



2020

Displacement and Options Appraisal for Lochmaddy 'Àrainneachd Àlainn'



North Uist Development Company

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1. Introduction

Community Needs Analysis has been undertaken over several years for the North Uist community by the North Uist Development Company under its aims and objectives. Options appraisals have been part of this process to move forward development suggestions. A formal options appraisal was undertaken during the feasibility stage of this development, and is assessed in the Feasibility Study. There have been numerous consultations following the Feasibility Study and the following sections assess displacement, community benefit and perform an overall Options Appraisal on the various suggestions and needs identified by the community. The results form the business model in the business plan (see AA_BusinessPlan_2020_Final).

2. Consideration of Displacement for Options Appraisal

Table 1 assesses potential displacement level for each identified need from consultations. How potential displacement has directed decisions on the options for the building, in addition to community benefit, is assessed in Table 3. The use of the building has been driven by need and by the avoidance of displacement: based on both existing displacement and potential displacement with future planned developments elsewhere.

NUDC are in a fortunate position as a development company, as we work with all organisations and businesses for the long-term sustainability of the islands for the benefit of the community; hence are in a strong position to know future plans of businesses and organisations and then to be able to identify associated need gaps. The Environment Centre with low cost accommodation and space for teaching provision was originally identified a number of years ago, and is a priority project for the North Uist Local Development Plan.

Table 1. Displacement assessment for options appraisal

Community Need as identified during Consultations	Displacement Level			
	Negligible	Low	Medium	High
Children's Indoor Activities / Youth Club / Provision for Children				High
Skills Development / Community Learning / Employment Support / Practical Skills / Further Education Space / Adult Education	Low			
Children's Outdoor Activities		Low		
Cinema				High
Community Art / Art Therapy Space / Therapeutic Services	Low			
Polycrub / Community Garden		Low		
Digital Skills Enablement / Digital Skills Learning		Low		
Theatre/ Performance / Arts and Culture Spaces				High
Local Community Meeting Space		Low		
Space for the Elderly			Medium	
Café				High
Gym / Exercise Space				High

Accommodation				
Bunkhouse / Campervan Provision				
Community Support Groups				
Display of Local Collections (not environmental)				
Internet Access				
Retail Space				
Tourism Information / Waypoint / Signpost to other facilities				
Business Hub / Digital Hub for the Community				
Electric vehicles charging point				
Visitor Attraction / Environment Centre including machair, geology, flor/fauna, green tourism – to educate and conserve				
Art studio spaces				
Video conferencing facilities				
Indoor activities i.e. climbing wall.				
Tool library				
Private office spaces				
Micro-brewery				
Sheltered Accommodation				
Provision for Craigard Day Centre				

3. Community Benefit Appraisal

In assessing community benefit there are a number of factors to consider, including whether it improves quality of life, health and wellbeing factors, as well as economic considerations such as whether it provides direct or indirect employment. Indirect factors also include factors such as reducing carbon emissions, preserving the culture of a community, protecting the natural environment for future generations and quality of life, and whether it offers the potential to increase tourists which will then impact economic development of a region. Table 2 considers a range of factors in its analysis of community benefit. There are only two suggestions which are considered to have low direct community benefit – the café, as facilities already exist, and the micro-brewery that would have few health or wellbeing benefits and rarely provides many direct employment benefits.

Table 2. Community Benefit Direct and Indirect impact assessment for Options Appraisal

Community Need as identified during Consultations	Community Benefit					
	Direct			Indirect		
	Low	Med	High	Low	Med	High
Children's Indoor Activities / Youth Club / Provision for Children						
Skills Development / Community Learning / Employment Support / Practical Skills / Further Education Space / Adult Education						
Children's Outdoor Activities						
Cinema						
Community Art / Art Therapy Space / Therapeutic Services						
Polycrub / Community Garden						

Digital Skills Enablement / Digital Skills Learning			Green			Green
Theatre/ Performance / Arts and Culture Spaces			Green		Yellow	
Local Community Meeting Space			Green		Yellow	
Space for the Elderly		Yellow			Yellow	
Café	Red				Yellow	
Gym / Exercise Space			Green		Yellow	
Accommodation			Green			Green
Bunkhouse / Campervan Provision		Yellow				Green
Community Support Groups			Green		Yellow	
Display of Local Collections (not environmental)		Yellow				Green
Internet Access			Green			Green
Retail Space		Yellow			Yellow	
Tourism Information / Waypoint / Signpost to other facilities			Green			Green
Business Hub / Digital Hub for the Community			Green			Green
Electric vehicles charging point			Green			Green
Visitor Attraction / Environment Centre including machair, geology, flor/fauna, green tourism – to educate and conserve		Yellow				Green
Art studio spaces		Yellow			Yellow	
Video conferencing facilities		Yellow			Yellow	
Indoor activities i.e. climbing wall.			Green			Green
Tool library			Green		Yellow	
Private office spaces		Yellow				Green
Micro-brewery	Red					Green
Sheltered Accommodation			Green	Red		
Provision for Craigard Day Centre		Yellow			Yellow	

Visitor attractions rarely have high direct community benefit, but have very high indirect benefit as they assist in the economic recovery of fragile communities through outward growth in various associated tourism industries. The Environment Centre also has very high indirect benefits through its educational aim of nurturing conservation and green tourism to protect the unique Scottish Islands natural environment.

4. Options Appraisal of Community Consultation Results

Section 4 of the Community Needs Analysis provides a brief overview of the selection of certain aspects for the proposed community business model. The Community Needs Analysis displays the various consultation results during the 2018-2020 consultation to finalise the plans for the business to meet community needs (see Community Needs Analysis_FINAL_2020). The following table (Table 3) represents the various suggestions from the community in addition to the support for the primary aspects of the business, which have been identified during consultations for many years, and carries

out an options appraisal including the aspects considered for decisions and whether the suggestions will be taken further, either directly or indirectly.

Table 3. Options Appraisal of Community Suggestions

Community Suggestion	Options Appraisal	Decision
Children's Indoor Activities / Youth Club / Provision for Children	A Youth Club is currently being operated by Claddach Kirkibost Centre and Cothrom. The Community Hall also stated they had tried it, but it had failed, and they wish to continue their work on provision for children's activities. Therefore, as other organisations are already working on this, it is not suitable as a main focus for the development to avoid displacement (assessed as high), however, will be considered in collaboration with other organisations.	To be taken forward by assisting other organisations – indirect. Cross-generational activities will be the focus for this development
Skills Development / Community Learning / Employment Support / Practical Skills / Further Education Space / Adult Education	Currently no one is focussing on this provision outside the arts in the Taigh Chearsabhagh UHI collaboration which has run out of space and unable to expand. Learning facilities have been removed from Claddach Kiribost Centre. This is a high priority for the community with high direct and indirect community benefit, and hence will be taken forward in the Learning Environment and the Community Environment by providing the necessary rentable facilities for course providers. Employment Support will be taken forward in the Community Environment, funded through the business' charitable aims.	Taken forward directly providing a rentable teaching space in the Learning Environment and Support in the Community Environment.
Children's Outdoor Activities	The only children's outdoor activities currently available are in the format of play parks. The Lochmaddy play park is in a state of disrepair. NUDC is working with groups to develop a play association. To support this need, NUDC will look at repairing the current outdoor climbing area which will work in tandem with the indoor bouldering wall. Additionally, the re-development of the tennis court will include cross-generational activities and there is an aim to develop an associated trail to encourage nature based active lifestyles.	Taken forward directly as part of the external Community Environment, and indirectly working with other organisations.
Cinema	A cinema frequently comes up on consultation surveys. This has been investigated by other groups and an issue arises as the Screen Machine that currently visits the islands may not visit North Uist if a cinema exists. Islanders are proud of this mobile film provision. It has been agreed, to avoid potential displacement (assessed as high), a film club could be investigated to take place within the building; however, it should be noted this did once exist in Balivanich and was not successful.	To be taken forward indirectly by investigating potential of a film club.

Community Art / Art Therapy Space / Therapeutic Services	The art therapy space has been a part of the development plans since it was highlighted as a priority in the feasibility study, as has support for therapeutic services. The need for a suitable quiet space with facilities for storing associated equipment is still evident. The Multi-Purpose Environment has the flexibility to provide such a rentable space within the Mezzanine area. There's no other suitable space identified within North Uist, as discussed with the art therapist; therefore, no displacement. There was also concern from the community there would be too much focus on the arts, and a Multi-Purpose space should assist in meeting these concerns. Therapeutic services will not be directly but will be supported through the Community Environment and the Companies charitable aims, whilst providing a suitable space.	Taken forward directly in the Multi-Purpose Environment.
Polycrub / Community Garden	A polycrub has been discussed with other organisations, and a polycrub is already planned for the Lochmaddy community; therefore, this will not be considered further. A community garden is however, an identified preference for many in the community, and therefore is currently proposed for the tennis court area alongside outdoor children's activities. This will also act as an outside quiet space with creative and therapeutic benefits.	Community Garden - to be taken forward directly. Polycrub discounted from further consideration.
Digital Skills Enablement / Digital Skills Learning	Digital skills are imperative for the modern age and there has been interest from the community on the recent courses run by the digital skills tutor. The Learning Environment has been designed with this in mind, and it will ensure PCs are available with suitable processing speed for coding etc. The Learning Environment will provide rentable space for any course provider, and it is envisaged some digital skills courses will be run through the Community Environment charitable activities as part of employability skills teaching/support.	Taken forward indirectly through the provision of a Learning Environment.
Theatre/ Performance / Arts and Culture Spaces	Taigh Chearsabhaigh is an art centre. Though unfortunately it no longer has the space for further expansion of the provision it provides, it does have plans for an extended building which will include a theatre/performance space. Therefore, this would risk displacement (assessed as high) or a redundant space once the Taigh Chearsabhaigh building plans are fulfilled. This will not be considered further.	Will not be taken forward.
Community Meeting Space	Though there is a Community Hall in Lochmaddy, many feel that does not currently	Taken forward directly in

	offer a general welcoming comfortable gathering place for the local community i.e. with comfortable chairs etc, and many in the community feel Taigh Chearsabhagh is focussed on visitors rather than the Community. Therefore, the Community Environment will create a warm and welcoming environment on the ground floor as a gathering space. It will remain open free for ad-hoc gathering, as well as being available for rent for groups. As nothing like this exists in Lochmaddy, there won't be any displacement.	Community Environment
Space for the Elderly	Support for the elderly population is currently provided through a number of projects across the islands, and primarily via Tagsa Uibhist. A dedicated space for the elderly does not appear to be suited to the development, particularly as this would displace provision provided elsewhere. The Community Environment will be cross-generational, and NUDC will continue to support other organisations to ensure all the community needs are met.	To be taken forward indirectly by working with other organisations in dedicated projects.
Café	There are a number of café businesses across the islands. In Lochmaddy there is a dedicated café in Taigh Chearsabhagh, and coffee is also served in Hammersay House and the Lochmaddy Hotel. An additional café, though the community do not feel they have their own, would cause displacement; therefore, will not be considered further. However, refreshment making facilities will be available for users.	Will not be taken further.
Gym / Exercise Space	A gym currently exists within the Claddach Kirkibost Centre in North Uist. People do drive considerable distances to reach that dedicated gym space. An additional gym in North Uist is likely to cause displacement; therefore, will not be considered further. However, in the full development in Phase 4, showers are planned to enable outdoor exercise prior to or during the day for those using the business spaces.	Will not be taken further
Accommodation	Accommodation is a major part of the full-development. As short-long term accommodation is sparse on the islands, the Bunkhouse will also incorporate self-contained rooms for business and student use. Additionally, it is understood social housing is currently planned by the developers on the Lochmaddy Hospital site which will help meet this community need, and NUDC works with organisations to create strategies to meet this need on a wider scale.	Taken forward in the School Bunkhouse

Bunkhouse / Campervan Provision	There is no low cost bunkhouse accommodation within 11 miles of Lochmaddy, since the closure of the Outdoor Centre. There are no plans to meet this provision. The School Bunkhouse aims to meet this need and gap in the market. The only visitor accommodation nearby is in the form of expensive hotel accommodation and mid-range B & B accommodation. There is no suitable low cost accommodation for students, artists or those with short-term to long-term studio room needs. Displacement is negligible as it meets a need at the cheaper end of the market, and people who stay in hotels rarely stay in bunkhouse style accommodation. Indirect community benefit is high. Bunkhouse accommodation has also been identified as a need by Outer Hebrides Tourism. Campervan provision is also a need, but unfortunately the car parking area at the former Lochmaddy School is not large enough to support campervans therefore this will not be considered further directly in the business.	Taken forward in The School Bunkhouse.
Community Support Groups	There are a number of community support groups across the islands who are doing a fantastic job of improving the health and wellbeing of the community; however, there are very few suitable private environments for these groups to meet within. Quiet private spaces are planned for the development, as a rentable space, and available for community use as part of the charitable aims of the new Companies.	To be taken forward indirectly by providing a space for groups to meet.
Display of Local Collections (not environmental)	There is a local historical association in North Uist - Comann Eachdraidh Uibhist a Tuath (CEUT) – who have numerous local collections they are aiming to display within their Carinish School development. Therefore, there would be displacement, and the NUDC development focuses on the natural environment and associated culture as opposed to historical collections. This will not be considered further.	Will not be taken further.
Internet Access	WiFi and broadband internet provision is a key aspect of the development to enable all the various needs of the community and NUDC within their own office space. Limited WiFi is currently available at the ferry port and Taigh Chearsabhaigh café, but there is currently no PC access with the Internet in Lochmaddy. This will be taken forward, with dedicated PCs/Tablets for visitors and the Community.	Taken forward throughout the development.
Retail Space	There are currently a few shops within Lochmaddy, some of which are no longer open,	To be considered

	including a gift shop that has been closed for some time. The majority of retail opportunities are currently in Balivanich. Unfortunately, the School is an inappropriate space for many retail units, especially due to limited parking facilities. However, a business unit will be created on the ground floor which could be a single retail space if proven viable. A small gift shop will also be considered further within the full-development for environmental gifts, but only if there is no or negligible displacement.	indirectly but no plans for a dedicated retail unit space.
Tourism Information / Waypoint / Signpost to other facilities	Since the tourist information centre closed down in Lochmaddy this has become an urgent need for visitors arriving on North Uist. Other than a few leaflets in the ferry office, there is no provision for this in Lochmaddy. The tourist information area will initially be located within the Community Environment/Multi-Purpose Environment; but in Phase 4 this will have a dedicated space within the new entrance point. Signposting to other facilities and services will also be an important aspect of the development and to meet the ethical principles of the partnership working model of the business.	Taken forward directly.
Business Hub / Digital Hub for the Community	The need for a business hub/co-working space has expanded throughout the years of consultations; hence a dedicated Incubator Hub has now been incorporated as a key component of the Multi-Purpose Environment. Enterprise will be crucial for economic development of the islands, and there is no such development anywhere else on the Uists; therefore, no/negligible displacement.	Taken forward directly.
Electric vehicles charging point	NUDC were involved in the project 'Uist Energy in Motion' which included the installation of fast chargers at the Claddach Kirkibost Centre and Cothrom in South Uist. Electric vehicle interest on the islands, and across the UK is increasing. There is one free electric charging point in Lochmaddy (free hence no/negligible displacement) but there are very few to accommodate electric vehicle use on the islands. Additionally, electric charging points outside centres have been shown to increase use of the centre itself; therefore, this will be taken forward directly.	To be taken forward directly.
Visitor Attraction / Environment Centre including machair, geology, flor/fauna, green tourism – to educate and conserve	The only visitor attraction in Lochmaddy is currently Taigh Chearsabagh which focusses on the arts. There are very few museums or indoor all-weather attractions, with the closest being in Berneray or in South Uist, both of which	Taken forward in the Environment Centre.

	<p>focusses on historical culture. The Community Hub aims to be a visitor attraction, providing the Environment Centre which is a brand new unique development in the entire Outer Hebrides island chain, covering all aspects of the natural environment, the link to the Uist culture and encouraging green tourism to conserve the precious environment (currently at risk due to increased tourism and climate change). The natural environment has been identified as one of the key drivers for visitors to the Uists. Due to its unique nature, there will be no/negligible displacement. There is wide support for this aspect of the development with direct benefits to the community such as job creation and very high indirect benefits such as preserving their natural environment for quality of life.</p>	
Art studio spaces	<p>As mentioned above, there have been concerns by the local community there is too much provision for artists and not enough for the local community; however, studio space is a recognised need with the growing number of artists in North Uist. Therefore, as for therapeutic services, suitable rentable space will be available within the creative environment aspect of the Multi-Purpose Environment. As Taigh Chearsabhair is fully occupied, and there's no other suitable space for studios in the vicinity, there will be negligible displacement.</p>	<p>Taken forward indirectly in Multi-Purpose Environment – Creative Environment.</p>
Video conferencing facilities	<p>Video conferencing facilities need will be on the increase as businesses aim to cut carbon emissions and the increase in homeworking. There's no known provision for this currently in North Uist: negligible displacement. The closest provision for this is in Balivanich on the Isle of Benbecula. This will be taken forward to incorporate into the Incubator Hub in the Multi-Purpose Environment for the benefit of the entire community.</p>	<p>Taken forward directly in Multi-Purpose Environment – Incubator Hub.</p>
Indoor activities i.e. climbing wall.	<p>Indoor activities are greatly lacking across the Uists. The Claddach Kirkibost Centre has recently developed a soft play area, but this focusses on very young children. There are sports hall facilities for sports such as badminton, but there's little variety and there's currently no indoor bouldering wall in the Outer Hebrides: negligible displacement. This was identified as a potential all year, all weather activity, connecting to the natural environment/geology and also to co-exist with</p>	<p>Taken forward directly in Environment Centre.</p>

	the incubator for a dynamic environment. As a consequence, this was followed up, and NUDC have successfully acquired climbing wall panels at minimal cost. This will be installed in the Environment Centre as an interactive exhibition/activity and generate additional revenue.	
Tool library	This is something mainland community centres have developed to reduce sustainability issues surrounding mass purchase of home tools, as well as the issue of the lack of space in accommodation to store such tools. No such library exists in the Uists: no displacement. As a fragile community numerous members of the community face financial difficulties, and such a tool library may also assist people in poverty. This will be considered further in the Community Environment, consulting with the Black Isle who currently operate such a scheme.	Taken forward directly in Community Environment.
Private office spaces	There is a restricted number of offices available for rent in North Uist, one of which NUDC currently rent in the Claddach Kirkibost Centre. Though additional office spaces may incur some displacement, it has been assessed as low due to the lack of office space noted within the community. There will be division of the Multi-Purpose Environment to enable offices, as well as rentable space for creative and therapeutic activities. The rentable space will be operated on a first-come first-served basis, but with consideration of maximum benefit to the community. NUDC will also vacate its existing office to move into the new development.	Taken forward directly in Multi-Purpose Environment
Micro-brewery	There is no micro-brewery currently in the Uists, with one being developed on the Isle of Harris. According to community members, there are a few locals who share their own home-brews and they have discussed a micro-brewery. NUDC does not have the skill base to develop a micro-brewery; however, as a development company they would support such as a private enterprise alongside Business Gateway. This will not be considered further.	Will not be taken forward directly.
Sheltered Accommodation	Sheltered accommodation is a recognised need in the community, as is all accommodation. Some sheltered accommodation in North Uist was converted to standard accommodation for general rental by the local Housing Association/Council. Sheltered accommodation is a specialist area and under the provision of the local Council to meet that need. NUDC will	To be taken forward indirectly through NUDC Local Development Plan.

	continue to work with local community groups, local Housing Association and Council to push forward the accommodation agenda/need.	
Provision for Craigard Day Centre	Craigard is currently based in Lochmaddy providing day care services for those with special needs. Though it is widely believed the current building is not fit for purpose, there's no current aim by the Council for moving to another building. Conversations with the Council indicate should another building be found; the Day Centre would be re-located to Balivanich. This is Council led; however, the Multi-Purpose Environment and the Community Environment is designed to meet all users' needs; therefore, should the Day Centre wish to use the new development they are most welcome to do so.	To be taken forward indirectly by providing a usable easy access building for all users' needs.

As can be seen in Table 3, the majority of community suggestions are being taken forward, either indirectly or directly, drawn together to create a viable business model. Suggestions not suitable for further consideration are largely due to displacement issues or unsuitability for the business model.

5. Addressing Community Concerns

As with all developments there have been some concerns raised during the consultation process, and NUDC has worked hard with the community to ensure any concerns are built into the designs for the building. Table 4 summarises how concerns have been built into the plans for the development. Unfortunately, there are some concerns such as bias against charitable organisations that are difficult to address in development plans, but may be addressed through NUDC communication campaigns.

Table 4. Status of meeting concerns raised during consultation.

Concern	How this has been addressed	Status of Concern		
		Consideri ng	In Progress	Satisfie d
Over provision for the arts in Lochmaddy.	To meet community need the arts provision has merged with other uses for the building, therefore no longer has a dedicated space, but instead can rent the space on an equal footing to other sectors.			
The need for the project to focus on the local community.	There has been wide consultation with the local community, and unfortunately many Lochmaddy residents chose to dismiss the opportunity of inputting into the process. The Community Environment has been embedded			

	as a priority within the development, including a gathering place, and the Multi-Purpose Environment will also be focussed on community benefit. Economic development through increased visitor spend will benefit the entire Community. More will be done to engage the Lochmaddy community directly.			
Concerns over competition with local facilities	NUDC has been careful to assess displacement and avoid any displacement with local facilities; hence, for example, a café which was identified by the Lochmaddy community as a need will not be considered further. NUDC is working closely with other facilities, such as Taigh Chearsabhagh and the Claddach Kirkibost Centre to ensure displacement is negligible, and the business will act as a sign post to nearby facilities and businesses.			
Concerns over use of public money and about NUDC	Unfortunately, there is negative association with community companies/charities and public money from many businesses who feel there is an unfair advantage. Primarily this is due to local gossip surrounding local charities undercutting businesses for services, such as the buses. However, many businesses fail to recognise the amount of public funding that also supports both start-up and established businesses, which many Uist based businesses have benefited from. NUDC will work to increase its communications with the entire community, to ensure people recognise the company works for both businesses and charitable organisations for the benefit of North Uist. The aim of the development is to become independent from grant dependency which will also help alleviate concerns.			

<p>Concern was raised about overspill car parking for larger scale events and if there is sufficient space on the roadside for overspill parking.</p>	<p>This is a noted difficulty with the current footprint size of the plot; however, in comparison with many other venues, the car parking space is reasonable. The architect has worked to maximise the number of car parking spaces within the development, and conversations have been had with the council to enable use of the layby area which was previously used for school buses and parents. Large vehicles will be encouraged to park at the ferry port, and walk to the building. Currently large events are not anticipated and many using the bunkhouse are expected to travel by bicycle from the Heb Way. However, this will be managed carefully in practice.</p>			
<p>The architectural designs are 'banal'</p>	<p>Though a highly designed Environment Centre would of course be the preference for both visitors and the community, unfortunately an architectural masterpiece also comes with a heavy price tag, and increasing the cost of the development is unlikely to increase the profits significantly. The architect has already altered the designs slightly according to feedback, and the next stage of final designs will include further consultation.</p>			

All concerns raised have either been satisfied, or are in progress with plans on how concerns can be met in the next Phase of the development.

6. Conclusions

The internal use of the building has evolved with time, with continuing conversations on the island and emergence of new uses (see Community Needs Analysis 2020). The 'incubator hub' has been identified as a potential key aspect of encouraging the younger generation on the islands to stay and/or to encourage younger generations to move to/return to the islands; whilst nurturing enterprise and economic growth. This is an area Highlands and Islands Enterprise are also interested in, and are currently considering the potential. Discussions with younger people on the island who are interested in this space believe it would cross-over with the learning environment, the creative

environment, as well as potential business/office space. Therefore, the most favoured option for the building is to merge the different uses into a Multi-purpose space which is able to accommodate the various needs. This multi-purpose space can incorporate creative use; therapeutic use; the incubator hub for hot-desking and enterprise; learning activities for University of the Highlands and Islands, Taigh Chearsabhagh, adult education including employability skills; office facilities and meeting room facilities; with the Community Environment embedded throughout including community space for meetings, gatherings and facilities such as a tool library and internet access; as well as a tourist information point.

In several of the consultations, children's facilities and activities have been mentioned. Working in partnership with other local organisations, it has been agreed that certain aspects will not be included in the development. For example, the Claddach Kirkibost Centre has now developed a soft play facility for younger children, and the Lochmaddy Hall has been donated a few small pool tables from the former School. To meet this need, the outside space and the Environment Centre will be developed with this in mind. A community garden has been mentioned, and it is aimed that this will incorporate a children's area. Additionally, NUDC has been able to acquire bouldering wall equipment from a centre in Glasgow. This will be included into the Environment Centre for visitors and locals, as well as acting as a feature to describe the local geology and why outdoor activities are important to nurture a young mind. This will then link to a trail (to be developed through further consultation with the local council) with information boards highlighting the natural environment and climate change. The Environment Centre will also provide space for numerous local organisations to display their material, display interactive exhibitions for all age groups, highlight the importance of the Lochmaddy Bay area, the importance of conservation and work as a flexible space to be able to be opened up when needed (for example for a film club or event).

The complete development will meet the community needs; fill a major gap on the Uists and the Outer Hebrides as a whole; work in partnership with community groups through the North Uist Development Company's charitable aims, and act as a focal point to attract visitors and stimulate economic growth across the islands (see Business Plan 2020). In the shorter term, the Environment Centre, Community Environment and Multi-Purpose Environment will be able to raise the profile of the aims of the development, meet the majority of the aims of the community to establish the business model, and work to acquire the funding to create the full development, including Living Environment in the longer-term to meet visitors and student's needs.