

# Isle of Jura Community Plan



December 2007

Maintaining and Enhancing  
a Sustainable Community

# Eilean Dhiura

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The Isle of Jura, or Deer Island as it is also known, is a remote and fragile community of around 200 residents. The island is one of the Inner Hebrides measuring some 30 miles long and 5 miles wide. Although it is located just 5 miles from the mainland it can only be reached by ferry from the neighbouring Isle of Islay which itself is accessed via a two hour ferry trip from the mainland or by a small expensive air service.

The Scottish Government designated the Isle of Jura an Initiative at the Edge (IatE) area in April 2004. To make the most of this status for the whole community, a local IatE Committee was established comprising members from the Community Council, Jura Development Trust, Village Hall Committee and the wider community. Its role is to identify the aspirations of the community and establish practical goals to achieve these. This is accomplished by community consultation, coordinating and supporting the lead bodies for each project and taking the lead role on specific new projects themselves.

This plan is structured around our 'Achievements', 'Active Projects' and 'Vision' for the future. It will be used as a route to stabilizing the current population so that in future we can build on our progress and encourage some of our young people who have left the island to return, harness our existing resources and improve them for a better living and working environment as well as encouraging visitors to the island to help improve and support our economy.

Jura has a strong community spirit, a well respected and supported Community Council and an active voluntary sector; all of which are vital for the future prosperity of this sparsely populated island. Our Development Trust established in 1997, the Community Care Group, Village Hall Committee and now the IatE Committee have a number of active projects. These include an Interpretation Centre - Tea Room - Gift Shop, Countryside Access, better Signage to Jura's attractions, Moorings and Pontoons for visiting yachts, Progressive Care Centre, Renovated Village Hall, Environmental Beach Cleans and a Passenger Ferry to run direct to the mainland. These are all key elements of our plan to maintain and enhance a sustainable community.



# Achievements

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## PROGRESSIVE CARE + SIX HOUSES

**START DATE:** 1995-Jura based care for older people proposed. 1996-Charitable Company set up.

### PROGRESS

Jan 2004 Partnership agreement signed between Communities Scotland, West Highland Housing Association, Jura Care Group, NHS and Argyll & Bute Council. Build started Nov 2005. Build completed June 2007. Open day August 2007. Respite flat re-instated for 12 month trial period (from Sept 07). 4 houses completed.

### ISSUES

Long-term staff funding. Respite Flat suspended due to lack of funding and no staff provision.

### FUTURE

Explore ways of creating job opportunity for cook to develop potential of Care Centre kitchen i.e. lunch club, meals on wheels, snack bar. Establish use of Centre for visiting Health Care Services. Maximise utilisation of Respite Flat. Landscaping of groups – Community Link Scotland working with primary school children and other groups. Enlist volunteers to assist Outreach Worker provide social events in Centre. Encourage continuing support i.e. subscriptions & donations from local community for Jura Care Centre Group to enable to function as effective member of Partnership and Jura representative and help with provision of 'extras' in the Centre.

## RESIDENT DOCTOR

**START DATE:** Dec 2003-existing doctor retires, locum in place. Community stressed need for resident doctor.

### PROGRESS

Website created, advert placed. Intense media interest with national newspaper articles, radio and TV interviews. 112 applicants for post from around the world. Shortlist to six candidates. May 2005 Dr Moray Grigor takes up post. Jan 2007 Associate female Doctor in post.

## AMBULANCE & EMERGENCY

**START DATE:** March 2002-community defined need for service.

### PROGRESS

Sandpiper Trust provide emergency medical kit bag. An associate to the island identifies suitable vehicle. Decommissioned ambulance refurbished and re-equipped with funding and



support from associate, Scottish Community Ambulance Initiative (SCAI), Red Cross and Scottish Ambulance Service. Calmac and ASP Seascope waive ferry charges.

May 2005-Ambulance arrives on Jura. Gleaner Fuels and Jura whisky sponsorship. Red Cross trains Jura volunteers. SCAI purchase 2nd unit as standby.

# Achievements

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## INTERPRETATION & ACCESS

**START DATE: April 2004** -Tourism committee formed with the aim of encouraging more people to visit the island and to help them learn more about it.

## PROGRESS

**2004**-Funding application approved. Consultants selected.  
**2005**-20,000 Jura information leaflets and accommodation brochures printed and distributed.  
All permissions obtained from landowners and Planning Department.  
**2006**-New website completed. Erected 'welcome' sign and finger signposts to points of interest. Kinuachdrach pier leased to community and renovation completed.

## FUTURE

Complete Interpretation cairns and panels end 2007.  
Monitor increase in visitors and their distribution across the island.



## ENVIRONMENTAL BEACH CLEAN

**START DATE: April 2005** -first beach clean carried out, with aid from Re-Jig and Argyll & Bute Council.

## PROGRESS

£1822 raised from two beach cleans per year, divided between various community groups; School board for trips, badminton club for equipment, village hall for display boards, playground association for upkeep and maintenance and community marquee.

## FUTURE

Continuation of beach cleans through community group/s or volunteers when Initiative at the Edge period runs out.

## COMMUNITY MARQUEE

**START DATE: June 2007**-Jura Development Trust approached by community members to replace old marquee which was damaged. Marquee committee formed.

## PROGRESS

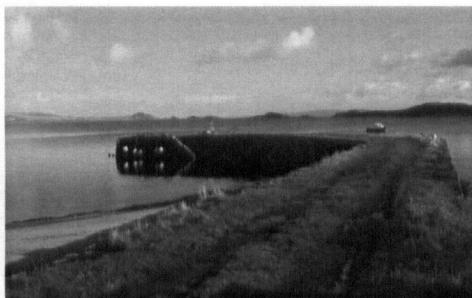
Funding received from private contributors and also from various community groups; Music Festival, Hall Committee, Council, IatE, JDT, Ardlussa Estate and Ardlussa Sports Committee.  
**August 2007** – Marquee purchased.  
**November 2007** - Trailer purchased.

## FUTURE

Marquee Committee to investigate funding to help with the upkeep of the marquee and marquee equipment.

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# Active Projects



## MOORINGS & PONTOONS

**START DATE:** Autumn 2004 -Harbour Development Project; sea bed clearance, additional moorings, pontoons and water/fuel supply raised by JDT tourism sub-committee. AIE consulted and engineer appointed to carry out 'Options Appraisal' study.

### PROGRESS

Sea bed survey completed. Design work completed. Work scope reduced, planning approved.

**Partial funding secured.**

### PRESENT

Finalising details of design, (take account of planning objections) place orders.

Putting legal plans in place to purchase Stone Pier of behalf of the community.

Project success subject to purchase of pier.

Estimated cost: £170,000

### FUTURE

**Winter 2007/08** - Clear seabed hazards.

**Spring 2008** - Install additional moorings and pontoons.

Operational Summer 2008

This project will encourage visitors which in turn increases economy on the island.

This is also a revenue generating project which will be ongoing where the project profit will be injected into other community projects. The pontoons will also be used as a berthing point for the passenger ferry for the summer and shoulder season.

## PASSENGER FERRY

**START DATE:** June 2005 - Feasibility Study carried out for a direct link to the mainland. **March 2006** community vote, majority against a vehicle ferry but in favour of a fast passenger ferry.



### PROGRESS

**June 2006** - £40,000 capital funding secured from Rural Service Priority Area – until March 2008. **April 2007** - £17,500 secured from Argyll & Bute Council funds. Investigated suitable, affordable landing berths on mainland. **Aug 2007**-Marketing Survey completed. **Sep 2007**-3 week trial period in place, from Craighouse to Tayvallich, proved successful.

### PRESENT

Working on robust business case for three year service 2008-2010. Preparing planning drawings for Tayvallich infrastructure. Meeting held **Nov 07** with North Knapdale Community Council who gave their support. Application sent to Local Authorities for 3 year funding.

### ISSUES

Funding for revenue with new scheme.

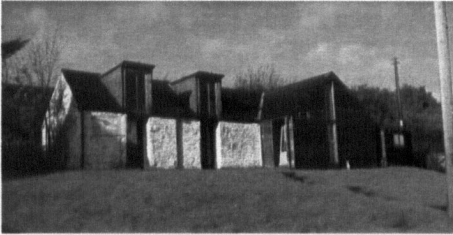
Estimated Cost: Revenue £50k 1st year less 20% each yr. Infrastructure; £75,000.

### FUTURE

Start three year seasonal service 2008-2010 after which time service should be sustaining with minimal subsidy. A percentage of passenger revenue will be given to the community for pier dues.

# Active Projects

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## ANTLERS

**START DATE: 2002** - Proposal to purchase the Antlers from the Ardfin Estate and consult with the community on priorities for its use.

### PROGRESS

**2003** - Public consultation identified the following priorities: tearoom, gift shop, interpretation centre, reception centre, museum display, 2 multi use rooms. Purchase completed. **2004** - Feasibility Study and Topographical Survey completed. Extra land to the rear of the current building to be purchased. **2006** - Management Consultant prepares an outline proposal accepted by the Big Lottery Fund. Revised Business Plan completed, Feasibility Study and Initial Budget Estimates prepared.

### PRESENT

Final drawing issued for planning application. JDT members to prepare revised business plan in consultation with HIE Argyll and the Islands. Application to The Lottery for 50% funding.

**Estimated cost:** £180,000

### FUTURE

Provide a much needed facility to residents and visitors alike, offering employment and an entrepreneur enterprise opportunity on the island. Self sustaining business generating community income through the Trust to be retained for any future upgrading or maintenance.



## COMMUNITY HALL

**START DATE: 2005** - Main body of the idea was formed. This has been an ongoing vision of the Jura Hall Committee.

### PROGRESS

**May 2005** - Committee formed initial plans. Consultant Engineer employed to manage the project. Building surveyed, found to be structurally sound. Hall Committee made decision to refurbish Hall not demolish and rebuild. First draft of plans drawn up.

**Jan-May 2006** - Continued meetings with Consultant to formulate refurbishment plans. Renewable energy sources, sharing of bio disc with Antlers project. **June 2006**

- Ardfin Estate approached for land needed to extend the Hall, Ardfin Estates agreed to Hall having more land. **July 2006** -

Solicitors approached to handle all legal aspects of the project. **August 2006** - Chairperson met with the Big Lottery to discuss funding of Hall, idea of Craighouse refurbishment instigated.

**Nov 2006** - Hall Committee held a Public Meeting to update all on the progress of the Hall, drawings made available for discussion. **Dec 2006** - Refurbishment plans formulated for public consultation, sent out to all residents on Jura over 11 years of age. Resulted in majority of Jura residents in favour.

**April 2007** - No Title Deeds can be found for the Hall, Lawyers start to make Land Searches.

# Active Projects

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Community Hall cont.

## PRESENT

Some Committee Members to be made Trustees to handle the new ownership on the Hall. Funding to be investigated. Ongoing Land Searches happening.

**Estimated cost:** £635,000

## FUTURE

Land and Hall to be owned by the Jura Hall Committee.

Obtain planning permission Spring 2008. Application submitted for funding to Big Lottery and other funders by Spring 2008.



## COUNTRYSIDE ACCESS

**START DATE: March 2005** - possible development areas around Craighouse investigated suitable for vehicles to be kept in order for people to access village area and scenic areas by foot or bicycle, leaving village unobstructed and safe. Improving and encouraging access to the island's key attractions without damaging the environment.

## PROGRESS

**April 2005** - investigated site North of village hall for development.

**October 2005** - location maps drawn up and sent to Ardfin Estate, Crown Estate and Argyll & Bute Council to establish ownership. **June 2006** - ownership of foreshore confirmed by Solicitors.

**June 2007** - land ownership obtained. Confirmation that we have a bus shelter in storage to site within this area.

## PRESENT

Detailed design plans being prepared, suitable for Planning and Building Warrant. Funding being investigated.

**Estimated cost:** £100,000

## FUTURE

Obtain planning permission by Spring 2008. Make necessary funding applications. Summer 2008 - construction of area to work in conjunction with Antlers, Passenger Ferry and Village Hall.

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## NEW CROFTS

**START DATE: 2006**-Plan to look at creating 5 or 6 new crofts first looked at. The plan would be to have small units of 3 to 4 acre that could provide a base for someone to live and work from. All crofting grants towards house/shed etc would apply.

## PROGRESS

Land use agreed with Ardfin Estate.

**June 2007** - New Crofting Bill goes through.

## PRESENT

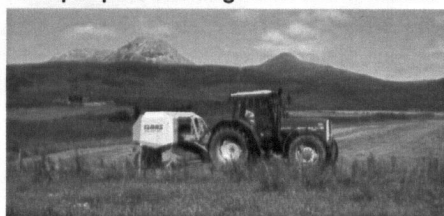
Plan of croft boundaries being drawn up. Application to the Crofters Commission for the creation of new crofts being prepared.

## ISSUES

Planning permission in relation to Local Plan and landscaping guidelines.

## FUTURE

Sustain affordable housing and work opportunities for generations of families and people returning back to the island.



# Vision

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Our vision for the Isle of Jura is the regeneration of the economy and a rising population. This must start in Craighouse and its surrounding area, which is the heart of our island, and spread out from there. We envisage that the projects within our Community Plan, will work cohesively together to create economic, educational, social and health opportunities for all who live here and enhance the experience of our many visitors. It will protect Jura's unique environment and atmosphere as well as ensuring a sustainable island community.

## Other Active Projects

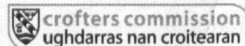
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**BROADBAND** - Improve access to broadband for the community.

**MUSICIAN IN RESIDENCE** - Establish a position for a Musician in residence.

We would like to acknowledge all of the partners below for their assistance and guidance.

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Main cover image, inside cover & beach image by: Konrad Borkowski

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