



THE ISLE OF GIGHA HERITAGE TRUST

Isle of Gigha Update Paper Area Community Planning Group - MAKI area Wednesday 1st November 2023

Isle of Gigha Heritage Trust (IGHT) background:

The Isle of 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) on the 15th of March 2002, a day that is marked on the island every year as "Gigha Day". IGHT was established to manage and develop the island and its assets to benefit its residents.

The main objectives of IGHT are to support and deliver the social and economic regeneration of the island. This includes the relief of poverty and unemployment; the advancement of education and training; the provision of workspaces and suitable housing; the provision of recreational facilities and public amenities; and preserve the islands heritage and conserve its natural environment.

The main activities of IGHT include:

- Ownership and letting of affordable housing.
- Ownership and leasing of business opportunities, including working farms, the local Hotel, Restaurant, Post Office, Shop, and self-catering units.
- Ownership and management of an Activity Centre, playpark, campsite, moorings & pontoon, airstrip, Achamore Gardens and 4 wind turbines.
- Ownership and conservation of the majority of the island's historic and natural assets.

Since the buy-out in 2002, IGHT's main achievements have included:

- Renovation of 28 houses
- Selling of 11 plots for private residential development
- Reversed the population from 98 pre-buy out to 170
- Developed 4 wind turbines that generate income to reinvest in the community
- Installed moorings and pontoon facilities
- Built an official camp and motorhome site
- Delivered an Active Travel project to improve access across the island
- Delivered an island wide heritage interpretation and conversation strategy
- Committed to the restoration of Sir Colonel Horlicks Achamore Gardens
- Secured funding to build 5 new affordable homes

The Trust is governed by a constitution and managed by a board of voluntary Directors. They are elected by the membership to develop the assets of the island and take forward plans and projects for the community.

Affordable housing:

IGHT took ownership of 42 residential and farmhouse properties in 2002. The Trust is a registered Private Landlord but has always only offered affordable housing options. The Trust renovated 28 of the residential properties from 2005 due to the intolerable standard of housing which was purchased. The Trust has since sold 10 properties which were considered "redundant" as the cost to renovate and maintain the properties compared to the rental income was not financially viable. The Trust continues to manage 32 residential and farmhouse properties, all of which require further investment to meet up-coming energy performance standards.

The Trust is also in the process of building 5 new affordable homes. The project is being supported by the Scottish Governments Rural and Island Housing Fund, Argyll and Bute Council Strategic Housing Fund, and



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Social Investment Scotland. The homes are being designed to address needs within the community whilst addressing demand for more affordable housing on the island.

The short presentation at the meeting will focus on how the Trust continues to manage affordable housing; an update on the progress of the new housing development; and an insight to the long-term aspirations for housing on Gigha.

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