



A Community Plan for  
**S L E A T**  
I s l e o f S k y e

*June 2005*



# A Community Plan for Sleat

## What is it all about?

The Local Community Plan summarises

- Sleat today
- Numbers that matter
- A Vision for the future
- Action programme.

## How did we get here?

The Sleat Community Trust prepared this Community Plan as a continuation of the initial appraisal survey carried out by Strathclyde University in the Spring of 2004.

Along the way the Directors of the Trust have attended 14 Board Meetings and been involved in a variety of tasks including:

- Discussions with the main stakeholders in the community
- Preparation of key economic and demographic data
- A review of the Local Plan
- Consultation with the Highland Council, Community Council, HIE and many other Public Bodies
- Desk research and attending seminars
- A successful Community Workshop attended by 50 people on 15th January 2005.

The Community Plan that follows provides the basis for the Trust to approach a wide range of funding sources. It is intended to set up small working groups to progress the various actions that are outlined. Whenever appropriate The Trust will co-opt members with specific expertise. The Trust Newsletters and website will be used to report progress in each area of activity.

# A Community Plan for Sleat

## Sleat today - the good news

- A new trunk road from Broadford to Armadale is due for completion in 2007
- The new surgery is due for completion in June 2005
- The removal of Bridge tolls should result in increased economic activity
- A new ferry on the Armadale / Mallaig route was introduced in April 2004
- A major new investment of £6.4 million at the Sabhal Mòr by 2007
- The Land Reform (Scotland) Act 2003 and the National Forest Land Scheme open new opportunities for the Community acquisition of land
- Sleat has thriving Performing Arts and Film Clubs in first class facilities at the Sabhal Mòr
- Low unemployment

## Sleat today - not such good news

- The average income per head is well below the national average
- The combination of rapidly increasing house prices and lower than average income levels has made it harder for people to obtain their own property
- There is no accurate data on the housing needs in Sleat, either today or for the future
- There is a severe lack of appropriate sport and leisure facilities which is inconsistent with the drive to improve the health of everyone
- Although there is relatively low unemployment there is a high dependency on seasonal jobs
- There is concern that the Armadale / Mallaig ferry will be badly affected due to the removal of Bridge tolls

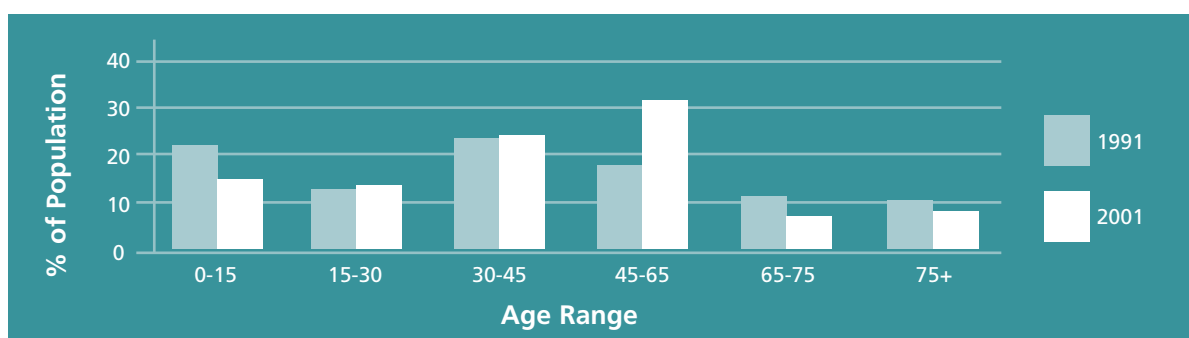
# A Community Plan for Sleat

## Numbers that matter

### Population comparisons

Population 2001	Sleat	Skye & Lochalsh
Total	780	12,136
Male	388	5,961
Female	392	6,175
1991 population	685	11,754
Age 0-15 yrs	14.6%	19.9%
Age 15-65 yrs	69.1%	62.8%
Age over 65 yrs	16.3%	17.3%
Speak, read, write Gaelic	45.6%	43.6%
Not born in Scotland	26.7%	22.2%
Number of households	340	6,140

### Population 1991 and 2001



### Sleat unemployment trend from 1991 to 2004



# A Community Plan for Sleat

## Numbers that matter

### Employment range from 1991 to 2004

The types of employment in Sleat		1991	2004
	<i>Population</i>	685	780
1	Agriculture/Forestry/Fishing	8%	6.9%
2	Mining ( <i>Quarrying</i> )	8%	1.8%
3	Manufacturing	4%	4.4%
4	Electricity/Gas supply	4%	0.5%
5	Construction	8%	6%
6	Retail	6%	10.9%
7	Hotel	40%	13.5%
8	Transport	4%	7.1%
9	Public Services	20%	37.5%
10	Other	4%	10.8%

*These figures relate to the field of employment and not to the location of that employment.*

It is intended to provide a much more definitive report on the employment characteristics for Sleat. This will explain more clearly the changing circumstances and the impact such changes will have on future employment patterns.

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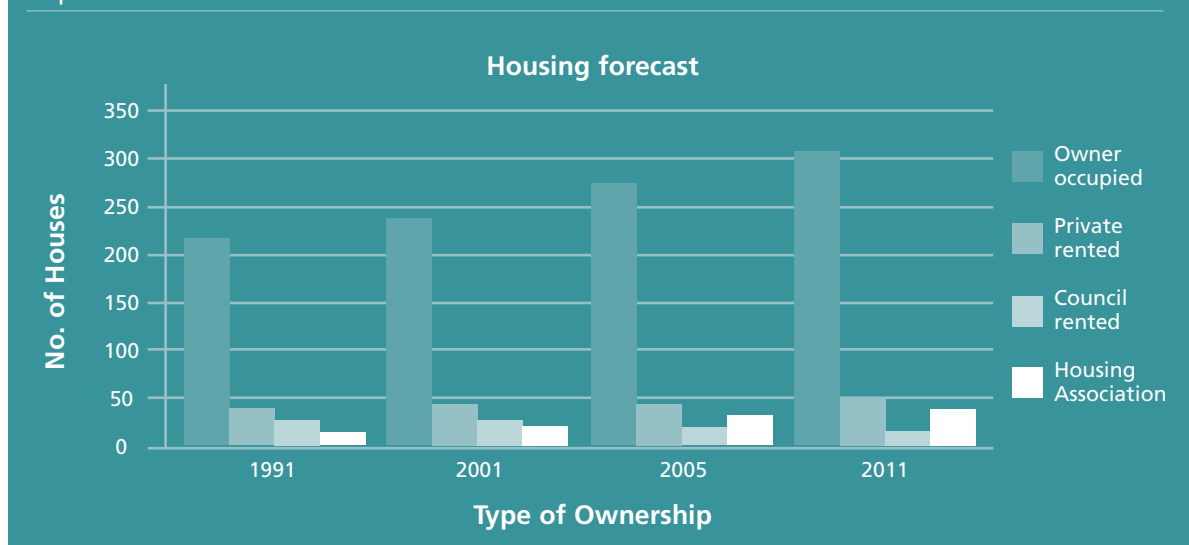
## Numbers that matter

### House Prices

Average House Prices	2003	2004	% change
Highland	95,399	130,749	37

### Sleat Housing Statistics

Housing Statistics for	1991	2001	2005	Forecast 2011
Total number of households	289	340	366	400
Owner Occupied	220	246	281	308
Private rented	43	47	50	54
Council rented	19	21	14	14
Housing Association	7	9	21	24
Population	685	780	826	889



Information source for statistics 04/04/2005: [www.highland.gov.uk/plintra/landr/cen/prof\\_sky.htm](http://www.highland.gov.uk/plintra/landr/cen/prof_sky.htm)

The forecast for 2011 is based on a continuation of the same growth rates for housebuilding as the last 15 years. It will be necessary to incorporate the results of the housing survey and predicted local employment growth rates to this forecast to present a more accurate housing/type of housing plan. This work is now underway.

### Traffic on the Armadale/Mallaig Ferry

2003	Passengers	Cars	Coaches	Caravans
Armadale to Mallaig	77,902	18,785	459	66
Mallaig to Armadale	90,235	21,604	608	139

# A Community Plan for Sleat

## Community well being

The Local Government Act 2003 identifies key factors that are thought to contribute to the promotion of “well being” in any community.

They include:

- Economic Factors
  - suitable jobs
  - efficient transport
  - lifelong learning
  - training
  - information technology
  
- Social Factors
  - affordable housing
  - access to arts and education
  - catering for the needs of the young and old
  - a vibrant voluntary sector
  
- Health Factors
  - good physical and mental health
  - policies that promote healthy living
  
- Environmental Factors
  - living in a clean and tidy environment
  - promoting biodiversity
  - freedom from high risks of nature
  - accessibility to nature

**It is perhaps not a surprise and hopefully comforting that all of the above topics were raised by members during the consultation process.**

# A Community Plan for Sleat

## A Vision for the future of Sleat

- improved transport, roads and service provision
- young people welcomed and staying in the area
- a community that retains its Gaelic culture and traditions
- increased job opportunities
- an integrated community working together
- keeping the environment safe
- provision of sports and leisure facilities
- provisions for affordable and executive housing
- improved visitor facilities
- crofting regeneration
- improved boating facilities
- caravan and camping facilities
- forest walks
- new and improved picnic areas
- community owned renewable energy sources
- care facilities for the elderly
- sheltered accommodation

## Action programme

To achieve the vision for Sleat, the following key themes and actions have been identified;

### Tourism

- Establish a Sleat/Lochaber/Cal-Mac Liaison Group.
- Wet weather facilities for visitors and locals are provided as part of a new sports centre.
- Find a formula for the promotion of local "Things to Do".
- Improve car parking at Armadale and consider a make-over of Ardvassar Bay.
- Provide high quality sheltered picnic facilities at Gillean, Tokavaig, Aird, Ord and Tarskavaig viewpoints.
- Produce a walking brochure.
- Appoint a Countryside Ranger for Sleat.
- Make Sleat a Centre for Tourism, not just a place to visit.



# A Community Plan for Sleat

## Housing

- Undertake a housing needs survey.
- Consider the formation of a Sleat Housing Association to prepare a housing plan to match the needs with land availability and services over the long term.
- Discuss current Planning rules with Highland Council to understand the perceived restrictions that may exist on the number of houses that can be built on crofts.
- Establish workable rules that will enable local first-time buyers to gain the first step on the property ladder.
- Progress discussions with landowners, Forestry Commission Scotland and the community to establish all land that may be available for affordable housing.

## Environment

- The Garden of Skye image should be protected by an appropriate programme of planting.
- A clean-up campaign should be introduced to remove all redundant vehicles from Sleat.
- Consider energy efficiency programmes for the Sleat Community including the use of biomass, hydro power and wind turbines.
- Introduce an agreed and regular programme of foreshore clean-up.

## Sport and leisure

- Establish a Kinloch Development Group to prepare plans to develop a Sports & Leisure Centre at Kinloch. In co-operation with Sleat & Strath Amateur and Recreation Football Club.
- Prepare proposals to utilise the land adjacent to the Armadale Youth Hostel for recreational use and car parking.
- Prepare plans to improve boating facilities at Armadale, Isle Ornsay, Tarskavaig and Ord.

# A Community Plan for Sleat

## Employment and business development

- Actively promote and support local businesses as their continued success will maintain and grow jobs.
- Support Fearann Eilean Iarmain with their proposals to build a distillery in Sleat.
- Carry out a feasibility study on the employment prospects of community involvement in developing Tormore and Kinloch Forests.
- Provide “incubator units” to attract more businesses to Sleat.
- Discuss with Sabhal Mòr Management the feasibility of a Tourism and Hospitality faculty.
- Be proactively involved in the preparation of the 2005 Highland Council Local Plan.
- Provide industrial units to allow commercially viable manufacturing.
- Establish a programme to maintain and improve skills in crofting, boatbuilding, light engineering, house building.

## Community and culture

- Consider the publication of a Sleat Newsletter as a multi-purpose solution to communications, events management and “What’s on” for visitors.
- Work and consult with young people so that they can take part in the future development of Sleat.
- Investigate the view that there is a need for a Community Centre and whether or not any current buildings could meet this need.
- Promote and support the currently strong cultural activity, in performance arts, film, language and social history.
- Develop this activity to enable culture to be central to the community’s self-empowerment and to be an economic asset through cultural tourism.
- Support Sabhal Mor Ostaig as a community asset for cultural activity, whilst investigating the need and viability for other cultural centres in Sleat.
- Encourage and support the diversity of cultural interests in the community, alongside the development of the Gaelic language and Sleat’s historical culture.

# A Community Plan for Sleat

## Other thoughts

A random list of other suggestions that were put forward by the members

- Promote Armadale as a stepping off point for the Small Isles and Knoydart.
- Resurrect Sleat Gala Day.
- Employ the wealth of talent in Sleat to produce a Sleat DVD.
- Develop a high quality camping and caravan site.
- Develop mountain bike trails.
- Ensure that existing facilities, Talla Dhuisdeil, Muilean Beag are considered for business or social development opportunities.
- Broadband Internet access is needed.
- Establish a clay pigeon shooting range.
- A Community Café, Meeting space, Internet access is needed
- Provide or contract a community minibus as part of the medium term plans.
- Raise the profile of our geological heritage.
- Develop the Community Trust web site to interactive level.
- Appoint a multi-skilled sports, leisure and tourism co-ordinator.
- Develop high quality low cost log cabins for local or visitor rental as part of the developments at Kinloch or Tormore.
- Produce ferry timetable links to Inverie, Eigg, Rhum and Canna with Armadale.
- Encourage the setting up of a unisex hairdresser.
- Creation of a sculpture park.
- Consider an archery club.
- Promotion of angling.

*Sleat covers the postcode areas: IV43, IV44, IV45, IV46.*

# Acknowledgements

Sleat Community Trust would like to thank the people of Sleat and all those individuals and groups who have contributed to this first Community Plan.

*In particular we would like to thank:*

Strathclyde University Department of Community Education – CADISPA – Mr Geoff Fagan, Dr Ruth McKain,  
Ian Miller, Sarah Menzies and Rhona Anderson

Awards for All

Development Trusts Association Scotland – Angus Hardie

Highland Regional Council – Councillor Bill Fulton and John MacDonald

Sleat Community Council – Flora MacLean

Leader + Field Officer Claire Hannah

Skye & Lochalsh Enterprise – Development Manager – Jennifer Robertson

The Community Economic Development (CED) Programme

Sabhal Mòr Ostaig – Carlotta Graham, Rhona MacLean and Iain Taylor

Cànan – Donella Beaton, Chris Mitchell and David Millsop

Strathprint – Peter Dunlop



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