



# *Isle of Gigha*

**Community  
Action Plan  
2025-2034**

# Introduction

**The aim of this Gigha Community Action Plan is to improve the lives of individuals, families and businesses who live and work on Gigha and to ensure the island flourishes in the years ahead.**

This plan has been developed with and for the whole island community and focuses on the community's vision for the future of Gigha through themes and priorities.

The Isle of Gigha Community Action Plan 2025-34 was initiated by the Isle of Gigha Heritage Trust in 2023. A group of residents volunteered to form a working group to produce a document which would act as a guide for our community's vision for Gigha over a ten year period.

Over the course of the year and a half of this plan's development, the membership of the group has fluctuated. The four core members of the group were Tim Lister, Adam Murphy, Julie Wilson and Keith Wilson. Other residents who played an important part in the plan's development were Jon Grunseth, Viv Oliver, Per Ostlund, and Andy York. Gigha Community Council and the Isle of Gigha Heritage Trust were involved at different stages of the plan's development, however, the Gigha Community Action Plan group worked independently of these organisations throughout the full process.

## ***This Community Action Plan aims to:***

- Look at the position of the Isle of Gigha in 2024.
- Determine the issues that matter most to the Gigha community through community consultation.
- Produce priorities and aims across several themes based on the community consultation.
- Agree specific aims with identified organisations and groups who will be tasked with taking them forward over a 10 year period.



**“Gigha feels safe. It is quiet.**

**It’s nice to be surrounded by nature.**

**It’s a great privilege to be part of a community that is able to make its own decisions”**

# Gigha people have their say

This Gigha Community Action Plan has been informed by extensive community engagement carried out in 2024 and early 2025.

Prior to the release of a questionnaire the group shared a series of seven ‘discussion posters’ based on themes to encourage members of our community to consider their vision for the island’s future.



A paper questionnaire was issued to every island resident and a second one was issued to every business, organisation and group (over 60 of them!). Digital copies were also available.

In line with guidance on community consultation the questions were open-ended in order to help our group see things from each respondent's perspective and allow us to get feedback in the respondent's own words instead of stock answers. An engagement session with residents and a second session for businesses, organisations and groups were also held in Gigha Village Hall in 2024.

Further community consultation took place at the draft stage. This included discussions with identified organisations and groups including Gigha Community Council and the directors and staff of the Isle of Gigha Heritage Trust who would undertake the process of taking the priorities over the ten year period. A community consultation evening to consider the draft plan was also undertaken in February 2025.

To ensure transparency, information associated with this Community Action Plan was posted on a dedicated social media page and shared on island and Community Council social media sites as well as in print form on the physical Gigha noticeboard.

The full results from the questionnaire returns were also made available for community viewing.

# The Isle of Gigha 2024

The community-owned Isle of Gigha is accessed by a passenger/vehicle ferry from Tayinloan on the mainland. Plans are underway to upgrade the ferry and port infrastructure during the lifetime of this community plan.

Gigha was put on the market in 2001 and the community were encouraged to purchase and own the island. Gigha was handed over to the Isle of Gigha Heritage Trust (IGHT) managed by a Board of voluntary directors in March 2002. Gigha has a Community Council and also numerous voluntary groups who undertake community interest projects and activities.

**“We are merely custodians of the island and are obliged to improve things for those who come after”**

The population of the island in 2024 is just below 200. The island’s demographic balance has more retirement aged residents than the national average but is more balanced than many comparable rural communities.

**“We need a greater sense of responsibility and care of the island’s infrastructure”**

Housing on Gigha consists of housing association properties, IGHT rental properties and private homes. A number of properties are self-catering lets and a small percentage are second homes. Five new build properties owned by IGHT were completed in 2024/25 with priority allocation going to Gigha islanders.

**“I’d like to see the island being self sustainable with the capability to supply its own food and power”**

Gigha has a long history as a productive agricultural island. It has four working family farms including a dairy farm with regular milk tanker visits and three primarily beef farms.

Gigha is served by a Primary School and Early Learning Centre. The nearest secondary schools are Tarbert Academy and Campbeltown High School which students access daily using the ferry and buses.

The island has an NHS surgery with a full-time nurse and a doctor who visits weekly. We have a volunteer ambulance service, fire service and coastguard team. A helipad was constructed in 2024 for emergency evacuations to hospitals in Glasgow. A voluntary run food pantry for those in need is in place. A limited number of care workers are present on the island.

**“The vast majority of the community have a desire to make Gigha a great place to live and so many contribute as volunteers to make that happen. Just look at the sheer number of things that are put on by the community!”**

Gigha has a children’s playground and funding is in place for a multi-use games area. The island has a village hall, a church, a shop and post office, the Wee Isle Cafe, Gigha Natural Skincare shop, The Nook seafood takeaway, the Boathouse restaurant, Gigha Brewery and Bar, yacht moorings and pontoons, a motorhome & campsite, and an activity centre (bikes, water sports). Gigha Hotel was in the process of being refurbished in 2024/25 with reopening planned for later in 2025.

**“The Gigha brand is strong”**

In the natural environment Gigha has the world-famous Achamore Gardens, many stunning beaches and also the recently completed extensive multi-use ‘Gateway to Gigha’ path network covering every corner of the island.

**I love Gigha so much it feels like the biggest island in the world”**

The island has a number of employment opportunities including Argyll and Bute Council services, Baakafrost salmon farm, Isle of Gigha Heritage Trust, Gigha Hotel, the Boathouse Restaurant and a variety of other small businesses.

# Looking to the future

**“We have some big challenges to deal with and we need better and more collaborative processes to be able to find sustainable solutions to them”**

The Isle of Gigha has had many successes since the island became community owned and the residents, Community Councillors, Directors and staff of the Isle of Gigha Trust over the past twenty-three years should be congratulated for their achievements. In particular, the establishment of Scotland's first community-owned wind turbines which have generated considerable income for our community and more recently the paying off a considerable debt. These have been major achievements which have helped the island develop in the 21st century.

**“We need long term resilience in the face of the coming climate emergency”**

As with any community, challenges lie ahead and the Gigha community will have difficult decisions to make during the lifetime of this community action plan in order to ensure the island continues to flourish.

**“We need people of trusted experience, who are not afraid to look outwards, ask for help, who communicate with integrity and clarity and can speak for us with honesty, compassion and boldness.”**

This community action plan lists numerous priorities identified by islanders but to achieve most of these will depend on the island generating sufficient income. This will be by far the island's biggest challenge over the next ten years. Gigha's organisations in the coming ten years will need to be savvy, innovative and proactive to ensure adequate finance is generated to meet the aspirations of our island community.

Key to doing this is having a much higher level of community engagement, cooperation and collaboration between residents, organisations, businesses and groups.

**“Financial stability needs to be core to retaining community ownership”**

For Gigha to develop and grow, more islanders need to become engaged within our small community. This might be volunteering as a Community Councillor or as a IGHT director or as a member of a development working group. It might be volunteering for a Gigha activity group or even just attending and contributing at community meetings as well as participating in voting opportunities when they arise.

**“We need to move towards more sustainable long-term opportunities for growth”**

**Together, as a community, we can ensure Gigha flourishes well into the 21st century.**





A SWOT analysis has been conducted as part of the Gigha Community Action Plan process. This is a framework which is used to guide us toward strategies which are likely to be successful as well as assisting in the development of strategic planning for the island.

The SWOT technique is used by a wide range of groups including businesses, governments, charities, investors as well as individuals. It assesses internal and external factors as well as considering current and future potential.

This SWOT process has been designed to allow us to take a realistic fact-based look at Gigha at the end of the final year of the previous 10 year plan (2024).

<p><b>-STRENGTHS-</b></p> <ul style="list-style-type: none"> <li>: Community ownership</li> <li>: Supportive and caring community</li> <li>: Healthy financial situation (2024)</li> <li>: Good on-island facilities/services</li> <li>: Beautiful island landscape</li> <li>: Fascinating island heritage</li> <li>: Attractive visitor destination</li> <li>: Attractive and popular gardens</li> <li>: High quality dining/seafood experience</li> <li>: Extensive path network</li> </ul>	<p><b>-WEAKNESSES-</b></p> <ul style="list-style-type: none"> <li>: Lack of strategic, sustainable forward planning</li> <li>: A widening gap between IGHT and community</li> <li>: Poor community engagement</li> <li>: Aging properties requiring large sums of income to maintain</li> <li>: Slow decision making and project progress</li> <li>: Lack of community agreed island policies (Plots, land sale, business investment etc)</li> <li>: Transport network connections</li> </ul>
<h1>GIGHA</h1>	
<ul style="list-style-type: none"> <li>: Being debt-free allows a chance to set the island's direction</li> <li>: Potential for generating greater tourist income</li> <li>: More reliable CalMac service and infrastructure.</li> <li>: Increasing island population and on-island workforce</li> <li>: Making better use of skills, knowledge of island residents rather than just IGHT in-house</li> <li>: Providing new accommodation</li> <li>: Target adverts, recruitment &amp; publicity campaigns towards people's growing interest in a lifestyle change to island living</li> <li>: Increasing support to meet entrepreneurial aspirations of residents/in-comers</li> </ul> <p><b>-OPPORTUNITIES-</b></p>	<ul style="list-style-type: none"> <li>: Negative attitudes</li> <li>: Unresolved historical grievances with IGHT</li> <li>: Climate change</li> <li>: Lack of suitable housing</li> <li>: Dependency on CalMac</li> <li>: Lack of new income/reduction in income from grant sources</li> <li>: High cost of materials/labour for maintenance and infrastructure projects</li> <li>: Population decline/stagnation</li> <li>: Short season</li> <li>: IGHT dissolution/insolvency</li> </ul> <p><b>-THREATS-</b></p>

# THEMES & PRIORITIES

These are the main themes and priorities which the Gigha community have agreed to work on over the 2025-2034 period. Further details, including actions for each priority are provided on pages 7-14. To achieve these priorities will require our community to work as a close partnership of residents, organisations, groups, tenants, businesses, and the public and private sectors to secure benefit for our island and its residents. Priorities will be reviewed regularly to ensure they are being followed through. It may be that some priorities will require to be revised or even abandoned if they are found to be unaffordable or unworkable in practice. New priorities may be added as appropriate.

## THEME 1: OUR POPULATION & ECONOMY

- 1.1 Introduce new sources of revenue generation to allow Gigha to continue as a community-owned island.
- 1.2 Increase the full-time population of the island in an appropriate sustainable and managed way.
- 1.3 Reduce imbalance between IGHT income and expenditure.
- 1.4 Attract businesses including resident start-ups.
- 1.5 Generate greater income from the tourism industry.
- 1.6 Develop a housing solution for seasonal workers and visiting island volunteers.

## THEME 2: OUR ENVIRONMENT

- 2.1 Increase island food resilience by increasing local food production on the island.
- 2.2 Support our tenant farmers to maintain the quality of our agricultural land.
- 2.3 Improve energy efficiency for homes and businesses.
- 2.4 Promote meaningful and achievable environmental initiatives across the island.
- 2.5. Preserve, enhance and conserve Gigha's natural heritage.

## THEME 3: TRANSPORT & SERVICES

- 3.1 Work to ensure more efficient transport connections between ferry and buses.
- 3.2 Introduce community transport on the island to support residents.
- 3.3 Improve Gigha's public road and island tracks.
- 3.4 Introduce better management of motor homes and camper vans who do not use the Gigha campsite.
- 3.5 Strategically monitor visitor numbers.
- 3.6 Facilitate installation of island-wide broadband.
- 3.7 Improve ferry car parking facilities.
- 3.8 Liase with CalMac to ensure our ferry meets Gigha's needs.
- 3.9 Preserve excellent island NHS service.

## THEME 4: OUR COMMUNITY

- 4.1 Review and improve IGHT management practices.
- 4.2 Preserve Gigha's status as a community owned island.
- 4.3 Preserve and promote the Isle of Gigha's heritage and culture.
- 4.4 Develop an arts/ crafts space to support and promote local makers.
- 4.5 Provide more appropriate modern sport/play facilities for resident and visiting children.
- 4.6 Achamore Gardens to become as financially resilient as possible.
- 4.7 Gigha Hotel should be developed as a place of quality hospitality and accommodation and once again be the hub of our community.
- 4.8 Continue to develop the Village hall as an important community event space.
- 4.9 Retain the Church as a viable place of worship and a community resource.

# THEME 1: OUR POPULATION AND ECONOMY

The health of our local economy, as managed by both IGHT and private enterprises, are crucial for the success and wellbeing of our community. Our community will face increasing expenses over the next ten years as well as the prospect of reduced income as our wind turbines age. Maintenance costs for our housing and for Achamore Gardens are greatly in excess of the income they generate. IGHT have a window of action now (2025) to put in place viable, forward-thinking plans for the financial viability of the community ownership project.

An increased island population, with a well-balanced mix of older and younger residents to ensure a healthy balanced population profile will help keep Gigha sustainable. This is necessary to boost our economy, ensure the survival of our school and to keep our community viable.

PRIORITY	AIMS	LED BY
<b>1.1 Introduce new sources of revenue generation to allow Gigha to continue as a community-owned island.</b>	<b><i>Our continued community-owned status depends upon the ongoing financial sustainability of IGHT.</i></b>	
	<b>A.</b> Continue to maximize income from the wind turbines while exploring possible new renewables projects and contingency planning for turbines' eventual end-of-life.	GTRL
	<b>B.</b> Actively work towards finding new markets for electricity produced on Gigha, e.g. <ul style="list-style-type: none"> <li>- Supply power to the proposed new electric ferry.</li> <li>- Provide electricity for Gigha homes and businesses (if relevant laws are changed to allow for this).</li> </ul>	GTRL
	<b>C.</b> Strategically develop other revenue sources and maximise existing ones.	IGHT
<b>1.2 Increase the full-time population of the island in an appropriate sustainable and managed way.</b>	<b><i>A viable population helps ensure investment in our infrastructure and key services.</i></b>	
	<b>A.</b> Develop a comprehensive plan to include a local housing strategy and a strategic housing investment plan that includes coordinated planning on future housing, job creation (also encouraging incomers to bring remote-working jobs and/or to setting up new jobs on island), advertising to prospective incomers, targeting and prioritising incomers with the appropriate demographic makeup, skills and community commitment.	IGHT with community support
	<b>B.</b> Identify a small portfolio of community-agreed potential plots. (Only one plot can be advertised for sale at a time, but others could be made available on enquiry). Set up a proactive plot sales management process (advertising, speedy processing, pre-planning permission).	IGHT with community support
	<b>C.</b> Additional support for affordable housing to be sought from funding bodies like the Government Local Place Plan scheme.	Community Council
	<b>D.</b> Gather more robust data to determine population growth levels. Contact national and local authority partners to mine their data expertise.	IGHT with support from strategic partners
<b>1.3 Reduce imbalance between IGHT income and expenditure.</b>	<b>A.</b> Undertake strategic analysis of IGHT properties, Achamore gardens and IGHT staffing.	IGHT with suitable consultant support
	<b>B.</b> Develop a housing repair and improvement plan for IGHT properties, including any upcoming government legislation, funding opportunities etc. (in coordination with the plan for new housing in 1.2A). <ul style="list-style-type: none"> <li>- Review projected costs in light of the this plan to establish if in-house or external contractors would be more cost-effective and beneficial to the community.</li> <li>- Explore support required for the setting up of an on-island construction company (not necessarily operated by IGHT).</li> <li>- Continue to invest in and up-skill our existing workforce.</li> </ul>	IGHT
	<b>C.</b> When tenancies end conduct a strategic cost review. <u>In extreme cases only</u> , properties where costs of renovation to a modern government required standard are unaffordable then they should be considered for sale but only after consultation with IGHT members.	IGHT with support from HIE, Rural Housing Scotland or similar body
	<b>D.</b> Find solutions to make home renovations on IGHT housing stock more economically viable. Whatever system is developed should be flexible, but also clear and transparent.	IGHT

## **THEME 1: OUR POPULATION & ECONOMY (CONTINUED)**

<b>PRIORITY</b>	<b>AIMS</b>	<b>LED BY</b>
<b>1.4 Attract new, suitable, medium-scale businesses, and also support residents' and incomers start-ups.</b>	<b><i>New businesses will create more employment and create a more robust, diverse economy on the island with less seasonal dependency.</i></b> <b>A.</b> Provide small-scale business/retail units for rental.	IGHT and other landowners
	<b>B.</b> Develop robust, clear and well-communicated policies on IGHT procedures for new businesses wishing to set up on IGHT property, increasing transparency, speeding decision-making and smoothing the process.	IGHT with community consultation
	<b>C.</b> Introduce a new strategic business development role at IGHT, tasked with identifying, targeting, advertising to, attracting and supporting suitable new businesses.	IGHT with community consultation
	<b>D.</b> Support prospective businesses by providing information on digital connectivity, Argyll & Bute enterprise support, location advice, local market data etc.	IGHT Business Development role Island business group
	<b>E.</b> Support new businesses which are beneficial to the community to access low cost plot programme for commercial and residential properties ensuring 'bringing a business' is a criteria for IGHT HomeHunt.	IGHT
<b>1.5 Generate greater income from the tourism industry.</b>	<b>A.</b> Extend the tourist season by working with existing and new businesses to provide a coordinated package of events, activities, dining and hospitality, as well as a more reliable winter ferry service. Initially prioritising shoulder months with longer-term goal of extending through the winter.	IGHT working with local businesses, groups & organisations CalMac
	<b>B.</b> Lobby for appropriately increased spend on Gigha from Argyll & Bute Visitor Levy to reflect our significantly higher tourist numbers.	Community Council
	<b>C.</b> Strategic thinking on tourist experience, such as: offering tourist packages, targeting specific tourist groups, expanding our offerings, monetizing cruise visitors, a more robust visitor donation scheme etc.	IGHT with local businesses, groups & organisations
<b>1.6 Develop a housing solution for seasonal workers and visiting island volunteers.</b>	<b>A.</b> Investigate a development of static caravans/ pods/ tiny houses at a location to be decided. Could be funded from a combination of IGHT/Business investment, rents from businesses.	IGHT



## **THEME 2: OUR ENVIRONMENT**

Our community survey respondents consistently rated our beautiful natural environment as their number one favourite thing about Gigha. This plan prioritizes local, actionable projects to preserve our natural environment for generations to come, and to promote Gigha as a forward-thinking, environmentally-friendly community. This will increase Gigha's voice on the world stage, offer access to funding and partnerships and promote Gigha as an environmentally-friendly destination.

<b>PRIORITY</b>	<b>AIMS</b>	<b>LED BY</b>
<b>2.1 Increase island food resilience by increasing local food production on the island.</b>	<b>A.</b> Support incomers and residents bringing viable food production businesses to the island.	IGHT
	<b>B.</b> Support residents to grow their own food. <ul style="list-style-type: none"> <li>- Offer extra land to residents looking to expand their gardens where this is possible.</li> <li>- Offer assistance clearing and preparing land for growing, funded by the Community Fund.</li> <li>- All new houses to have vegetable plots attached or available nearby.</li> <li>- Consider setting up easily-accessible community gardens/allotments.</li> <li>- Offer support such as: help and advice for new growers, rotating volunteer gardening, broker sale or swap of excess vegetables, seed swap sessions.</li> </ul>	IGHT and other landowners  Community Fund  IGHT  Island groups such as Gigha Foodies, Zero Carbon Gigha. Root & Industrial group
<b>2.2 Support our tenant farmers to maintain the quality of our agricultural land.</b>	<b>A.</b> Ensure the quality of our agricultural land is maintained and improved. Follow IGHT Land Policy for all new leases and 5-year lease renewals. Work with tenants on older-style leases to find mutually workable solutions.	IGHT Land agent
	<b>B.</b> Develop a policy to deal with unmanaged or marginal farmland in environmentally friendly ways, with reference to new Government agricultural policies. Possibly including hedgerow planting, tree planting, rewilding etc.	IGHT, Land agent A&B Biodiversity Officer
	<b>C.</b> Improve the condition for our field boundaries, woodlands and roadsides. Work together to identify and work on top priority areas. Investigate recruiting one or more - fencer/dyker/forester/estate worker as part of an expanded island maintenance team subject to financial feasibility.	IGHT, Community Council, A&B Council
<b>2.3 Improve energy efficiency for homes and businesses.</b>	<b><i>Reducing energy waste and minimising the associated environmental impact will help towards Scotland reaching net zero and tackling the climate crisis.</i></b> <p><b>A.</b> For IGHT renovations and IGHT new builds prioritise maximizing insulation and renewable energy solutions (Costs to be partially covered by appropriate rent increases). Allow non-IGHT residents to benefit from different schemes as appropriate.</p>	IGHT

## **THEME 2: OUR ENVIRONMENT (CONTINUED)**

<b>PRIORITY</b>	<b>AIMS</b>	<b>LED BY</b>
<b>2.4 Promote meaningful and achievable environmental initiatives across the island.</b>	<b>A.</b> Ensure environmental impact is considered, alongside other factors, in every relevant IGHT decision and project.	IGHT and A&B Climate Action Network Project Manager Gigha Ranger Service
	<b>B.</b> Revisit and rewrite IGHT Environmental Policy, including a plan for appropriate oversight and enforcement for both in-house staff and contractors.  - Find and refer to working examples from similar communities especially those in A&B and Highlands Climate Action Networks.	IGHT and A&B Climate Action Network Project Manager
	<b>C.</b> Reduce car traffic on island. Some examples of possible actions are: - Promote bike/e-bike offerings and ensure they keep pace with visitor numbers. - Introduce on-island community/visitor transport. - Improve messaging and parking facilities to encourage people to leave their cars on mainland.	Gigha Transport Users Group IGHT CalMac Argyll & Bute.
	<b>D.</b> Install substantial, visible recycling facility at Ferry Slip Car park (See also 3.7).	Gigha Community Council  A & B Council
	<b>E.</b> Ensure new IGHT businesses, projects and tenders have a plan for a viable, meaningful programme of environmental responsibility. Work with existing businesses to meet their environmental responsibilities.	IGHT Zero Carbon Gigha
<b>2.5 Preserve, enhance and conserve Gigha's natural heritage.</b>	<b>A.</b> Implement all action points of the woodland management plan. Investigate further funding opportunities for woodland/hedgerow creation (See also 2.2B).	IGHT Gigha Ranger Service A&B Biodiversity Officer
	<b>B.</b> Restore, develop and maintain the diversity of wildlife habitats, to secure and promote biodiversity and ecotourism.	Gigha Ranger Service Birding group IGHT
	<b>C.</b> Continue to explore control options for invasive species, in collaboration with wider initiatives.	IGHT Gigha Ranger Service
	<b>D.</b> Ensure the 'Gateway to Gigha' path network remains fully open and well maintained to provide access to Gigha's natural heritage. Allocate suitable funding to support this work.	IGHT  Gigha Ranger Service
	<b>E.</b> Continue to promote Gigha's Dark Skies and astrotourism through off-season months. Complete a Gigha Lighting Management Plan and aim for Dark Sky Island/Community status.	Dark Skies Gigha group  IGHT  Community Council

## **THEME 3: TRANSPORT & SERVICES**

Given our remote location, our access to transport and services are vital for the survival of our community. While many services are decided on at a council or national government level, we can influence decisions through coordinated action, while also pursuing local Gigha projects.

<b>PRIORITY</b>	<b>AIMS</b>	<b>LED BY</b>
<b>3.1 Work to ensure more efficient transport connections between the ferry and buses.</b>	<b>A.</b> Petition CityLink to have a minimum of two buses a day linking with the Gigha ferry at Tayinloan slipway.	Gigha Transport Users Group
<b>3.2 Introduce community transport on the island to support residents.</b>	<b>A.</b> Secure funding to provide community transport - to be run as a financially viable combination of a shared community cooperative and private hire (Electric vehicle preferable).	IGHT or new community enterprise  Gigha Transport Users Group
	<b>B.</b> Petition Argyll and Bute council for the installation of community vehicle electric charging points.	Gigha Community Council  Gigha Transport Users Group
	<b>C.</b> Establish a coordinated car-sharing group. Establish a list of volunteer island drivers.	Gigha Transport Users Group or new community group
<b>3.3 Improve Gigha's public road and island tracks.</b>	<b>A.</b> Continue to petition Argyll & Bute Council for installation of passing place signage on Gigha's single track road.	Gigha Community Council
	<b>B.</b> Continue to petition Argyll & Bute Council and local councillors for an increase in road, roadside ditch and verge maintenance.	Gigha Community Council
	<b>C.</b> Provide safe access to Kilchattan graveyard. - Petition Argyll and Bute, local elected councillors, MSP for road adoption by A&BC. - IGHT & Community Council to collaboratively investigate a temporary solution.	Gigha Community Council  IGHT and Gigha Community Council
	<b>D.</b> Lobby A&B Council to provide timely pothole maintenance.	Argyll & Bute Council Gigha Community Council
	<b>E.</b> Review and update IGHT track maintenance policy with a viable, long-term policy, with clear and fair division of costs among IGHT and track-using residents and tenant farmers.	IGHT

## **THEME 3: TRANSPORT & SERVICES (CONTINUED)**

<b>PRIORITY</b>	<b>AIMS</b>	<b>LED BY</b>
<b>3.4 Introduce better management of motor homes and camper vans who do not use the Gigha campsite.</b>	<b>A.</b> Liaise with Calmac to manage campervans and motorhomes coming across on the ferry. For example: signage to say no motorhomes over 8m, motorhomes over 5m need to be booked on as commercial vehicles. Exact solution to be negotiated with Calmac, Gigha Transport Users Group, Gigha Ranger and Gigha Campsite.	Gigha Transport Users Group CalMac Gigha Ranger Gigha Campsite
	<b>B.</b> Investigate methods to discourage camper vans setting up in particular problematic locations. This might include erection of new signage to politely discourage overnight parking - effectiveness to be regularly reviewed.	Gigha Transport Users Group Gigha Ranger Gigha Campsite
<b>3.5 Strategically monitor visitor numbers.</b>	<b>A.</b> Continue to strategically monitor and review annually the balance of visitor numbers, vehicle numbers, balance of day visitors vs overnight stays, impact on infrastructure, visitor and resident experience etc.	IGHT with local businesses
<b>3.6 Facilitate installation of island-wide broadband.</b>	<b>A.</b> Further pursue the take up (70% of houses) for island-wide connectivity from the funding currently available. Co-ordinate interested parties.	IGHT  Community Council
<b>3.7 Improve ferry car parking facilities.</b>	<b>A.</b> Improve the visual impact of the ferry car car park.	A&B Council Gigha Community Council
	<b>B.</b> Improve ferry parking at Tayinloan for both islanders and visitors.	IGHT, A&B Council, Gigha Community Council
<b>3.8 Liase with CalMac to ensure our ferry meets Gigha's needs.</b>	<b>A.</b> Find ways to address increased development costs resulting from ferry weight restrictions. Petition Calmac to reconsider weight restriction policy in certain conditions.	IGHT, Community Council, Calmac
	<b>B.</b> Petition for the timely introduction of the new electric ferry and completion of the associated infrastructure.	Transport Users Group
<b>3.9 Preserve the excellent island NHS service.</b>	<b>A.</b> Ensure our island's NHS Service is maintained to at least the current level (full-time nurse always available, weekly doctor visits).	Gigha Community Council  NHS Highland

## **THEME 4: OUR COMMUNITY**

Gigha is already working well as a viable and resilient community. However we shouldn't take this for granted and we need to maintain our resilient community including our lifeline shop, school, island nurse and volunteer emergency services. Community ownership is one of our great strengths, but it is also the source of many tensions on the island, often concentrated on the actions of IGHT, who manage the island on our behalf. We have coordinated the many comments on this aspect into a cohesive plan to improve transparency and communication, clarify and streamline decision-making while also ensuring residents have appropriate input, and to increase community engagement and participation in the process of running our island.

PRIORITY	AIMS	LED BY
<b>4.1 Review and improve IGHT management practices.</b>	<b>A.</b> Review and offer recommendations on current IGHT working practices to improve transparency, communication, consultation and governance, and to expand community participation.	IGHT with external support (consultant, working group, community consultation)
	<b>B.</b> Review and publish short, clear, readable, up-to-date policies on all IGHT operational matters. (voting, new businesses, environment, volunteers etc). To include review of current consultation policies (what should be voted on, when and how and also when and how should community feedback be sought etc).	IGHT with external support (consultant, working group, community consultation)
	<b>C.</b> Expand IGHT capacity, especially in the areas of communication with members, strategic forward thinking, quality improvement (including B Corp or similar external certification) and business attraction.	IGHT with external support
	<b>D.</b> Increase resident participation to supplement IGHT in-house knowledge and skills by inviting qualified residents to participate in IGHT fact-finding and decision making, where appropriate, through community working groups, steering groups and interview panels.	IGHT
	<b>E.</b> Explore and introduce improved communication and dialogue channels between IGHT and members, such as resident surgeries, restructured members' meetings (See 4.1F), sharing relevant news and information, setting up relevant interest groups etc.	IGHT with external support
	<b>F.</b> Review structure and practice of members' meetings to ensure clear, positive communication. This could include: <ul style="list-style-type: none"> <li>- Setting regular dates for meetings at beginning of year.</li> <li>- Ensure some meetings focus on community consultation on important themes.</li> <li>- Establish and implement an agreed 'Code of Conduct' for Directors, IGHT staff and all members attending.</li> </ul>	IGHT with external support
	<b>G.</b> Undertake training in relationship management, mediation, and conflict resolution for IGHT Board members, IGHT staff and members of working groups.	IGHT with external support
<b>4.2. Preserve Gigha's status as a community-owned island</b>	<b>A.</b> Keep IGHT solvent	IGHT
	<b>B.</b> Retain the vast majority of housing in community ownership and full-time occupation.	IGHT and private house owners
	<b>C.</b> Safeguard our access to essential services and strategic infrastructure	IGHT  Gigha Community Council

## **THEME 4: OUR COMMUNITY (CONTINUED)**

<b>PRIORITY</b>	<b>AIMS</b>	<b>LED BY</b>
<b>4.3 Preserve and promote Gigha's heritage and culture.</b>	<b>A.</b> Develop a strategic Historic Environment, Culture & Heritage policy and action plan (including Gaelic language).	IGHT with heritage working group
	<b>B.</b> Working group to catalogue and preserve cultural artefacts such as photos, recordings etc which have been collected over time.	Heritage working group
	<b>C.</b> In the short term, investigate the establishment of a temporary heritage centre to showcase the above artefacts.	IGHT
	<b>D.</b> Work towards creating a permanent Gigha heritage centre as a tourist destination and to offer tourists an indoor venue to visit.	IGHT
<b>4.4 Develop an arts/ crafts space to promote local makers.</b>	<b>A.</b> In the short-term identify and operate existing gallery space to promote and sell local artwork and crafts.	IGHT & Art/craft working group (new) Current and new businesses
	<b>B.</b> Establish permanent art & craft gallery in conjunction with future developments such as heritage centre or similar.	IGHT
<b>4.5 Provide appropriate modern sport/ play facilities for resident and visiting children.</b>	<b>A.</b> Complete MUGA project and ensure the facility is maintained.	IGHT Live Argyll Gigha Primary Parent Council
	<b>B.</b> Identify funding opportunities* and create a more modern, all age children's play park. Ensure the facility is maintained. *Possible ferry infrastructure contractor gift?	IGHT
<b>4.6 Achamore Gardens to become as financially resilient as possible.</b>	<b>A.</b> Implement strategic review of Achamore Gardens.	Gardens Team IGHT Strategic partners
	<b>B.</b> Introduce new revenue generating ventures.	Gardens Team IGHT
<b>4.7 Gigha Hotel should be developed as a place of quality hospitality and accommodation and once again become the hub of our community.</b>	<b>A.</b> Finish renovation work to ensure 3 star status and reduce hotel energy and operating costs as much as possible.	IGHT with consultant support
	<b>B.</b> Recruit an exceptional hotelier who will provide a high quality visitor and community experience.	IGHT
	<b>C.</b> Ensure hotel lessee is aware of community expectations re use of the hotel (pub, meetings, emergency place of safety etc).	IGHT
<b>4.8 Continue to develop the Village hall as an important community event space.</b>	<b>A.</b> Continue to pursue aims of the Hall Committee to improve the Village Hall including improving heating systems, providing renewable power generation, new flooring, creating an annex and additional storage space.	Village Hall Committee
	<b>B.</b> Liaise with a relevant person/organisation to assist in obtaining funding for capital projects.	Village Hall Committee
<b>4.9 Retain the Church as a viable place of worship and a community resource.</b>	<b>A.</b> Restore and renovate the Church building.	Gigha and Cara Church building committee
	<b>B.</b> Increase use of the Church building by community/visitors.	Church Elders and Kirk Session

# 10 things our community think makes Gigha a good place to live?

“ I like that it is so naturey and wild”

“ The community has the welfare of others at heart”

“ Gigha has a genuine sense of community”

“ A place of peace, freedom and opportunity”

“ It’s unspoilt by development”

“ Kind and caring neighbours”

“ Our most important asset is our island’s outstanding natural beauty”

“ We can achieve a lot when we co-operate”

“ You feel in touch with nature on your doorstep”

“ It has an island ‘vibe’ but is still within reach of the mainland when required”



# 10 things our community think could make Gigha better?

“Tenants need to be held accountable with regards to upkeeping property and land”

“The land outwith plots should be leased and not sold!”

“It would be better if we had trampolines!”

“The gardens are a great asset but maintenance costs need to be affordable”



“More community involvement in decision making”

“Many islanders have useful experience and skills but they are not always utilised”

“Residents should get priority on the ferry”

“ Not enough islanders actively support IGHT directors to make the present system of governance viable”

“The Trust need to give islanders a better appreciation of the challenges in keeping community ownership viable”

“ We need fresh ideas to move Gigha forward”

# Making it happen

**This Gigha Community Action Plan is for the whole community and is jointly owned by all the individuals and organisations who will be working together to implement the plan between 2025-2034.**

The priorities in this action plan will be taken forward by our community organisations and groups along with volunteers who will work with a range of public, private and voluntary sector partners as required.

In order to keep this plan active and up to date an annual review meeting and community forum will be held to monitor and report on progress. The reviews will also ensure coordination between organisations.

Reviews will be chaired by the Gigha Community Action Plan group with input from relevant groups leading work on the priorities set out in this plan (see list below).

- Community Action Plan group
- Gigha Community Council
- Isle of Gigha Heritage Trust
- Gigha Transport Users Group
- Gigha Ranger Service
- Gigha Primary Parent Council
- Heritage Group
- Zero Carbon Gigha
- Gigha Foodies
- Root and Industrial Group
- Dark Skies Gigha
- Gigha Motorhome & campsite
- Achamore Gardens Team
- Gigha and Cara Church
- Village Hall Committee
- Relevant IGHT working groups

Following the pattern of a traditional and well-used sustainable development consultation process, this Community Action Plan has emerged by weaving together the three main strands of -

- open conversation
- volunteer facilitation
- creative ambition

in order to achieve the best for our community. The result of this process is twofold: we have a plan which closely represents the needs, interests and aspirations of those who contributed to it; and we have a way of collecting, collating, evaluating and reviewing information from a broad base of people which can be replicated or adapted to suit our future purposes.

The process remains open and inclusive and over the coming years we hope that many different people will involve themselves in taking it forward. Whether you have an interest in community development, or wish to help make Gigha a better place to live, or have skills and expertise that will enable positive progress towards the actions in this plan (or new ones that may arise over the next decade), we invite you consider joining the Community Action Plan group to help the process along.

We welcome anyone who would like to be a positive part of making Gigha's Community Action Plan a reality, in any way they choose. Please let us know how you would like to be more involved.

## **A digital version of this plan is available to view at:**

Gigha Community Action Plan Facebook page (Go to 'FILES')  
Gigha Community Council Facebook page (Go to 'FILES')  
IGHT website. (Printed copies are also available in the IGHT office)

## **You can contact us on Facebook or e-mail us at this address:**

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