COLONSAY COMMUNITY DEVELOPMENT COMPANY

CCDC Board Meeting
22nd September 2022

Document Pack

Public

Please note that not all items on the agenda have supporting papers

Confidential items (e.g. relating to staffing) are not published in public

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Board Meeting
Thursday 22 September 2022 – 7.15pm – Colonsay Village Hall and by Zoom

Agenda

1.	7:15 Attendance and apologies	
2.	7:17 Minutes and matters arising	
3.	7:20 Declarations of interest	
4.	7:21 Change of Director	
5.	7:23 Briefing Note	Dannie
6.	7:30 Scalasaig report	Carrie
7.	7:40 Scalasaig Phase 2	Dannie
8.	7:45 The Old Manse report	Lizzie
9.	7:55 Community plan	Caitlin
10.	8:15 E-bike project	Callum
11.	8:20 Croft matters	Caitlin
12.	8:25 Open board meetings	Dannie
13.	8:28 AOCB	

DONM

Private items for separate minute

14.	8:30 Minutes and matters arising	
15.	8:32 Scalasaig Project – Funding	Callum
16.	8:42 Fuel pricing	Callum
17.	8:45 Port Mor update	Dannie
18.	8:50 AOCB	

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Colonsay Community Development Company Board Meeting

Public Minutes

Thursday 25th August 2022

1. Attendance and apologies

Board members: Dannie Onn (DO), Sarah Hobhouse(SH) , Helen Mann (HM), Sue Dance (SD), Willie Joll (WJ), Lesley McInnes LM).

Community Planning Officer: Caitlin McNeill (CM)

Project co-ordinator: Lizzie Keenaghan (LK)

Apologies**:** Callum Hay (CH), Liam McNeill (LM), Andrew Abrahams (AA)

2. New Board member

DO welcomed LM who was formally co-opted as a member of the board. The Board introduced themselves. Lesley's expertise in social housing will be of great benefit in the coming year as CCDC takes on a social landlord role.

3.Minutes and matters arising.

The minutes were accepted and signed by DO. There were no matters arising not covered in the agenda.

3. Declarations of interest

Lizzie; crofts. Lesley; former employee of WHHA. Helen; croft and campsite.

4. Briefing Note

The briefing note had been received. Ailsa Rayburn, chair of community land Scotland and member of Eigg community trust, is very interested in CCDC developments and paid a visit to Colonsay yesterday. This will be added to the briefing note before publication.

5.Scalasaig report

CS report had been received. CS is ordering a banner printed for the work site with a design to promote CCDC success and ownership of the project.

On the project itself: we will continue to have meetings with funders regarding shortfall and risk. There was a meeting with MOWI who said they will pay their share of any price increases. RIHF was less enthusiastic but made helpful suggestions. It might be possible to draw in extra funding if there was a shift from the two shared equity homes to rented properties. More information will be needed to justify increased funding. When CH returns there will be a meeting with all parties. There is to be further discussion with RIHF regarding phase two and the possible preparation of phase two now, providing funding can be brought forward.

6.Home Argyll

LK suggested we promote the housing project on the Housing Association website thereby encouraging people to be registered on the housing list. Caitlin offered to support people in the filling of the Housing Argyll form if they go into the service point or email CM. CM will advertise this on social media. HM said that we should be passing expressions of interest to the Communities Housing Trust because they are managing sales and allocations for us. All the details of interested parties gathered so far should be passed on.

7. Moorings report

LK's moorings report had been received. There was good news on the usage of the moorings. Estimations of the income for August have already been exceeded; £645 compared to the £427 projected. That equates to 28% usage. There were suspicions that not all berthings were paid for. As a result of a diver's report on the condition of the equipment, LK has written to Gael Force who installed them only 3 months ago. We are expecting a response soon. LK will chase that. There is a meeting required with the estate regarding the signage and path before next month's meeting.

8. Croft matters

CM still chasing the common grazing lettings with the Crofting Commission.

9. Community plan

There had been a good response rate with around 70 responses of which 50 responses came from full time residents. CM will pull together a summary. The next step is to evaluate proposed projects before they are launched. CM is working on an extrapolated summary version before publication. From this she will develop an action plan for projects. She will group linked ambitions together under headings, for example, arts and culture, business development, housing. CM was congratulated on her excellent work on the consultation and the presentation. The funding for CM's current role runs out on 10th October. DO has been seeking funding for a continuation of the role. Ailsa suggested that funding may be available from the Crown Estate. Some funding from Scalasaig phase two?? may also be possible. DO suggested that we might approach Colonsay and Oransay community fund. CM will do that as well as approaching other sources including Gaelic culture support.

10. AOCB

None.

Date of next meeting: 22 September 2022

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Board meeting 22 September 2022

GENERAL BRIEFING NOTE

Campsite project

Work has begun on the infrastructure. The roadway has been prepared and will be completed on delivery of further stone. Chris Jewell is building the composting toilets and pot wash enclosures. The planning application has been acknowledged. Some minor amendments to plans are underway.

Moorings update

The moorings have been performing well but little use in recent days. Latest figures will be available on the evening and published with the minutes.

Following the recent dive survey, Gael Force have advised that the risers are safe for now, but further splicing or replacements in chain may be needed in due course. These will be agreed as soon as possible with alteration programmed to suit MOWI's maintenance timetable. The winter buoys will be installed at the end of October.

Website update

Basic Training has been received and the CMS appears intuitive and relatively easy to work. Sarah will continue to work through the last bits that need finishing and amending. Sarah is also developing the format and functionality for the Corncrake Newsletter.

Island profiling

Directors may recall that the Scottish Government Islands Team has been tasked with setting up a pilot project for 2022 to 2023 to help island communities establish the data about their community. Following her visit last year, the Cabinet Secretary, Marie Gougeon, has proposed that Colonsay be included in the pilot. 6 months in, the Islands Team has not been able to progress the project. Dannie paid a visit to Cameron Anson of the Islands Team at his Office on Mull. It is likely that the project will need to refocus with National Planning

Framework 4 at its heart. Dannie will be writing to Ms Gougeon to report on progress and to explain the importance of this project to our community.

Gass report review

The report of the independent review by David Gass is now nearly two years old. We have made considerable progress on many of the recommendations. One area still to be properly addressed is improved co-operation with our Community Council. Now that they will be closer to full strength following the recent elections, we look forward to working with and supporting them more closely. A further report on progress will be brought to the October or November board meeting.

DTAS workshop on Gigha

Dannie will be attending a full day on Gigha with the community trust on 6 October. The new campsite on Gigha will feature in a presentation to DTAS members. The day will also include an opportunity to discuss any other matters relevant to community development. Dannie intends to discuss the community-owned shop and asset management in general, with a particular focus on costs and legal arrangements. If there are other matters directors feel would be of interest, please let Dannie know. A second place on the trip is available if any director or member of staff would benefit from the day.

Dannie Onn

COLONSAY COMMUNITY DEVELOPMENT COMPANY

PROJECT REPORT – Scalasaig Development

Project	Scalasaig Development			
Report Compiled by	Caroline Seymour			
Reporting Period	Sept 2022			
Project Status	Previous Status:		Current Status:	

1. SUMMARY OF ACTIVITY SINCE LAST REPORT

- TSL Progress Meeting – Key points:
  - Foundations and blockwork for housing have commenced on all housing plots. Plots 7 & 8 (MOWI MHO houses) have the timber panels and roof structure in place.
  - RCC (Road Construction Consent) in progress (previously reported as agreed, but an amendment to the drainage has been proposed)
  - Agreement with SEPA for site drainage has still to be made. SEPA have advised that the current solution will only accommodate 9 houses and will be insufficient to include the self-build plots, phase 2 would have to come up with its own solution. Discussions with SEPA are ongoing.
  - SSE have indicated that the current sub-sea cable to Colonsay does not have capacity to accommodate the development. A follow up meeting is due to be held between TSL and SSE to establish if this is going to be an issue. Hopefully I will have an update for the meeting.
  - The steel for the Business Units is behind schedule by a month. An updated programme plan is expected shortly to see if this impacts on the overall timescales.
- CH has produced an updated Cost Model based on the latest financial information
- Signboard banner printed, due to receive today.

2. KEY ISSUES

None

3. FORMAL APPROVALS / DECISIONS REQUIRED

None

4. NEXT REPORTING PERIOD ACTIVITIES

COLONSAY COMMUNITY DEVELOPMENT COMPANY

PROJECT REPORT – Scalasaig Development

- Continue review of energy solution for housing
- Continue with grant applications
- Progress Marketing and Allocations policies for Housing and Business Units

5. APPENDICES

None

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Old Baptist Manse community consultation: report to the Board

A house & site – ours to develop

January 2022, paper consultation questionnaires went in the post to each island household, as well as being distributed in the wider contact list via email. A drop-in open doors opportunity was offered March 2022 for people to look around the house & site – comments were recorded in note form from this session. In addition a video tour of the house was distributed via the FB community noticeboard page, for those completing the questionnaire without visiting.

Twenty-seven written responses were received, and eleven people were present at the drop-in session. People returning written questionnaires were in the majority older; 21 respondents being 51 and over, and only 5 respondents being 50 and under. This trend in demographics reflected in Caitlin's Community Plan report also.

The questionnaire asked openly for ideas for the house, site & the outcome they would want to see for the community, with plenty of space to write, so some respondents contributed multiple ideas and thoughts in each section – all mentions of ideas were noted.

The Old Manse is currently let to TSL Contractors Ltd in support of the construction works on the island, with an income being received. This was anticipated to continue for the duration of that build project, and may still, but TSL have recently indicated that the condition of Manse falls short of their needs – they need to be able to attract workers to the island. We're awaiting progress on this – whether a deep clean will suffice to improve matters, or whether more substantial improvements would be required, and they may give up the lease. It's a good time therefore to take stock of the consultation responses and condition observations so far, in order to plan for the future development and use of the property.

The house

When asked for ideas for the house there were two broad categories of responses: practical suggestions for improvements/alteration, and ideas of the use of the building. Those who attended a site visit were more likely to suggest practical changes/improvements; those who solely returned a written questionnaire rarely mentioned any practical matters relating to the current condition of the house.

The practical suggestion noted with the highest frequency was upgrading the driveway to improve the access. The next most frequently occurring suggestions were improving the décor, building on a porch or conservatory and developing the parking area. Other practical matters getting mentions were improving the heating, reconfiguring the internal layout to open up the kitchen/living/dining space, a new bathroom being needed, and sorting out the damp. This would involve an assessment of the roof to see if rain is getting in, and in relation to the bathroom, assessing the ceiling crack underneath at the same time as a re-fit.

In terms of a use for the house, the most frequently mentioned idea was to rent it to a family/couple. Within 27 written responses this was mentioned 13 times. The second most frequently mentioned use was to rent it to tradespeople/key island workers, as self-catering, let by the room, or seasonal; within 27 written responses this was mentioned 10 times. The suggestion with the third highest frequency was to rent it as a short/medium term (1 – 2 years) 'starter home' for those relocating/coming for essential jobs; a 'gateway' accommodation let. Within 27 written responses this specific idea was mentioned 7 times. Emergency accommodation then came in fourth, with 4 mentions within the 27 responses.

Renting to a family/couple, and renting as a 'starter' accommodation for those relocating have similarities; there was some cross-over in these ideas as noted in people's responses. Sometimes they were noted as separate, but similar ideas within the same questionnaire, and sometimes people mentioned only one or the other. If we combine these and call it generally 'renting to a family/couple/key workers here – or relocating here', we get a total of 20 mentions within 27 returned questionnaires. This represents a clear majority within the responses for this general theme – a home.

By contrast, looking at the numbers of tourism and business-related ideas, the most mentions one particular idea got was 3 – for temporary use as a holiday let if vacant, although someone else had noted they wouldn't want to see this. Other ideas came up just once or twice. These are, in no particular order: B&B (for both tradespeople/tourists), temporary holiday lets, creating a hostel within the Manse house itself, a café using garden produce, gallery space, a storm retreat for the campsite, hotel staff accommodation, Outward Bound educational centre/outdoor schools let, retail business and office space. Combined, these varied ideas together total 16 mentions within the 27 responses – lower than the support for the Manse being let to tenants as a home, and without consensus on which one of the many to opt for.

The site

When asked for ideas for the site, the suggestion most frequently mentioned was additional accommodation; 18 mentions within the 27 returned questionnaires.
Most often suggested were small units, such as pods, caravans or multiple one-bed studios as small or budget accommodation which could serve single people or couples, students, those locally employed, tradespeople or holiday lets when/if available. Eleven mentions of this type of additional accommodation with flexibility in their use appeared in the questionnaires; this was the proposal with the highest frequency by a good margin.

Additional accommodation as sheltered accommodation was also mentioned multiple times, getting 6 mentions, and for the house, the idea of it housing a warden/family to run/staff that facility for vulnerable residents came up 3 times. Practical suggestions for development of the house relating to this type of development were adding on an extension for more bedrooms and creating a downstairs accessible bathroom. Additional accommodation on site in the form of a bunkhouse was also mentioned, with house tenants running the business.

Next up were ideas of siting a business unit/shed/storage container for various suggested uses – garage, workshop, remote working office, base for a builder or mechanic, café, backpackers, outdoor schools let or a venue for holiday makers. These ideas combined came up 10 times within the 27 returned questionnaires.

Renting the house to a tenant with the freedom to develop the site for a business was mentioned a few times, as was the idea that the garden could be made child-friendly for play, or developed into a productive growing site with some landscaping – these ideas were mentioned 3 times each across the questionnaires.

Outcome for the community

When asked what they would like to see as the outcome for the community, the most frequently occurring response was the housing of island residents, at 10 mentions, closely followed by 9 mentions of attracting and providing for new residents. There were then 7 mentions of population redress, with more children needed in the school, more people of working age needed and more people needed to care for the elderly; a focus on repopulation.

The responses in this section were wide ranging, from the specific (new business ideas), to the broad (demographic shift), because the question was so open - and so I think we can only take from it the main popular theme, which was housing for residents, and resulting population change.

One outcome mentioned was the freeing up of other accommodation for incomers, and also that if one bed apartments could be created, then larger houses on the island could be available for families. There was the hope expressed that the number of people here having the ability to sustain themselves would increase across all ages, and that there would be improved provision for vulnerable members of the community. With all these ideas combined, the total number of mentions of providing for residents and population redress was 33, across the 27 returned questionnaires; some respondents referring to different aspects within the same popular theme.

In contrast, the outcome being a new business (of various types) only got 9 mentions, and business relating to accommodation only 6. Benefits for the island economy were more frequently mentioned though, with the hope expressed that an income could be generated for the community, and also that some work/employment could be created through the use of the house and site; 12 mentions on this theme.

Comments from respondents – a brief selection

My selection of comments to highlight for the Board:

''Will the successful use of the Manse be judged on how much money it makes?''
''It could be made really pretty for not a huge amount of money.''
''Gloomy''
''We do need more children for the school.''
''Very difficult to find help for elderly residents who wish to stay on island.''
''Lighter & brighter!''
''Stability''
''Tenant contributing something to community purpose''
''More permanent residents of working age doing interesting things!''
''Act quickly! – the school numbers are critically low''

Working examples/places/contacts

In no particular order, these things & places were mentioned:

Raised bed terrace design at Oban's Rockfield Centre; Coll Bunkhouse; Oban's Corran House; developments on the Isles of Gigha & Eigg; the eco-friendly bunkhouse Isle of Iona; a seasonal café with bunkhouse/pods Isle of Kerrera; HIE & Calmac Community Fund to consider for funding; private landlords in low cost housing in Yorkshire; Arran sleeping huts; WigWam cabins; social landlord letting policy

Additional information

I'm including within an Appendix the notes from an interview with Tanya Wren after her family's stay at the Manse spring/summer 2021, indicating work needed to bring the house up to a family-friendly standard.

With site development in mind, and the potential need for re-routing the overhead power line underground around the site perimeter – the quotation from SSE I asked for speculatively was £16,153 inc. VAT, exc. excavation works and subject to legal consents.

Summary

Use of the house: The stand-out majority in responses thinking of a future use for the house was that it should be rented as a home, whether that might be for a family, a couple, or key workers on the island, either here, or relocating here, as starter 'gateway' accommodation.

Improvements needed for the house: We can see in the practical suggestions from those looking at the house/site condition, and Tanya's exit interview after having lived there with her family in 2021 - improvements would need to be made to make that viable, to give any tenancy a good chance of being successful for all; CCDC, tenants and the island.

Use of the site: The stand-out majority in responses thinking of future site development was the suggestion of additional accommodation, flexible in use. Thought would need to be given as to whether pods/studio units or similar could be compatible with house tenants, whether the agreement could be that they would share the site with others and run them for CCDC for example, and whether parking/planning permission/drainage/services would be possible for additional activity/people on the site. It seems to me a good idea, but achieving it might not be without challenges given the access, parking, overhead power lines, proximity to the house and drainage limitations. It would likely be that house improvements and tenants would be achieved first, so additional accommodation would be introduced later, and it would impact on privacy/garden use.
The fall-back idea would be a business unit/shed on the site for use by house tenants in developing a business – this got the second highest number of mentions, therefore popular, and easier to achieve.
Next up would be considering the viability of sheltered accommodation on the site – also a good idea, but bringing up similar challenges. Remember Colonsay Estate's Deed of Servitude for the Old Manse limits the use of the current septic tank to house use only.
The most simple to achieve would be to landscape and improve the site to make it more appealing for a family or couple; child-friendly and/or productive.

Outcome for the community: The stand-out favoured theme in responses was that people want to see housing for residents, providing for people here and population redress; demographic shift & repopulation.

Recommendations for the Board

- Based on consultation feedback I would recommend pursuing the idea of renting the Old Manse as a home.
- In terms of CCDC's strategy in filling this kind of tenancy it would be good to refer to Caitlin's Community Plan, to decide upon what the priority needs to be, with the wished-for outcome for the community in mind.
- I would recommend that with more research the Board weighs up which of the options set out in the summary above for the use of the site is most feasible and achievable, with community benefit.
- I would recommend that improvements/alterations to the house are assessed/discussed, with quotes gathered and funding investigated.
- Consider whether to continue the lease to TSL, if they are finding the condition below what they're happy with and can arrange their own accommodation units on the Scalasaig site.
- Chase up the rent payments from TSL since April – rental income to date would be a help in being able to afford initial improvements needed.
- Consider acting swiftly as one respondent asked, given that the primary school numbers are so critically low.

Footnote

It's worth noting that CCDC has already made the Old Manse available to a family as emergency short-term accommodation and is currently letting it to tradespeople, so it's a good sign that these also came up as favoured options.

20th September 2022
Lizzie Keenaghan, Project Coordinator

Appendix

Interview with Tanya Wren – a review of the Old Baptist Manse
13th August 2021, with Lizzie Keenaghan, CCDC's Project Coordinator

The purpose of the conversation was to find out more about the condition of the Old Manse, its problems and potential, after it has been lived in by a family; the comments & ideas useful for guiding improvements and developments.

Time period
Tanya, Colm & family lived at the Manse for nearly 3 months, from 20th April '21 through the summer.

Rent
£100 weekly, plus bills & Council tax
Tanya considered that this was reasonable for the spring/summer months, but that it would become unreasonable in the winter on account of the heating costs. She thought it could cost in the region of £300/month to heat in the winter.
(The Energy Performance Certificate notes that the energy efficiency of the building is poor – a combination of the structure of the building and its heating system.)

Comments to guide improvements
Light - the house is dark, and this impacts the temperature of the house and the experience of living there.
Heaters – these are large electric heaters, expensive to use
Access track – this is challenging for car access and would benefit from improvements. Tanya's car suffered oil tank damage because of the rocky protrusions on the steep section of the track.
Windows – these are draughty
Shower – the shower is in need of replacement, it's on its last legs. Tanya noted in addition that for a family of four, one bathroom is sometimes a stretch. The windowsill next to the shower is not properly waterproof.
Layout – the internal arrangement of rooms & doors can be stressful with young kids. The kitchen is far from living room. The large door between kitchen & dining room blocks the sink when open. There is a central steep staircase and the dining room currently only functions as a 'passing through' space.
Damp – the walls still seemed to be holding damp, even through a hot, dry summer.
Storage – there is little storage. There is most likely a large store under the staircase, but at the moment the entrance has the fridge freezer in front.
Drainage covers – one is loose, in the line of driving/cycling
Bed – one of the single beds is missing some slats

Safety considerations for a family

Windows – there are no keys to be able to lock the windows, and they open outwards upstairs, which is a risk for children

Fire exit – there is only one exit from upstairs, and an additional, external fire exit would improve safety

Trees – it would be best to remove the hanging items from the trees, for child-safety

Possibilities & potential

- Could become a good family home – with improvements
- Could lend itself to creating two flats, upstairs and downstairs
- Opening up the west of the living room as a conservatory and connecting through to the kitchen would be ideal. The kitchen space could then become more of a utility corridor, and coats could be hung there. As well as creating more space and light, it would also improve the warmth by allowing solar gain. Currently only one room, the upstairs Kilchattan-facing bedroom, benefits from any warmth from the sun.
- Front parking & porch – a good idea
- New, draught-free windows would improve heating efficiency, and thicker curtains & draught excluders would also help.
- The dining room could become a bedroom.
- The front could be a garden.
- The site and house together could lend itself to renting as one unit, and it would work best if let to the same people. It could be a bit intense if other people were managing the site, in close proximity to the house as a separately rented home.
- Thought would be needed to be given to privacy when developing the site – the idea of a campsite/van hook-ups would be a bit close to the rear of house for example.
- It would be best to have CCDC invest in creating something on the site that's then rented as a going concern, as opposed to trying to rent the site bare and just see if someone is able to invest in creating something on the rented land.

Key points

- The lack of light inside the house, especially in the living room, is a major issue. It's no good having a community asset if it results in winter depression on account of the gloom!
- In its current condition Tanya considered that it was useful for short-term accommodation, but it's not of a good enough standard at the moment for a long-term let.
- A winter let arrangement this year needs to consider the heating costs and the benefits of it being heated.

Conversation notes written up by Lizzie Keenaghan, 20th August '21

Manse Survey - Summary of responses

Comment / proposal	Total	Rank (most popular)
Upgrade driveway/improve access	15	1
Rent to family/couple	13	2
Rent to tradespeople/key island workers (self-catering, let by the room - or seasonal)	11	3
Additional accommodation: pods/caravans/multiple 1 bed studio flats/units on the site, budget accommodation for students, for those locally employed,single or couples, also for tradespeople - or holiday lets when/if available	11	3
Housing island residents	11	3
Attracting & providing for new residents	9	6
Improve décor	8	7
Employment/work created	8	7
Reconfigure internal walls & layout to open up kitchen/living/dining space (for space/light/views/solar gain) (make more family-friendly)	7	9
Rent as a short/medium term (one - two years) 'starter home' for those coming for essential jobs/relocating. 'gateway' accommodation let	7	9
Population redress - more children needed in school, people of working age and more people needed for care of elderly - focus on repopulation	7	9
Build on a porch or conservatory	6	12
Shed, units/storage container, outbuildings, workshop, garage etc.(for various purposes: builder or mechanic suitable, or for remote working -	6	12
Additional accommodation: sheltered accommodation units for vulnerable residents (perhaps with carer accommodation inc.)	6	12
Campsite: various options inc. camper van plug-ins/pitches & toilet facilities	5	15
Bringing in an income (to be put back into community)	5	15
Offering stability & security	5	15
Improve heating	4	18
Sort out damp & look at roof	4	18
Emergency accommodation	4	18
Business unit/shed (to lease) - for various possibilities: café, backpackers, outdoor schools let, place for holiday makers to go	4	18
Rent to tradespeople (of benefit to local economy - more affordable construction & repair)	4	18
Business venue/opportunity	4	18
Re-do bathroom & assess ceiling crack underneath	3	24
B & B - for tourists & tradespeople	3	24
Rent to a tenant with freedom to develop it into a business	3	24
Develop parking area	3	24
Temporary holiday lets, until needed otherwise	3	24
Warden/family home to run sheltered accommodation on site	3	24
Garden run by those living at house: productive, or child-friendly play	3	24
For house tenants to develop if they've a business	3	24
Tenant contributing to community	3	24
Providing for vulnerable members of community	3	24
Staff accommodation for hotel - multiple occupancy	2	34
Rent as workshop/live & work unit	2	34
Create downstairs accessible bathroom	2	34
Outward Bound Educational Centre/outdoor schools let - for base from which to kayak/orienteer etc.	2	34
Bunkhouse, hostel	2	34
Use of full site - with landscaping	2	34
Bakery, or café/bistro - new commercial premise	2	34
A good standard of accommodation	2	34
Holiday accommodation for those less well off	2	34
Increasing number of people across all ages having ability to sustain themselves here	2	34
Add on extension for more bedrooms	1	44
Rent as office space	1	44
Retail business - bulk buy refills or charity shop	1	44
Split into two, one bedroomed apartments - for either single people, couples or sheltered housing for older residents (leaving bigger houses on island for families)	1	44
Bad weather retreat for campers at campsite	1	44
Café (with garden/local produce)	1	44
Gallery space for artists/makers with refreshments	1	44
Community growing space, allotments on site, terraced raised beds	1	44
Swop shop	1	44
Additional accommodation: bunkhouse built on site, to be run by people leasing house	1	44
Build extention out from back of house - to support B&B business	1	44
A place of refuge & refreshment, another dimension brought to Kilchattan	1	44
A meeting place	1	44
Multi-purpose accommodaton year round. Hostel-style with priority booking policy	1	44
Better hotel	1	44
One bed apartments created (allowing larger houses on island to be for families)	1	44
Education centre	1	44
Building in use year-round	1	44
Freeing up other accommodation for incomers	1	44

COLONSAY
COMMUNITY
DEVELOPMENT
COMPANY

Colonsay & Oransay Community Plan 2022-32

DRAFT

Table of Contents

Executive Summary

1. **Background**
    i. Colonsay & Oransay
    ii. CCDC
    iii. 2012 Community Plan
2. **Consulting the Community**
    i. Planning
    ii. Survey 1
    iii. Focus Groups
    iv. Survey 2
    v. Draft Plan
3. **People**
    i. Population and Demography
    ii. Work and Economy
    iii. Life on the Islands
4. **Place**
    i. The Environment
    ii. Agriculture
    iii. Spatial Planning
    iv. Community Ownership
5. **Projects**
    i. Project Timeline
    ii. Project Details
    iii. Monitoring

Conclusion/Appendices

DRAFT

EXECUTIVE SUMMARY (or consultation introduction)

Colonsay is small and remote. It is also a beautiful piece of our common heritage, with fascinating flora and fauna. It has been inhabited for thousands of years and still retains a small permanent residential population. However, since the second tourist age, post World War Two, the island has increasingly become a place of resort for those who can afford a second or third house. The financial benefits of short-term letting have encouraged build-to-let properties and conversion of the old housing stock. Whatever the benefits of these, they have increased the price of property to the point where those who live here and provide the essential support to the community often struggle to find a place to call home. At the same time, working the land has become less labour-intensive and land management schemes have reduced the need ….. Many Colonsay folk have had no choice but to leave the island. The result of these changes is a dramatic imbalance in the age profile of islanders.

The current position is challenging. We have a low school roll, struggle to find people suited to work on the fire, ambulance and coastguard services, and cannot find people to do essential maintenance of land and buildings.

This plan is about understanding what is needed to prevent or reverse a decline in resident population and to provide a more balanced demographic, such that the community can become sustainable for a longer term. It will cover the broad areas that matter to an island community, and which are at the heart of the CCDC objects and the remit of our Community Council. We aspire to work together, and with other island organisations, to drive this plan and achieve a better outcome for all.

Of course, this plan is not just about housing and jobs. We aim to protect and enhance the environment and our use of resources; we seek to make Colonsay and Oransay net zero in carbon production, and we wish to work with outside agencies to improve connectivity, the provision of secondary education, and to cherish our cultural heritage.

Our updated vision for the island is that, in the next ten years, Colonsay and Oransay will have a thriving and more sustainable resident community, with an increase in young people and families and a growing population, where the community manages the facilities and resources needed to support the social and economic wellbeing of all who make this their home. We hope you will support and endorse our proposals. (And, for the consultation draft:) Whatever your views, we urge you to let us know what you think of the plan so that we can represent as far as possible the majority view.

Thank you

Chair of CCDC

Chair of CCC

DRAFT

1. BACKGROUND

1.1 COLONSAY AND ORANSAY

Colonsay is a remote Hebridean island in the Inner Hebrides and lies between Islay and Jura to the south and east and Mull to the northwest. Colonsay's small tidal neighbouring island, Oransay, lies to the south. The islands have a small population of 130 full time residents with the great majority over 50 years of age. It is connected to Oban by daily ferry links in the summer and 3 or 4 days a week in the winter. There is also a weekly air service which has additional flights during school term time. Currently there are 3 children in the primary school, 1 in the pre-school and 2 boarding in Oban during the week for high school.

1.2 CCDC

Colonsay Community Development Company (CCDC) was established in July 2000. The CCDC is run by a board of 8 local volunteers and has a membership of over 70. Its aim is to achieve a sustainable, balanced community by addressing the economic, social, environmental and cultural challenges facing our island. Its Objects are:

1. The advancement of community development (including the advancement of rural regeneration) within the Community
2. To advance education amongst the community, particularly among young people and the unemployed
3. To relieve unemployment within the defined area for the public benefit in such ways as may be thought fit, including assistance to find employment
4. To provide or assist in the provision of housing for people in necessitous circumstances within the defined area.
5. To promote and/or provide training in skills of all kinds, particularly such skills as will assist residents of the defined area in obtaining paid employment.
6. To protect and/or preserve the natural environment of Colonsay and Oransay, for the benefit of the general public

But only to the extent that the above purposes are consistent with furthering the achievement of sustainable development.

In recent years the capacity of CCDC to deliver for its community has increased significantly. It has gained the support of the Scottish Ministers and Argyll and Bute Council. It has been identified as an anchor organisation by Highland and Islands Enterprise (HIE). Traditionally with a turnover of around £50,000 each year, mainly based on fuel sales to the community, it is now delivering multi-million-pound projects.

The work of the company is delivered by staff who run the service point, on behalf of and funded by Argyll and Bute Council, and others who co-ordinate projects, funded by HIE. The production of this community plan has supported employment under the graduate placement scheme for one year, again funded by HIE. CCDC continually seeks additional funds to run the business and deliver projects on behalf of the community. Nevertheless, it relies on a great deal of voluntary effort, valued in hundreds of thousands of pounds.

1.3 COLONSAY COMMUNITY COUNCIL

The Colonsay Community Council (CCC) is a statutory body. It is the lowest tier of government, but an important one. It is elected by those who are on the electoral roll within its geographic

DRAFT

area, in our case the islands of Colonsay and Oransay. It exists to represent the views and to lobby on behalf of that community.

The Community has recently elected a new Community Council, effective 20 October 2022. CCC and CCDC have now agreed that they will:

> (eg and subject to discussion with the new CCC) work together to represent the best interests of the Colonsay community and to encourage a thriving and more sustainable resident community, with an increase in young people and families and a growing population, where the community manages the facilities and resources needed to support the social and economic wellbeing of all who make this their home.

1.4 2012 COMMUNITY PLAN

The community plan of 2012 was prepared by the Local Development Officers with funding from HIE, LEADER and supported by a steering group drawn from Colonsay Community Council. The 2012 Plan stated that it was intended to be "an unambiguous statement of the community's needs and aspirations", to guide CCDC's project delivery with the opportunity for community feedback and amendment as time went on.

The plan was based around the results of a survey and community audit undertaken between March-May 2011 as well as a large community meeting where proposed projects were discussed and developed. This all informed the plan, which primarily serves as a list of projects that were regarded to offer solutions to the most pressing community issues at the time. The projects that were highlighted were:

PROJECT NAME	PROGRESS	WHO IS RESPONSIBLE?
Heritage Centre	Ongoing	COHT
Housing	Ongoing	CCDC
Renewables	Incomplete	CCDC
Community Ownership	Ongoing	CCDC
Freight	Incomplete	N/A
Community Garden	Completed/self-sufficient	Community Gardening group
Com. Website Upgrade	Completed (twice!)	CCDC
Book Festival	Completed/self-sufficient	Book Festival Committee
Kiloran Car Park Clearing	Arrangements ended	CCDC/Colonsay Estate/CTMG
Environment	Incomplete	CCDC
Gardener's Co-operative	Ended	Unsure
Information Point	Completed	CCDC/CTMG
Cinema Club	Completed/ended	CCDC

A great deal has been achieved outside of these projects over the last decade and the dedicated work of the community has ensured that CCDC's capacity is greater now than ever and larger scale projects can now be considered.

DRAFT

1.5 2022 COMMUNITY PLAN

This community plan will replace the 2012 plan. It will guide development proposals for the community. However, it will require resources that have not yet been identified and in circumstances which may change dramatically. It is not therefore a plan which must be achieved in every detail. Even with the previous plan, some proposals fell by the wayside and other opportunities arose. CCDC will work to develop projects which accord with the vision of the plan and share development proposals with the community. What therefore follows are ideas which have come from the community which might help us towards a more sustainable future and better meet our needs as those evolve.

The action plan will necessarily pick up on those projects already underway and how they deliver assets to be managed on behalf of the community. New projects will be developed which meet identified needs or which build on the achievements so far.

Further projects will no doubt arise as a result of changes in circumstances and the availability of funding. This plan will therefore be subject to annual review, public reporting and further consultation.

Section 3 of this plan describes in more detail how the aspirations identified through the consultation process might become reality during the lifetime of this plan.

DRAFT

2. CONSULTING THE COMMUNITY

2.1 Planning

The planning process for the community consultation was based around the Community-Led Action Research model as recommended by the Scottish Community Development Centre (SCDC) and Argyll and Bute Council Community Planning Team. It was important to learn from the existing 2012 plan and to assess what worked and what didn't in the 10 years since its publication.

It was clear that, although we did not want to bombard the community with lots of paper surveys, one consultation exercise was unlikely to yield the information we required to create a plan that represented the community's best interests while still being informed by Scottish Government, local authority and CCDC policy.

What were the aims of this exercise?

Colonsay Community Development Company (CCDC) will seek to engage the community with the following aims:

1. **To raise awareness of CCDC projects**
2. **To inform the community about CCDC projects and future opportunities**
3. **To promote involvement of the community in CCDC projects**
4. **To reach consensus on the future aspirations for the island**
5. **To compile a final report on the engagement process to support fundraising**

Why are these aims important?

CCDC is an organisation run by volunteers. We rely on the support of the community in a number of ways:

- Coming forward to stand as Directors
- Applying for CCDC (paid and unpaid) roles and working hard to deliver CCDC projects
- Feeding back to CCDC when required (as evidence for funders)
- Being part of fundraising initiatives

How did we define "the Community"?

This community engagement exercise will encompass all members of the community. This means we will seek the involvement of full-time residents, people who live here for part of the year, people who own property or businesses on the island and those with any other relevant interest in the island.

The focus of this exercise is to give people the opportunity to feel like they have a stake in the work of CCDC. By including as many people as possible, we will get a better picture of the most pressing issues, concerns and aspirations. It will also offer us insight into how we may address tensions/discord within the community in a truly inclusive and effective way.

DRAFT

Methodology

Community-led Action Research is a process which involves the community at every stage. By encouraging members of the community to not only contribute to surveys or attend focus groups but to take part in the creation of research materials and take an active role in the process, individuals feel a greater sense of ownership over the project and the resulting plan. It builds skills, confidence, capacity and communication amongst contributors and offers plenty of scope for demonstrating the importance of their contribution at all stages.

Involving members of the community throughout the process also offers individuals an active insight into the work and purpose of CCDC as an organisation and community representative

Another feature of Community-led Action Research is that multiple methods of data collection can be used to gather both qualitative and quantitative information and thus offer a fuller picture of life in Colonsay and Oransay and ensured that the resulting community plan is comprehensive and inclusive.

We decided to deploy an initial survey of residents, businesses and other stakeholders which was followed up by a more in-depth questionnaire and a number of small focus groups. Because **the process is as important as the end result** we wanted to ensure that the consultation was not too onerous but sufficiently comprehensive.

2.2 Survey 1

The first survey sought **qualitative** responses from the community. We asked for people to tell us, in their own words, what were the positives and negatives about life in Colonsay and Oransay and give suggestions on what they would change, if they could. Several recurring themes were able to be extracted from the survey results and this formed the basis of the focus group sessions.

2.3 Focus Groups

Four focus group sessions were held in March/April 2022 around the following themes; Repopulation & Community Ownership, Energy & The Environment, Connectivity (Transport, Freight, Internet and Secondary Schooling) and Local Resilience (Economy, Tourism etc). A full report on the content of the focus group sessions can be found in the appendix of this plan.

Key Stakeholder Interviews

Although Survey 1 was extended to businesses and organisations, very few returned in the first instance. It was suggested that the CPO and the Board held short interviews with relevant organisations/businesses on the islands to ensure that concerns and comments from specific areas/industries were heard. The following groups were invited to interview:

- Colonsay & Oransay Heritage Trust
- RSPB
- Colonsay Estate
- Kilchattan Primary School
- Colonsay Pantry
- Colonsay Tourism & Marketing Group
- MOWI
- ???

DRAFT

2.4 Survey 2

The second survey aimed to collect more **quantitative** data and sought to prioritise the previously identified needs and aspirations of the community. This data, together with the development of themes and ideas in the focus group sessions, has formed the bulk of the content of this plan. Survey 2 will also provide important justification for acquisition of funding and support for projects going forward as it provides a clear snapshot of the community's wishes and concerns.

2.5 Draft Community Plan

What follows below is the outcome of the research undertaken over the last year. It is intended that the new community plan is a living document, that can be regularly amended and updated as the community achieves goals and as priorities change.

DRAFT

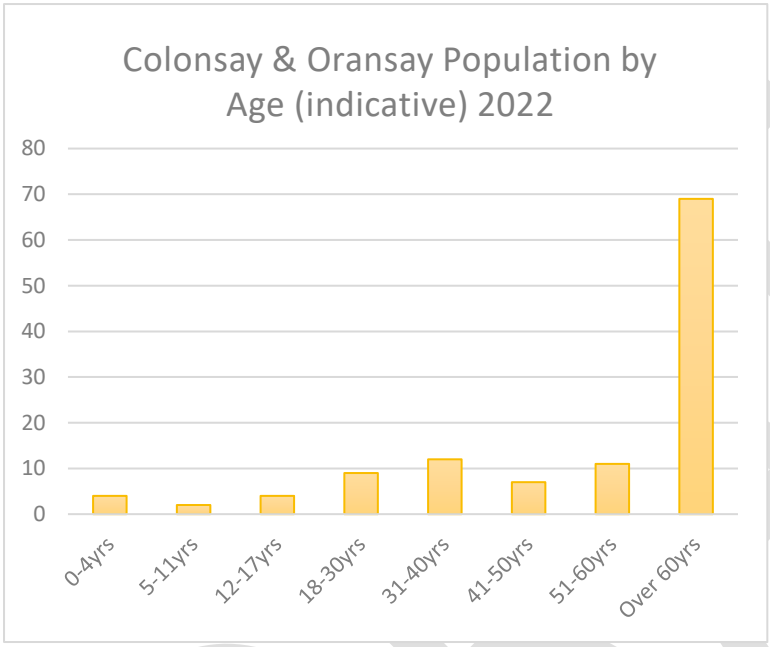
3. PEOPLE

People are the assets. It is the people living and working in, supporting, and visiting Colonsay & Oransay who make this the community that everyone loves.

3.1 POPULATION AND DEMOGRAPHY

Although the population has remained relatively stable over the last few decades (based on census data and informal surveying) the demographic continues to grow more and more unbalanced.

The unstable school numbers continue on a downward trajectory with only 3 children in primary, 1 in pre-school and just 2 attending Oban High School. This is indicative of the biggest issue; there are fewer young adults (18-40yrs) living here full-time.



Many people choose to retire here but still contribute to the economy of the island, both working and volunteering. This does, however, sometimes lead to older people feeling pressure to maintain a workload long after they need or want to, to support the smaller, 'traditional working-age' population.

Fig p1. demonstrates the stark reality of an unsustainable demographic. The figures are daunting and this chart illustrates how close we are to breaking point; there is no doubt that this demographic split is indicative of an unviable community. We believe, however, that this can be fixed.

What needs to change?

In order to address the demographic imbalance, we need to increase the number of younger people living on the islands full time. This involves setting ambitious but achievable targets based on easily measurable markers such as school roll. We know from past experience, however, that getting people here is not enough. To ensure that people are able to stay and make their lives here, we need to consider all aspects of life on the islands e.g. housing, employment, social life.

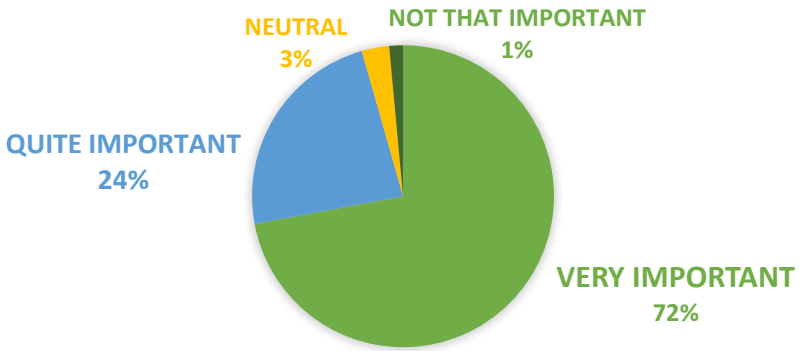
Spanning the next decade and beyond, interconnected strategies for housing and the economy will support our journey to a balanced demographic and help make sure that we don't 'put the horse before the cart'. For the islands to thrive, residents need to feel safe, secure and fulfilled.

DRAFT

Responses to questions in Survey 2 – Island Priorities

DRAFT

HOW IMPORTANT DO YOU FEEL IT IS THAT WE ADDRESS THE DEMOGRAPHIC IMBALANCE?



In reality, the houses in Phase 1 of the Scalasaig project are most likely going to house people who are already living on the islands. We need to look to Phase 2 immediately and develop a housing strategy that creates enough housing to meet our population/demographic targets AND places limits on how many more commercial residential properties can exist in Colonsay and Oransay.

A number of respondents to Survey 2 stated that, in their view, the drastic increase in the number of holiday lets and second homes was a major factor causing our population to be unsustainable. We will work closely with the Scottish Government, Argyll & Bute Council and the community – including all property owners – to figure out how we define the limits of non-residential properties on the island and keep an awareness of Colonsay's infrastructure concerns as we build new affordable homes to rebalance the demographic.

ASSOCIATED PROJECTS:

1. **HOUSING STRATEGY**
2. **SCALASAIG PHASE 2**
3. **OLD BAPTIST MANSE**

TARGET #1 – 20 CHILDREN IN THE PRIMARY SCHOOL

To make sure that the children that live here have a happy, healthy childhood they need other kids around to play, learn and grow with.

TARGET #2 – DOUBLE THE 18-40yr AGE GROUP

For there to be more kids, there needs to be more parents who primarily fall within this age bracket. This should also make up the bulk of the island workforce which is, currently, stretched very thin.

DRAFT

3.2 WORK AND ECONOMY

The focus during this consultation has been based on the main economic concern identified in Survey 1; a year-round economy, less reliant on tourism.

As we developed this throughout focus groups and Survey 2, the message from the community was one of caution; don't allow massive public or private financial outlays on projects that we have seen fail here before, or have failed on other islands.

There is no doubt that having businesses open year-round improves quality of life for full-time residents. As the months get darker, we rely on indoor spaces much more for gathering and places like The Pantry become more crucial for socialising for all ages. Likewise, we are much more likely to take our exercise and recreational activities indoors as the weather turns. Comfortable year-round spaces for work, exercise and socialising will be vital in keeping a larger, younger year-round population happy throughout the challenging winter months.

There are 4 questions we can ask ourselves to help assess the importance and viability of any new businesses that are to be set up or supported by the community:

1. **Does it fill a gap/meet a need for year-round residents?**
2. **Does it improve the island experience for residents as well as tourists?**
3. **Does it create jobs for year-rounds residents?**
4. **Will it thrive in the summer and survive in the winter?**

Not all new businesses will meet these criteria, but this gives us a good starting point when looking at what types of businesses and opportunities the community can support, facilitate and deliver.

EXAMPLE 1. COMMUNITY HUB

One of the options that we looked at over the course of the consultation period was a community hub. This would be a multi-use space that seeks to meet a number of community needs in one space. The hub would not only provide opportunities for socialising, learning and recreation but would necessarily create jobs that would last year-round. Looking at an existing example, the Atlantic Islands Centre in Luing shows us what is possible:

Atlantic Islands Centre, Isle of Luing – population 195

- a café/restaurant with a wonderful view serving quality locally sourced food
- natural and cultural heritage exhibitions about Luing and the other Argyll Islands
- changing art exhibitions and events programme
- local crafts and gift shop
- nature, wildlife and geology walks
- local history and geneaology information
- community hub and learning centre
- creative learning and well being courses
- yacht moorings and public shower

There are other good examples around the islands. The particular mix on Colonsay will be specific to our particular needs.

CCDC will work with the Village Hall Committee to consider all options for making better use of the existing hall and will consider other options to provide the spaces we need.

DRAFT

EXAMPLE 2. A LOCAL PRODUCE PLAN

Increasing our use of local produce benefits everyone; producers sell more products, buyers get fresher, healthier choices and the carbon consequences of our weekly shop are reduced. In some ways, we as a community are already pretty good at providing for ourselves with lots of people growing fruit and vegetables and keeping hens. We also have honey, oysters, smoked salmon, local meat options and a host of bakers, makers and locals with the experience and skills necessary to increase our local produce output.

With a year-round 'Local Produce Plan', a part-time coordinator role and a suitable space for selling the islands could be keeping a great deal more of its food requirements 'on-island'.

We know from experience that producing and selling things locally is not an insignificant outlay for new businesses and that without a comfortable year-round export scheme (which wouldn't work for things like fruit and veg) most businesses will find the winter months difficult to stay afloat. Because of this, we suggest that CCDC and Colonsay Community Council work together on developing a business support scheme alongside the currently Community Benefit Fund using the MOWI money the island receives annually.

EXAMPLE 3. BUSINESS SUPPORT PROGRAM

The Community Fund and Business Innovation Grants have been used to fund individuals with an idea for developing an existing business or starting a new idea. More recent examples are the infrastructure support brought in to support a campsite on a community-owned croft and a current application for funding to encourage the take up of e-bikes, working with the existing bikes and boards business here.

These sorts of support may continue, but there is an opportunity, particularly with new premises being built, to encourage and support new business coming to the island. What new people are going to do here is as important a consideration as where they are going to live. It would therefore help the overall vision of a sustainable community and more diverse local economy if business support could be offered more widely.

CCDC will therefore look to develop a business support strategy and integrate this with ambitions to provide improved access to business space in the community hub project.

As a part of that strategy, CCDC will develop a brief marketing strategy for the businesses and key workers required on the island.

ASSOCIATED PROJECTS:

1. **COMMUNITY HUB**
2. **LOCAL PRODUCE PLAN**
3. **BUSINESS SUPPORT PROGRAM**

DRAFT

3.3 LIFE ON THE ISLANDS

The biggest concern for respondents to Survey 1 was, by far, transport. In the last few years, we have experienced the same issues as other islands with the ferry service becoming more and more unreliable as the age of the fleet begins to show. In addition to problems with the ferries, we have lost two of our weekly flights to Oban/Islay.

This has a knock-on effect for the ability of islanders to access off-island medical appointments and for off-island family to visit. Unreliability of transport, in this sense, has a direct consequence for physical and mental wellbeing and this only becomes more pertinent in the winter.

There are two ways we can tackle these issues that arise from unreliable transport:

1. **Raise our voice;** by creating a specific Transport Users Group that is able to advocate for the community's interests, without the agenda of any one organisation or business influencing their actions, we can raise the profile of Colonsay and Oransay. A group that exists specifically to deal with transport issues will make sure that transport providers remember that a lifeline service is still a lifeline service, even if it serves fewer lives! Some areas that the group may address are:

    1. Increasing the number of flights per week
    2. Flights to other locations
    3. Re-evaluation of ferry timetables
    4. Discounts for young/working people on ferries/flights

2. **Improving on-island medical facilities;** the space in the surgery could potentially be used more effectively and with some relatively straightforward upgrades, more medical services could be provided without us having to make a trip to the mainland. Some suggestions have included siting of a dentist's chair, rooms for, e.g., physio/mental health treatment and improved VC equipment for remote appointments.

As well as unreliable transport, one of the other areas identified in the surveys and focus groups as causing real issues for people is the lack of affordable short term accommodation. There is a wellbeing concern here as a number of respondents highlighted that struggling to find accommodation for family members visiting, combined with the problems with transport, often results in family members deciding against visiting. This leads to feelings of isolation among full-time residents, particularly affecting the older members of the community.

The lack of budget accommodation also has implications for bringing tradespeople to the islands to carry out essential work and this means important property fixes/improvements don't get done in a timely manner and adds to the cost of living here.

EXAMPLE 1. Coll Bunkhouse, Isle of Coll – Population 195

- Short stay accom.
- 14 berth
- Mixture of private rooms and dorms
- Community-owned and run
- Affordable prices

DRAFT

Community Co-ordinator

One of the suggestions arising from the focus group discussions was a role that centred around the coordination of deliveries and tradespeople to try and cut costs. The cost of freight was identified as a concern, at least some of the time, for 83% of respondents to Survey 2 with 25% stating that the cost of freight influenced their decision to place orders *every time*.

Some areas where this may save on freight would be animal feed, bales, timber and building materials and even bulk grocery orders. A community coordinator could also manage trades and services that are required and ensure that things like chimney sweeping and heating oil deliveries are streamlined, and that no one gets left out of the loop.

It continues to be difficult to get experienced trades and contractors to maintain and service buildings and equipment. Where these do not justify a full-time job on the island, a community co-ordinator and budget accommodation could allow an economic solution to islanders and accommodation providers. The Communities Housing Trust (CHT) is working with SG and others on establishing a network of materials hubs. These could provide storage for materials and increased purchasing power by co-ordination. CHT has suggested that Colonsay might be a suitable pilot location.

CCDC will pursue economies of scale for materials and skills with CHT and others to help reduce the extraordinary costs of working here and difficulties in obtaining skilled trades.

Local Energy

The cost of living is, at the time of writing, on a steep upward trajectory, particularly in regard to energy and fuel costs. It has become more imperative that we take steps towards understanding local households' energy consumption and prepare to support members of the community as we face an unprecedented cost of living crisis.

The Scottish Government, through ….. is establishing a project with 6(?) potential net zero islands. Colonsay is not in the selected group, but has ties to Islay, which is one of the pilots, through the Islay Energy Trust. One of the current employees of the project is based on Colonsay and has separately established ties with the University of … This is therefore an ideal time to push forward with an energy audit here and take that forward to an energy plan.

CCDC will seek funding to extend the role of project co-ordinators and consultants to work alongside the SG project.

CCDC aspires to a local energy solution and a net zero island to address fuel poverty and reduce carbon emissions.

ASSOCIATED PROJECTS:

1. **TRANSPORT USERS GROUP**
2. **BUDGET ACCOMMODATION**
3. **COMMUNITY CO-ORDINATOR ROLE**
4. **LOCAL ENERGY AUDIT**

DRAFT

4. PLACE

Many of the things that make life in Colonsay and Oransay great are the same things that make it tough; remoteness, peacefulness, a different way of life. Appreciation of the natural landscape and unspoilt beauty was strong in the consultation responses - how and why we develop areas and aspects of the islands matters.

4.1 THE ENVIRONMENT

Feedback from surveys and, in particular, the discussions amongst groups in the focus group sessions reiterated the importance of protecting our natural habitat. Round the table we were able to look at some of the ways the community, tourism businesses and local groups can do better. There was also discussion about the role of service providers like Argyll & Bute Council in providing better recycling facilities. Suggested action points were:

- A separate community plan/scheme for addressing shortfalls in recycling
- Encouraging better use of the Ridan Composter
- A working group to take forward waste management and to lobby for better recycling facilities
- A zero-waste shop
- A coordinated approach to local land management
- A community veg/allotment project
- Funding for a ranger, perhaps as Phase 2 of campsite project

There is already an incredible amount of voluntary work undertaken by community members to keep our islands litter free but, again, by coordinating between CCDC, property and business owners and the local authority we may be able to encourage even better consideration for the environment among visitors and locals alike.

In recent years there has been an increase in tent and van camping, as well as those visiting by yacht. There are few facilities for these and there have been rare but concerning cases of nuisance. Not all who come abide by the Outdoor Access Code. The Community Council undertook a survey of the community, which showed clear support for a formal campsite, very little support for camping van provision, and support for actively reinforcing the responsibilities of wild campers.

The new visitor Yacht Moorings have proved successful and will be added to as demand dictates. CCDC has responded with support for the island's first campsite, by securing infrastructure funding from Argyll and Bute Council. If this proves successful, we hope to encourage improvements to the campsite in future years.

CCDC will work with CCC to establish a wild camping leaflet and seek to fund a part time Ranger post, perhaps with other duties relating to the environment.

CCDC will attempt to revive a local environment group to co-ordinate waste and energy saving projects.

CCDC will seek funding to support environmental projects and initiatives.

ASSOCIATED PROJECTS:

1. **WILD CAMPING RANGER/ENVIRONMENT 'GUIDE'**
2. **COMMUNITY-OWNED SHOP**
3. **LOCAL PRODUCE PLAN**

DRAFT

4.2 AGRICULTURE

The community croft project has been a challenging endeavour but the hard, determined, and inspiring work of all who have had a hand in it over the years sees us now in a position where the crofters are building their homes and the croft land is looking better than ever.

CCDC, as landlords, have learned hard lessons about everything to do with crofting and with long-lasting teething issues now resolved, feedback from the community consultation has indicated that more community-owned crofts are desirable. The crofts have been integral to providing a base for a number of families over the years and we may now be in a position to look at offering more land for agricultural opportunities.

4.3 SPATIAL PLANNING

Our use of the available land is critical to the necessary development as well as the protection of the environment and heritage. In the last half century, development has followed land ownership patterns and commercial opportunity rather than being determined by need and environmental impact. This has often led to tension between islanders. We would like to change that by seeking consensus on where development should take place in the future.

Land use is currently managed by Argyll and Bute Council through the planning system, and more specifically the local development plan. The strategies and policies in that plan apply over the whole of Argyll and Bute. This does not always reflect the particular circumstances of an isolated community. Fortunately, the planning system now allows for Local Place Plans to be prepared by communities, which can become an important document in determining where development should be allowed.

CCDC will work with CCC and landowners on the islands to identify and map existing uses and constraints so that a framework can be established for the location of new development. This can then be enshrined in Local Place Plan. Help and support is available through Argyll and Bute planning, but we will seek funding to engage consultants to develop the plan with us.

4.4 COMMUNITY OWNERSHIP

Until now, community ownership has been limited to a few key sites and buildings: community crofts, the hall, petrol pumps, community garden and playpark. Other community assets include the church, the former Baptist church (currently the heritage centre), and the Old Baptist Manse. In 20xx the community bought land from Colonsay Estate in Scalasaig for community led and owned housing and business units. Construction of these projects is on site and due for completion in 2023. The community company must now develop into an organisation fit to manage these assets. The company will then be in a strong position to manage additional assets should they become necessary to the sustainability of the island community.

We will strengthen the company to be able to run and manage assets on behalf of the community

We will seek to consolidate and increase our assets as necessary to deliver this plan.

DRAFT

5. PROJECTS

5.1 OVERVIEW

DRAFT

5.2 PROJECT TIMELINE

HIGH LEVEL

		COMMUNITY-OWNED SHOP
		MORE CROFTS
		COMMUNITY HUB
	BUSINESS SUPPORT PROGRAM	
	COMMUNITY COORDINATOR	
	WILD CAMPING RANGER	
	BUDGET ACCOMMODATION	
LOCAL ENERGY AUDIT		
TRANSPORT USERS GROUP		
LOCAL PRODUCE PLAN		
HOUSING STRATEGY		

SHORT TERM MID TERM LONG TERM

DRAFT

DRAFT

5.3 PROJECT DETAILS

HOUSING STRATEGY

Project Objectives:

Clarify what housing is needed, who it caters for and how it contributes to the Community's repopulation aims

Project Description:

A deliverable plan or outcomes, housing-related projects and a comprehensive approach to encourage the reinstatement of a balanced demographic and a sustainable future for Colonsay & Oransay

Outcomes & Benefits:

- Increasing population year on year
- Increasing population below retirement age
- No homelessness/housing insecurity
- Sheltered Accommodation
- Self-sustaining CCDC as asset owners and managers

Project Milestones

1. Take advice from experts and project/funding partners
2. Create tangible and deliverable strategy
3. Consult on the strategy and
4. Publish the strategy

Funding:

Volunteer directors to steer the project. Transitional revenue funding for staff roles from HIE and the community fund.

Timescale:

Short term - 2023

Who is responsible?:

CCDC Directors and staff

Argyll and Bute Council as housing authority

Housing Association partners

DRAFT

LOCAL PLACE PLAN

Project Objectives:

To prepare a Local Place Plan (LPP) for registration with the planning authority so that the island community can have a greater say in the nature and location of development on the island.

Project Description:

Gathering of evidence and preparation of a local place plan to sit with the Local Development Plan

Outcomes & Benefits:

- Increased local management of development
- Development aligned to key community goals
- Greater protection of the local environment
- Evidence base and policies that will support the local development of projects to support the ambitions of the community

Project Milestones:

1. Applications for funding to engage suitable consultants to assist in-house skills
2. Preparation of a project plan
3. Co-operation with Argyll and Bute Council on the requirements for a LPP
4. Appointment of consultants to co-ordinate map data and policy publication
5. Consultation
6. Submission to Argyll and Bute Council for registration

Funding:

Director volunteer, Scottish Government and community fund

Timescale:

Short term - 2023

Who is responsible?:

CCDC

Argyll and Bute Council as planning authority

Scottish Government Islands Team

DRAFT

BUSINESS SUPPORT PROGRAM

Project Objectives:

To identify, encourage and support business which will contribute to year-round economic development and employment on the island

Project Description:

Preparation of a business support strategy and allocations policy for community owned business space; a search for funding to meet the aims defined in the strategy; and preparation of a marketing strategy to attract new businesses.

Outcomes & Benefits:

- Increased year-round employment
- An economy where money generated on Colonsay is recycled in support of the community
- Reduced poverty and unemployment

Project Milestones:

1. Preparation of a draft support strategy and marketing strategy
2. Consultation
3. Funding applications
4. implementation

Funding:

Volunteer directors to initiate the strategy and seek funding. CCDC core staff to manage the program from core funding, transitional support funding, and additional support grants.

Timescale:

Short term - 2023

Who is responsible?:

CCDC board and staff

Highlands and Islands Enterprise

DRAFT

SCALASAIG PHASE 2

Project Objectives:

To meet the emerging need and demand for additional affordable homes beyond the 11 committed.

Project Description:

A mixed size, mixed tenure development of affordable homes.

Outcomes & Benefits:

- Increased number of young couples and families moving to the island.
- Increase in accessible and modern standard homes available for older members of the community to downsize, thereby making larger homes available for working families.

Project Milestones:

- Project viability assessment
- Procurement process identified and commissioned
- Planning permission
- Project funding in place
- Construction consents
- Appointment of contractor
- Completion of development

Funding:

- Housing grants from Argyll and Bute Council and Scottish Government
- Community funding opportunities
- Private sector funding from business partners
- CCDC loans and crowdfunding

Timescale:

Medium term – completion by 2026/27

Who is responsible?:

CCDC board and project staff

Local and National government

Communities Housing Trust

DRAFT

THE OLD BAPTIST MANSE

Project Objectives:

To maximise the benefit of this important asset for this community.

Project Description:

The redesign, development and re-use of the Old Baptist Manse site

Outcomes & Benefits:

- A source of income to cover the cost of development, insurance, servicing, maintenance and management of the community asset
- A use which aligns with the PEOPLE and PLACE objectives of this plan.

Project Milestones:

1. Options appraisal following the 2022 consultation
2. Consultation on the viable options
3. Funding strategy
4. Appointment of consultants
5. Consents
6. Construction phase
7. Delivery

Funding:

Feasibility funding from charitable grant and community fund. Project funding from an ethical loan and specific government and local authority grant funding for enhancements such as renewable energy solutions, affordable housing and economic development.

Timescale:

Short term - 2024

Who is responsible?:

CCDC board and project staff.

DRAFT

COMMUNITY HUB

Project Objectives:

Creation of a multi-use building (or buildings) that meets some of the social, economic, cultural and recreational needs of the community. Open all year, accessible, affordable and beneficial for all ages.

Project Description:

May involve the erection of a new, purpose-built space or by repurposing an existing space, e.g. the village hall. Possible uses to be determined, but might include: meeting rooms, heritage centre, exhibition space, co-working area, art space, retail, indoor play, etc.

Outcomes & Benefits:

- Contribution to community social, recreational, educational needs
- Business support provision
- Job creation (management, staff etc)
- Increased income for community asset management

Project Milestones:

1. Identify what the hub would seek to deliver
2. Feasibility funding acquired and study undertaken
3. Identify the best location and include in Local Place Plan
4. Create business plan
5. Identify capital funding
6. Engage consultants
7. Deliver the project

Funding:

Viability funding from grant sources and community fund

Capital funding from charitable and governmental sources

Timescale:

Long Term - 2030

Who is responsible?:

CCDC

Hall Committee

Colonsay Estate?

DRAFT

LOCAL PRODUCE MARKET

Project Objectives:

To bring together and practically support local producers to co-ordinate local supplies of food and drink

Project Description:

A co-ordinated local produce market

Outcomes & Benefits:

- Mutually beneficial food production
- Reduced import costs
- Reduced carbon emissions

Project Milestones:

1. Establishment of a producer's group or co-operative to run the project
2. A local produce plan
3. Creation of retail space – actual and/ or virtual

Funding:

Self-funding but with grant input for establishment costs

Timescale:

Medium term - 2025

Who is responsible?:

CCDC

Local Producers

DRAFT

TRANSPORT USERS GROUP

Project Objectives:

To co-ordinate views and issues relating to the air, ferry and freight services essential to life on the island

Project Description:

To set up a Transport Users' Group with representatives from CCDC and CCC, as well as business users, the shop and community members.

Outcomes & Benefits:

- Improved transport links to the mainland
- Increased recognition of the community needs
- Link with community co-ordinator project
- Stronger voice in transport planning decisions

Project Milestones:

1. Establish a representative group
2. Agree a remit for the group and a brief strategy for approaching transport authorities and providers

Funding:

Self-funding volunteer group. Administration support from CCC and CCDC

Timescale:

Short term -2023

Who is responsible?:

CCC

CCDC

DRAFT

BUDGET ACCOMMODATION

Project Objectives:

The provision of affordable year-round short-term accommodation

Project Description:

To explore options for providing affordable accommodation for visiting trades and professionals to assist individuals. Note: this project may coalesce with the Old Manse project or Scalasaig phase 2. Seek funding and construct purpose designed accommodation.

Outcomes & Benefits:

- Reduced costs to the community for construction, servicing and maintenance
- Increased economic activity throughout the year

Project Milestones:

1. Project definition
2. Inclusion in Local Place Plan
3. Obtain viability funding
4. Establish a business plan
5. Prepare project brief
6. Appoint consultants
7. Obtain consents
8. Identify capital funding sources
9. Deliver the project

Funding:

A mix of grant funding and loans

Timescale:

Short term with Old Manse site – 2024

Long term on alternative site - 2030

Who is responsible?:

CCDC board and project staff

DRAFT

COMMUNITY CO-ORDINATOR ROLE

Project Objectives:

Streamlining the process of bring bulk freight and tradespeople to the island to reduce costs for islanders and businesses by employing someone to centralise and coordinate requirements.

Project Description:

A Community Coordinator will be employed to keep records of requirements for individuals and businesses and link-up these people to support joint ordering or supplies and trades. The role will involve contacting buyers and sellers to assess the most cost-efficient way to acquire goods and services

Outcomes & Benefits:

- Improving efficiency in ordering/bringing in trades
- Reducing carbon footprint by places larger orders less often
- Reducing the cost of living
- Increasing viability of businesses
- Job creation

Project Milestones:

1. Assess viability
2. Structure the role
3. Acquire funding for the post
4. Create systems for monitoring of community requirements

Funding:

Revenue funding through efficiency saving and grant support for set up

Timescale:

Short-mid term 2023-2025

Who is responsible?:

Transport Users' Group reporting to CCDC and CCC

DRAFT

LOCAL ENERGY

Project Objectives:

To make Colonsay a zero-carbon island.

Project Description:

Initially to carry out a local energy audit, then to use this information to set realistic goals for an increase in renewable energy and measures to reduce carbon emissions. From this, a strategy may be devised and projects may be developed to deliver solutions appropriate to the island needs and location.

Outcomes & Benefits:

- Community energy strategy
- Sustainable energy supply to the whole island
- Reduced fuel poverty
- Reduced carbon emissions

Project Milestones:

1. Local energy audit carried out
2. Energy strategy prepared
3. Projects defined
4. Business plan prepared

Funding:

CCDC volunteer time initial in collaboration with SG zero carbon islands initiative and Islay Energy Trust

Timescale:

Short term - 2025

Who is responsible?:

CCDC

CCC

Islay Energy Trust

Scottish Government

DRAFT

WILD CAMPING RANGER

Objectives:

To establish a ranger service on Colonsay and Oransay

Project Description:

This project aims to deliver a management and guidance service for visitors to the islands in respect of the impacts of tourism on the local environment.

Outcomes & Benefits:

- Further protection of the special environment of Colonsay and Oransay
- Enhancement of fragile areas
- Improved visitor experience

Project Milestones:

1. Define the Ranger role
2. Search for funding
3. Establish post and training needs
4. Advertise for and appoint a ranger

Funding:

CCDC project staff time funded by grant

Partner funding from RSPB and environmental bodies

Timescale:

Short term – 2023/24

Who is responsible?:

CCDC

CCC

RSPB

DRAFT

COMMUNITY-OWNED SHOP

Project Objectives:

To establish a community shop and amalgamate provision of food and fuel supplies

Project Description:

The realisation of a community owned shop to provide the basic supplies for residents and their guests. Acquisition or construction of premises and establishment of independent trading business. This project might work alongside the Community Co-ordinator role.

Outcomes & Benefits:

- Improved provision of supplies to the community
- Reduced costs and improved efficiency by bringing essential island retail under one roof
- A further property for community management to contribute to management, maintenance and repair of community owned assets

Project Milestones:

1. Define project and assess viability
2. Offer to take over the existing business
3. Acquire and improve or construct suitable premises
4. Offer the business to manager/ tenant

Funding:

Self-funding business. Grant funding and loans for premises.

Timescale:

Medium term - 2025

Who is responsible?:

CCDC

DRAFT

CROFTS

Project Objectives:

To provide crofting opportunities for existing and new island residents and their families

Project Description:

To finalise the existing project, review the process and outputs and design a new crofting project.

Outcomes & Benefits:

- Increased population of working age islanders and families
- Improved land management
-

Project Milestones:

1. Assessment of existing crofting project
2. Search for land for new crofts
3. Business plan for a new croft project
4. Appointment of crofting consultant

Funding:

Scottish Land fund, charitable grants

Timescale:

Long term 2030

Who is responsible?:

CCDC

DRAFT

8. MONITORING

DRAFT

DRAFT

DRAFT

COLONSAY COMMUNITY DEVELOPMENT COMPANY

E-Bike Grant Opportunity

Report to CCDC Board – 22nd September 2022

Background

Earlier this year, Transport Scotland announced funding to promote the take-up of e-bikes in local communities, following successful schemes in previous years. The funds are being made available as grants of up to £25,000 for small-scale projects, and up to £200,000 for larger schemes. Grant applications are being managed by the Energy Saving Trust (EST). The deadline for applications is 18th November 2022.

The funding is not for free bikes, but to allow access to free (or low-cost) hire for several weeks to help users decide if e-biking is for them, and what type of bike would suit their travel patterns best. Research has shown that increasing numbers of people are interested in e-bikes, but many are reluctant to invest without trying one first. Experience has shown that trials of 2-3 weeks or more are far more effective in creating "converts" than short loans of a few hours

The objective of the scheme is to encourage people out of their cars, and off public transport for routine, regular journeys. The benefits include potential reductions in vehicle emissions (a contribution to net-zero) reduced transport costs and a health benefit too. A grant-funded scheme would run for 3 years.

A preliminary inquiry has confirmed that Colonsay could bid for funding for a small scale project – in fact EST are positively encouraging CCDC to do so, as rural communities are under-represented.

Proposal

CCDC does not have the resources, skills or experience to operate an e-bike hire scheme, so has made an informal approach to Colonsay Bikes and Boards (CBB) to see if they would be interested in managing the scheme on CCDC's behalf. CBB are very keen to be involved.

Details have yet to be worked out, but since CBB cannot bid for the funding themselves the kind of arrangement being considered is that CCDC would front the project, bid for the funds and "own" the e-bikes and equipment, at least initially. CBB would act as a contractor to deliver the scheme on CCDC's behalf and be paid a management fee based on a share of hire income. After 3 years, CCDC will have discretion to dispose of the e-bikes (if they still have a useful life) either by selling or donating them to islanders or CBB. A draft timeline for project development and delivery is shown at **Appendix A**.

Although the scheme is primarily targeted at the resident population, EST have confirmed that bikes could be hired short-term to tourists during the season to generate enough income to make the scheme commercially viable. The only condition would be that this doesn't compromise the overall objectives of the scheme and that some e-bikes are always available for residents. Tourist hire fees would be set to cover the cost of insurance, repairs, and maintenance and provide CBB's management fee.

Any grant application will need to demonstrate local demand, so some form of survey or questionnaire will be required as part of the bid

Financing

Early cost estimates for the project are in the range £10,000 - £15,000 for up to 5 bikes, spares and equipment. The Transport Scotland / EST grant will meet 75% of the costs, and 25% match funding will be required. Several potential sources of match funding have been identified although have not yet been approached.

CBB may apply for grants outwith this project to help meet training costs associated with managing and maintaining an e-bike fleet as part of their wider business development plans.

Benefits / Risks

The potential benefits include:

- Providing access to free or low cost medium-term e-bike hire for residents
- Reducing car travel and making a contribution to net-zero for Colonsay
- Contributing to health benefits for participants
- Supporting a local enterprise (CBB) with additional business
- Allow CBB to gain practical experience of e-bike hire at low risk, and help grow their business
- Improving the Colonsay “offer” to tourists – e-bikes available to try / hire
- Potential to generate useful publicity for Colonsay, CCDC and CBB

The principal risk would be that hire fees do not generate sufficient income to cover costs. However, as the capital cost of the equipment will be met by grant funding it is anticipated this risk will be low. This would be evaluated in more detail in a business case developed with CBB before committing.

Annual reports to EST will be required and if the scheme is failing to meet its objectives or if it is not commercially viable (i.e. is not self-funding) CCDC could close the project early and the bikes and equipment would be returned to EST for distribution to other projects. There would be no penalty.

The risk to both CCDC and CBB is therefore quite small.

Recommendation to the Board

It is recommended that the Board:

1. Agree to develop this project further, in collaboration with CBB
2. Agree to survey the community to assess their views, and quantify potential demand
3. Receive a more detailed proposal in due course before considering if a bid should be made.

Callum Hay – Director

September 2022

Appendix A

Project development / delivery

Draft timeline

- w/c 19th September - CCDC Board consider proposal at meeting on Thursday 22nd
- w/c 26th September – develop & issue survey to assess demand, make informal approach to organisations for match funding
- w/c 3rd October – start working up bid documents, apply for match funding in principle (approx. values)
- w/c 10th October – review survey results, develop detailed proposals (how many bikes, what type etc.)
- w/c 17th October – 2nd report to CCDC Board – approval to submit bid
- w/c 24th October – Identify suppliers, seek detailed quotes, confirm match funding
- w/c 31st October – finalise proposal and EST bid document
- w/c 7th November – keep free as contingency
- w/c 14th November – finalise bid
- Friday 18th November – submit bid

- Mid January 2023 – If bid successful, award confirmed
- February / March 2023
    - Orders confirmed, hire scheme "rules" developed and published
    - Bike delivered, prepared
    - CCDC and CBB website updated, PR campaign developed with EST
- April 2023– Project delivery starts

- March 2026 – Project ends – e-Bikes sold or donated to CCB and/or residents