
Argyll and Bute Community Planning Partnership

Mid Argyll, Kintyre and the Islands Area Community Planning Group

Wednesday 9th November 2016



Briefing Note: MAKI CPG facilitated workshop to consider the impact of population change on Jura

This briefing note relates to the findings of a workshop instigated by the MAKI CPG during its meeting on the 10th of August 2016.

This briefing note along with the verbal update to the MAKI CPG meeting on the 9th of November 2016 concludes the activities of the workshop.

Summary

Jura Community Council presented a paper to the August MAKI CPG which outlined areas for discussion relating to the anticipated population increase on the island.

Following discussion, the MAKI CPG agreed to facilitate a workshop to allow the points raised to be considered in more depth.

The purpose of the workshop was to raise awareness of the anticipated population increase on Jura, share information and facilitate discussion regarding the potential impact on the island's public infrastructure.

The workshop took place on the 6th of September 2016. The Workshop Discussion Point Note can be found below, at Appendix I.

It was agreed that it would be useful to have a follow up workshop on Jura to discuss the responses and potential solutions to the issues highlighted in the Workshop Discussion Point Note. This workshop is scheduled to take place on the 7th of November 2016 and a verbal update of its findings will be given to the MAKI CPG meeting on the 9th of November 2016.

Key Points for Consideration

- It is anticipated that Jura will experience an increase in population when new job opportunities come on stream during 2017.
- This information has also been highlighted to the CPP Management Committee and was discussed at their meeting on the 29th of September 2016
- The potential impact on public services has been highlighted to the relevant service providers by the workshops on the 6th of September and the 7th of November 2016.

Recommendations

CPG members are requested to note the contents of the briefing

Key Points for Discussion

- Members are requested to consider the information provided during the verbal update to the MAKI CPG meeting on the 9th of November

For further information please contact: Lorna Elliott, Community Governance Manager 01631 567995

MAKI CPG Workshop on: Impact of Population Change on the island of Jura: Awareness raising and information sharing event.

Date: Tuesday 6th September 2016

Time: 14:30 – 16:30

Participants:

Jura Service Point: Donald Ewan Darroch (Convenor, Jura Community Council); Alex Dunnachie (Jura CC); Andy McCallum, Jura hotel and CC; Rose Fletcher; Dr. Abby Beastall (GP); Iain Jones, Ardfin estates

Housing Meeting Room, Lochgilphead: Martin Arnold (transport), Craig Wilson (Economic growth officer, Tourism, development and infrastructure); Iain MacInnes (Graduate Digital liaison officer);

Oban Education Office: Iona Smith, West Highland Housing Association

Inverness: Cllr Robin Currie (joined the meeting 15:00)

Facilitator: Lorna Elliott (Lochgilphead)

Note taker: Antonia Baird (Lochgilphead)

The purpose of the workshop was to raise awareness of the anticipated population increase on Jura and to facilitate discussion regarding the potential impact on the island's public infrastructure.

Iain Jones, Ardfin Estate gave an update on the current development and anticipated timescales for completion:

- Construction: golf course – 80% complete – opens June 2017. Estate house - complete April 2017; Quadrangle buildings – just started: completion July 2017;
- Staffing predicted: golf course – 8-12 green keepers (as season requires); housekeeping – residential – 1-2 people. Hotel/main house: not confirmed at this stage but overall 15-20 staff for whole of estate is envisaged at this point in time.
- The golf course will be open in winter.

A general discussion on the potential impact of predicted population increase followed which covered the topics below:

Topic	Discussion Points	Action Points
Education	It was noted that there were 13 on the school roll and the school has the capacity for 48 children. It was noted that staffing levels were dependant on the number on the school roll and that it would not be possible to anticipate the potential impact on the school until people moved to the island to take up employment opportunities	Head teacher to be advised as soon as possible if there is the potential for school age children moving to the island. No further action required at this stage.
	It was noted that if there are families outside Craighouse they may need school bus transport to be provided. It was also noted that the secondary school bus is near capacity with 12 pupils in a 14 seater bus which also accepts other passengers.	Martin Arnold will make the School Transport Officer aware of the potential for an increase in the demand for school transport. No further action required at this stage.
Health	It was noted that the impact on health service provision would depend on the profile of the people moving to the island. It was noted that the LPG had indicated that there may be	Locality Planning Group Chair to be sent a copy of this document by Lorna Elliott No further action
	opportunities for spousal employment in health and social care on Islay.	required at this stage.
	Medical services – unlikely to cause concern as people moving to take up the jobs are likely to be working age and the service has the capacity. It was noted that there are always issues around maintaining levels of service on the island and therefore it is important KEEP current level of district nurses, OOH cover etc. to ensure it is available to quickly absorb increased demand	Need to future proof services by retaining current levels of provision on Jura to be highlighted to October meeting of the Islay & Jura LPG by Jura representatives on the group.
	It was felt that there would be no particular impact on emergency services and noted that an increased population would provide a larger volunteer pool	No further action required

Housing	<p>It was noted that adequate housing provision was vital to support the needs of a growing community.</p> <p>It was also noted that there is limited land available on Jura for housing development and that there is already pressure on housing provision locally which does not include the increased demand caused by the new jobs coming on stream next year.</p> <p>Cllr Currie advised that the SHIP will go to the relevant Council Committee in September for approval. Provision of 6 new houses on Jura is included in the proposals and it is anticipated that WHHA would be in a position to start a building programme shortly.</p> <p>WHHA is holding a drop-in housing surgery on the 27th of September to gather information on housing needs</p>	<p>Jura Community Council and Ardin Estate to e-mail specific housing related questions to iona@westhighlandha.co.uk by 23/09/16. So that a response will be available at the surgery on 27/9/16</p> <p>Local residents in need of housing to be encouraged to register with HOME Argyll so that the housing need on the island can be formally recognised and appropriate action taken on an evidence needs basis.</p>
	<p>There was uncertainty about whether Scottish Water infrastructure would be able to support the demand caused by new housing</p>	<p>Lorna Elliott to request further information this point from Scottish Water.</p>
Transport and Roads	<p>Commuting between the islands has become pressured and the ferry is obliged to make several trips. It was noted that there is impact on visitor numbers going to Jura for the day if cars cannot get on without a long wait.</p> <p>It was noted that if there is to be increased traffic on the island that more/ enlarged passing places may be needed particularly on the stretch of road between Ardfin and Craighouse</p>	<p>Matthew Arnold will make his colleagues in piers and ferries colleagues aware of this information, and report back on their response.</p> <p>The Traffic Development Manager to be advised of the timelines relating to the development and anticipated increase in traffic on the road by Lorna Elliott</p>

Amenity Services	<p>There was a concern that an increased population would add further strain on the normal collection and disposal service. It was noted that a glass recycling service would be beneficial and that an increase in public waste/recycling facilities might be needed as there are increasing numbers of camper vans and day trippers to the island.</p> <p>Ardfin Estate advised that they are also likely to be producing added waste from Jura House and its guests, including glass.</p> <p>It was noted Community Links will be working with WHHA on community projects which could include amenity related activities.</p>	<p>Amenity Services to be advised of the timelines regarding the new development and the anticipated increased need for a glass recycling facility on the island by Lorna Elliott</p> <p>Ardfin Estate to contact Amenity Services to discuss further</p> <p>Antonia Baird to liaise with Community Links and Amenity Services</p>
Broadband	<p>There was a good exchange of information of a technical nature. It was noted that mobile phone signal improvements such as Sure Signal are dependent on the quality of the available broadband provision.</p>	<p>Iain McInnes to keep the community up-to-date with Broadband matters</p>
Private Sector	<p>There was general discussion on potential impact on local businesses, Royal Mail deliveries, fuel and other deliveries as well as tourism. It was also noted that there may be increased travel by private jet to the island.</p>	<p>Craig Wilson will make his colleagues in the Economic Growth team aware of the potential impact on the private sector.</p>
Conclusion	<p>All agreed that the developments are very welcome to the island and that they wished to work together to mitigate against potential side effects and maximise potential benefits for all.</p> <p>Cllr Currie requested that the group reconvene on Jura soon so that the most urgent issues can be understood and managed quickly.</p>	<p>Meeting on Jura to be arranged for end October/beginning November at Jura Service Point with VC links as required. Antonia Baird</p>

APPENDIX OF DOCUMENTS IN THE PUBLIC DOMAIN TO ASSIST IN DISCUSSIONS:

- The map of the Local Development Plan is here: <https://www.argyll-bute.gov.uk/sites/default/files/ldp/adopted/Proposals%20Maps/Area%20Maps/Adopted%20Islay%20Jura%20Colonsay%20Map.pdf>
- The old SHIP (Strategic Housing Investment Plan) is here: <https://www.argyll-bute.gov.uk/housing/housing-strategies-consultations-and-research-0> along with some other Council documents about housing. The new one has been discussed at the CPG of August 11th 2016, and that paper is here: <https://www.argyll-bute.gov.uk/moderngov/documents/s110954/Strategic%20Housing%20Investment%20Plan%202016.pdf>

