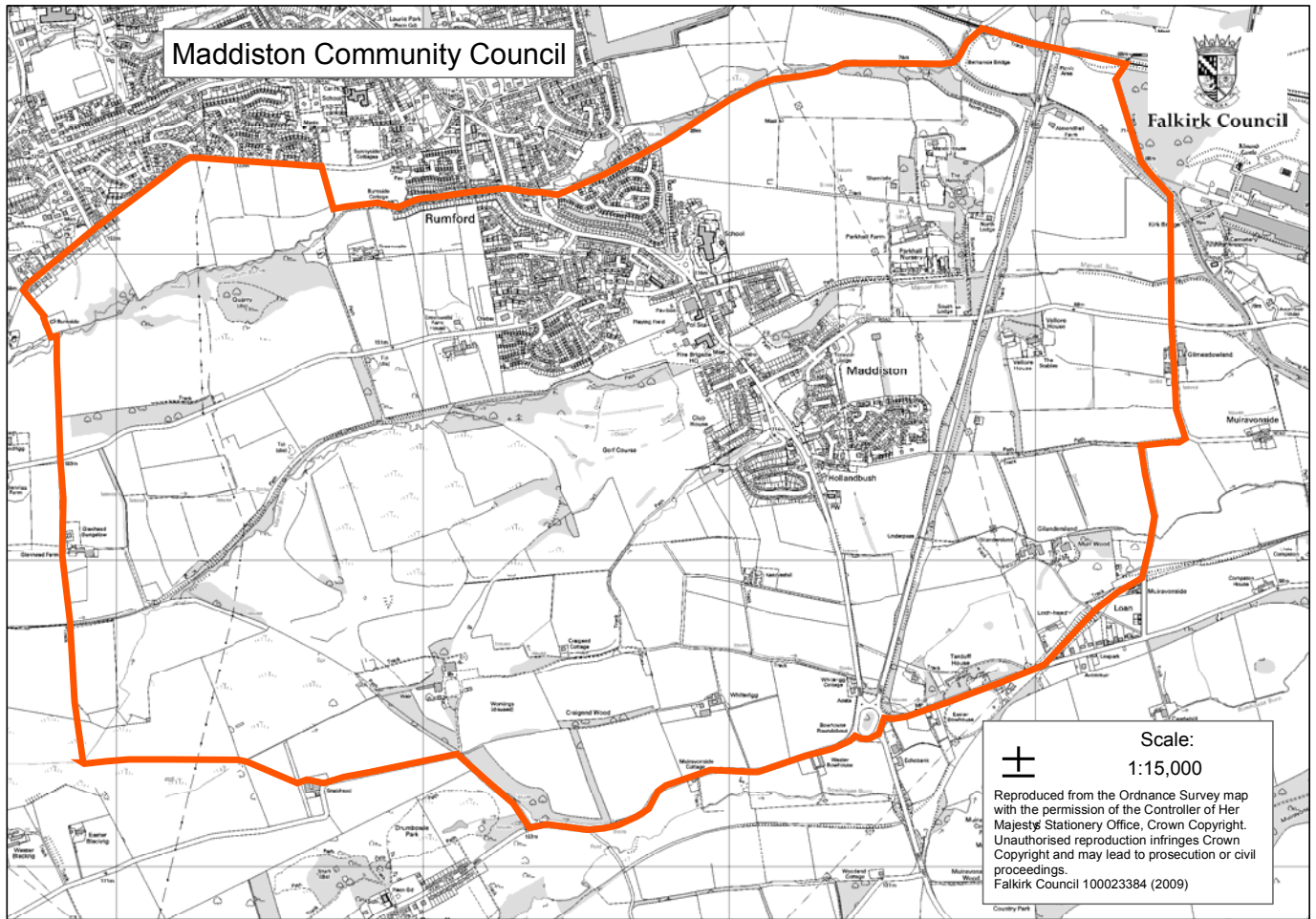


### Summary

From responses received it is clear that available facilities and amenities are not meeting the aspirations and needs of the community. It would be best to look at how the present available space could be utilised to meet community needs and then try to determine what other developments are required. Greater communication and collaboration within the community would lead to joint working and partnership activity. Employment and training opportunities must be further developed.











# The Stakeholders' Views

The following stakeholder groups were interviewed regarding their views on the Maddiston and Rumford area as part of the process of drawing up a community action plan: Braes Family Centre, Child Minding Group, Credit Union, Maddiston and Rumford Local History Group, Maddiston Community Education Centre Management Committee, Muiravonside Church, and the Old Folks Association. The comments of the groups were very similar and some broad common themes emerged. These are outlined below.

## ❖ ***Busy Traffic/Road Safety***

Residents are concerned that the traffic is extremely busy and dangerous in the area, especially when children are being driven to and from school. Lack of parking facilities adds to the problem.

## ❖ ***Condition of the Roads***

Residents are annoyed at the state of the roads in general. In winter, it is felt that the roads are not adequately gritted.

## ❖ ***Paths/Access Issues for Pedestrians***

Residents say that it is difficult for pedestrians in the area to move about without hindrance because of



dangerous volumes of traffic. A review of the crossings and footpaths in the area to consider how to improve pedestrians' ability to walk safely in the area is urgently required as is consideration of traffic-calming measures. Residents also highlighted a particular safety hazard in the area: a deep pool of standing water which has accumulated behind an area of new housing.

❖ ***Expensive Bus Fares/Discriminatory Zoning***

You can buy a daily or weekly bus ticket to save money on journeys in the Falkirk Council area. Residents report that, unfortunately, this does not apply within the Maddiston and Rumford area as the tickets are based on zones and this area is outside the Falkirk zone. This discriminates against Maddiston and Rumford residents.

❖ ***Parks/Open Spaces***

Residents are concerned at the continual loss of open space due to new house-building. They want parks to be more welcoming and user friendly with facilities such as benches, picnic tables, better play equipment, more dog/waste bins, etc.

❖ ***New House Building Issues/Lack of Amenities***

Residents are concerned that with all the new house-building which has gone on in

the area no new amenities have been provided to match the growth in population. Residents do not want their community to become more of a dormitory area than it is at present. Older residents also point out that there are very few specially designed houses for older people or sheltered housing in the area. Residents also say that the new housing does not have access to cable media services.

❖ ***Council Housing Repairs and Other Issues***

Residents are concerned at the loss of the one stop shop in Wallace Crescent and how difficult it now is to phone and ask for repairs. Other concerns are anti-social behaviour and the lack of one-bedroom houses for people to move to if affected by the "bedroom tax".

❖ ***Lack of Access to Health Care Facilities***

Residents are very concerned by a lack of health care facilities, no doctor's surgery or child clinic. There used to be a GP surgery in Ercall Road but it was closed. It is expensive to go by bus to the facilities in Polmont. Residents propose that an existing public building could be used as a suitable central point in the area for GPs, health visitors etc. to use.



❖ ***Need for More Community Facilities and Activities/Need for Extension to Community Education Centre/Need for Local Advice Surgeries***

Residents appreciate the centre as the main community facility in the area. However, they think that it is not big enough for all the purposes they want to use it for. They think that an extension should be built to provide a better meeting space and improved kitchen facilities. The centre could then be used by different services to hold weekly advice surgeries, including health services as mentioned above. Residents would also like to see a faster internet speed available in the centre.

❖ ***Youth***

Residents say more activities and youth groups are needed for young people. Residents are also concerned at the scale of youth unemployment.

❖ ***Use of Land and Buildings/ Shopping and Socialising***

Residents are aware of proposals to close the fire station and possibly the police station. They are worried that this land could be sold for housing instead of thought being put into the best community use of the sites. Residents have put forward suggestions for the use of the sites if they become available: an industrial estate to bring jobs to the area and a mini-shopping centre with a café.

❖ ***Policing***

Residents say that the police station never seems to be staffed and are concerned with the absence of a police presence in the community.

❖ ***New School, Positives and Negatives***

Residents are annoyed that the old school, with its history, has been completely demolished. They would like the new school to be available for community use out of hours. They appreciate the quality of the new school building but note that it is already becoming too small for the number of pupils. This has resulted in the loss of school facilities in that some non-classroom space has been turned into classrooms. Residents want their children to enter the school by the main entrance rather than through the back of the school as at present. They think that this would make it easier to drop children off and see that they have entered the school building. Other concerns about the new school are: too few parking spaces; lack of a grass playing field; and no shelter in the playground for the children to use in bad weather.

❖ ***Avondale Tip***

Residents are annoyed at the foul smell from the tip.





# The children's views

We felt it important to make sure we provided an opportunity for the children of Maddiston and Rumford to share their views. They are the future of the village and it is vital to make sure they are engaged and included. The children were from P5, P6 and P7. They had some excellent and very mature ideas of what they thought of Maddiston and Rumford and how we could improve the area.

## Summary

They liked their school and enjoyed the shops and the community centre. The pupils appreciated their friends and neighbours. They enjoyed the open space, "good views" and "good hills for sledging" and the fact it was not "a big loud city". The children also appreciated the inputs from external agencies.

However the most dispiriting things for them were the amount of litter, vandalism, broken glass and graffiti. The children had a good deal to say about the roads. Speeding traffic and potholes meant that the roads were not safe to cross. Comment was made about people being rude and "dodgy people" (especially hanging about the park). A desire was expressed for more activities for older children and for the play park to have apparatus for them, not just the younger children.

The top ten issues to make an improvement were:

1 clear up litter	17
2 more activities/places to go	12
3 swimming pool	8
4 better shops	8
5 a landmark/sculptures	6
6 more thing in the parks	5
7 sports area	5
8 more open space	4
9 more parks	4
10 café	4

When asked to name one small thing that would make a positive change and one big thing they could work towards the top three results were as follows:

## One Small Thing

clear up litter	12
Community Garden with veg. patches	6
more/better parks for kids	6

## One Big Thing

sports centre with swimming pool	25
Library	3
shopping mall/more shops	3

# Themes & Priorities Identified

The issues raised and the corresponding strategic community planning themes are listed in the table below.

Strategic Community Plan Themes	Community Action Plan Themes
Sustainable Maddiston/Rumford	Community Facilities & Activities
Fairer Maddiston/Rumford	Access to Transport & Services
Growing Business and Prosperous People	Local Economy and Tourism, Heritage & Culture, Environment and Outdoor Recreation
Young People who are Confident & Successful	Community Facilities & Activities, Environment & Outdoor Recreation
Safer Communities	Community Activities
Healthier People	Community Facilities & Activities, Environment & Outdoor Recreation

## Sustainable Maddiston/Rumford



The key areas as identified in the strategic plan (in italics) are priorities for Maddiston & Rumford:

- ❖ ***The quality of our infrastructure will help promote the growth of our local economy***

We need to ensure that we have the right housing mix and the appropriate standard of amenities and utilities.

- ❖ ***We will be greener***  
Encourage responsible use of outdoor space, promote recycling, and build on the children's disapproval of graffiti, vandalism.



❖ ***We will improve the built environment***

Therefore a key priority would be to develop the community centre and ensure the school will cope with the growing influx of people.

❖ ***Our open spaces will be attractive, accessible and safe***

The people of Maddiston and Rumford have shown great concern about the amount of green space that has already been lost to housing developments. They would like it to be a priority to save the remaining spaces and utilise them for the village. There were suggestions such as creating a community growing area, community garden, better and more play areas and a proper paths network, e.g. to allow people to get to Muiravonside country park and the Union Canal safely without the use of a car.



## Fairer Maddiston/Rumford

The key areas as identified in the strategic plan (in italics) are priorities for Maddiston & Rumford:



❖ ***Disadvantaged communities will benefit from better services***

Look at improving the range of services available in the area. We would look at a range of potential external funders to support such activity.

❖ ***Address financial inclusion***

Extend Credit Union activity and link with other related community initiatives.

❖ ***Tackle discrimination***

Introduce diversity sessions. Make contact with new residents, migrant workers, etc. Follow up anti-discrimination work recently carried out.

❖ ***Welfare Reform***

Provide information and access to online facilities for claimants.

## Growing Business and Prosperous People

The key areas as identified in the strategic plan (in italics) are priorities for Maddiston & Rumford:

❖ ***Growing Business and Employment***  
Look at the potential of developing business incubator units. Investigate the potential for job clubs, social enterprises. Investigate potential growth areas and promote opportunities, personal carers.

❖ ***Enhancing Business Connections***  
Make contact with existing businesses (Business Forum). IT classes. Promote business development support agencies.

❖ ***Regeneration Initiatives***  
Path making, dry-stane dyking and other skills development, gardening, tidy-up schemes.



❖ ***Engaging Young People***  
ILM activity, activity agreements, Credit Union activity, volunteering opportunities in community activity, (fruit barras).

## Young People who are Confident & Successful

The key areas as identified in the strategic plan (in italics) are priorities for Maddiston & Rumford:

❖ ***Young people are happy and healthy and make positive decisions***  
Promote a range of activity that young people can participate in. Include them in any development proposals for amenities, play development.

❖ ***Achieving their potential through learning and activity***  
Intergenerational activity (social media), young roots project to develop heritage. Promote youth achievement awards, volunteering opportunities, activity agreements.

❖ ***Identifying children at risk***  
Continue the good work being conducted in the community at the Community Centre, the School and the Multi-Agency Group and the Family Centre. Look at extending children and family projects.



## Safer Communities

The key areas as identified in the strategic plan (in italics) are priorities for Maddiston & Rumford:

- ❖ ***Our Citizens will be protected***  
Road traffic safety, congestion, speeding, safe crossing, traffic calming, parking off road and dropped kerbs.
- ❖ ***Our Citizens will be protected***  
Discharge of sewage/inadequacy of sewage system.
- ❖ ***Vulnerable children will be protected***  
Safer routes to school, stagnant water ditch near school.
- ❖ ***Vulnerable children will be protected***  
Family learning on safe internet/social media use.
- ❖ ***Improving public confidence and satisfaction***  
Avondale tip (pollution/smell).
- ❖ ***Home Safety***  
Promote available support offered to disadvantaged residents.
- ❖ ***Keeping our communities safe and improving public confidence and satisfaction***  
Establish community links with protective services staff (Police, Community Wardens, and Fire & Rescue).

## ❖ ***Drug and alcohol abuse***

Continue educational programmes and develop alternative activities.

## Healthier People

There was a lot of concern raised about accessing health services. One way of addressing this would be to create an even greater emphasis on community health activity.

The key areas as identified in the strategic plan (in italics) are priorities for Maddiston & Rumford:

- ❖ ***People will have equitable access to health services***  
Establish and develop a "Healthy Living Zone" within the Community Centre.
- ❖ ***Healthy Eating***  
Develop café and promote healthy eating at community events. Encourage food production initiatives.
- ❖ ***Taking exercise***  
Promote walking, develop physical activity initiatives, and develop outdoor gyms.
- ❖ ***Keeping active***  
Promote activities to encourage intergenerational projects.
- ❖ ***Seeking help***  
Provide surgeries and advice and information needed by members of the community, e.g. on welfare benefits and IT.







# Partnership & Progress

## The 3 Cs (Comment, Contact, Commit)

The community planning partners and other stakeholders were invited to a presentation by the Community Council. They were asked to:

- Comment** Tell Maddiston Community Council and other Community Organisations what they think of the plan.
- Contact** Give a person who would be the first point of contact from their service/agency.
- Commit** Sign up to action(s) which would further the action plan priorities.

Representatives were very supportive of the efforts of the Community Council and other community organisations in compiling this plan. They also signed up to supporting various aspects of the plan. This was largely around how to implement the plan, employability, environmental improvements and capacity building.

Those community planning partners who were not able to attend, will be encouraged to engage with us to discuss the priorities and help us to address them.

## Working Together to Make it Happen

Already we are working along with our local Councillors to see how we can improve play facilities, open space and access. Community Learning & Development staff of Falkirk Council are helping us scope out projects and seek external funding to meet the needs of our community as set out in the plan.



We hope to set up a new representative “anchor organisation” to ensure we meet the community’s aspirations. To this end we have attended a workshop to look at setting up a development trust. In the coming months and years we will be looking for further support from local organisations and individuals to play their part in making Maddiston & Rumford a strong and resilient community.





The development of this plan was supported by members of Community Learning and Development staff from Falkirk Council Education Services



**Falkirk Council**  
*Education Services*



Maddiston & Rumford Community Council is indebted to the residents of the area who have given so willingly of their time to share their concerns and aspirations. We would also like to thank our local councillors, Community Learning & Development staff, and officers from other services of Falkirk Council and other agencies who have supported us through the process.