

**Morvern Community Woodlands**  
**Lochaline Community Forest**

<b>Development costs</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
Total staff & volunteer costs	8820	47495	52441	52350	32087	27249	27811	21029	20004	21184	20070
Total woodland croft costs	0	6100	86400	0	4800	0	4944	0	5092	0	5245
Total woodlot costs	0	41000	0	0	0	0	2800	0	0	0	2971
Total public access costs	0	11466	10536	133913	1032	1052	1073	1095	1117	9139	1162
Total woodland management costs	0	2780	25544	13769	5618	3779	1285	3247	8809	1321	1333
<b>Total costs</b>	<b>8820</b>	<b>108841</b>	<b>174921</b>	<b>200032</b>	<b>43536</b>	<b>32080</b>	<b>37913</b>	<b>25371</b>	<b>35022</b>	<b>31644</b>	<b>30780</b>
<b>Development income</b>											
Total staff income	22140	31877	52402	54289	28003	19568	14412	15880	14753	15827	19641
Total woodland croft income	0	7000	91963	32427	5056	1485	5223	1545	5395	1607	5573
Total woodlot income	0	40462	2121	2163	2206	6094	4093	4175	4260	4344	7788
Total public access income	0	11012	10300	133010	2410	2410	2110	2410	2110	8710	2410
Total woodland management income	1000	3850	24800	13913	4150	3057	0	3050	10400	0	4416
<b>Total income</b>	<b>23140</b>	<b>94201</b>	<b>181585</b>	<b>235802</b>	<b>41825</b>	<b>32614</b>	<b>25838</b>	<b>27060</b>	<b>36918</b>	<b>30488</b>	<b>39829</b>
Balance	14320	-14639	6664	35770	-1711	534	-12076	1689	1896	-1156	9048
Cumulative balance	14320	-319	6345	42115	40404	40937	28862	30551	32447	31291	40340

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Expenditure	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total Purchase cost	572398										
Income	0										
CATS Discount	450000										
Scottish Land Fund	121398										
Other grants or trust funding	0										
Donations & crowd funding	1000										
Total Purchase	572398										

Development Costs & Income											
Staff costs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Part-time Project Manager yrs	8320	24960	25459	25968							
Part-time Project Manager yrs					13244	13509	13779	7027	7168	7311	7457
Part time woodland manager		12480	12730	12984							
Part time woodland manager					5298	3242	3307	2698	2752	2807	2864
Administration support yrs 1-10		3555	7252	7397	7545	3848	3925	4004	4084	4165	4249
Admin charges	500						800				
Sub-total staff costs	8820	40995	45441	46350	26087	20599	21811	13729	14004	14284	14570
Volunteer & training		6500	7000	6000	6000	6650	6000	7300	6000	6900	5500
Total staff & volunteer costs	8820	47495	52441	52350	32087	27249	27811	21029	20004	21184	20070

Grant Income											
Scottish Land Fund	15020										
Other funding source		14000									
In kind	120	480	490	499	509	520					
Other funding source			14000	14000	14000	1030					
Other potential funding sources	7000	5279	23632	21905	2000						
Sub-total staff income	22140	19759	38122	36404	16509	1550					
Project funds to core		2500	2000	6500							
SF Community Fund		4875	5250	4500	4500	4988	4500	5475	4500	5175	4125
Other funds for volunteer		1625	1750	1500	1500	1663	1500	1825	1500	1725	1375
Earned income			2099	2141	2184	2227	2272	2317	2364	2411	2459
Earned income		3119	3181	3244	3310	9141	6140	6263	6389	6516	11682
Total staff income	22140	31877	52402	54289	28003	19568	14412	15880	14753	15827	19641

Woodland Crofts - Costs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Preparing lease documents		3000									
Planning application - PPP		2500									
Archaeology services		600									
Croft access works			86400								
Maintenance costs					4800		4944		5092		5245
Total woodland croft costs		6100	86400		4800		4944		5092		5245
Income											
Woodland Crofts Income											
SRDP-FGS			14064								
Charity grant		7000	30000	1000							
Income generation											
Woodland Croft entry fee (5no.)			15000								
Woodland croft entry fee (1no.)			1500								
Woodland Croft rents			3498	3568	3639	3712	3786	3862	3939	4018	4098
Allocation to staff costs			-2099	-2141	-2184	-2227	-2272	-2317	-2364	-2411	-2459
Woodland croft maint cost					3600		3708		3819		3934
Woodland croft house plot			30000	30000							
Total woodland croft income		7000	91963	32427	5056	1485	5223	1545	5395	1607	5573

Woodlot costs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Preparing lease documents		1000									
Woodlot access improvements											
Planning application - PPP		1000									
Archaeology services		600									
Track upgrade		9000									
New track construction		28200									
gate replacement		1200									
Maintenance							2800				2971
Total woodlot costs		41000					2800				2971
Grant Income											
SRDP-FGS infrastructure grant		7383									
Charity grants		31000									
Woodlot Income generation											
Woodlot timber sales 9766b		2147	2190	2234	2279	3953	4031	4112	4195	4278	4364
Woodlot timber sales 9768a		522	533	543	554	1521	1551	1582	1614	1646	1679
Woodlot timber sales 9768b						5200					8393
Sub-total income generation		5198	5301	5407	5516	15235	10233	10438	10649	10860	19471
Allocation to staff costs		-3119	-3181	-3244	-3310	-9141	-6140	-6263	-6389	-6516	-11682
Total woodlot income		40462	2121	2163	2206	6094	4093	4175	4260	4344	7788

Public access costs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Planning application - PPP		900									
Additional parking		6912									
Public access trails											
Detailed planning permission		3200									
Off-road route - trail				83765							
Bridges				49500							
Up-grade Achabeag East circuit			5700								
Plan and waymark new			4200								
Annual path maintenance		454	636	648	1032	1052	1073	1095	1117	1139	1162
Other routine maintenance										8000	
Total public access costs		11466	10536	133913	1032	1052	1073	1095	1117	9139	1162
Grant Income											
SRDP-FGS Public access rural				1510	1510	1510	1510	1510	1510	1510	1510
Other grants		10112	8500	130000							6000
In-Kind (volunteers)		900	1800	1500	900	900	600	900	600	1200	900
Total public access income		11012	10300	133010	2410	2410	2110	2410	2110	8710	2410

Woodland Management costs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Re-planting			10523	1578	526	526					
Tree protection			13981								
Maintenance				2179	2179	2179					
Sub-total replanting			24504	3758	2705	2705					
Redundant fence removal		1750			1850			1950			
Spruce removal from native				8960					7500		
Other costs											
Landowners liability insurance		530	541	551	562	574	585	597	609	621	633
Managing roadside trees		500	500	500	500	500	700	700	700	700	700
Total woodland management		2780	25544	13769	5618	3779	1285	3247	8809	1321	1333
Income											
SRDP-FGS											
SRDP-FGS long-term forest											
SRDP-FGS deer management											
SRDP-FGS re-planting				3113							
FGS-habitats & species				6400					6400		
FGS-habitats & species		1250			1250			1250			
Other grant & Lottery funding		1000	23000	2000	500				1000		
Volunteer contribution to		600	1800	2400	1200			1800	1500		
Other timber income from						3057					4416
Donations	1000	1000	1000	1000	1200	1200	1200	1200	1500	1500	1500
Total woodland management	1000	3850	24800	13913	4150	3057	0	3050	10400	0	4416

purchase	15140	65600	97304	169522	22269	8047	6010	8235	13410	12685	5635	423857
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**Morvern Community Woodlands**  
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Development costs	Notes	Quantity	unit											
Staff costs				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Part-time Project Manager yrs 0-3	Initially to complete on purchase & secure future funding, then to initiate & manage projects. 3 days per week, from Sept 2025, £35,000/yr pro-rata, reducing over time as work load eases. Budget figures include on-cost (e.g. tax, NI, pension contribution etc) & inflation (2%).	2080	£/month	8320	24960	25459	25968							
Part-time Project Manager yrs 4-10	Development manager hours matched to available income, 1 day per week according to specific project demands.	693	£/month					13244	13509	13779	7027	7168	7311	7457
Part time woodland manager yrs 1-3	Support woodland croft plan implementation, complete woodland plans for MCW and woodlot areas, oversee woodlot activity, manage woodland contracts. 2 days per week, from April 2026, £35,000/yr pro-rata. Reduced to advisory role once project up and running	1387	£/month		12480	12730	12984							
Part time woodland manager yrs 4-10	Woodland manager role reduced eventually to 0.5 day per week across the year.	347	£/month					5298	3242	3307	2698	2752	2807	2864
Administration support yrs 1-10	Support to development manager, book keeping, archive management, communications. 1 day per week once woodland crofts established, reducing to 0.5 days/week. £30,000/yr pro-rata, plus oncosts.	7110	£/yr		3555	7252	7397	7545	3848	3925	4004	4084	4165	4249
Admin charges	Advertising & recruitment costs, anticipating some turnover in staff.			500						800				
<b>Sub-total staff costs</b>				<b>8820</b>	<b>40995</b>	<b>45441</b>	<b>46350</b>	<b>26087</b>	<b>20599</b>	<b>21811</b>	<b>13729</b>	<b>14004</b>	<b>14284</b>	<b>14570</b>
Volunteer & training programme costs	Tools, PPE, storage if additional to that already held by MCW. Staff time for training, organising, admin				6500	7000	6000	6000	6650	6000	7300	6000	6900	5500
<b>Total staff &amp; volunteer costs</b>				<b>8820</b>	<b>47495</b>	<b>52441</b>	<b>52350</b>	<b>32087</b>	<b>27249</b>	<b>27811</b>	<b>21029</b>	<b>20004</b>	<b>21184</b>	<b>20070</b>
<b>Grant Income</b>														
Scottish Land Fund	Development contrinbution to staff costs to March 2026			15020										
Other funding source					14000									
In kind	Contribution to staff on-cost - office, payroll, etc	40	£/month	120	480	490	499	509	520					
Other funding source	Contribution to staffing costs, 3 years					14000	14000	14000	1030					
Other potential funding sources	Pebble, SSEN Regional, Ganochy, Esmee Fairbairn, Patagonia,			7000	5279	23632	21905	2000						
<b>Sub-total staff income</b>				<b>22140</b>	<b>19759</b>	<b>38122</b>	<b>36404</b>	<b>16509</b>	<b>1550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Project funds to core	Eligible contribution for project design and management				2500	2000	6500							
SF Community Fund	To support development of volunteering - cost of equipment, PPE and volunteer training and organising. 75% of costs.				4875	5250	4500	4500	4987.5	4500	5475	4500	5175	4125
Other funds for volunter programme	Our Rainforest Futures Fund, One More Tree				1625	1750	1500	1500	1662.5	1500	1825	1500	1725	1375
Earned income	Allocation from woodland croft rental income (60%)					2099	2141	2184	2227	2272	2317	2364	2411	2459
Earned income	Allocation from woodlot rental income (60%)				3119	3181	3244	3310	9141	6140	6263	6389	6516	11682
<b>Total staff income</b>				<b>22140</b>	<b>31877</b>	<b>52402</b>	<b>54289</b>	<b>28003</b>	<b>19568</b>	<b>14412</b>	<b>15880</b>	<b>14753</b>	<b>15827</b>	<b>19641</b>
<b>Balance</b>				<b>13320</b>	<b>-15618</b>	<b>-39</b>	<b>1939</b>	<b>-4084</b>	<b>-7681</b>	<b>-13399</b>	<b>-5149</b>	<b>-5251</b>	<b>-5357</b>	<b>-428</b>

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Development costs	Notes	Quantity	unit											
Woodland Crofts - Costs	Excluding woodland croft servicing costs. Cost estimates are inclusive of VAT where relevant and allow for inflation (2%)			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Preparing lease documents	Templates sourced from other woodland croft projects, additional legal costs, shared with paths & woodlot access				3000									
Planning application - PPP	Contribution cost for pre-planning advice & planning fees to establish Planning Permission in Principle for woodland crofts & woodlot access & new public access routes.				2500									
Archaeology services	Mapping, recording & management recommendations, shared with woodlot				600									
Croft access works	3 no for 5 or 6 crofts, finished 3.5m wide, £120/m, including 2x £12,000/bellmouth.	400	m			86400								
Maintenance costs	Maintenance every 2 years, met by MCW but costs shared proportionally with tenants.	400	m					4800		4944		5092		5245
Total woodland croft costs				0	6100	86400	0	4800	0	4944	0	5092	0	5245

**Income**  
**Woodland Crofts Income**

	SRDP Infrastructure grant for woodland crofts might also be possible, including bellmouth (£32.4/m <sup>2</sup> ) and turning area, or contribution from woodland croft tenants from Crofting Agriculture Grant.	400 m		14064									
SRDP-FGS													
Charity grant	SSEN Regional, Esmee Fairbairn		7000	30000	1000								
Income generation													
Woodland Croft entry fee (5no.)	Entry fee to woodland crofts with access roads but not services (6 no.)	2500 ea		15000									
Woodland croft entry fee (1no.)	Entry fee to smaller woodland croft	1500 ea		1500									
Woodland Croft rents	6 woodland crofts, rent of 150/ha/yr, increasing with inflation.	23.32 ha		3498	3568	3639	3712	3786	3862	3939	4018	4098	
Allocation to staff costs	Woodland croft income to staff costs (60% allocation)			-2099	-2141	-2184	-2227	-2272	-2317	-2364	-2411	-2459	
Woodland croft maint cost	Tenant share of access maintenance costs - 1/8th per croft or similar arrangement, 6 crofts.					3600		3708		3819		3934	
Woodland croft house plot sales	Net income of £15,000/plot			30000	30000								
Total woodland croft income			0	7000	91963	32427	5056	1485	5223	1545	5395	1607	5573
Balance			0	900	5563	32427	256	1485	279	1545	303	1607	328

### Additional costs if providing services to woodland crofts

Installation of services			
	1570m to connect allcroft sites from the SW pipe on the western edge of the village. This is the worst case scenario if connections can not be made to the pipe that connects Achabeag to the mains supply. £105/m plus £750		
Water	connection charge for 5croft sites.	1570 m	202320
Fibre/phone	Assume crofts utilise mobile networks		
	Crofts N. of Ardness, £175/m, £10,000 transformer, connection charge		
Electricity	£1,000/house	220 m	61800
	Croft W of Kiel - via tree nursery, £175/m of line, £5000 transformer, £1000 per house connection charge.	200 m	49200
	Croft E of Kiel - from Kiel House spur, items as above.	110 m	30300
Foul-water treatment & drainage	Crofts N. of Ardness, with capacity for 2 extra units=23 people, Klargester Biotech7 plus 345m pipe to burn, plus installation.		52225
	Crofts at Kiel, smaller wastewater treatment systems discharging to drainage 'fields', £11,000 each		22000
	Approximately £52,230 per serviced plot (x5 - onecroft not serviced) if one plot per woodlandcroft and 3 additional affordable house plots.	52231 ea	417845
<b>Total additional servicing costs</b>	Individual home owners and community groups might be eligible for support: <a href="https://www.shect.org/how-to-apply.php">https://www.shect.org/how-to-apply.php</a>		
<b>Optional extras</b>	Deer fence - see woodland other, options.		
Entry Fees	If the woodland crofts are provided with services thencroft tenants will pay an entry fee to reflect that and to cover most, if not all of the costs for servicing, for example between £25,000 and £50,000		
Sale of affordable house plots	Up to 3, serviced plots sold to MDCD, £30,000 to per plot. Open market values might be closer to £60,000 per plot, and higher if they are serviced as above.		
Infrastructure grants	Rural Housing Fund grant Community Regeneration Fund - currently closed		

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Development costs	Notes	Quantity	unit											
Woodlot costs	Cost estimates are inclusive of VAT where relevant and allow for inflation (2%)			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Preparing lease documents	Templates sourced from other woodland croft projects, additional legal costs				1000									
<u>Woodlot access improvements - Achbeag East</u>														
Planning application - PPP	Both pre-planning advice & planning fees to establish Planning Permission in Principle for access tracks.				1000									
Archaeology services	Mapping, recording & management recommendations				600									
Track upgrade	Forest road standard @ £90/m	100	m		9000									
New track construction	Forest road standard @ £120/m	235	m		28200									
gate replacement	Replace existing deer gate with vehicle barrier (timber pole on treated strainers)				1200									
Maintenance	Every 5 years @ £2.5/m2	1005	m2							2800				2971
Total woodlot costs				0	41000	0	0	0	0	2800	0	0	0	2971
<b>Grant Income</b>														
SRDP-FGS infrastructure grant	£25.8/m, turning area/loading bay £6.60/m2	235	m		7383									
Charity grants					31000									
<b>Woodlot Income generation</b>														
	Sub-cmpts 9766a, b, g & 9768a. 35.65ha, YC18-20. Volume in first 5 years based on 10% of total standing volume; higher for the younger stands where thinning wont create the same issues re stability. After 5 years the woodlot removes the net annual increment plus any windblown trees. Rental income is based on the estimate of timber volume felled and the standing value of the timber.													
Woodlot timber sales 9766a	9766a & g - 10.41ha - SS 1989 - standing m3=5000. Standing timber value £28.09/m3, increasing with inflation.	450	m3		2528	2579	2630	2683	4562	4652	4744.5	4840.5	4936.5	5035.5
Woodlot timber sales 9766b	9766b - 8.65ha - SS 1988 - standing m3=3822	382	m3		2147	2190	2234	2279	3953	4031	4111.9	4195.1	4278.3	4364.1
Woodlot timber sales 9768a	9768a - 3.51ha - SS 2000 - standing m3=465. For younger trees a higher thinning rate (20%) is applied.	93	m3		522	533	543	554	1521	1551	1581.5	1613.5	1645.5	1678.5
Woodlot timber sales 9768b	9768b - 4.35ha - SS 2011 - standing m3 (1st thin due 2030)=570	171	m3						5200					8392.5
Sub-total income generation				0	5198	5301	5407	5516	15235	10233	10438	10649	10860	19471
Allocation to staff costs	allocation to staff budget (50%)			0	-3119	-3181	-3244	-3310	-9141	-6140	-6263	-6389	-6516	-11682
Total woodlot income				0	40462	2121	2163	2206	6094	4093	4175	4260	4344	7788
Balance				0	-538	2121	2163	2206	6094	1293	4175	4260	4344	4818

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Development costs	Notes	Quantity	unit											
Public access costs	Cost estimates are inclusive of VAT where relevant and allow for inflation (2%)			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Planning application - PPP	Share of pre-planning advice & planning fees to establish Planning Permission in Principle for woodland crofts and new paths.				900									
Additional parking	hard-standing	96	m2		6912									
Public access trails														
Detailed planning permission	Including design & specification				3200									
Off-road route - trail construction	1.5m wide for bikes & pedestrians, inc culverts, site clearance, welfare cabin, materials, @£55/m (Paths for All guidance adapted for inflation)	1523	m				83765							
Bridges	Bridges x3, 5m long, @ £2,200/m2 (Paths for All guidance adapted for inflation)	15	m				49500							
Up-grade Achabeag East circuit	Enhance drainage, new board walks (30m)@£190/m, culverts, some sections may only require vegetation management.	1185	m			5700								
Achabeag circuit link to forest road	Annual vegetation management as below.	560	m											
Plan and waymark new Struthan path	Design, map, clear brash, brash existing trees, largely delivered by volunteers. May just require vegetation management & minor drainage works for first few years, delivered by volunteers, supported by contractors. Estimated cost.	700	m			4200								
Annual path maintenance (strimming,	Additional to the above due to the volume of work. @£0.26/lm	3983	m		454	636	648	1032	1052	1073	1095	1117	1139	1162
Other routine maintenance	Resurfacing, bridge repairs, once in 10 years. Estimated cost.												8000	
Total public access costs				0	11466	10536	133913	1032	1052	1073	1095	1117	9139	1162
Grant Income														
SRDP-FGS Public access rural woods	Annual payment to support: windblow removal from paths, risk management & litter picking, £100/ha, rolling 5-year contract	15.1	ha				1510	1510	1510	1510	1510	1510	1510	1510
Other grants	Path works - National Lottery Community Fund, Ian Findlay Fund-Paths For All, local community renewable funds.				10112	8500	130000						6000	
In-kind (volunteers)	Average 3 people per week, for 5 hours, valued at £160/person per day.	20	£/hr		900	1800	1500	900	900	600	900	600	1200	900
Total public access income				0	11012	10300	133010	2410	2410	2110	2410	2110	8710	2410
Balance				0	-454	-236	-903	1378	1358	1037	1315	993	-429	1248

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Development costs	Notes	Quantity	unit											
Woodland Management costs	Cost estimates are inclusive of VAT where relevant and allow for inflation (2%)			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Re-planting	Replanting requirement outside woodland croft areas, 5.66ha. Cost includes tree purchase, planting, & beating up; £1.40 per tree planted at 1600/ha, exc open ground element. Does not include fence or guards.	4.70	ha			10523	1578	526	526					
Tree protection	Most vulnerable species in small enclosures or tree guards (40% of total number) @ £4.65/tree	3007	trees			13981								
Maintenance	Weeding & tree guard/fence maintenance. £0.25/tree and allowance of 2 days for labour to sort 3000 guards.	7516	trees				2179	2179	2179					
<b>Sub-total replanting</b>		<b>5.66</b>	<b>ha</b>	<b>0</b>	<b>0</b>	<b>24504</b>	<b>3758</b>	<b>2705</b>	<b>2705</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Redundant fence removal	Gradual removal or dismantling of redundant plantation fences. Approximately 500m every 4 years. Estimated rate of £3.50/m	500	m		1750			1850			1950			
Spruce removal from native woodland areas	FGS grant based on 500 trees/ha, but infestation might be half this. Cost likely to be significantly more than grant rate, estimated at £700/ha	12.8	ha				8960					7500		
Other costs														
Landowners liability insurance	MCW directly responsible for 35.24ha, £5mill indemnity, working with volunteers - equivalent to what MCW pay already	35.24	ha		530	541	551	562	574	585	597	609	621	633
Managing roadside trees	Allow for an average of £500 per year				500	500	500	500	500	700	700	700	700	700
<b>Total woodland management costs</b>				<b>0</b>	<b>2780</b>	<b>25544</b>	<b>13769</b>	<b>5618</b>	<b>3779</b>	<b>1285</b>	<b>3247</b>	<b>8809</b>	<b>1321</b>	<b>1333</b>
<b>Income</b>														
<b>SRDP-FGS</b>														
SRDP-FGS long-term forest plan grant	Not applied for - operate under a woodland plan with thinning for the first 10 years. Apply for felling licence if clear-felling required.													
SRDP-FGS deer management plan	Not applied for if no actual costs in deer management, but the cost depends on the capacity of local hunters to deliver the required monitoring and control required.													
SRDP-FGS re-planting	£550/ha for diverse woodlands. Inc open allowable open space. Sitka regeneration removal from native woodland, £500/ha, grant rate based on 500 trees/ha (20 m spacing).	5.66	ha				3113							
FGS-habitats & species		12.8	ha				6400					6400		
FGS-habitats & species	FGS - habitats & species - Fence removal, £2.5/m	500	m		1250			1250			1250			
Other grant & Lottery funding	Additional grants for native woodland restoration, e.g. International Tree Foundation, Alliance for Scotland's Rainforest/Heritage Lottery Fund, community funds from renewables, etc				1000	23000	2000	500				1000		
Volunteer contribution to delivery	Average 3 people per week, for 5 hours, valued at £160/person per day.	20	£/hr		600	1800	2400	1200			1800	1500		
Other timber income from stands managed by MCW	Thinning Sub-cmpts 9767c & 9765h - 2.79ha - SS 2011 - standing m3=370	111	m 3						3057					4416
Donations	Public donations & fundraising			1000	1000	1000	1000	1200	1200	1200	1200	1500	1500	1500
<b>Total woodland management income</b>				<b>1000</b>	<b>3850</b>	<b>24800</b>	<b>13913</b>	<b>4150</b>	<b>3057</b>	<b>0</b>	<b>3050</b>	<b>10400</b>	<b>0</b>	<b>4416</b>
<b>Balance</b>				<b>1000</b>	<b>1070</b>	<b>-744</b>	<b>144</b>	<b>-1468</b>	<b>-722</b>	<b>-1285</b>	<b>-197</b>	<b>1591</b>	<b>-1321</b>	<b>3083</b>
<b>Options Analysis</b>														
Deer Fencing costs	To enclose 31.51ha of croft land and native woodland North of Ardnass and Struhan &18.60/m	2640	m			49104								
	Deer gates for woodland crofts, £290 each	4	no.			1160								
	Self-closing deer gates @ £842 each	2	no.			1684								
<b>Total deer fence costs</b>						<b>51948</b>								
Deer Fencing income	FGS if 40% of the area is native woodland and eligible for habitats and species grant. Grant rate £9/m	40	%			9584								
	FGS for pedestrian self-closing deer gates	350	ea			700								
	Croft grant for 60% of the length @ £16.67/m	1575	m			26257								
	Croft grant for gates; £226.53 each	4				906								
<b>Deer fence income</b>	from croft and forestry grants					<b>37447</b>								
<b>Balance</b>	To fund from other grants					<b>-14501</b>								