

Raasay Development Plan

Raasay Development Trust

2023-28

What we did

The last 5-year Development Plan for Raasay was published in 2018, and many of the priority projects that it identified are now fully funded and nearing completion. Raasay Development Trust (RDT) wanted to engage with the community to create a plan for the next five years, based on the needs, wishes and aspirations of all members of the community. This plan will also lay the foundations for the new Community Benefit Fund, which will invest surplus profit from Raasay Community Renewables.

RDT asked Community Enterprise to carry out independent consultation, report on findings and work with directors to produce a final plan that can be adopted by the Raasay community.

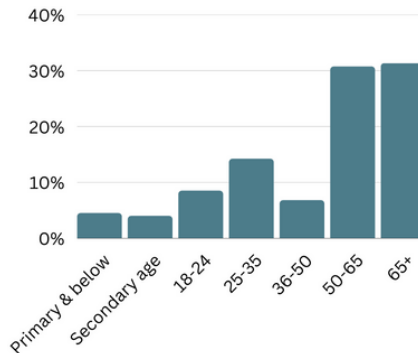


The Raasay community today

Population

| 2011 | 2018 | 2020 | 2023 |
|------|------|------|------------|
| 161 | 168 | 188 | 179 |

Raasay has a low proportion of children, but a relatively large population of young adults aged 18-24 and 25-35 thanks to employment opportunities. It has very low numbers of 36–50-year-olds and a high proportion of people aged 50+, including people over retirement age.



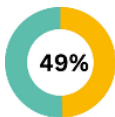
Source: CNI Residents Survey

School rolls

In the 2022-23 school year, there were 5 students at Raasay Primary and 7 students from Raasay attending secondary school on Skye.



Housing

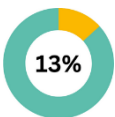


Raasay homes are not occupied full time



households include someone seeking

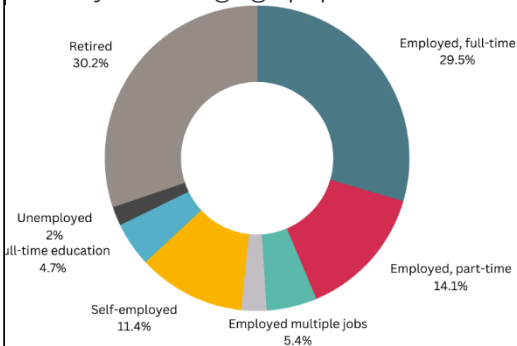
housing on Raasay



households include someone not adequately housed

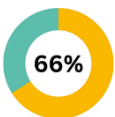
Employment

Unemployment is very low among Raasay's working age population.



Source: CNI Residents Survey

Energy and Fuel Poverty



Raasay residents worry about their energy

costs

Source: CNI Residents Survey

Tourism



30,990

Car and passenger numbers on the Raasay ferry are back to



87,730

pre-pandemic levels.

Source: CalMac

Issues revealed by consultation

| | |
|--|--|
| <p>Business Growth & Entrepreneurship</p> <ul style="list-style-type: none">● Jobs & business opportunities have improved but difficulty recruiting can be an issue.● More quality housing is needed to retain the new young workers and sustain population.● Lack of suitable, affordable business space.● Facilities not open year-round, often due to staffing issues.● Transport of goods on and off Raasay can be challenging. | <p>Environment</p> <ul style="list-style-type: none">● People support continued development of Raasay Community Renewables, including additional energy generation.● Better heating and insulation is needed for existing homes and community spaces.● Improvements to footpaths, roads and signage needed to promote active travel.● Land not being used productively or for biodiversity.● Lack of a sewer system in the village. |
| <p>Social welfare</p> <ul style="list-style-type: none">● More housing needed, which should meet the community's changing needs. | <p>Tourism & infrastructure</p> <ul style="list-style-type: none">● Condition of roads and paths stops people exploring beyond usual destinations.● Visitor vehicles create congestion: need to encourage |

| | |
|---|--|
| <ul style="list-style-type: none"> ●Lack of a ‘hub’ such as a pub or café open regularly for casual meet-ups. ●Fewer community events happening at the Hall. ●Many community groups who do not always communicate. | <p>travel on foot and by bike, and safe driving on single-track roads.</p> <ul style="list-style-type: none"> ●Camper vans can create problems by not using appropriate facilities. |
|---|--|

Who’s who?

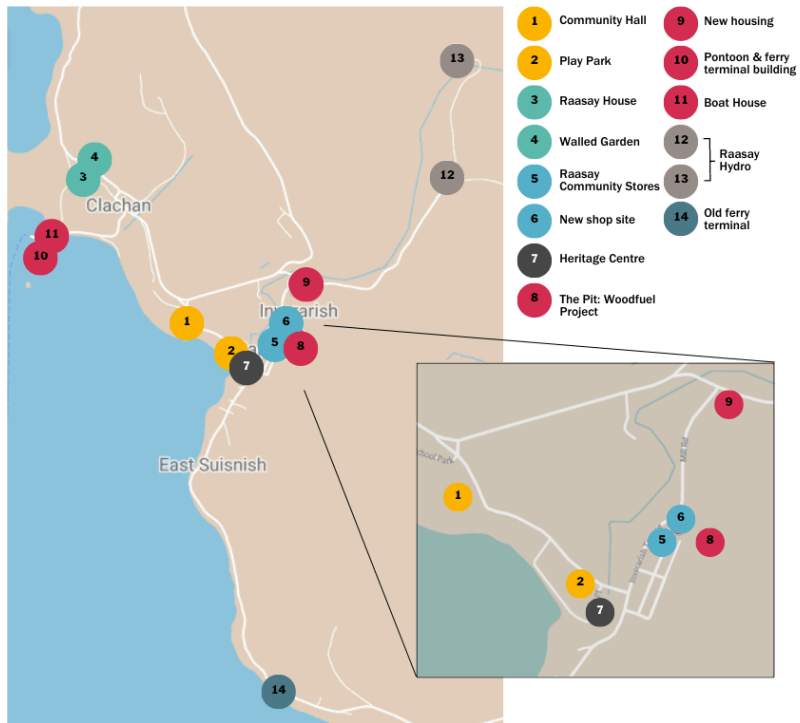
Raasay has many active community groups, many of which own or manage assets on the island.

| Name | Legal status | Purposes and projects |
|--------------------------------|--|--|
| Raasay Community Council | Unincorporated body governed by a written constitution | To represent the opinions and needs of the community before public bodies. Must be consulted on planning and licensing. |
| Raasay Development Trust (RDT) | Company Limited by Guarantee | To manage community land and assets. To develop projects which improve the island’s infrastructure, offer new opportunities and deliver benefits locally in terms of welfare and sustainability. |

| | | |
|--|------------------------------|--|
| Raasay Community Renewables (RCR) | Community Benefit Society | To carry on business for the benefit of the community at large through furthering community development and rural regeneration in Raasay |
| Raasay Community Association (RCA) | Company Limited by Guarantee | Provision of leisure facilities: RCA manages the Hall. |
| Raasay House Community Company (RHCC) | Company Limited by Guarantee | To manage Raasay House for the benefit of the community |
| Community of Raasay Retail Association (CORRA) | Community Benefit Society | To maintain the shop and the post office |
| Raasay Heritage Trust | Trust | Education, history and preservation of historic artifacts |

| | | |
|------------------------------|----------------------------|--|
| Raasay Crofters' Association | Unincorporated Association | Works for the interests of Raasay's crofters, and owns a building at the old ferry terminal as well as sporting rights for the island. |
|------------------------------|----------------------------|--|

What's happening, where?



Development Plan

Continuing projects

These projects started in 2018 or earlier and have progressed significantly, but continued actions are needed to ensure success.

| Project | Objectives | Lead |
|---------------------------|---|-------------|
| Affordable Homes | <ul style="list-style-type: none">● Construction onsite taking place in 2023.● Allocations policy, management and maintenance provision to be confirmed in 2023. | RDT |
| Pontoons | <ul style="list-style-type: none">● Long lease of ferry terminal building in process from Highland Council to provide facilities.● Continue working on provision of onshore facilities, management and marketing in 2023 and beyond. | RDT |
| Development of renewables | <ul style="list-style-type: none">● Woodfuel project requires continued development and improvement for efficiency, safety and quality of end product. | RDT |
| Paths network | <ul style="list-style-type: none">● Continue to seek funding for maintenance. | RDT |

| Project | Objectives | Lead |
|----------------|---|-------------|
| Hydro | <ul style="list-style-type: none"> • Continue to support during first full year of operation and assist with identifying new sites and opportunities for renewable energy generation, as captured in the Community Carbon Action Plan. | RDT & RCR |

New projects

Based on our consultation and Climate Action Plan, these are the key projects prioritised by the community for the next five years.

| Project | Objectives | Lead | Others |
|---|---|-------------|--|
| New models for continued development of affordable homes that meet people's needs | <ul style="list-style-type: none"> • Identify land for new housing projects. • Identify options for mixed-use developments (homes and small workspaces) • Secure development stage funding. • Secure capital funding. • Identify opportunities for community acquisition and renovation of existing stock. | RDT | <p>Communities Housing Trust</p> <p>Landowners</p> |

| Project | Objectives | Lead | Others |
|--|--|---------------------|--|
| Insulation and retrofit of existing homes & community facilities | <ul style="list-style-type: none"> ● Organise collective groups wishing to retrofit ● Gather information on contractors, alternative accommodation ● New-build/retrofit pack with information on standards and tradespeople ● Smart meter installation | RDT (CNI sub-group) | <p>Homeowners & local contractors</p> <p>Community groups with buildings</p> |

| Project | Objectives | Lead | Others |
|--|---|-------------|--|
| Support more effective joint working among community organisations | <ul style="list-style-type: none"> ● Governance and finance review ● Supported strategic planning for groups to identify future priorities and resource requirements ● Options appraisal, facilitated discussion and decision-making session ● Support to implement agreed changes: e.g. by bringing in an employee or contractor as a joint administrative resource. ● Develop Raasay.com community section to include key details and documents of community groups, or a link to their own website. | RDT | All community groups |
| Facilities & resources to encourage | <ul style="list-style-type: none"> ● Identify site outside village for campervan facilities. ● Information campaign: signage, bins, online and print communications to inform visitors about Raasay roads | RDT | Community Councils in Raasay and Sconser |

| Project | Objectives | Lead | Others |
|--|---|----------------------------|--------|
| responsible tourism | <p>and facilities and encourage visitors to come on foot and travel responsibly.</p> <ul style="list-style-type: none"> ● Investigate joint campaign to encourage visitors and businesses to donate to island causes. | | |
| Support the creation of spaces for people to socialise | <p>RDT will support groups on the island to improve facilities and run activities that bring people together.</p> <p>This action will be led by other groups, but is likely to involve:</p> <ul style="list-style-type: none"> ● Cooperation with CORRA in developing the new shop/café. ● Work with RCA to refurbish the hall and make it available for a wider range of activity. | RCA CORR A Others | RDT |

Quick wins

These are smaller projects that RDT and others can implement when time and resources allow:

- Raasay.com community section to include key details and documents of community groups, or a link to their own website.
- Listing of local businesses and tradespeople.
- Welcome pack for new residents, including resources for low-impact living.
- A bike pump and tool stand at a well-used spot, e.g. the shop
- Wormery at the walled garden.
- Recycling points on-island for hard-to-recycle items such as batteries.

Aspirations

These projects are longer term and will require further research and partnership working:

- Investigate potential sites and demand for business units
- Liaise with Sconser on potential for additional parking at the ferry terminal and assess potential joint application for funding such as the Rural Tourism Infrastructure Fund.

Advocating for the community

Although RDT cannot act directly on these issues, it will support the interests of the Raasay community in dialogue with the public and private sector.

- Road surfacing

- Car, passenger and goods transport by ferry
- Bus services serving Sconser
- Road crossing at Sconser
- Sewage system for Inverarish

Stay up to date

Email – raasaydevelopmenttrust@gmail.com

Phone/WhatsApp 07902093608

Website – <https://raasay.com/>