

Securing the Future of Bressay Lighthouse

A Proposal for Community Stewardship

Executive Summary

Bressay Development Ltd (BDL) presents a fully viable, professionally backed proposal to purchase Bressay Lighthouse, transforming it into a sustainable community asset delivering a mix of affordable housing, heritage interpretation, and economic development for the Bressay community and visitors. With reliable external funding sources already identified and highly experienced rural housing consultants describing this community buyout proposal as "a no-brainer and easily funded", BDL offers SAT a secure path to responsible community ownership that aligns perfectly with each organisations' objectives and obligations.

This proposal represents a direct response to community priorities identified through BDL's comprehensive 2024 Community Development Plan this comprehensive consultation process involving residents, businesses and all Bressay community organisations, identified critical housing shortages, tourism development needs, and an explicit community desire for preservation of Bressay Lighthouse.

BDL's current portfolio demonstrates exceptional delivery capability, including the successful asset transfer and continued operation of the Speldiburn Community Hub along with an ongoing £1 million RCGF expansion project. BDL's expertise is further bolstered with the addition of specialist community energy expertise through our newly appointed Community Energy Development Officer and long running heritage interpretation partnerships with Bressay History Group.

Bressay Development Ltd offers a unique combination of relevant skills and a proven track record in successful fundraising, partnership working with local government and development agencies as well as our award-winning community development work. BDL's proposal for community ownership maintains public benefit, education, recreation and heritage access to the site and is closely aligned with the charitable aims and objectives of Shetland Amenity Trust. Our proposal is designed to support a transparent, well-governed disposal of SAT assets that meets the expectations of the Charity Regulator OSCR and provides long term community benefit.

BLD's carefully researched and benchmarked mixed used proposal, our extensive community engagement and the nature of our community led organisation allows access to several targeted funding sources not available to SAT. A purchase by BDL removes the ongoing operational costs (power, insurance, maintenance etc.) currently borne by SAT without the loss of access or community value. The use of a well established funding route and sustainable business model will secure the long-term future of this important and iconic Shetland heritage site.

Why BDL is the Right Choice for Community Stewardship

Proven Track Record of Major Project Delivery

Speldiburn Community Hub was successfully acquired from SIC through lease (2015) and asset transfer purchase (2021). The former primary school now operates as a café, rentable artist studios / business startups, Good as New shop, local craft sales, art exhibitions, heritage interpretation, tourist information and community library with sustainable income streams.

Active Community Organisation: BDL membership is open to all Bressay residents over 16 and current membership represents 22% of the adult population of the island. BDL enjoys broad and consistent community participation through our many activities and engagement events.

BDL has recently submitted a £1 million funding application to the Regeneration Capital Grant Fund supported by Shetland Islands Council and Highlands and Islands Enterprise, to redevelop and expand Speldiburn Community Hub. This project will provide additional community facilities, 24-hour toilets, shower and laundry facilities for visitors, plus additional studio/business startup spaces to meet increasing local demand.

As of 8th December 2025, BDL has been awarded long-term grant funding of £103,135 from the Viking Community Fund – Strategic Fund to expand an existing 5-month long community-led renewable energy project on Bressay. The funding will take the expertise, knowledge and methodologies developed on Bressay to support other communities including Sandwick and Sandness. The project aims to reduce energy bills, cut carbon emissions and create income for local priorities, it also provides a meaningful long-term job for a young person in the clean energy sector.

BDL's proven delivery method includes employing specialists for project work, allowing BDL Directors to oversee the projects and maintain a general strategy that aligns with our community focussed aims. BDL won a SURF Award in 2022 for outstanding community development.

Professional Expertise and Networks

Rural Housing Consultants: BDL is working closely with specialist Orkney-based consultants Luke Fraser and David Campbell. They have already completed 28 successful community housing and mixed-use applications with a 100% success rate for funding. After a viewing of the Lighthouse site along with BDL directors and a local building contractor, their assessment of our proposals and the viability of the site was that "it was a no-brainer and easily funded". They also expressed confidence that funders will be very keen to support this important and iconic project and confirmed short decision timescales for the funding routes proposed. Luke and Davie are currently working with community organisations across Shetland, funded by Shetland Charitable Trust (Community Benefit Fund) to progress community housing proposals. Their expertise has been invaluable for BDL and it has given directors the confidence that this proposal can succeed. We have already sought quotations from them and others to deliver the expertise needed to develop a detailed business plan and secure the necessary funding for our multi-stage development proposals.

Heritage Interpretation Partnership: Visitor interpretation at the Lighthouse will be developed collaboratively with Bressay History Group. BDL has worked closely with the History Group in the past and some BDL directors are active on the History Group board. In addition, Malcolm Innes (BDL Vice Chair) is already working with the Bressay History Group on designs for an ambitious redevelopment of the Bressay Heritage Centre. They have completed a £7,500 worth of initial scoping and design work. Based on that work, a £70,000 funding package is being discussed with Heritage Lottery Fund. This project could be expanded to incorporate new and expanded interpretation at Bressay Lighthouse, linked to the new display in the Heritage Centre.

Renewable Energy Expertise: BDL has just employed a Community Energy Development Officer (funded by Scottish Government's Carbon Neutral Islands Scheme, administered by Community

Energy Scotland) to work with local householders and business owners to maximise renewable energy use and reduce the community's carbon footprint. As noted above, this role has recently been awarded additional £100k funding to extend and expand the scope of this role. We envisage this role providing expertise to help us towards our target of zero energy housing at the lighthouse.

Scottish Islands Federation: BDL is a member of the Scottish Islands Federation which provides access to expertise on Island Housing, Islands Research & Data sources, Carbon Neutral Islands and a solution sharing platform. This is likely to be an invaluable resource as many members have already undertaken similar, highly successful community housing projects.

Academic Expertise: BDL has worked with academics from UHI to develop an innovative new, responsive model for island communities research that focusses on direct benefits to communities rather than the objectives of researchers. This continuing collaboration includes academic expertise from UHI's Centre for Island Creativity, Institute of Northern Studies, Tourism and Recreation Research Centre and Land and Communities Sector Group. This work has already resulted in the successful delivery of three funded research and knowledge exchange projects for Bressay with another project being prepared.

Community Mandate

BDL's proposal for Bressay Lighthouse represents the implementation of community priorities identified through our comprehensive 2024 Community Development Plan (see separate "Community Support..." document for details). This comprehensive consultation process, funded by HIE and undertaken by BDL's two part-time Community Development Officers culminated in an island-wide Action Plan Workshop attended by representatives from all local community organisations. Three critical findings which would be directly addressed by our lighthouse proposal:

- **Housing Crisis:** The consultation found that "families are leaving or considering leaving because their housing needs cannot be met" with housing identified as BDL's #1 strategic priority. The lighthouse's potential to provide three 3-bedroom affordable homes directly address this local critical need.
- **Tourism Development Need:** "Tourism is important to the island. The island could market itself more" was identified as Priority #3 ("Bressay as a destination"), with the lighthouse specifically mentioned by attendees as a desired community asset requiring development.
- **The Lighthouse as Symbolic of Bressay:** Residents expressed "strong attachment and desire to do something with the lighthouse for the community" with workshop participants emphasising it would be "really awful to lose it". This community consultation also confirmed that "multi organisation/agency working" strengthens funding prospects, validating our professional consultants' confidence in the project's fundability.

How the 2022 Setback Informs Success in 2026

- The reduction in property valuation from £650,000 in 2022, to £330,000 in 2025 makes the project significantly more financially attractive for our funders.
- The 2022 estimated property repair budget of £1.2m on top of the sale valuation has now been significantly reduced in the 2025 valuation. BDL's own enquiries with contractors and based on the 2025 survey provides estimated development costs that can be easily phased and sit well within funders' target ranges for financial support.
- In 2022 the funding landscape appeared quite restrictive. The addition to the team of the expertise brought by our Community Housing Consultants has provided a clear and straight-line route to successfully funding our revised proposals.
- Our refocus on affordable housing addresses a vital local priority and allows us to target specific funders that our consultants already have a 100% success rate with.
- The proposed mixed-use model now maximises fundability by appealing to several funding sources (heritage, housing, economic development, sustainability).
- Phased delivery and an adaptable model will allow natural development of the project and will build later funding applications on early successes - the model preferred by our funders.

Sustainable Business Model

Long-term Affordable Housing: 3 x three-bedroom family homes addressing critical island housing need. This would generate **£15,301 net annually** (based on Hjaltland's rural rents). Professional management services will be procured from Hjaltland to provide specific expertise, additional resources and reduce BDL's operational load. This new affordable housing supports community sustainability and population retention and is a key plank of this proposal and BDL's aims.

Educational Holiday Workshops: Parts of the buildings not deemed suitable or financially viable for housing would be converted for the educational and working holiday market. This would allow for the engine room to be kept as a single space so that it is not lost to over-development.

Accommodation would be bunkhouse style to avoid competing with existing providers of short term lets on Bressay. Assuming a conservative estimate of 10 workshops per year, this would generate approximately **£33,400 net annually** based on analysis of successful models on the Western Isles and mainland Scotland. This would build on Shetland's reputation for creative tourism and provides a year-round income stream rather than seasonal tourism for holiday lets.

Overflow Accommodation: At certain times of year, accommodation on Bressay (and much of Shetland) is fully booked. BDL would work in partnership with local providers to offer additional accommodation for certain events such as Up Helly Aa and Wool Week. This strategy supports the island's existing tourism infrastructure without competing with local accommodation businesses.
Bunkhouse Overflow Accommodation: **£3,100 net annually**.

Additional Rental Opportunities: additional buildings and structures on the site have been identified for potential micro business uses. This will be fully developed in stage one proposals, but space would be rented out on the same square meter basis as studios and business startup space in Speldiburn. The Affordable Housing Supply Programme benchmarks include additional funding for the provision of home working/study spaces in affordable homes developments.

Heritage and Community Benefits

Preservation of Category B Listed Building: Professional restoration using traditional materials and techniques, preventing further deterioration and protecting this iconic Stevenson family lighthouse for future generations.

Community Access Maintained: Visitor interpretation centred on the light tower with audio guides, developed in partnership with Bressay History Group and UHI Tourism experts, preserving public access while respecting residents' privacy.

Economic Development: Rentable workspace and creative facilities supporting island micro-businesses and artists, complementing Speldiburn's existing success.

Net Zero Energy Housing Target: Our proposal will draw on the expertise of BDL's existing Community Energy Development Officer to create exemplar sustainable housing that reduces carbon footprint and operational costs for tenants and landlord.

Alignment with SAT Objectives: This carefully crafted mixed-use proposal directly supports building sustainable communities, safeguarding heritage, and fostering economic vitality through local enterprise.

Risk Mitigation and Urgency

SAT's 2025 valuation survey identifies minor repairs and initial site analysis by our building contractor identified likely sources for water penetration that could be remedied quickly. However, any lengthy delays of 18-24 months risk significant additional deterioration, potentially increasing restoration costs and reducing the value of the site. We would propose very early intervention to make the site wind and water tight and to allow the building fabric to dry out before the start of renovation works.

The current funding landscape is very favourable to the type of development we are proposing. However, we recognise that funding sources do change over time. Therefore, alongside initial work developing a robust and detailed business plan, our Rural Housing Consultants will generate alternate funding plans that will allow any part of the funding jigsaw to be replaced with another identified source. Along with our flexible and phased development timescale, this will provide backup funding mechanisms for every element of the project, ensuring that the project will be deliverable.

Conclusion

BDL offers SAT a carefully designed and professionally validated proposal that is a community supported and financially viable solution that transforms a cost burden for SAT into a thriving asset that directly benefits the Bressay community. With proven major project delivery capability (including current £1M RCGF expansion), expert backing, comprehensive funding strategy, and in-house renewable energy and heritage expertise, BDL's proposal represents the optimal outcome for both organisations and the lighthouse's long-term preservation.

BDL's 2024 Community Development Plan provides clear evidence that this proposal implements the priorities of the Bressay. The systematic consultation process involving all community groups confirms housing crisis, tourism development needs, and explicit community desire for lighthouse preservation - exactly what our proposal delivers. This proposal is backed by detailed financial modelling, professional feasibility assessments, confirmed community strategic mandate, and demonstrates BDL's serious commitment to successful project completion through current major project delivery and specialist expertise partnerships.



Appendix 1: Funding Plan and Timeline

17 Funding Timeline

Pre-planning Stage 1: January - May 2026

Scottish Land Fund Technical Assistance (or similar fund)

Application: Jan/Feb 2026 | **Completion:** April/May 2026

Funds independent experts to develop fully detailed business plan, funder valuations, and prepare applications for later stage funding.

Rural & Island Housing Fund - Detailed Feasibility

Focus: Funding implementation strategy

Runs alongside SLF Stage 1. Takes detailed proposals to tender stage including:

- Architect's plans and specification of works
- Full costing by quantity surveyor
- Full submission to planning for Phase 1 works
- Outline planning application for Phase 2 works

Pre-planning Stage 2: May - July 2026

Scottish Land Fund - Purchase Submission

Detailed submission to fund the purchase of the site

Additional Funding Sources & Bridging Loans

Detailed submissions for any additional funding sources or bridging loans identified in Stage 1

Zero Energy Strategy Development

Develop zero energy strategy for affordable housing and low energy plans later phases of the development

Final Planning & Consent Applications

Submit Planning Application, Building Warrant and Listed Building Consents for Construction Phase 1 works

Development Phase 1: August 2026 onwards

Immediate Remedial Works

Implement immediate remedial works to make buildings wind and watertight and allow fabric to dry out before refurbishment

Rural & Island Housing Fund - Renovation Submission

Detailed submission for funding to renovate assistant keepers' cottages into low energy affordable homes (Phase 1 works)

Construction Project Management

Employ construction project manager to deliver Phase 1 works. Tender work packages and appoint contractors for each element.

Assistant Keeper Cottages Refurbishment

Expected site start: Late 2026

Begin interior refurbishment of assistant keeper cottages to create two low or zero energy affordable homes

Phase 2 Funding Applications

Develop initial set of funding applications for Phase 2 works including:

- Heritage Lottery Fund: heritage conservation and community engagement
- Architectural Heritage Fund: project management, professional fees, business planning
- Energy efficiency funding (Shetland Community Benefit Fund, CARES, others)

Phase 2-3 Planning & Consents

Develop and submit Planning Application, Building Warrant and Listed Building Consents for Construction Phase 2-3 works

Appendix 1: Funding Plan and Timeline

Development Phase 2-3: Expected start 2027

Construction Project Management

Employ construction project manager to deliver Phase 2-3 works. Tender work packages and appoint contractors for each element.

Principal Keeper Cottage & Engine Room Refurbishment

Expected site start: 2028

Begin interior refurbishment of principal keeper's cottage and engine room, install upgraded visitor interpretation

Later Phase Jigsaw Funding

Develop jigsaw funding for various aspects including:

- Historic Environment Scotland Heritage & Place Awards: traditional skills training, community heritage activities, management and maintenance strategy
- RCGF funding (developed with SIC) for business development aspects
- Bank Social Loans: interest-bearing but reliable, with business case from Pre-planning Stage 1

Funding Jigsaw - Key Sources

PRIMARY - PURCHASE

Scottish Land Fund

Up to £1,000,000

Community-led buyout plus up to £350,000 for repairs. Technical Assistance (£10,000) for proposal development.

PRIMARY - HOUSING

Rural & Island Housing Fund

Up to £125k per house

Capital costs for building conversion and making homes ready to rent/sell. Smaller Fund (£20,000) for detailed feasibility.

HERITAGE

National Lottery Heritage Fund

£250k - £10m

Projects that value, care for and sustain heritage. Supports conservation and community engagement.

HERITAGE

Historic Environment Scotland

Up to 50%

Heritage & Place Programme for community-led regeneration. Can be matched with HLF funding.

DEVELOPMENT

Architectural Heritage Fund

Up to £45,000

Project Development Grants for coordination and taking projects toward site work commencement.

DEVELOPMENT

RCGF

£150k - £3m

Regeneration Capital Grant Fund for business development aspects through Shetland Islands Council.

ENERGY

Energy Saving Trust

Up to £300,000

Rural & Island Infrastructure Fund for innovative EV charging with energy storage and solar PV.

ENERGY

Energy Efficiency Grants

Various

Shetland Community Benefit Fund, CARES, and others for net-zero development goals.

Total Potential Funding Package

£1.2M+

Total Project Value

10+

Funding Sources

36

Months to Completion

Match Funding Sources

Specific match funding requirements will be determined during Stage 1 feasibility. Bressay Development Ltd. has identified multiple potential sources to ensure flexibility:

BDL Cash Reserves
In-kind support and organisational resources

Private Trusts & Foundations
Shortlisted trusts to be approached in Stage 1

Shetland Charitable Trust
Small Grant Scheme, Capital Works Bridging Loan Scheme...

Community Benefit Fund
Shetland Strategic Fund, Community Grant Scheme

Coastal Communities Fund
Subject to future budget continuation

Crown Estates Grants
Community Capacity Grants Programme

Diaspora Crowdfunding
Expanding on donations already offered from supporters

Community Loans
Interest-free personal loans to bridge gaps

Bank Social Loans
Interest-bearing with Stage 1 business case

Social Investment Fund
Grant & 10yr loan investment for social enterprises

Appendix 2: Proposed Layout for Redevelopment



Appendix 3: Key Personnel Expertise and Experience

Rural Housing Consultants

Luke Fraser is **Managing Director of L & L Fraser Ltd, Orkney**. A community housing specialist with expertise in project feasibility and development, project management and support, funding applications, housing needs, demand analysis, strategy and general problem solving to community organisations and developers looking to develop affordable housing and other community capital projects in the Highlands and Islands.

Luke was previously the **Policy and Planning Team Leader at Orkney Islands Council** where he worked full time for almost 8 years. He led on the development of Orkney Islands Council's strategic house build programme, the development of housing needs assessments and demographic forecasting, as well as the delivery of the Scottish Government funded multi-year, multi-million Pound Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS: ABS).

Alongside his own consultancy business, Luke is part-time **Development Manager at Orkney Housing Association**, helping lead an ambitious affordable housing development programme in Orkney.

Luke is also **Chair of the Scottish Islands Federation**, a network supporting collaboration between island communities across Scotland. Luke works with members, partners and the Scottish Government to share learning and strengthen island voices on issues like housing, energy, transport and local development.

David Campbell is **Managing Director of Rural Community Solutions Ltd**. An established professional consultancy providing extensive experience in supporting rural and island communities to deliver sustainable, community-led housing and regeneration projects. Director David Campbell has over 20 years' experience in rural development, community enterprise, and partnership working with island and coastal communities. Key experience includes:

- Preparation of over 28 successful Scottish Land Fund Stage 2 applications, securing community ownership and funding for housing, heritage, and regeneration projects across Scotland.
- Development of business plans for community-owned heritage sites and mixed-use developments.
- Feasibility studies for affordable housing and workspace in Orkney, Shetland, and the Western Isles.
- Funding support and coordination for the Rural & Islands Housing Fund and Community Ownership Fund.

David is also Managing Director for **Orkney Business Consultants Ltd**, working with a large portfolio of clients on a wide range of projects ranging from Budget Setting, Corporate Finance, Contract Work and Programme Manager for large community capital projects.

David has over 12 years of experience working in accountancy as **Senior Accountant** for Anderson Anderson & Brown LLP, Aberdeen and Foubister & Bain, Kirkwall.

Appendix 3: Key Personnel Expertise and Experience

Bressay Development Ltd

Stuart Barton is a Director and Chair of BDL. Stuart has several years experience leading BDL through many successful projects. Stuart is also a member of Bressay Hall Committee and is an active member of Bressay History Group.

Malcolm Innes is a Director and Vice Chair of BDL. Malcolm is also a Trustee of Shetland Arts Development Agency. Malcolm works part-time for the University of the Highlands and Islands as Director of the Centre for Island Creativity. This role includes research leadership and generation of income generating collaborations with SME's and third sector organisations across Scotland.

Malcolm has over two decades of professional practice experience working in construction design. Malcolm has worked on major infrastructure projects where he had personal responsibility for multi-million pound budgets including Heathrow Terminal 5 Rail Stations (£3m), The Sheikh Zayed Grand Mosque in Abu Dhabi (£6m), as well as multiple listed building and heritage projects for clients including Historic Environment Scotland, V&A Museum and National Museums for Scotland. Malcolm's work has received several international awards.

Malcolm is leading BDL's Bressay Lighthouse Project.

Beatrice Lowe is a Director and Secretary of BDL. As a founding member of BDL, Beatrice has an exceptional track record for fundraising and delivering multiple ambitious community projects. Beatrice is also a member of Bressay Hall Committee and is an active member of Bressay History Group.

Sheila Tulloch is a Director and Treasurer of BDL. Sheila is retired but has extensive professional experience of administering large scale European and Government funding streams that were used to deliver projects across Shetland. Sheila has a particular passion to improve access to affordable homes on Bressay.

Tom Wills is a Director of BDL. Tom is also Development Director with Shetland energy consultancy and project development company Voar. Tom is also Co-Founder of Equitable Energy Research CIC, a Community Interest Company researching international best practice in community wealth building from energy projects. This includes working closely with communities and government agencies to develop initiatives that deliver a fair share of value.

Tom has a master's degree in Marine Engineering and Management. He has been instrumental in securing funding for BDL from the Scottish Government's Carbon Neutral Islands scheme to employ a Community Energy Development Officer based at Speldiburn. Tom has also just secured an additional £100k funding to extend and expand the scope of this role to provide expertise across Shetland.

Working Group: BDL has also established a specialist sub-group to deliver the Lighthouse Project. The group will be open to Bressay residents, the Shetland diaspora and others with an interest in preserving and developing this important asset for the community. Founder members include **Hazel Anderson, Katrina Loynd Christie** and **Andy Smith**.

Appendix 4: Community Consultations by BDL

The proposed community purchase and redevelopment of Bressay Lighthouse by Bressay Development Ltd (BDL) is firmly rooted in the findings of the Bressay Community Action Plan (2024). This detailed consultation demonstrates both explicit community support for bringing the lighthouse back into use and a clear strategic fit with BDL's stated aims and the priorities identified through community consultation.

1. Evidence of Community Support

The future of the Lighthouse was part of the 2023 island-wide consultation undertaken by BDL Development Officers. This included a dedicated Lighthouse Open Day held on 16 April 2023 and attended in person by around 10% of Bressay residents. Further engagement took place at other events and through direct contact with local residents and business owners. In total, there were 128 responses to the Community Action Plan consultations with ages ranging from under 18 to over 65. The Action Plan records that:

- “All participants wanted the lighthouse put back into use. No-one seemed nervous about [the proposal being a] community project” (p.32)
- “Directors reported no negative comments, [open day] attendees were all enthusiastic to see something positive happen to the site.” (p.33)
- “It should complement other facilities on Bressay and should not compete with other businesses or duplicate existing facilities” (p.33)
- “Lack of housing and the need for affordable housing came up often – lack of housing was viewed as the root of many of Bressay’s challenges.” (p.30)
- “When asked about housing availability, 85% of respondents felt that housing wasn’t available for those who need it.” (p.24)
 - “No housing options for young folk”
 - “(There’s a) conflict between housing needs and tourist accommodation/Airbnb.”
 - “Prices have risen to buy and cost of mortgages/cost of living puts pressure on household expenses. Not enough social housing either.”
 - “Housing a must for a vibrant community – needs to suit needs of all ages with adaptability for change.”

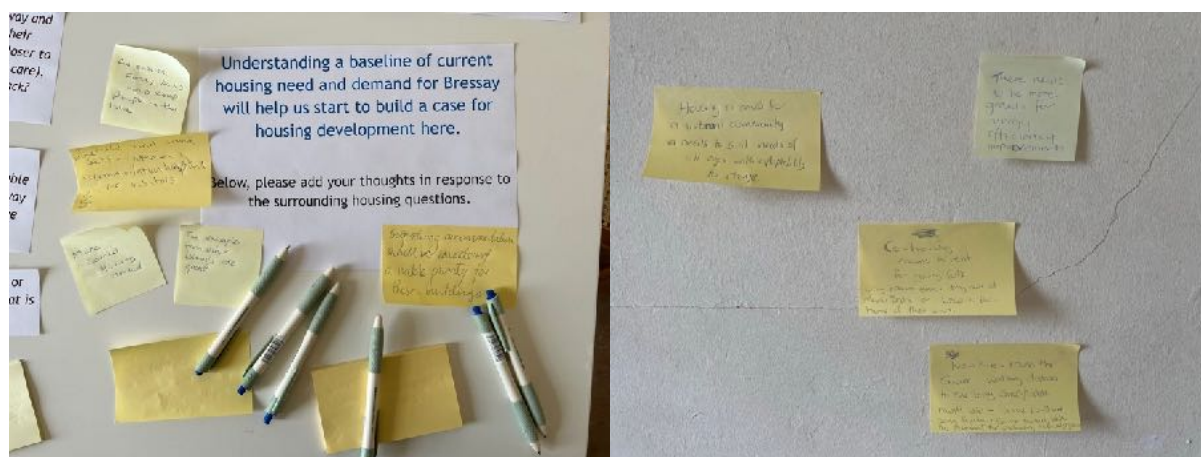


Bressay Lighthouse Open Day, April 2023

Appendix 4: Community Consultations by BDL

Residents and stakeholders proposed a range of uses that align with BDL's vision for the site:

- “Hostel/cheaper accommodation. A base for activity holidays.”
- “Guided tours with someone who could give a talk about the history of the building... Look at doing an audio tour of the lighthouse...”
- “Community meetings could be held here or classes such as first aid, catering etc. Artist and music group retreats. Artist workshop and shop.”
- “(Our heritage) needs reinforcing so it can be maintained.”
- “The engine house block has more space than I remembered and I think there would be scope for multiple uses of the site. For example, there could be group rentals for visitors undertaking art/craft/skills/wildlife/research.... type residential workshop weeks, and still have room for workshop space(s) to support local business”



Feedback from Bressay Lighthouse Open Day, April 2023

Young people's contributions also reflected the desire that “the lighthouse site... be available for the community to access,” with suggestions including a museum, hotel-style accommodation and a social gathering space.



Some younger resident's vision for the future of Bressay Lighthouse

Stakeholder interviews reinforce this view. The Plan notes:

- “There is a strong attachment and desire to do something with the lighthouse for the community...” (p.43)
- “It would be fantastic if it could be developed into a visitor attraction that could be self-sustaining, more self-catering accommodation would be fantastic...”
- “There are fantastic opportunities there. It's a positive asset for the island, it would be a shame to let it go.”

Appendix 4: Community Consultations by BDL

Taken together, this consultation evidence shows very clear community backing for BDL's purchase and redevelopment of the lighthouse, provided it delivers a balanced, year-round use that delivers clear benefit for the Bressay community and maintains the Lighthouse site as a publicly accessible heritage asset.

2. Fit with BDL's Aims and Values

BDL's core objective is:

"To secure and sustain a vibrant future for Bressay as an active, connected, thriving and resilient community."

The redevelopment of the lighthouse directly supports several of BDL's specific organisational aims, as set out in the Action Plan:

- **Promote Bressay as an affordable, accessible and safe residential base and seek to retain and support the existing population** – by providing additional affordable accommodation options that support people to live, work and volunteer on the island.
- **Seek to improve, develop and promote infrastructure, services and facilities on the island** – by bringing an under-used heritage asset back into productive community use.
- **Identify and maximise opportunities to grow the Bressay economy** – through residential accommodation, workshop space and activity-based tourism generating income and local business opportunities.
- **Promote Bressay and its historic and natural environment and encourage and maximise tourism development** – by using the lighthouse as a high-profile and iconic gateway to Bressay's heritage, wildlife and landscape.

The project is also consistent with BDL's stated values:

- Being "open and inclusive – all are welcome";
- Not competing with existing local businesses – the consultation explicitly notes that redevelopment "should complement other facilities on Bressay and should not compete with other businesses or duplicate existing facilities";
- Supporting local enterprise and a greener, more resilient island.

3. Delivery of Community Action Plan Priorities

The Bressay Community Action Plan 2024 identifies five main priorities (p.51). BDL's proposed Lighthouse redevelopment contributes particularly to:

Priority 1: Speldiburn and Community Facilities

By adding a complementary facility at the lighthouse, BDL strengthens a network of existing community and visitor-facing assets (Speldiburn, Bressay Heritage Centre, marina, hall). This supports the Community Development Plan's emphasis on consolidating and improving existing assets to ensure long-term sustainability.

Priority 2: Island Needs – Community and Services

The Plan stresses the importance of "supporting a vibrant community" and of BDL continuing "to organise and support events which bring the community together." As a complement to existing spaces such as Speldiburn and Bressay Hall, The lighthouse, would provide an additional, distinctive space for community meetings, workshops, business space, retreats and social events.

Appendix 4: Community Consultations by BDL

Priority 4: Bressay as a Destination

The Action Plan explicitly includes: *“Increase outdoor infrastructure for locals and tourists, lighthouse developed as a continued/improved asset.”*

and, within the Action Plan table: *“Continue to explore whether the lighthouse could be a community asset.”*(p.56)

The proposed project would directly implement this, by turning a vulnerable heritage asset into a managed, financially self-sustaining attraction that supports walking, wildlife tourism, cultural activity and access for both residents and visitors.

Priority 5: Green Issues and Circular Economy

Reusing and repairing an existing historic complex, rather than allowing it to deteriorate or be lost, aligns with the Plan’s emphasis on the circular economy and making better use of existing assets. The mixed used nature of the BDL proposal, including affordable housing, opens access to significant funding sources that support the adoption of renewable energy technologies, enhanced insulation and energy reduction measures. These funding sources are not available for commercial sites. Enhanced activity-based and walking/wildlife tourism at the lighthouse also complements wider efforts to promote lower-carbon visitor experiences.



Bressay Lighthouse Open Day, April 2023



Stakeholder Action Plan Workshop, Feb 2024

In summary, the Community Action Plan 2024 provides overwhelming and detailed evidence that:

- Bressay residents and stakeholders “want the lighthouse put back into use”;
 - The community sees the Lighthouse as “a positive asset for the island” with “fantastic opportunities” in affordable housing, self-catering, hostel-style accommodation, workshops and heritage-based tourism; and
 - Redeveloping it under BDL ownership would directly advance BDL’s organisational aims and deliver key elements of the agreed five-year Action Plan, particularly around economic development, tourism, community wellbeing and the sustainable use of heritage assets.
-