



Population & housing

Who particularly needs homes locally?

What kind of homes do our communities need?

How should our communities respond to having more older people & fewer younger people?

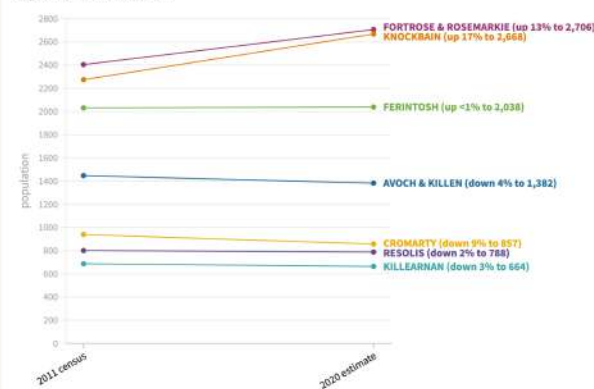
Projected population growth in Mid Ross (the Black Isle, Dingwall and Seaforth) is the highest in Highland, due mainly to inward migration from increases in housing in Muir of Ord, Dingwall, Munlochy, Fortrose and Avoch. Future investment and jobs linked to the recently announced Opportunity Cromarty Firth green freeport are only likely to increase this growth.

This creates intense pressure for **housing** on the Black Isle, being such an attractive place to live especially post-pandemic. House prices are high and the housing stock available to local communities is increasingly limited. In-migration, second home ownership, holiday lets and AirBnB all contribute to this.

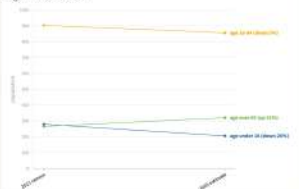
The unfortunate consequence is that young families, people on lower incomes and older people find it almost impossible to find suitable accommodation where they live or work - particularly low cost homes, social housing and specialist accommodation like sheltered housing.

The **age structure** of our communities is changing too: we have more older people and fewer young people. Across Mid Ross as a whole, the number of people aged over 65 increased from 17% of the population in 1998 to 25% in 2021, and is forecast to reach 31% in 2030. This has far-reaching implications for school rolls, business staffing, public services, community activities, housing and more.

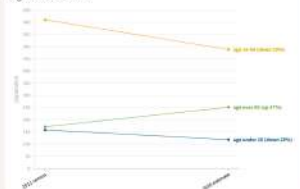
Black Isle population estimates 2020
Highland Council data



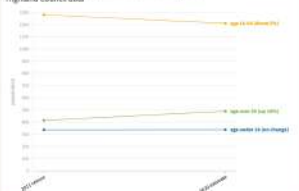
Avoch (2020 population estimate 1,382)
Highland Council data



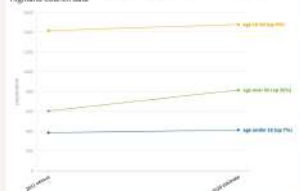
Cromarty (2020 population estimate 857)
Highland Council data



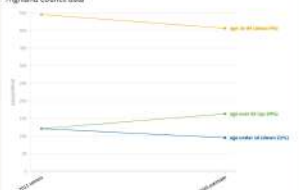
Ferintosh (2020 population estimate 2,038)
Highland Council data



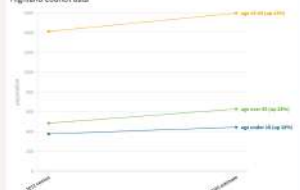
Fortrose & Rosemarkie (2020 population estimate 2,706)
Highland Council data



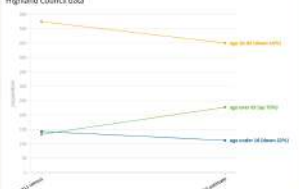
Killearnan (2020 population estimate 664)
Highland Council data



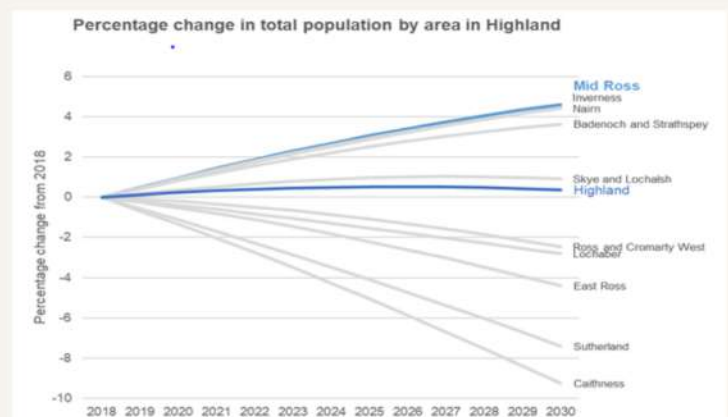
Knockbain (2020 population estimate 2,668)
Highland Council data



Resolis (2020 population estimate 788)
Highland Council data



Data relates to Ward 9 (Black Isle excluding Muir of Ord & Conon Bridge). Sources: National Records of Scotland (2020 estimates) & Highland Council. *Mid Ross includes Dingwall & Seaforth Ward.



Population		Population Change 2010 - 2020		Population Projection 2016 - 2041
Black Isle	Highland	Black Isle +5.9%	Highland +2%	Mid Ross* +12.2%
10,535	235,400		Scotland +3.9%	
4.48% of Highland population 41 people per km ²				

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Community facilities & services

Thinking of our communities' health and wellbeing: what and where are the gaps in services, facilities and activities across the Black Isle?

Who in our communities is being left behind?

What are the opportunities and challenges, small or big, for communities to do more for themselves?

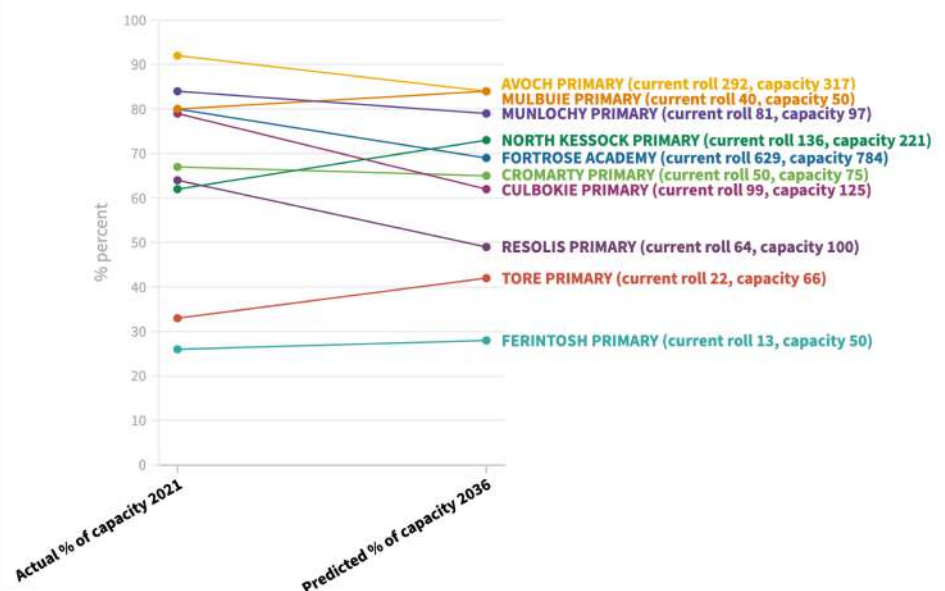
A growing population puts more pressure on infrastructure, services and facilities such as **education, health and social care, play and recreation, utilities and transport infrastructure**. Old school buildings and a lack of affordable social care are particular local issues, disadvantaging younger people and older people respectively.

An increasing population can also make some things more viable, like **shops, buses, recreational facilities, businesses and community activities and events**. Although the Black Isle has very active communities, volunteers in community groups are often overstretched - as is local government and the public sector.

Nearly 60% of the Black Isle is designated as a "Remote Rural Area", typically associated with higher living costs including transport, food, fuel, fewer employment opportunities, lower wages and social isolation.

Black Isle school rolls predictions 2021-36

Highland Council data



Data relates to Ward 9 (Black Isle excluding Muir of Ord & Conon Bridge). Source: Scottish Index for Multiple Deprivation (2020). Car travel time: to GP surgery, Post Office, retail centre, primary school, secondary school & petrol station. Public transport travel time: to GP surgery, Post Office & retail centre. Broadband data: 2022.



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Getting about

What are the challenges of getting about within and between our communities, and further afield to nearby places, particularly for people without access to a car?

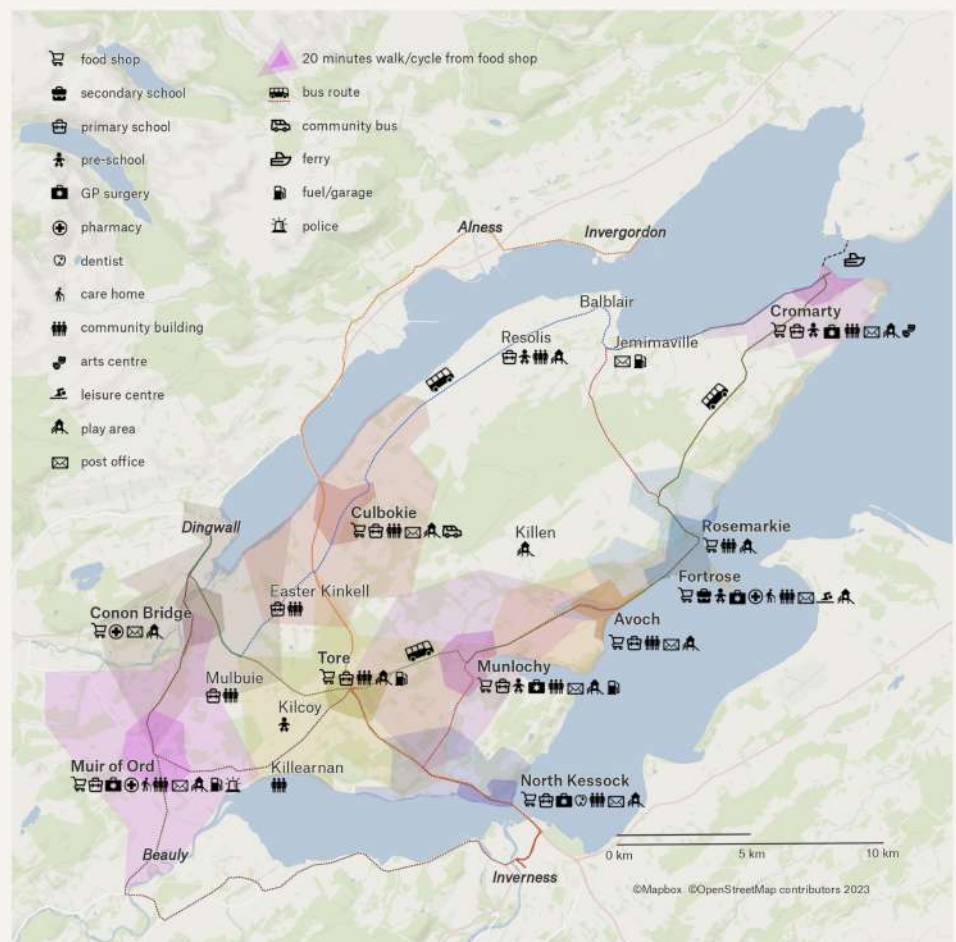
How can we make it safer, more sustainable and more affordable to move around our towns, villages and further afield?

The ability to move around safely and sustainably is vital for shopping, school, social occasions and other things - particularly for those who don't have or cannot afford access to a car. Getting about safely works at a number of levels: within your local village or town, between places on the Black Isle, and travelling to surrounding towns and beyond.

Average travel time to key services by personal transport and public transport is higher than the Highland average (see board 2: Community facilities and services). Some people will of course be disadvantaged more than the average - for example disabled people and people on low incomes.

A safe, well maintained road and pavement network is vital: **pedestrians, cyclists, buses, delivery vehicles and cars** all rely on it (not forgetting the Nigg ferry of course!). And government policy puts pedestrians and cyclists as top priority.

With a national legally binding target to achieve **net zero emissions**, we have no alternative but to explore how we can reduce our reliance on private cars. Local initiatives like the Wee Bus in Ferintosh are a good example.



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Jobs and business

What will most help people access good quality work opportunities in our communities?

How can we support local businesses to thrive?

Where might our future employment and business opportunities lie?

Jobs and business opportunities are the lifeblood of any community. Most people of working age need to earn money. That means access to opportunities is important: opportunities to learn, to train, to get a job, to get childcare, to start a business or to employ people. Making sure those opportunities are available involves access to training, college and apprenticeships, transport, childcare, access to finance or business accommodation, and access to labour for employers.

The recently announced Opportunity Cromarty Firth green freeport is likely to create more opportunities in relation to green energy production and technology, and of course spin-off employment and business opportunities, but we do not yet know the details.

The Black Isle has a lower percentage of working age population (aged 16 to 64) compared to the Highland average. The percentage of people experiencing in-work poverty or receiving out of work benefits is lower on the Black Isle than the Highland average.

Employment occupations (2011 Census)

	Black Isle (Ward 9)	Scotland
All people aged 16 to 74 in employment	5,188	2,516,895
Agriculture, energy & water	8%	5%
Manufacturing	6%	8%
Construction	10%	8%
Wholesale & retail trade; repair of motor vehicles & motorcycles	13%	15%
Transport & storage	4%	5%
Accommodation & food service activities	6%	6%
Information & communication	2%	3%
Financial & insurance activities	1%	5%
Real estate activities	1%	1%
Professional, scientific & technical activities	6%	5%
Administrative & support service activities	4%	4%
Public administration & defence; compulsory social security	8%	7%
Education	9%	8%
Human health & social work activities	17%	15%
Other	5%	5%

Tourism, agriculture and services are all key employment sectors. The accompanying table shows 2011 Census data for people's occupations on the Black Isle; unfortunately the 2021 Census data is not yet available.



Data relates to Ward 9 (Black Isle excluding Muir of Ord & Conon Bridge).

Age data source: National Records of Scotland (2020).

Poverty/benefits data source: Department of Work & Pensions (2021).

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Nature and environment

Which aspects of our natural and built environment are most valuable and need most attention?

What do we as a community need to do locally? What support do we need?

As a community, how can we most effectively tackle climate change?

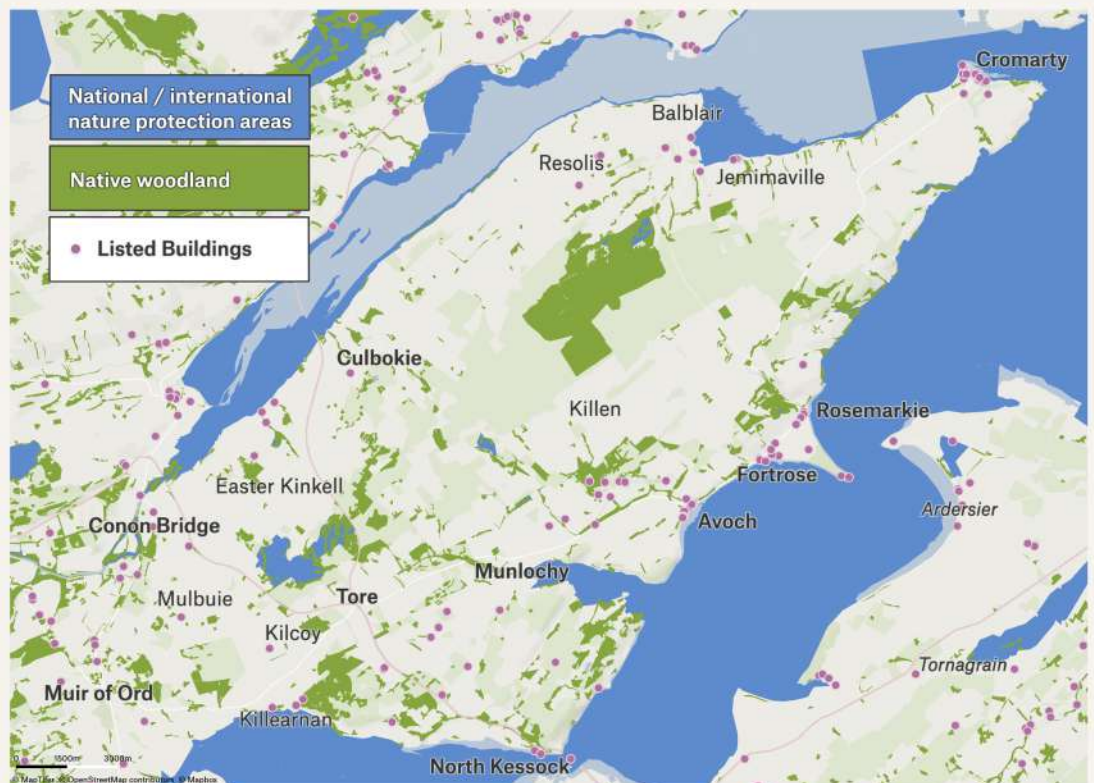
The rich character and identity of the Black Isle is rooted in our environment: **landscape, coast, biodiversity** and **history**.

Our beautiful **countryside** is a complex mosaic of different agricultural, forestry and recreational activities which need to co-exist.

Our magnificent **coastline** is varied, and flooding and erosion threaten individual livelihoods and communities.

The **built heritage** of our villages and towns is important in terms of culture, history and tourism.

Each of these aspects of our environment need conservation and protection.



*Data relates to Wards 8 and 9 (Dingwall & Seaforth, Black Isle).
Source: NatureScot.





Tourism

What and where are the biggest challenges and opportunities?

How can our communities make more of tourism as a force for positive good for locals and visitors alike?

With our wealth of history, arts, culture, landscape, coast and wildlife, it's no surprise that tourism is a major part of our local economy.

The **infrastructure** for handling large numbers of visitors has simply not kept pace with increasing numbers, particularly at popular spots like Chanonry Point. Parking, signage and tourist information are all sadly lacking.

Our ability to create **local economic benefit** from visitors is also underdeveloped. There are too few opportunities for visitors to make a positive financial contribution to the local economy, and we could make more of the employment and business opportunities resulting from tourism.

Many individual organisations across the Black Isle do excellent work. Collectively, Black Isle Tourism operates as a community-run group of over 200 businesses and individuals committed to managing tourism for the benefit of all.

Data relates to Ward 9 (Black Isle excluding Muir of Ord & Conon Bridge) except *includes Black Isle, Dingwall & Seaforth, Easter Ross.

Source: Global Tourism Solutions UK 2019 (pre-pandemic).

Job estimates are full time equivalents.

