

# **Feasibility Study and Business Plan for Dronley Community Woodland December 2017**



*Dronley Wood – An island in the sown.*

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## Summary

Dronley Wood, a 50ha wood near Auchterhouse, 9km from the centre of Dundee, has been identified for disposal by the current owners, Forest Enterprise Scotland (FES).

As a result of community consultations, Dronley Community Woodland (DCW) was set up in 2017 as a 2 tier SCIO to pursue ownership of the wood. 10 trustees have been appointed and given a mandate to enter the FES Community Asset Transfer Scheme (CATS) and seek community ownership.

For FES to approve a CAT, DCW must demonstrate, through a feasibility study and business plan, that they understand the commitment involved in taking ownership, that they have the support of the local community and that they can present a viable management proposition with actions that maintain and enhance the public interest.

The feasibility study and business plan provide four core pieces of evidence to support the CATS application:

### 1. Community support

DCW are supported by at least 140 Auchterhouse/Dronley/Templeton residents who expressed an interest by attending a range of public meetings in 2017. In addition, they have received written support for community ownership from over 15 groups and individuals. These include the local primary school, medical centre and youth groups plus the enthusiastic support of elected representatives from the Community Council, Angus Council and the Scottish Parliament.

### 2. Community need

Dronley Wood is a much-treasured local asset of long standing; DCW think it is about 200 years old. Community members clearly wish to see the benefits and enjoyment the wood gives to residents and their families and friends maintained and enhanced. This could not be guaranteed in the event of private sale.

The peri-urban location of Auchterhouse, close to the Angus/Dundee boundary, has seen a loss of local social and civic services in recent decades. The area has a demographic that is aging, but with an encouraging number of young families (two nurseries are opening in 2018) trying to make their home in this still rural area. **Having an accessible woodland available, for safe and free year-round exercise, is very important to people for their mental well-being and informal recreation. DCW believe the woods attract almost 25,000 visits per year. It also seems that approximately 60% of visits are by people living outwith the Auchterhouse area; growth in the adjacent city of Dundee suggests there will be an even greater demand in coming years.**

### 3. Viability

Under community ownership the trees in Dronley Wood will still have to be managed. This will mean some selective harvesting is needed to take the wood towards what is called 'continuous cover forestry'. For this to be achieved, some older trees will be removed and

sold. New trees will be encouraged to gradually make a place where there are trees of different ages and size, with species and their wildlife more natural to Scotland. Some trees may also have to be removed if they blow over in the wind or harbour tree disease.

DCW are confident that by selling smaller batches of timber and undertaking a range of other activities they will generate a modest income, sufficient to meet the costs of woodland ownership – insurance, repairs etc. The business plan in the feasibility study carries more details. Funding will be sought for individual projects. The community consultation prioritised actions including improved paths and seating so that disabled folk, the elderly and baby buggies can better use the wood. A building, partly made from timber from the wood could provide a place to store tools, run a Forest school and hold community events. There has been at least 15 years of volunteer input into Dronley’s management and this looks set to continue meaning much can be achieved.

#### **4. Capacity**

Community ownership of a public asset is not to be undertaken lightly. DCW recognise this responsibility. The ten trustees bring a wide range of relevant professional capacities and governance experience from agriculture, health, education, politics and engineering. There are over 100 established community owned woods in Scotland and Trustees have visited several sites to glean ideas and experience.

Trustees are all community members, have an ‘ear to the ground’ and several are regular visitors to the wood. They are connected into an excellent network of local volunteers, suppliers and providers – for example in the surrounding agricultural and land management community.

#### **In Conclusion**

Consistent with Scottish Government’s policies on sustainable development and public wellbeing DCW consider that Dronley Wood under community ownership provides significant net additional benefits to the whole Auchterhouse community and to people in the wider Angus and Dundee area.

#### **Next steps**

The next step is to submit a CAT application to the FES. The evidence presented by DCW will be reviewed by FES staff and an Evaluation Panel, leading to a recommendation to the FES Chief officer. A formal market valuation of Dronley Wood, by the DVS, has set a purchase price of £377,000.

If the CAT application is approved, DCW will make a further application to the Scottish Land Fund for a grant to cover the purchase price, any legal costs of transfer and the salary of a part time (2 days per week) woodland officer for the first two years of ownership.

Depending on the meeting schedules for the various panels this process could take 6-8 months to reach a conclusion.

# 1 Introduction

- 1.1 This feasibility study and business plan has been prepared to support and evidence a request for a Community Asset Transfer of Dronley Wood from Forest Enterprise Scotland (FES) to Dronley Community Woodland (DCW), a SCIO set up in 2017 as a vehicle to own and manage the wood.
- 1.2 If FES agree to the Community Asset Transfer Scheme (CATS) request, the study and plan will also be used by DCW to support its application to the Scottish Land Fund for the capital purchase funding and some revenue support. The study and plan will support bidding for an approved management plan to gain FES assistance for future Forest Grant Scheme Applications.

## Management information

National Forest Estate Legal Boundary: Dronley Wood 504 – Tay, Scotland

Grid Reference: NO345366

Local Authority: Angus

Location: Auchterhouse, Angus

Extent: 50.84ha (area from FES stocking spread sheet) No re-measurement undertaken.

FES Contact: Hamish Murray, Tay Forest District, Dunkeld

Land Tenure: The wood is managed by the Tay District of FES on what might be described as a minimal input 'care and maintenance' basis. Some local people have described the wood as 'neglected'. It is assumed title is presently with Scottish Government although no formal legal title details have been presented by FES.

Management: The 2014 -17 Tay Forest District strategic plan notes '*many of the forests in the lowland area of the district are suitable for continuous cover forestry*' (p16) and '*most of the active community interest is in the most populated part of the district*' (p 26). FES community engagement is '*approachable and have a flexible attitude to stakeholder interests and aspirations*' (p41) with Dronley mentioned in the context of Woodland in and Around Towns (WIAT) (p32).

Rights: FES is believed to own rights associated with the land including minerals and sporting. It is understood that wayleave payments have been capitalised, but utilities will retain access rights. DCW have not had sight of legal titles held by FES or any other third-party rights.

Maps: See appendix 6 Woodland Management Plan and OS Map in separate file showing the Auchterhouse area.

## Background information

- 1.3 Dronley Wood has been deemed surplus to requirements by FES and will be disposed of under the New Woodland Investment Programme (NWIP).
- 1.4 The community agreed to pursue community ownership for Dronley Wood because, for them, it is a much-treasured local asset. It is in the heart of the community and residents,

plus many people from the wider Dundee area, have enjoyed using it during the past 60 years of state ownership and in the previous decades when part of a larger estate.

- 1.5 They want to secure, in perpetuity, the benefits and opportunities the wood provides to present and future generations. In doing so they want to avoid the uncertainty associated with an open market sale. Section 7 set out evidence of the mandate the community have given to DCW.
- 1.6 DCW is developing and will submit an asset transfer request for National Forest Estate land under Part 5 of the Community Empowerment (Scotland) Act 2015. DCW understand that applicants are required to demonstrate that the CAT will primarily:
  - promote or improve, economic development, regeneration, public health, social wellbeing, environmental wellbeing, or
  - reduce inequalities of outcome which result from socio-economic disadvantage.
- 1.7 DCW are clear on their purposes and what they hope to achieve through ownership.

DCW Aim:

*“The (transfer and) active management of Dronley Wood for the benefit of the community, in ways that maintain and enhance the rich and diverse environment, and develop its educational, recreational and timber resource”.*

DCW Outcomes:

DCW can demonstrate that, through community ownership and guided by experienced trustees, they can significantly promote and improve outcomes in physical activity, social and environmental well-being beyond what FES is currently able to achieve at the site<sup>1</sup>.

DCW Legacy:

The community has a substantial social connection to Dronley Wood and woodlands, by definition, are about legacy. DCW believe that local ownership will strengthen identity and pride in the place where people live. Through ownership DCW want to increase community capacity, skills and confidence, exploit innovative opportunities and generate a range of other long-term benefits and values to society.

Woodlands can also help people look at the world around them and ‘think global’. ‘Having a stake’ in a wood on their door step can begin to help inspire conversations and actions on complex topics like climate change and living more sustainably.

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<sup>1</sup> In Scotland, it has been estimated that avoiding premature death e.g. by carrying out physical activity, is valued at £34,818 per person. Source: p. 17, ‘Let’s make Scotland more active: A Strategy for Physical Activity

## 2 Why is Dronley available for the CATS?

- 2.1 In offering Dronley for disposal under the NWIP, FES carried out an evaluation exercise using a scoring mechanism to assess the value of the wood in terms of its contribution to the delivery of economic, social and environmental objectives. FES consider that properties, like Dronley, chosen for disposal will typically have all or some of the following characteristics:
- Relatively low levels of public access and use.
  - Relatively remote from significant communities and with limited or no community involvement.
  - No significant natural and cultural heritage assets that would be put at risk by sale.
  - No prominent landscape features that would be put at risk by sale.
  - Likely to be expensive to manage and/or to generate low levels of income.
- 2.2 In conversation, FES officers appear to concede that timber management could be challenging to achieve in a cost effective way, while at the same time supporting public use of the site. The NWIP assessment concluded that Dronley contributes less to the delivery of FES and wider Government objectives than other sites<sup>2</sup>.

### Site Value

- 2.3 When FES concluded Dronley was a suitable wood for disposal and the local community were informed about the sale, the wood underwent a valuation by the DVS. In a report dated 1st June 2017 the DVS set an open market value of £377,000 for Dronley – valuations are valid for 6 months. It is understood that VAT would not apply to a purchase of the wood by the community.

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<sup>2</sup> Given Dronley's location close to Dundee, it is not totally clear how disposal fits with FES ambition to deliver some NWIP policy changes such as 1 & 2 below –

1. a gradual shift from rural to urban and peri-urban areas to increase the contribution of the estate to social outcomes like improved health and well-being and community capacity building and that
2. most of the properties sold are likely to be in areas relatively remote from significant communities.

### 3 Profile of management and users at Dronley Wood

- 3.1 Covering 50ha, Dronley Wood is in Auchterhouse close to Kirkton of Auchterhouse in Angus. The wood probably dates from the early 19<sup>th</sup> century and is thought to be about 200 years old. Presently, the wood comprises mainly Scots pine and Norway spruce planted in the 1950s and 60s. (See Appendix 3 for a more detailed description of species mix and planting dates and the social history of the wood)
- 3.2 Third party rights include servicing, repairs and replacement of an overhead 275kV power line on L2 pylons crossing the wood (on a way leave of approximately 5ha) with two pylons in the wood and parallel section of overhead 11kV line on poles with a branch towards North Dronley. It is understood that wayleave rights for these lines would transfer with the title.
- 3.3 Boundary treatments (drystone dyke and post and wire) are a shared responsibility with neighbouring landowners. Access arrangements are governed by the SOAC and the wood is available 24/7 for responsible use by all. Dog fouling, litter, fires and some fly tipping do occur, but are currently at manageable levels, mainly due to community volunteer vigilance and effort.
- 3.4 Access by road is via the B954 and unclassified roads ZU333 from the junction with ZC8 at Dronley to Dronley Wood to junction with ZC9 south of Eastfield. The main entrance has an attractive setting backed by mature beech trees.
- 3.5 The entrance has an informal gravel car park able to take 10 -12 cars. A pedestrian gate and locked field gate leads onto a surfaced forest road that runs through the centre of the wood to the 275kv wayleave and a wood stacking area. At the entrance there is FES signage and a notice board. Although currently blocked by fallen trees, there is a further access from the ZU33 via a field gate and kissing gate next to Dronley House.
- 3.6 The wood is crossed by a network of unsurfaced informal paths. A signed (timber finger posts and way marker posts) route through the middle of the wood (from north west to south side) forms an Angus Council core path (220) which has south (kissing gate and third access point) and west core path links to the wood (221 and 219) creating a loop through the wood from the disused Dundee to Newtyle railway line path - also a core path (218).
- 3.7 Surveys by volunteers, who regularly use the wood, suggest that there are between 20,000 and 25,000 visits<sup>3</sup> to Dronley Wood per year – see *Section 7 for methodology*, placing the wood in the top 10 most popular forests in Tay District.
- 3.8 It is estimated, roughly one third of visits to the wood are by the local community (see map 1) and two thirds from people living mainly in the wider Dundee City or Angus Council areas.
- 3.9 Current use is predominantly by pedestrians. About 90% arrive by car, 10% come on foot (note core path links mentioned in para 3.6) and there are a small number of horse riders and cyclists. Most users, from young families to older people, who value the relative shelter the wood provides, say that they are there to walk for pleasure and exercise facilitated by the ease of walking and interest that the wood provides.

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<sup>3</sup> *The All Forests Survey 2 2013 Main report carried out by TNS for Forestry Commission Scotland records Dronley receiving an estimated 1000 visits per annum.*



- 3.10 There is greater reported use of the wood from Easter to October during longer daylight hours and better weather. Year round there is daily use by walkers, some with dogs. Additionally, there are professional dog walking businesses, mainly based around Dundee, who arrive in vans and use the wood regularly to exercise multiple dogs.
- 3.11 Dronley Wood is an 'island' isolated from other woodland (see photograph at the start of the report) and its sale will not impact on other parts of the National Forest Estate or other private woodlands. Dronley is surrounded by farmland. Neighbouring land holders to the wood include:
- Dronley Farm – Mr Euan Grewar & Mrs Lorna Grewar
  - Dronley House (woodland) – Mr Roderick Stewart
  - Eastfield House (horse field) – Dr Tony Harrold
  - Pitpointie Farm – Mr Bob Wallace
  - Leoch Farm – Mr Robert Caird
  - Templeton Farm – Mr Robert Knox
- They have all expressed their support for the CATS application by DCW – see App 4
- 3.12 Summary of the special qualities associated with Dronley Wood
- Core element of the historic working landscape in Auchterhouse;
  - About 25,000 recreational visits per annum attracted by beauty, shelter and easy walking;
  - A tranquil place where people can enjoy a quiet woodland ambiance amid mature Scots pine with heather and blaeberry understorey;
  - A welly wearing place where people can climb on trees, stamp in the mud, throw leaves, pick up sticks, play hide and seek, run about and burn some energy, picnic and have a good time;
  - Stands of mature beech and some larch bringing colour in autumn with a mix of regenerating birch, rowan, willow and oak;
  - Wildlife including red squirrels and a range of birdlife including a heronry;
  - Oh, and people may think "there's no such thing as a Gruffalo..." Shhhh! That might not be the case in Dronley (see Appendix 4 – Expressions of support).

## **4 About Dronley Community Woodland (DCW) (*evidence of capacity*)**

- 4.1 On learning that FES wish to dispose of the wood, Dronley Community Woodland (DCW) was formed with the purpose of investigating options that could lead to securing a CAT and articulating the many benefits the wood could provide under community ownership.

### **Governance and control**

- 4.2 The DCW constitution has been established to benefit the geographical community of Auchterhouse, Dronley and Templeton (the “Community”), in South Angus with a population of about 700 (see Map 1). DCW was registered as a Scottish Charitable Incorporated Organisation (SCIO) Registered Number SC 047582 in May 2017. Scottish Charity SC047582 registered on 14<sup>th</sup> July.

- 4.3 The DCW is eligible for the CATS process and its constitution is set out in Appendix 2. The following charitable purposes were established:

1. The advancement of environmental protection and improvement.

*a To manage and improve Dronley Community Woodland for the benefit of the “Community” and wildlife through the promotion of the principles of sustainable development of Scotland’s natural environment including social and economic development.*

2. The advancement of education.

*a To inspire and educate the “Community” about the biodiversity and protected species of the woodland.*

*b To facilitate and encourage the use of Dronley Community Woodland for educational purposes, including raising awareness of the environment, culture and history of the woodland.*

3. The advancement of citizenship and community development.

*a To promote the development and civic amenity of the “Community” by providing workspace and land to encourage skills development, training and employment opportunities.*

*b The provision of recreational facilities, or the organisation of recreational activities with the object of improving the quality of life for the persons for whom the facilities or activities are primarily intended.*

*c To provide and facilitate greater opportunities for recreational activities (both individual and group) which aim to contribute to the physical, mental and social health of the “Community” and other users of Dronley Community Woodland.*

- 4.4 Ten trustees have been appointed (see Section 6 and appendix 1) to lead the process. Following purchase, DCW membership will be drawn from the following postcode areas

Defined Geographic Community of Dronley Community Woodland by postcode							
Post code		Post code		Post code		Post code	
DD2	5NZ	DD3	0PS	DD3	0QH	DD3	0RA
DD2	5NY			DD3	0QJ	DD3	0RD
DD2	5PA			DD3	0QL	DD3	0RE
DD2	5PB			DD3	0QN	DD3	0RF
				DD3	0QP	DD3	0RG
				DD3	0QQ	DD3	0TS
				DD3	0QR		
				DD3	0QS		
				DD3	0QT		
				DD3	0QU		
				DD3	0QW		
				DD3	0QX		
				DD3	0QY		
				DD3	0QZ		

- 4.5 The contact for DCW is Mr Garry Stewart (Secretary) Dronley Community Woodland,  
 Tel: \_\_\_\_\_ Email: \_\_\_\_\_  
 DCW have a Website: [www.dronleywood.org](http://www.dronleywood.org) and a Facebook page to keep interested parties up to date with progress.

## **5 About the DCW community (*evidence of need*)**

- 5.1 Dronley Wood is in Ward 4 of Angus Council – Monifieth and Sidlaw. People living in the villages of Auchterhouse, Kirkton of Auchterhouse and Birkhill / Muirhead are within walking and cycling distance of the wood. Kirkton of Auchterhouse is the larger of the villages overlooking Dronley Wood and has a thriving primary school (35 on school role) and church at its centre.
- 5.2 Auchterhouse Nursery is set to reopen in 2018 with a focus on outdoor play and learning. Additionally, Flower Tots eco-nursery is also starting in the school hall in 2018 and all available places are already taken (see Letters of Support at Appendix 4 number 12). See also Scottish Government news item at Appendix 8.
- 5.3 Secondary pupils mostly go to Monifieth High School or Forfar Academy. There is an active Auchterhouse Community Council and other local groups, such as the SWI and the tennis club. Auchterhouse Country Sports is a visitor attraction just to the west of the village.
- 5.4 Dronley, North Dronley and Templeton are small hamlets in the DCW area and in Dronley a local farm has established a successful farm shop. Birkhill / Muirhead is classed as a Tier 1 Principle Settlement in the Angus Local Development Plan (Angus LDP) but is effectively part of Dundee’s rural environs.
- 5.5 Health services are provided by the Muirhead Medical Centre and the practice is supportive of any additional opportunities for residents to take physical exercise and improve their mental well-being. (see letter of support at Appendix 4 number 12)
- 5.6 In all these settlements, low population growth has been due to little turnover in existing housing stock and small numbers of new windfall housing sites mainly confined within village boundaries.
- 5.7 The Angus Local Development Strategy 2014-2020, published in April 2015, highlighted the most significant of the issues and trends identified in the wider Angus socio-economic profile as:
- The demographic profile of rural and coastal communities continues to change with, proportionately, more older people and fewer younger people;
  - This situation is being exacerbated by the rapid decline in employment in agriculture and young people’s difficulties in finding affordable housing and work that can be reached by regular, affordable public transport;
  - There has been a steady decay in critical aspects of community sustainability, particularly in smaller communities, with the loss of local shops, services and sometimes schooling;
  - There has been a rapid rise in migrants from eastern European Accession States coming to Angus to live and work and the evidence is that they are filling some vital gaps in the labour market. This situation may change following the Brexit referendum;
  - Rural communities with poor connectivity are handicapped as the use of broadband for public service delivery, health self-management, shopping and working becomes ever more significant;
  - There was a significant gap between the employment rate in Angus and the rate in Scotland and wages have been lower. However, as the overall employment rate fell after 2008 with the recession, the gap between Angus and Scotland has narrowed;

- The largest single employment sector is public service. Given the likelihood of sustained reductions in funding and employment in this sector this creates a significant threat across Angus.
- 5.8 The Angus Community Planning Partnership Angus Outcome Profile (July 2017) identifies how Angus is faring against the best and worst performing of the 32 Scottish community planning partnerships (CPPs). Mostly, Angus delivers a median performance but in some themes, relevant to Dronley Wood, Angus is performing below the Scottish average. These include
- Carbon emissions
  - Fuel poverty
  - Well being
- 5.9 The 2017 Carnoustie, Monifieth & Sidlaw locality profile mostly highlights the average to good status of South Angus when considering economy, place and people themes. However, the rural nature of South Angus means that the area is in the bottom 20% of Scotland's communities when assessed using the 'access to services' domain measure<sup>4</sup>.
- 5.10 Like other rural areas, close to Scotland's cities, the DCW area is facing trends and factors that will present both future opportunities and challenges for Dronley wood owners such as:

1 *More residential areas being built around Dundee putting more people within easy reach of the wood.*

Evidence

- Dundee city centre is just 9km away. Dundee is Scotland's fourth biggest city, with a population of almost 150,000 people and an aspiration to be an important centre of culture.
- Nearby settlements of Birkhill and Muirhead are likely to see further housing development in coming years.
- South Angus Housing Market Area (SAHMA) already forms part of the Greater Dundee HMA. The SAHMA includes Birkhill / Muirhead (within the Dundee Core Area) and Dronley Wood.
- To avoid conflicts with other plans, the Angus LDP does not seek to allocate greenfield land outwith the development boundaries for Birkhill / Muirhead. Instead, the Dundee City Local Development Plan 2014 identifies three main 'Western Gateway' housing sites.
- These include 600 new homes under construction and a further phase at former Liff Hospital all adjacent to Birkhill / Muirhead. All this new housing is just a few kilometres to the south of Dronley Wood.

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<sup>4</sup> <http://www.angus.gov.uk/sites/angus-cms/files/2017-08/Carnoustie%20-Monifieth-Sidlaw%20Profile.pdf>

2 *A growth in demand for 'close at hand' health related 'easy' exercise, such as walking in the woods.*

Evidence

- Scotland is facing a rapidly aging population and huge pressures on health and social services. Costs to social services and the NHS can be significantly reduced if people stay healthy for longer.
- Undertaking the right form of exercise, like walking and cycling, will enable people to be less susceptible to a range of ailments contributing to poor health<sup>5</sup> and will allow them to live longer and more fulfilling lives.

3 *A new generation of children and teenagers becoming more disconnected from nature.*

Evidence

- Problems are emerging in four main areas from this disconnection.
- Physical health problems including obesity, mental health problems<sup>6</sup>, children's growing inability to assess risks to themselves and others and a lack of familiarity with wildlife, habitats and the systems, like woods, that make up our natural environment<sup>7</sup>.
- There is an unmet demand for accessible sites, close to where people live, that offer opportunities and facilities for outdoor learning through Forest Schools, John Muir Award, Curriculum for Excellence, CPD, Rural skills, Arts and crafts, Science and storytelling.
- The Woodland Trust's Woodland Access Standard records (Space for People May 2017<sup>8</sup>) show that Angus, when compared to the other 29 mainland local authorities, has the lowest percentage in Scotland of its residents (54.4%) having access to a 20ha or larger accessible wood within 4km of their homes.

4 *Rural villages, close to cities, becoming 'dormitory' settlements, losing services and community cohesion and spirit.*

Evidence

- Auchterhouse has already lost many local services and there are a reduced number of opportunities to bring people of different ages, abilities and interests together.
- Community owned woodlands can provide a place and focus for community activities.
- A legally constituted body like DCW can provide a vehicle and experience to help catalyse further community developments and to grow community capacity.

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<sup>5</sup> Regular brisk walking can help people maintain a healthy weight, prevent or manage various conditions, including heart disease, high blood pressure and type 2 diabetes. These diseases bring a high cost to society and the economy. Additionally, walking will strengthen bones and muscles, improve balance and coordination and walking in woodland is known to improve mental wellbeing. (Woods for Health Strategy FCS 2009)

<sup>6</sup> The average unit cost to the NHS of treating someone with depression is £2,026. Source: McCrone, P., Dhanasiri, S., Patel, A., Knapp, M. and Lawton-Smith, S. (2008) *Paying the price: The cost of mental health care in England until 2026.*

<sup>7</sup> [http://ww2.rspb.org.uk/Images/connecting-with-nature\\_tcm9-354603.pdf](http://ww2.rspb.org.uk/Images/connecting-with-nature_tcm9-354603.pdf)

<sup>8</sup> <https://www.woodlandtrust.org.uk/mediafile/100818946/pp-wt-010617-space-for-people-2017.pdf?cb=07cb825f8af54db290ad4f9180005c0a>

## 5 Potential future infrastructure developments impacting on peoples' amenity

### Evidence

- Although there is no formal commitment to the intervention at present, a proposal by the Tactrans Regional Transport Partnership in the Regional Transport Strategy is for 'A90 upgrade through or around Dundee'. One of 2 options is for a new outer bypass from the A90 west of Invergowrie to link with the A90 north of Dundee, - a road corridor which may encroach on the future amenity of the Auchterhouse area <sup>9</sup>. Should this go ahead there will be a greater need for safe and secure recreational space in the Auchterhouse area close to where people live.

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<sup>9</sup> <https://www.transport.gov.scot/publication/strategic-transport-projects-review-report-4-summary-report/j10194c-34/>

## **6 DCW – people, skills and capacity to manage the land (evidence of capacity)**

- 6.1 The 10 DCW volunteer Trustees are all resident in the local community and well connected into the community council and local agricultural businesses. For day to day management of the wood, DCW understand that significant volunteering effort will be required over the long term – both in practical tasks and the ‘behind the scenes’ fund raising, record keeping, organisation of work parties, liaison with partners and funders etc.
- 6.2 Trustees bring an exceptional range of professional experience, leadership and governance skills and expertise including: Land management, civic and public-sector, engineering, health, education and business. Trustee biographies are included in Appendix 1.
- 6.3 Amongst the Trustees, there is a good mix of age and gender. Even at this early stage Trustees are conscious of the need to consider succession and the recruitment of new volunteers and sub group members.
- 6.4 DCW is a new organisation, but some of the trustees have a long prior connection with the wood as members of the Auchterhouse Community Woodlands Action Group (ACWAG). ACWAG, a local volunteer group established in 2001, worked in partnership with Forest Enterprise at Dronley and have already committed many hours in the wood and in preparing for the CATS bid.
- 6.5 ACWAG kept a local ‘eye’ on the wood for the FES and organised work parties to carry out path and fencing repairs, grass cutting, clear path blockages, recording nature and co-ordinate biannual red squirrel surveying for the Scottish Squirrel Survey. They still work to clear and maintain paths, repair fencing and service three squirrel feeding stations in the wood.
- See Appendix 4 with endorsement from Brian Tasker – Dundee City Ranger Service.
- “I have worked with the Group since the early 2000s in my previous role as Sustain Dundee Red Squirrel Officer, offering advice and training and have led sessions such as formal talks on the subjects of conservation and woodland stewardship”.*
- 6.6 The Trustees are fully aware of the long-term commitment and responsibilities associated with owning and managing a woodland and have sought additional external professional advice. This includes advice from FES staff who explained past management actions, a forestry expert who prepared a draft woodland management plan and commissioning this study and business plan.
- 6.7 To better understand what they would be taking on with ownership, Trustees visited other community owned woodlands (Evanton, Abriachan and Gifford) to see what they have achieved and to hear about the challenges they faced. Some Trustees have attended recent Community Woodland Association (CWA) and local authority CAT events.
- 6.8 The Trustees will establish a robust oversight, governance and decision-making structure. They intend to seek funding from the SLF for a part time qualified woodland officer to oversee timber management on the site. It is envisaged this post could be on a self-employed basis, to get someone with the right skill set.



- 6.9 Trustees are well connected in the local area and well placed to build partnership. Good relations with neighbours and other partners should mean help in kind – such as advice, loan of equipment and free or cost price materials for projects will be forth coming. DCW have discussed their plans with representatives of public bodies such as Angus Council and will seek their advice and guidance where appropriate.
- 6.10 DCW Trustees have also closely examined the business plans and documents associated with the other CAT applications and previous relevant National Forest Land Scheme (NFLS) applications.
- 6.11 Trustees have met with the FES officer responsible for the CAT scheme and with Scottish Land Fund advisors to better understand the process. DCW have sought to understand what the CATS independent Evaluation Panel requires communities to demonstrate and have met with the panel chair.
- 6.12 DCW would seek the necessary Scottish Government payments codes and business reference numbers to establish eligibility through Scottish Rural Development Programme (SRDP) funding including all Forestry Commission Scotland grants for land management related activities.

## **7 What the community and other stakeholders said about the wood and community ownership (*evidence of support*)**

7.1 DCW Trustees have sought the mandate of the local community for the CAT as evidenced below. They are very aware of the need to engage with and to continue to inform the local community and other relevant stakeholders on progress. Since the community were made aware of FES intentions to dispose of Dronley Wood, consultations and surveys been carried out to better understand who uses the wood and what they would like to see happen under community ownership.

### **Evidence from users**

7.2 In a survey carried out over 2 days in Feb/Mar 2017 - 94 people, who entered the wood for recreation, completed a questionnaire declaring their support for the acquisition and (for most of them) their willingness to help with activities in the wood – a list of ‘Doers’ has been compiled with 66 names. 36 people completing the questionnaire (and 21 of the ‘Doers’) were from the ‘community’.

7.3 In total, DCW have the consent and email details of 144 people who wish to be involved and kept up to date with developments; 86 of these live in the ‘community’ and a further 58 in neighbouring parts of Angus or Dundee.

7.3 The actual number entering the wood, over the 2 days, was over 120 (some did not complete a questionnaire, and some entered by other gates). The number using the wood in the longer days of summer is noticeably greater. The average daily number of visits over the year is at least 70 (and is increasing) – in a handful of days of severe weather there will only be a few people.

7.4 Based on this survey work and other ad hoc observations – some Trustees are in the wood on, virtually, a daily basis themselves - DCW estimate that, with weather and seasonal variation, there are at least 25,000 visits to Dronley per year.

### **Evidence of what the community want**

7.5 On the 8<sup>th</sup> of June 2017 DCW held a public display and information day in the Auchterhouse Community Hall. Many of the 200 people attending had their own stories of Dronley Wood.

7.6 At this event DCW heard that a large majority of people who lived locally were enthusiastic about seeking a Community Asset Transfer and left the Trustees with about 160 ideas under 15 categories (see 7.9 below) for improving and developing the woodland after a successful acquisition.

7.7 From the ideas that were contributed, DCW can see that people want the woodland mainly as a setting for social and nature-based activities. People want to build on what already exists, rather than manage the resource for commercial forestry.

7.8 But, Trustees fully recognise they must keep people safe and the importance of the sustainable management of the timber resources at Dronley. They recognise the regulatory process and the possible constraint and risks from events like wind blow, disease and fire.

7.9 People's ideas were summarised under the following categories. The actions within these categories are listed in detail in Appendix 5.

- |                                 |                             |
|---------------------------------|-----------------------------|
| 1. Improvements and Maintenance | 9. Cycle / horse facilities |
| 2. Dog control / facilities     | 10. Play areas              |
| 3. Information                  | 11. Huts/cabins             |
| 4. Access                       | 12. Education               |
| 5. Paths                        | 13. Picnic camping          |
| 6. Theme trails                 | 14. Events                  |
| 7. Seasonal walks               | 15. Planting/thinning       |
| 8. Wildlife                     |                             |

7.10 At this stage, other stakeholders have formally expressed their enthusiasm and support for community ownership in writing and their responses are set out in Appendix 4. So far, formal responses have come from:

1. Auchterhouse Community Council
2. Forest School
3. Magic Light Pictures - Gruffalo
4. Auchterhouse Primary School
5. Sidlaw Path Network
6. 46 Angus (Birkhill) Cub Scouts
7. Dronley Farm
8. Dundee City Ranger Service
9. Other neighbouring land owners
10. The Woodland Trust
11. Muirhead Medical Centre
12. Flower Tots Nursery

7.11 Elected representatives for this part of Angus have also expressed their strong support for community ownership and involvement in Dronley Wood.

Graeme Dey MSP South Angus 13 November 2017 wrote:

*"I want to welcome the efforts of Dronley Community Woodland to secure Dronley Wood under Community Asset Transfer. As the deputy convener of the RACCE Committee in the last parliament I played a part in developing the Community Empowerment and Land Reform Act's. I did so, excited at the prospect of what such legislation could do for community ownership".*

*"As the MSP for Angus South I am similarly excited to see this proposal now come forward, seeking to take advantage of the legislation around community ownership, within my own constituency. And as the convener of the ECCLR Committee I of course take particular interest in the aspiration of the SCIOP to advance "environmental protection and improvement." This is a wonderful project and I look forward to seeing it come to fruition".*

Councillor Beth Whiteside Angus Council Ward 4 Monifieth & Sidlaw 8 November 2017 wrote;

*"I am delighted to add my support for the proposed Community Asset Transfer of Dronley Wood. It's a great opportunity and an ambitious project, but I was really impressed with the enthusiasm for the project which I witnessed at the recent Community Council meeting. There is already a wealth of ideas for the future of the woods and a real desire to take the project forward. Who better to make decisions about the local area than those who live there? I wish the project every success and look forward to seeing it progress for the benefit of everyone in the community. Good luck!"*

Councillor Sheila Hands Angus Council Ward 4 Monifieth & Sidlaw 15 November 2017 wrote:

*"As a Local Elected Member, I would be delighted to endorse the Dronley Community Wood Group's efforts in their application for a community asset transfer of the woods from the Forestry Commission. This is a valued local wood with a huge potential to support future educational activities or sustainable environmental projects, eco-friendly tourism activities in addition to remaining a much-valued community resource. I am happy to support the proposed CAT and the efforts of the DWC Group to secure community use for the future. It would be a tragedy to lose such an asset to private ownership and potential commercialisation".*

Councillor Ben Lawrie Angus Council Ward 4 Monifieth & Sidlaw 22 November 2017 wrote:

*"I'm fully supportive of the Auchterhouse community's buy out of Dronley Wood".*

#### **On-going communication**

- 7.12 All the Trustees live within the community and informally update residents on progress. DCW have a web site and Facebook page to record progress and community council meetings provide a forum for communication. DCW plan to have a regular e 'newsletter' circulated to supporters and other stakeholders to keep them up to date with developments.

## **8 Why the community wish to own the wood and what they plan to do (evidence of capacity)**

- 8.1 Drawing on what the community told them in June 2017, DCW have developed five aspirations: that Dronley Wood is to be: -
- 1) Locally owned and managed
  - 2) Accessible to all
  - 3) Cared for
  - 4) Treasured for the future
  - 5) Viable and good value
- 8.2 DCW Trustees believe that, guided by these aspirations and with a clear vision and plan under their local management, they can provide evidence that their application is in the public interest and that they will contribute to the Scottish Government's aim of "*creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth*".
- 8.3 The trustees have prioritised getting a CATS agreement from FES and securing the required funding as first task. In making a compelling justification for the CAT they have set down a strong core aim and vision. This core aim is supported by clear objectives with project outcomes being delivered in phases.
- 8.4 The Business Plan in section 9 explains the income and expenditure involved in purchase and subsequent project activities.

### **DCW Core Aim/Vision**

- 8.5 ***The (transfer and) active management of Dronley Wood for the benefit of the community, in ways that maintain and enhance the rich and diverse environment, and develop its educational, recreational and timber resource.***
- 8.6 Success with this vision may be illustrated by the kind of 'Trip Advisor' style unprompted feedback that DCW would like future visitors to Dronley Wood to make ....

*A lovely peaceful place to go for a quiet wander through the trees enjoying the beautiful views from the perimeter of the wood across open farmland. Seats at strategic points to let you rest and admire the wood and wildlife.*

and

*A fun and adventurous playtime in the woods for all. The paths are well made and suitable for everyone including the pushchair, little legs and granny's creaky hips. We spent a good while den building, running in and out of the wood tepees burning loads of energy, balancing on the logs and stamping on the bridge near the pond to wake up the trolls. Sitting under the beautiful log shelter to enjoy our picnic we saw a red squirrel at the feeders. Then we turned detective and hunted for nature's treasures and watched a huge horse dragging trees. Waving our wands, we might have seen a Gruffalo in a peaceful corner of the wood – not sure though. We'll look harder on our next visit. PS The dog enjoyed the fenced area to do his business in peace.*

- 8.7 To achieve this aim, the DCW has four simple objectives:
1. To manage the wood using low impact systems including continuous cover woodland.
  2. To increase the involvement of people in the wood, especially the local community.
  3. To encourage the biodiversity and enhance the beauty of the wood.
  4. To ensure responsible governance and viability for DCW as woodland owners.

8.8 The objectives will be delivered in phases – Phase 1 (year 1), Phase 2 (years 2-5), Phase 3 (years 5-10), through two project themes.

1. Fit4Life
2. Fit4Nature

Section 9 sets out further details on the proposed projects DCW wishes to undertake.

8.9 DCW will investigate certification, such as UKWAS, and awards, such as the Community Woodlands Award in Scotland's Finest Woods Awards, as possible peer review measures of progress and success. These could also form elements of future management targets.

## 9 DCW Business Plan (*evidence of viability*)

### Valuation

- 9.1 As noted in Section 2, the woodland has been valued for the FES by the District Valuer's Service (DVS). In their valuation in June 2017, the DVS say that the estimated value of £377,000 for Dronley Wood has been constructed by considering relevant market evidence for sales of mature native and coniferous plantations elsewhere in Scotland.
- 9.2 However, the DVS does note constraints (factors that the DCW would need investment to address) on market value as
- *“the presence of large numbers of walkers and ease of access from Dundee that will subdue interest from most of the ‘hobby’ market;*
  - *the need to undertake some improvements and repairs would not be attractive to the ‘hobby’ market”.*

### Comment on the valuation

- 9.3 In considering method and basis of valuation, values arising from features attractive to private buyers and not present at Dronley, but evident in the sales details for comparable plantations cited as evidence in the DVS report, don't seem to be fully acknowledged. In our opinion, this makes the comparisons less sound. No 2 sites are the same and there is often a significant variance in property values.
- 9.4 For example, other woodlands used by the DVS for value comparisons to Dronley have existing planning permissions, on site sources of road stone, lochans with fish, sporting rights, much smaller numbers of recreational users, relative ease of harvesting and extraction, being part of a larger woodland block etc.
- 9.5 There are a range of other public health, social well-being, environmental well-being and reducing inequalities from socio-economic disadvantage outcomes identified in the Scottish Government's Best Value guidance that are underrepresented in the valuation. Plus, additional management pressures imposed on the community body by non-market demands that a private owner is not required to meet. These include:

#### Social, health and amenity well being

- Over 16 years of past volunteer work in Dronley by the community through the ACWAG, hundreds of work hours by the community have already delivered significant savings to the public purse (100 hours per year or 2 hours a week for 15 years @ £10 per hour equates to £15,000);
- Housing growth on the west side of Dundee that can reasonably be expected to add significantly to the existing 25,000 annual recreational and amenity visits;
- Re-opening of the Auchterhouse Nursery in 2018, and the new Flower Tots eco-nursery with a focus on outdoor play and learning plus Forest School activities are likely to generate an immediate demand, see news item at Appendix 8;
- Opportunities to help address social disadvantage close to Scotland's fourth largest city through free or low cost healthy leisure activities
- Immediately creating and retaining employment in the service sector e.g. dog walking businesses and forest schools;

## Management

- This is an isolated forest block and community ownership will not impact on management regimes in other parts of the National Forest Estate.
- FES felled a section (Area A on map in appendix 6) on the north side of the wood, but this has not been restocked.
- Saving on future FES management costs.
- Currently 60% of visits come from outwith the DCW area of benefit (see 7.2), meaning a disproportionate cost will be borne by the local community should they take ownership. This is a cost they are prepared to bear but wish it to be recognised.
- Wayleaves for high voltage overhead electricity lines sterilise circa 5ha of the wood and reducing the effective area of the woodland to under 45ha. The lines may impact on other timber management operations and some recreational activities. Network operators will still be entitled to undertake work on the line and in the surrounding wayleave area.
- Risks of windthrow, disease and pest damage are expected to increase over time due to factors like climate change and these will be transferred to the community owners;
- Present market value used to assess the current standing timber value tends to ignore both the non-market value (high) and the cost associated with extracting timber from the site while still maintaining public benefits.
- An established and growing demand for Best Value in 'non-market' benefits making the value that might be expected through conventional clear-fell and extraction through the main access point, much less achievable due to costs associated with health and safety, traffic management and other community concerns.
- Although surrounded by higher value agricultural land it is usually necessary to assume that the property will remain as woodland in perpetuity and that it cannot be converted to farmland after the crop has been felled.

9.6 These pertinent points, in addition to the DVS comment on constraints and the DCW points included in the valuation report (Appendix 7), support a further value review or consideration of a discount by FES, on the DVS value, in favour of the DCW.

9.7 DCW respectfully request that FES reconsider Dronley's market value and or possible discount options. It is suggested that considering the factors in 9.5 the Dronley Wood market value might be closer to £7,000 per ha for 45ha or £315,000, 16.4% below the DVS valuation. Due to past volunteer effort, equivalent to £1000 per annum for 15 years (see Appendix 4 for evidence from Dundee City Ranger Service), it is proposed an additional reduction of £15,000 is recognised. In total, this would reduce the value by 20.4% to £300,000.

## **Economic viability**

9.8 DCW intends to become a social enterprise – a business with a social and environmental purpose. It will aim to optimise income generation through sales and donations to cover cost, reduce grant dependency and reinvest surplus into the site. The community will face considerable extra work to raise funds for the balance required if there is shortfall between SLF's grant and the final price agreed with FES. Any additional funds raised should go into meeting operational and project costs. The outline woodland management plan for Dronley is included in Appendix 6.



9.9 The financial model is for the first 10 years after a successful CAT. There is more detail on how viability will be achieved for the first five years and the subsequent five years are in outline. The model includes initial purchase, development costs, and ongoing income and expenditure plans.

**Income and expenditure**

See spread sheet below: -

DRONLEY COMMUNITY WOODLAND														
DRAFT PROJECTED CORE INCOME AND EXPENDITURE ACCOUNTS FOR:														
					Year 1	Year 2	Year3	Year4	Year5	Year6	Year 7	Year 8	Year 9	Year10
					£	£	£	£	£	£	£	£	£	£
<b>INCOME</b>														
<i>Sponsorship, Donations and fundraising</i>														
Dedications - 1					300	300	300	300	300	300	300	300	300	300
Dedications - 2					200	200	200	200	200	200	200	200	200	200
Sponsor a squirrel					75	75	75	75	75	75	75	75	75	75
Sponsor acre					100	100	100	100	100	100	100	100	100	100
Sponsor corporate					200	200	200	200	200	200	200	200	200	200
Sponsor dog walkers					500	500	500	500	500	500	500	500	500	500
Woodland gifts					200	200	200	200	200	200	200	200	200	200
Clothing sales (e.g. Fleeces)					600	200	0	0	0	0	0	0	0	0
General donations and legacies					300	300	300	300	300	300	300	300	300	300
					2,475	2,075	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875
<i>Income from Woodlands</i>														
Wood sales					4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Milled timber					0	0	0	0	0	0	0	0	0	0
Firewood					400	400	400	400	400	400	400	400	400	400
Chips					0	0	0	0	0	0	0	0	0	0
					4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400
<i>Other Income</i>														
Wayleaves					0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>					<b>6,875</b>	<b>6,475</b>	<b>6,275</b>	<b>6,275</b>	<b>6,275</b>	<b>6,275</b>	<b>6,275</b>	<b>6,275</b>	<b>6,275</b>	<b>6,275</b>

<b>EXPENDITURE</b>													
<i>Woodland officer</i>													
Salary			10,000	10,000	0	0	0	0	0	0	0	0	0
Employer's pension contributions			500	500	0	0	0	0	0	0	0	0	0
Woodland officer's expenses			500	500	0	0	0	0	0	0	0	0	0
			11,000	11,000	0	0	0	0	0	0	0	0	0
Grant assistance from S L F or DTAS			(11,000)	(11,000)	0	0	0	0	0	0	0	0	0
<i>Natural regeneration establishment</i>			300	300	300	300	300	300	300	300	300	300	300
<i>Other overheads</i>													
Insurance combined policy			750	750	750	750	750	750	750	750	750	750	750
Employer's liability insurance			150	150	0	0	0	0	0	0	0	0	0
Website			200	200	200	200	200	200	200	200	200	200	200
Independent examination and other professional costs			600	600	600	600	600	600	600	600	600	600	600
Hall hires/meetings expenses			250	250	250	250	250	250	250	250	250	250	250
Posts, printing and stationery			100	100	100	100	100	100	100	100	100	100	100
Subscriptions			150	150	150	150	150	150	150	150	150	150	150
Training			1,000	200	200	200	200	200	200	200	200	200	200
Small tools and safety equipment			500	200	200	200	200	200	200	200	200	200	200
Clothing purchases (for resale)			300	100	0	0	0	0	0	0	0	0	0
Repairs and maintenance			1,500	1,500	500	1,000	500	1,000	500	1,000	500	1,000	1,000
Trustee meetings and Volunteers expenses			250	250	250	250	250	250	250	250	250	250	250
Honoraria			300	300	300	300	300	300	300	300	300	300	300
Openday/barbeque expenses			250	250	250	250	250	250	250	250	250	250	250
			6,300	5,000	3,750	4,250	3,750	4,250	3,750	4,250	3,750	4,250	4,250
<b>Total expenditure</b>			<b>6,600</b>	<b>5,300</b>	<b>4,050</b>	<b>4,550</b>	<b>4,050</b>	<b>4,550</b>	<b>4,050</b>	<b>4,550</b>	<b>4,050</b>	<b>4,550</b>	<b>4,550</b>

<b>SURPLUS/(DEFICIT) FOR YEAR</b>				<b>275</b>	<b>1,175</b>	<b>2,225</b>	<b>1,725</b>	<b>2,225</b>	<b>1,725</b>	<b>2,225</b>	<b>1,725</b>	<b>2,225</b>	<b>1,725</b>	<b>2,225</b>	<b>1,725</b>	<b>2,225</b>	<b>1,725</b>	<b>2,225</b>	<b>1,725</b>	<b>2,225</b>	<b>1,725</b>	
<b>Accumulated Surplus/(Deficit)</b>																						
<b>available for investment in specific projects</b>				<b>275</b>	<b>1,450</b>	<b>3,675</b>	<b>5,400</b>	<b>7,625</b>	<b>9,350</b>	<b>11,575</b>	<b>13,300</b>	<b>15,525</b>	<b>17,250</b>									

<b>DRONLEY COMMUNITY WOODLAND</b>								
<b>INCOME WORKINGS SCHEDULE</b>								
<b>Income from thinning Scots Pine and Sitka Spruce</b>								
	<b>Anticipated</b>	<b>Net</b>	<b>Net</b>					
	<b>timber</b>	<b>price</b>	<b>timber</b>					
	<b>volume</b>	<b>per</b>	<b>income</b>					
	<b>(tonnes)</b>	<b>tonne</b>	<b>£</b>					
	<b>£</b>	<b>£</b>						
<b>Year 1</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>Year 2</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>Year 3</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>Year 4</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>Year 5</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>Year 6</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>Year 7</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>Year 8</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>Year 9</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>Year 10</b>	<b>200</b>	<b>20</b>	<b>4,000</b>					
<b>OR Alternative</b>								

<b>Income from wood chips</b>								
	<b>Anticipated</b>	<b>Net</b>	<b>Net</b>					
	<b>timber</b>	<b>price per</b>	<b>timber</b>		<b>Assumption:</b>			
	<b>volume</b>	<b>tonne</b>	<b>income</b>		<b>harvested by contractor &amp; delivered by contractor to farmer's yard</b>			
	<b>(tonnes)</b>	<b>£</b>	<b>£</b>					
<b>Year 1</b>	<b>200</b>	<b>10</b>	<b>2,000</b>		<b>cost say £15 per tonne</b>			
<b>Year 2</b>	<b>200</b>	<b>10</b>	<b>2,000</b>		<b>leaving say £10 per tonne profit to DCW</b>			
<b>Year 3</b>	<b>200</b>	<b>10</b>	<b>2,000</b>					
<b>Year 4</b>	<b>200</b>	<b>10</b>	<b>2,000</b>					
<b>Year 5</b>	<b>200</b>	<b>10</b>	<b>2,000</b>					
<b>Year 6</b>	<b>200</b>	<b>10</b>	<b>2,000</b>					
<b>Year 7</b>	<b>200</b>	<b>10</b>	<b>2,000</b>					
<b>Year 8</b>	<b>200</b>	<b>10</b>	<b>2,000</b>					
<b>Year 9</b>	<b>200</b>	<b>10</b>	<b>2,000</b>					
<b>Year 10</b>	<b>200</b>	<b>10</b>	<b>2,000</b>					

9.10 The following explanatory notes are provided on the assumptions used for the income and expenditure projections.

### **Income**

#### *9.11 Dronley Dedications*

- In memory or to celebrate birthday, anniversary, weddings, new babies, Christmas, retirement. Plant 1 or more trees. Receive a personalised certificate - from £15. We have budgeted 20 per year - £ 300.
- Plant 8 or more trees in a cluster and have personalised thanks on DCW web site. Encourage family & friends to add trees - from £50. We have budgeted four per year - £200.

#### *9.12 Dronley Sponsor*

- Sponsor a Dronley Squirrel from £15 (certificate, illustrated map and information pack). We have budgeted five per year - £75.
- Sponsor a Dronley Acre from £25. (certificate, illustrated map, annual BBQ) – We have budgeted four per year - £100.
- Be a Corporate Supporter - This initiative would enable companies from all sectors around Dundee to reduce their carbon footprint (tree planting, work parties etc), meet their environmental targets and deliver meaningful cause-related outcomes for the company -from £50. We have budgeted four per year - £200.
- Professional dog walkers may be a source of support in kind (emptying dog waste bins), ambassador (promoting responsible behaviour) or cash through donations and sponsorship (of a dog waste bin or walks leaflet). Levying fees may be possible if a service (such as a dedicated fenced exercise area near the car park) is offered. We have budgeted £500 in donations from this source.

#### *9.13 Dronley Legacy or gift*

- Leave a Dronley legacy (wording provided to insert into a will) in memoriam of a loved one as general funding or for a specific item (e.g. trees or a seat or other necessary installation or piece of equipment). We have budgeted £300 in cash donations from this source.
- Buy Dronley Wood Gifts – car sticker, jute shopping bag, t shirt/hoody, themed jute dog leads and collars, biodegradable dog poo bags and pouch. We have budgeted £200 in annual surplus from this source by year 2. Clothing sales income (fleece/ gilet) is budgeted at £800 over two years.
- Gruffalo related products – to be discussed.

#### *9.14 Dronley Doers*

- In addition to volunteer Trustee time, Conservation Days are proposed for people who live locally in the Auchterhouse or wider Dundee area. Volunteers would take part in a range of exciting activities including tree planting, community orchard work, path work, woodland furniture, surveying wildlife, collecting seeds and berries for a new tree nursery and much more!
- In cash terms these could be cost neutral through requesting a donation for lunch costs. However, as noted below there are costs associated with volunteers.

- Nonetheless, it is worth noting that funders like the Big Lottery place a notional value on volunteer time as part of matching funding packages if this can be evidenced by timesheets or other forms of robust record keeping.
- Taking an average of 20 volunteer hours being provided by Trustees and other workers per week for 50 weeks, it is estimated that, had these volunteers been paid, their gross wage rate would have been about £10 per hour. This means that the value of volunteer inputs for the year at Dronley could be estimated to be the equivalent of  $20 \times 50 \times £10 = £10,000$ .

#### 9.15 *Wayleaves*

- Dronley Wood is crossed by overhead power lines that are owned by Scottish and Southern Electricity Networks Ltd (SSEN).
- It is believed that payments have been capitalised and would not generate any income, but this has not been conclusively confirmed by FES. If not, typical annual payments for owner- occupiers for L2 type pylons and wooden poles could be around £150 per pylon and £7 per pole. Based on two pylons and @ 20 poles potential wayleave income could be around £450.
- Where harvesting activity is likely to mean traffic crossing beneath overhead power lines, SSEN are obliged to cover the cost of erecting safety 'goal posts' either side of the crossing.

#### 9.16 *Trading*

In a 2015 survey of community-owned or managed woodlands in the HIE area by the Community Woodlands Association the most common sources of income from trading were:

- Unprocessed round wood and fuel wood
- Sawn timber and wood products
- Foodstuffs and plants
- Training, Education and Health
- Events and recreation
- Other goods and services (mainly renewable energy and grazing)

#### 9.17 *Wood sales*

- Based on the data and planting date supplied by FES and a conservative approach to thinning a desk top assessment suggest there would appear to be around 2,000 m<sup>3</sup> to be thinned at present.
- Alternatively, if thinned once a year 200 m<sup>3</sup> is thought to be sustainable. (Assumptions: Yield class is correct – Spruce 14 -16 and Pine 10 -12; 70% of YC removed yearly: only thinned areas considered). It is noted there is a price differential between spruce and pine suitable for carcassing timber use. This does not include wind blow or any timber extracted from un-thinned stands.
- We have projected a net price per ton of £20 and, based on removal of 200 tonnes per annum, an income of £4,000. There will be some price swings over a 10-year period but in early 2018, UK timber prices continue to strengthen with returns fast approaching those already available in mainland Europe. Some buyers are currently offering closer to £50 per ton for the right timber and in early 2018 there is European wide shortage of wood fibre.



- It should be noted extraction costs may be greater if smaller machines are used to minimise ground damage, although winter working may take advantage of frozen ground. If wet, some repairs to ground surfaces and paths maybe necessary. This could add £1-2 per ton to costs. Given flexibility, sensitive regular extraction of small volumes is possible in a cost-effective way if machines are working locally and can be easily delivered to site. Low loader delivery costs are approximately £50 per hour.

#### 9.18 *Firewood*

- There is local demand for fuel for domestic wood stoves and biomass boilers. The assumption is an additional 50 tonnes per annum with most being cut by volunteers and mostly sourced from ad hoc wind blow clearance. This activity would be cost neutral. Volunteers would supply their own equipment for cutting and hauling logs. But, they may need to provide evidence of training to satisfy insurance requirements.
- 50 tonnes may generate 100 cubic metres of useable logs. Seasoned soft wood logs delivered loose could cost £75 – 80 per cubic metre if purchased from a commercial supplier. This could fall to under £50 m3 for greater volume – say 4m3 plus and logs cut to a longer length.
- In theory, Dronley firewood could be valued at around £5k-£7k but this figure does not include harvesting, processing, seasoning, storage and delivery.

#### 9.19 *Milled timber*

- Removing larch from the site to lower disease risk would provide a supply of timber that could be milled on site for cladding. This exercise would be cost neutral with any surplus being used to cover the hire of milling equipment. Local suppliers in Perthshire offer mobile mills such as Wood Mizer. The cost of the milling can range from £1.50 per cubic foot of milled timber produced to £6 (if much log handling work is required). Local forklifts may be available to reduce handling time

#### 9.20 *Wood Chips*

- There is a local demand for at least up to 1500 tonnes of chip wood annually to supply wood gasification CHP plant on local farms. Dronley could supply some of this. Say an initial 200 tonnes per annum.
- Requirement for 3m length raw logs up to a diameter of 24cm. Bigger logs can be chipped too.
- One farmer owns two fields on the south side of the wood, so could potentially take wood direct out through there. From Dronley Wood to farm stack yard is approx. 500m. One hurdle could be the availability of local weighbridge facilities to ascertain the timber weight. It is thought there is portable facility available locally. Commercial weighbridges will charge £5 -10 per load. Wood is required to be BSL certified (can be done when obtaining the felling licence)
- Current delivered price is £32/tonne for chip wood. Given the proximity of a local market it is considered that this could generate a surplus in the order of £10 per ton giving an annual surplus of around £2000.

## **Expenditure**

### *9.21 Insurance*

- An indicative budget figure of £750 per annum for a 'combined policy', which would typically cover all risks, including third party liability, land property and equipment, volunteers, and fire liability.
- A further £150 is included for employer's liability in years 1 and 2 for the Woodland Officer post. It is noted Angus Council may be able to advise on the best group insurance deal.

### *9.22 Telephone, Internet and Website Maintenance*

- We have budgeted £200 per annum for website works and mobile phone payments.

### *9.23 Independent examination and Professional Costs*

- We have budgeted £600 per annum for accountancy and other professional expenses.

### *9.24 Posts, printing and stationary*

- We have budgeted £100 per annum for miscellaneous stationary costs.

### *9.25 Subscriptions*

- We have budgeted £150 per annum for subscriptions, which would include membership of organisations such as Community Woodland Association, DTAS and Community Land Scotland.

### *9.26 Trustee meetings and expenses*

- We have budgeted £250 per annum to cover the costs (if any) of Trustee meeting and expenses. This might include hall hire and a contribution to admin expenses (phone etc) travel to training courses and conferences etc.

### *9.27 Training*

- For illustration, we have budgeted £1000 for training in Year 1 and £200 per year thereafter. Could include admin training and/or practical skills like First Aid.

### *9.28 Core tool set*

- For illustration we have budgeted £500 for a set of core hand tools (and first aid kit) such as spades, shovels, bow saws, tape measure and wheel barrows to carry out minor works and repairs. As noted below there will be breakages and consumables like replacement blades, fixings, marker spray etc.

### *9.29 Volunteer expenses*

- Costs associated with insurance and tools is covered elsewhere but it is likely there will be additional costs associated with volunteers – perhaps associated with promotion, food and drink and even possible hire of a 'portaloos' for day long work sessions, until site-based welfare facilities are constructed. For illustration we have budgeted £250.

### 9.30 *Other repair and maintenance costs*

- Boundary repairs – dykes and stock fencing are generally split 50:50 with the adjacent landowner. We have budgeted £1500 for general repairs in years 1 and 2 with less thereafter as projects ‘kick in’.
- However, should deer fencing be required (restock may attract deer species like roe) DCW would be required to meet any cost differential from normal stock fencing or individual tree protection measures.

### 9.31 *Honorarium*

- This is budgeted at £300 per annum which could be used to help with provision of additional support and advice.

### 9.32 *Clothing Purchases*

- We have budgeted a modest sum in years 1 and 2 for items like fleeces or gilets that could be embroidered with a Dronley logo or similar at cost price and sold on to Trustees and other volunteers with a margin as noted in the income.

### 9.33 *Open day/BBQ expenses*

- We have budgeted £250 for an annual open day event in the wood – camp fire, sausages/burgers, juice etc.

### **Woodland Officer**

- 9.34 We have included a part time woodland officer post for the first two years (£10,000 pa) and assumed this post will be fully funded by the SLF or another funding body like DTAS. If employed, DCW would be liable as an employer for pension contributions and we have included expenses of £500.

### **Projects**

- 9.35 In addition to income and expenditure projections DCW have proposed a range of priority projects to be funded by surplus and independent project fund raising.

<b>Phase 1 – Fit4Life</b>		
<b>Projects</b>	<b>Description and unit cost</b>	<b>Cost</b>
Removing fallen trees	6-person days to cut and stack at path edge along 600 to 700M of paths	£200 per day £1200
Path restoration to all ability standard	850m of Rolled whin dust path to Paths for All SPEC/WDP/02 (250mm floating bed on geotextile £25 -30 per metre	£25,500
Information Boards	One central information board (900mmx 800mm full colour) at main entrance two secondary boards at pedestrian entrances	1 x £1500 2 x £800
Log picnic tables with integral seating	Three tables 2.5 x 0.5m	3 x £300
<b>Phase1 Fit4Nature</b>		
Wildlife Pond	Excavator Hire £40 per hour 2 days	£640
Detailed forest plan	Professional forester to review and evaluate volume and value of timber in the woodland	£1500

<b>Phase 2 – Fit4Life</b>		
Dog Poo corner area	60m of 'deer' fence - £10 per metre for 1.8m fence plus gate and bin	£800
Events programme	Environment, arts, culture, crafts	£5000
Timber built cabin /classroom and store with large covered veranda	Utilise timber from the wood to clad a core welfare cabin Employ lead crafts person in construction Supported by volunteer labour	£20,000 (Estimate from Evanton Community Wood)
Composting toilets	High quality waterless units with spray wipes for hand cleaning	£10,000
<b>Phase2 Fit4Nature</b>		
Woodland management	Small scale removal of round wood for fire wood and cladding – priority for larch removal to reduce disease risk and existing wind throw timber.	Milling cost can range from £1.50 per cubic foot to £6 plus (where there is a lot of log handling involved)
Skills training	Train up Basic Chainsaw, Fell and Process Small Trees, mobile timber mill and fire wood processor users to approved certification standards CS 30 / CS 31	£600 per person plus any PPE and travel (additional fee if assessment is required)

9.36 The following are explanatory notes for the assumptions used in the project proposals:

- Path for All Specification <https://www.pathsforall.org.uk/pfa/lowland-paths-guide/lowland-paths-guide.html>
- The Dog Poo corner area would be a pilot to test the size requirement, entry gate mechanism (maybe a need for a double gate) surfacing (grass may become muddy) and waste disposal
- CS 30 / CS 31 – City and Guilds qualifications or Lantra Combined equivalent. CS 32 and 34 training to cover larger tree felling and removing windblown root plates - £400 per person.

9.37 Each project will be individually costed however, for illustration, we have included some of the items, materials and equipment likely to be required and accounted for during construction work. For example, building the cabin/classroom/store

- Design (structural engineer) and planning permission fees
- Tools, breakages and consumables (drills, saw blades, oils, handles etc)
- PPE – protective equipment – gloves, helmets, wipes, first aid kit etc
- Materials (timber, pipes, sheet materials etc)
- Fixtures and fittings (screws, bolts, catches, wire, ropes etc)
- Plant hire (digger, telehandlers, roller etc)
- Transport costs (Trips to support volunteer work – e.g. collection of materials and tools from suppliers)
- Administration – servicing web site and Facebook, volunteer admin
- Food and refreshment for volunteers and groups providing help
- Event promotion and management

### **Longer term project options**

9.38 Dronley Wood offers opportunities for other projects. These are included purely for illustration purposes and do not represent Trustee decisions or commitment.

- Woodland Management Plan
  - See Appendix 6
- Gruffalo Trail
  - The Auchterhouse community has a unique link to the Gruffalo story which has a dedication to the children of Auchterhouse Primary School who 'tested' an early version of the story. Magic Light Pictures, London, who licence the brand material, have indicated their support for a trail installation at Dronley.
  - In other locations, figures from the book like the Mouse and the Gruffalo have been produced in carved timber and in galvanized steel along short trails suitable for smaller children and their families. There are licensed Gruffalo Trails in approximately 15 locations in England (mainly Forestry Commission sites). The only site in Scotland is believed to be at Ardkinglas Estate (Loch Fyne) in Scotland.
  - The Gruffalo is a children's book by writer and playwright Julia Donaldson, illustrated by Axel Scheffler, that tells the story of a mouse, the protagonist of the book, taking a walk in a European forest.
  - The book has sold over 13 million copies in 59 editions worldwide. The Gruffalo has won several prizes for children's literature and has been developed into plays on both the West End and Broadway.
  - There is now a Scots version of the story, translated by James Robertson and published by Itchy Co.
  - Given the open nature of the wood revenue from a Gruffalo trail may only be available from events, merchandising and donations. But it is reasonable to assume a trail could significantly increase foot fall into the wood if installed.
- Aerial ropes course
  - Appendix 5a includes a summary of an aerial adventure ropes course option. It is unlikely the DCW would wish to operate an aerial ropes course. However, as in other locations, operators could lease a small section of the wood and provide DCW with a revenue stream.

### **Resilience to future woodland threats**

9.39 Tree health

- Phytophthora ramorum (*P. ramorum*) is a fungus-like pathogen called a water mould. It causes extensive damage and death to a wide range of trees and other plants.
- Larch trees are particularly susceptible, and large numbers have been affected. *P. ramorum* infection on larch trees is sometimes also referred to in the UK as 'Larch tree disease', 'Japanese larch disease' (although European and hybrid larch are also hosts) and 'sudden larch death'. Beech and Douglas Fir can be occasional hosts.
- *P. ramorum* infection has been recorded in the area but the Tay Forest District is classified as a Zone 3 (lowest risk) area. However, dirt carried on footwear, wheels and

animals can spread tree diseases from one place to another and visitors may need to be given advice on action that could avoid spreading *P. ramorum*.

- Should an outbreak occur trees will have to be removed from the site and infected timber could be worth over 50% less meaning a deficit after harvesting.

#### Mitigation

- The threat of disease is as the greatest risk at Dronley and DCW would move to extract the larch component of the wood (3.39ha). Some timber milling on site could produce larch cladding.

#### 9.40 Climate change resilience

- The threat of wind damage is recognised as a possible risk at Dronley. Damage and disruption to the timber stock and ground surface when the root-plate is heaved up also can displace public use as paths become unusable.

#### Mitigation

- Windthrow hazard on the site is scored 3 by FES meaning wind is not a significant factor in the management of a forest. Future use of mounding as an establishment technique for restocking and avoiding late mechanical thinning may reduce risk further.

#### 9.41 Deer, livestock and other species

- Currently, deer numbers using the wood are small. The high level of dog walking is likely to discourage deer. However, regeneration and restocking may encourage deer to enter the wood during quiet periods or at night.
- Rabbits are present but not in significant numbers and grey squirrels are not believed to be present.
- Cattle and sheep do graze some fields surrounding the wood, but most fields are in arable cultivation.

#### Mitigation

- Appropriate control measures including ensuring fencing and dyke are in good repair will be applied as required.

#### 9.42 Organisational risks

- DCW experiences limited engagement by volunteers and longer-term decline in enthusiasm.
- A lack of professional skills and input to projects.
- Insufficient funds

#### Mitigation

- The DCW trustees have a wide skill set and are aware of need to plan to encourage local people to volunteer their time and effort now and in the future.
- To date considerable enthusiasm has been demonstrated and the risk of limited engagement is low. Dundee and environs offer a large pool of potential volunteers.

- Within the 200 community woodland groups in Scotland owning and managing tens of thousands of hectares of forest there is considerable experience and expertise that DCW can access directly or indirectly through attending meetings and conferences.
- This could include volunteer 'mentors' with a professional forestry background and 'shared' services with other community woodland groups.
- Local partners in Angus have also pledged advice and support.
- Priority given to securing funds through targeted funding applications and innovative proposals.

#### 9.43 Other risks

- Trees are living organisms that naturally lose branches or fall but the overall risk to human safety is extremely low.
- But woodland owners have a legal duty of care and should take a balanced and proportionate approach to tree safety management.
- Volunteers are vulnerable to accidents without the appropriate equipment, training and supervision in place.
- Most vegetation fires are small incidents, and many go unreported to landowners and/or Fire and Rescue Services. A few have the potential to develop into larger scale incidents that can cause significant damage. However, FES advise that they consider overall fire risk at Dronley is low.
- Litter, fly tipping and other anti-social behaviours are reported to be at low levels.

#### Mitigation

- DWC will establish a risk register and carry out regular inspections, take reasonable and appropriate actions and will encourage user groups to carry out their own risk assessments.
- Volunteers will be provided with the necessary safety briefings and training as required.
- Management actions including increasing the proportion of broadleaved trees can increase wildfire resilience, and more broadleaves will be planted.
- Users will be encouraged to behave responsibly and report incidents to the appropriate authorities.

## 10 Where will DCW get its funding and who will help? *(evidence of capacity)*

- 10.1 Grant funding to support income is likely to come from a range of sources, some of which are illustrated below. The Trustees understand the challenges and complexities associated with winning funding for projects and the need to meet eligibility criteria.
- 10.2 Most funders will need evidence that assets are registered in the applicant's name, are unlikely to fund general running costs and require applicants to be a registered charity.

Name	Comment
<b>Scottish Land Fund</b>	The Scottish Land Fund supports rural and urban communities to become more resilient and sustainable through the ownership and management of land and land assets. Funded by the Scottish Government and delivered in partnership by the Big Lottery Fund and Highlands and Islands Enterprise, it offers grants of up to £1 million to help communities take ownership of the land and buildings that matter to them, as well as practical support to develop their aspirations into viable projects.
<b>Forestry Commission Scotland Community Fund</b>	Support mainly for people based programmes and items like hand tools Up to £1000 – application letter Over £1000 application form Support on a sliding scale <ul style="list-style-type: none"> <li>• 100% for projects up to £5000</li> <li>• 90% for projects £5000 - £20,000</li> <li>• 75% for projects over £20,000</li> </ul>
<b>Scottish Government Scottish Rural Development Programme 2014–2020</b>	Support under two main categories: <ul style="list-style-type: none"> <li>• the creation of woodland</li> <li>• management of existing woodland</li> </ul> For woodland areas less than 100 hectares an approved Management Plan or Forest Plan is required.
<b>Big Lottery Scotland Awards for All</b>	A quick and more straightforward way to get small National Lottery grants of £300 - £10,000.  Funding for: equipment; one-off events; small capital projects; staff costs; training costs; transport; utilities/running costs; volunteer expenses.
<b>Voluntary Action Fund</b>	The Volunteering Support Fund will deliver upon the following outcomes; Increasing the diversity of the third sector's volunteer pool, especially to include those who experience disadvantage or would traditionally experience barriers to volunteering; Improving opportunities for skills and personal development through volunteering; Improving the third sector's capacity to support, train and deploy volunteers; and Enhancing the services organisations deliver to better meet the needs of the communities they serve.



<b>Angus LEADER</b>	<p>Angus LEADER has a fund of over £2million available for projects in rural Angus. LEADER is a European Rural Development programme funded from European and Scottish Government money and is part of the Scottish Rural Development Programme (SRDP). The programme will run until all funds are fully committed or up to the point the UK leaves the EU whichever comes first.</p> <p>DCW is eligible to apply and its plans for the wood are a good fit with the Angus Local Action Group's 'Develop community assets and facilities' strategic objective, but LEADER funding is <u>not</u> available for land purchase.</p> <p>However, given evidence that the DCW is in control of the asset LEADER could support projects planned for the site. Timescales would be tight but DCW could place an expression of interest when the CAT is submitted.</p>
<b>Angus Council Grant Scheme &amp; Crowdfunder</b>	<p>Angus Council and Crowdfunder — the innovative new partnership to help make community, business, sports and social enterprise ideas happen.</p>
<b>Angus Council Charitable Trust</b>	<p>Provides support to vulnerable people in Angus and assists local groups or organisations with ongoing projects. Priorities for Ward 4 - Monifieth &amp; Sidlaw Prevention /relief of poverty and Advancement of education</p>
<b>Scottish Landfill Communities Fund</b>	<p>Object C: To provide, maintain or improve a public park or other public amenity.</p> <p>DCW would be eligible with at least 7 waste sites within the 10-mile permitted radius.</p> <p>If you would like to apply for funding, you should identify one (or more) Approved Bodies to approach. Funding for your project does not have to come from the Approved Body located nearest to you; you can apply to any or all Approved Bodies for funding.</p>
<b>Moncur Trust</b>	<p>The Alexander Moncur Trust is a grant making charity based in Dundee. Its primary aim is to support, cultural, educational, health and social projects within Dundee and its environs. To achieve this aim, the Alexander Moncur Trust awards multiple grants, generally up to £5,000, twice a year. In exceptional circumstances, the Alexander Moncur Trust will award grants significantly more than £5,000.</p>
<b>Gannochy Trust Inspiring young people</b>	<ul style="list-style-type: none"> <li>• Positive change in the lives of young people</li> <li>• Raising aspirations and realising full potential</li> <li>• Developing talent</li> <li>• Enhancing social, personal and leadership skills</li> <li>• Developing training, skills and knowledge to increase employability</li> <li>• Developing young leaders</li> <li>• Increased participation as active citizens</li> <li>•</li> </ul>
<b>NHS Innovation Fund</b>	<p>Funding of £500 - £18,000 to establish projects or act to tackle issues which affect the everyday lives of people living in our communities.</p> <p>Strand: Safe outdoor spaces where they could go with their families.</p>

<b>Bank of Scotland Small Grants programme</b>	<p>Developing and improving local communities: to help individuals and groups work together to ensure a better quality of life within their community. Practical ways of making this happen may include:</p> <ul style="list-style-type: none"> <li>• Initiatives designed to encourage the involvement in the community of those too often excluded</li> <li>• Working with people on low incomes, at risk from poverty or with problems finding accommodation</li> <li>• Improving the standard of local facilities</li> </ul>
<b>The Weir Charitable Trust</b>	<p>Supporting services/projects, run by Scottish-based community groups and small charities,</p> <p>Strand: Recreational facilities - the provision or organisation of recreational facilities (buildings, pitches or similar) with the aim of improving the conditions of life for the people for whom the facilities are primarily intended.</p>
<b>Foundation Scotland</b>	<p>Express Grants of £500-£2,000 to help meet a wide range of costs, including: General running costs; activities &amp; events; equipment or materials; marketing &amp; awareness-raising initiatives &amp; training.</p>
<b>Tesco Bags of Help</b>	<p>Apply at any time for funding between £1000 - £4000 for a wide range of indoor and outdoor projects that benefit local communities.</p> <p>Funding available to improve local greenspace or outdoor space; run activities in the local park or greenspace; training or equipment for community projects.</p>
<b>Scottish Power Foundation</b>	<p>Provides funding to registered charities and non-profit organisations for purposes including:</p> <ul style="list-style-type: none"> <li>• the advancement of education</li> <li>• the advancement of environmental protection</li> <li>• the advancement of the arts, heritage, culture or science</li> <li>• the advancement of citizenship and community development</li> </ul>
<b>The NINEVEH Charitable Trust</b>	<p>Supports a broad range of UK-based projects and activities of benefit to the public, with an emphasis on promoting better understanding of the environment and countryside, whilst facilitating improved access, education and research. The Trust supports schools' interactions with the countryside and farming as a part of their STEM curriculum</p>
<b>Local Trusts</b>	<p>Angus has several other Local Trusts (e.g. Northwood, Souter, Tay) who accept applications for community activity in Angus. The process of applying to these Trusts can be quicker and simpler than other funders. Award amounts may vary.</p>
<b>Inspiring Scotland</b>	<p>Inspiring Scotland will receive £862,550 to encourage and support greater use of outdoor learning in the early years.</p>

## Who will help the DCW?

10.3 Central to future success will be a positive, accommodating and flexible relationship with partners who can help and support DCW. Partners will include:

### 10.4 Volunteers

- Trustees are volunteers and will shoulder many of the administrative and networking tasks
- Community volunteers will be an important part of the DCW work. Regular work parties will build an 'esprit de corps' and nurture future leaders, spread responsibilities and increase the skill base.
- Local schools – Primary and secondary will be encouraged to use the wood. Older pupils may be recruited to carry out tasks as part of STEM and other curriculum activities.
- Colleges and training establishments – opportunities for build and training projects
- There is local interest in establishing a Forest School at the wood (see support letter in Appendix 4). This could remain as a local service or, in time, become more of a regional training base.
- Community Pay Back teams can be used on quite significant tasks with the right supervision. Participants will gain skills and will be working in a healthy, outdoor environment.

### 10.5 NGOs

- Area based volunteer teams such as the SWT Dundee Conservation Volunteers who carry out practical conservation work (tree planting, dyking and wetland conservation) in and around Dundee and Tayside can be invited to undertake tasks as can participants in schemes like the John Muir Award and Duke of Edinburgh Award.
- The Woodland Trust has extensive experience in supporting community woodlands and can offer advice and assistance.
- Carol Evans Director (Scotland) Woodland Trust on 5 December 2017 wrote *"The Woodland Trust welcomes the efforts of Dronley Community Woodland to secure Dronley Wood under the Community Asset Transfer scheme and to develop a sustainable native woodland legacy. The Woodland Trust have a site nearby at Backmuir Woods and we would be pleased to enter into a dialogue with DCW about future help and advice the Woodland Trust might be able to provide, especially on native woodland creation and biodiversity enhancement. We wish you every success with the acquisition and look forward to hearing from you."*
- The Community Woodlands Association (CWA), established in 2003 by Scotland's community woodland groups, help groups to achieve their aspirations and potential by providing advice, assistance and information, facilitating networking and training, and representing and promoting community woodlands to the wider world.
- CWA and FCS are recruiting retired and working professional foresters as volunteer mentors for community woodland groups on the forest management aspects of their projects to act as a 'sounding board' for community groups to help them make informed decisions on what forestry management inputs they might require from the private sector. This is an option for Dronley.

## 10.6 Statutory bodies

- FES will help with the CAT process and DCW plan to maintain a close working relationship with FES and, in the future, take advantage of skills, funding opportunities and the support that FCS can provide.
- Angus Council has a statutory regulatory role in issues like planning, access, roads and education. Members and Officers will offer support and advice and help with completing funding applications and providing statistics on socio economic status and trends.
- Auchterhouse Community Council has a statutory role in representing community views and commenting on planning applications and is supportive of DCW's ambitions for the wood. In time a Memorandum of Understanding between DCW and ACC may be useful to clarify roles and responsibilities.
- Angus Alive is the 'arm's length' body used by Angus Council to provide many public services in Angus. They could provide support by using the wood as a base for environmental activities such as Guided Walks, Young Naturalist Clubs, Holiday Activity Weeks, Workshops, and Conservation Action.
- Other public bodies such as Scottish Natural Heritage can provide specialist support and operate various small grant schemes to which DCW could apply.

## 11 How will success be measured in securing wider public benefit?

11.1 The aims and aspirations of DCW and how it intends to manage Dronley Wood fit strongly within several key national and local strategic and policy contexts, notably those concerning forestry, community planning and the Scottish Government's five strategic objectives - Healthier, Greener, Stronger and Safer, Wealthier and Fairer, and Smarter.

11.2 Sixteen National Outcomes describe what the Government wants to achieve and articulate its purpose. Community ownership at Dronley can contribute to some of these outcomes.

(0 neutral, + to +++ degree of contribution)

<b>National Outcomes</b>	
We live in a Scotland that is the most attractive place for doing <u>business</u> in Europe.	0
We realise our full economic potential with more and better <u>employment opportunities</u> for our people.	0
We are better educated, more skilled and more successful, renowned for our <u>research and innovation</u> .	+
Our <u>young people</u> are successful learners, confident individuals, effective contributors and responsible citizens.	++
<b>Our <u>children</u> have the best start in life and are ready to succeed.</b>	+++
<b>We live longer, <u>healthier lives</u>.</b>	+++
We have tackled the significant <u>inequalities</u> in Scottish society.	+
We have improved the life chances for <u>children, young people and families</u> at risk.	+
We live our lives safe from <u>crime</u> , disorder and danger.	0
We live in well-designed, <u>sustainable places</u> where we are able to access the amenities and services we need.	++
We have strong, resilient and supportive <u>communities</u> where people take responsibility for their own actions and how they affect others.	+
<b>We value and enjoy our built and natural <u>environment</u> and protect it and enhance it for future generations.</b>	+++
We take pride in a strong, fair and inclusive <u>national identity</u> .	0
We reduce the local and global <u>environmental impact</u> of our consumption and production.	+
Our people are able to maintain their <u>independence as they get older</u> and are able to access appropriate support when they need it.	+
Our <u>public services</u> are high quality, continually improving, efficient and responsive to local people's needs.	0

11.3 Wider public benefits include economic benefit

- Income from the sale will make a positive contribution to Forest Enterprise Scotland’s New Woodland Investment Programme. Measured by capital value.
- Some immediate saving on FES management costs (staff and contractor time) and risks will be transferred to the community owners. Measured by savings in FES operating costs.
- Community ownership will catalyse multiple funding streams not possible under public ownership. This can be measured by income generated and the range of funding sources approached.
- The woods currently support little direct employment. Community ownership could create and secure greater direct and indirect employment (dog walking enterprises).

11.4 Wider public benefits include improved social outcomes

- Volunteers are already in place at Dronley with many years of experience of working in the wood and, subject to necessary resources and permissions, benefits will be realised immediately. This can be measured by volunteer days.
- Improved community confidence can be measured by DCW membership numbers and attendance at events.
- Increase the number of children and other disadvantaged groups using the wood.
- Monitoring data on the number and characteristics of woodland users obtained through surveys and people counters.
- Ongoing support and positive feedback, media coverage etc from local elected members and other stakeholders on activities and projects.

11.5 Wider public benefits through environmental sustainability

- Securing tree health through monitoring and management actions E.g. removal of larch
- Maintain populations of species like red squirrel in support of 2020 Challenge for Scotland’s Biodiversity (Scottish Government, 2013)
- Increase number of ‘citizen science’ projects from simple wildlife recording to student research projects
- Permanent woodland and woodland soils with gradual increase in deciduous trees increases carbon lock up and maintaining carbon pools is important to Scottish Governments climate change targets

**Monitoring and reporting**

11.6 DCW will consider various options for monitoring and reporting benefits and outcomes.

Monitoring	Use of surveys and counters at entry points will record footfall. Timber and wildlife surveys will assess condition; Regular meeting with user groups will provide feedback on activity;
Reporting	As part of a robust governance and oversight process DCW will: Hold open meetings and publish outcomes on their web site and Facebook page and make hard copy available to those without internet access; Hold an annual event – such as a BBQ to provide an opportunity for ‘hands on’ reporting to residents, users and partners; Regular reports may be submitted to the Community Council for information. SCIO annual accounts will be available; project funding reporting will be on a case by case basis;

## 12 Conclusions

- 12.1 The community have demonstrated their significant and longstanding connection with Dronley Wood and surveys show that many residents regularly use the wood and have done so for many years. It is estimated that there are up to 25,000 visits into the wood per annum.
- 12.2 There is good, robust evidence of substantial local support for community ownership of the wood, demonstrated by attendance at local meetings and expressions of support.
- 12.3 FES have selected Dronley for disposal and community ownership would not impact on any nationally important sites nor compromise current FES staffing levels, contractual or operational commitments to the National Forest Estate.
- 12.4 The community has shown over the past 15 years that it can generate volunteers, tap into funding sources and deliver public benefit activities and supervision in the wood well over and above what FES currently allocates to the site.
- 12.5 DCW consider there is a pertinent and strong case on a Best Value basis to reconsider the capital value of the wood and/or any discount that might be applied. The DCW case is based on (a) management considerations (b) potential social/health/well-being outcomes and (c) valuation parameter variations summarised here:

Management	<ul style="list-style-type: none"> <li>• Isolated forest block - no impact on rest of the National Forest Estate;</li> <li>• Saving on future FES management costs;</li> <li>• Wayleaves sterilising circa 5ha of the wood and reducing the effective area of the woodland to under 45ha (with no payments);</li> <li>• Risks of windthrow, disease and pest damage are expected to increase over time due to climate change;</li> <li>• Present market value not fully accounting for the non-timber value (high) and the cost (high) associated with extracting timber from the site while still maintaining public benefits;</li> <li>• An evidenced increase in costs from pressure for the provision of more 'non- timber' benefits;</li> </ul>
Social/Health/Well being	<ul style="list-style-type: none"> <li>• Many hours of past volunteer work over last 15 years with significant savings to the public purse – possibly £15,000;</li> <li>• Up to 25,000 visits per annum (FES estimate 1000) with 60% of visits come from outwith the DCW area of benefit;</li> <li>• Major housing growth on the west side of Dundee;</li> <li>• Immediate demand for outdoor play space with re-opening of the Auchterhouse nursery and the opening of Flower Tots nursery and a possible Forest school;</li> <li>• Better address social disadvantage close to Scotland's fourth largest city through free or low cost healthy leisure activities;</li> <li>• Immediately creating and retaining employment in the service sector e.g. dog walking businesses and forest schools;</li> </ul>
Valuation Parameter Variation.	Other woodlands used by the DVS for value comparisons have existing planning permissions, on site sources of road stone, lochans with fish, sporting rights, much smaller numbers of recreational users, relative ease of harvesting and extraction, being part of a larger woodland block etc. – features not applicable to Dronley.

- 12.6 Current value is £377,000 for 50ha (£7,540 per ha). DCW believes that this does not fully consider the diminution in value to community use caused by the overhead transmission lines. The revised value proposal is based on evidence of 45ha of useable ground. Priced at £7,000 per ha or £315,000 – a 16.4% reduction - recognising the 25,000-person footfall into the wood. A further £15,000 is claimed in recognition of past volunteer effort in the wood, giving a further reduction (20.4%) to £300,000.
- 12.7 Trustees have provided evidence of their understanding of woodland management requirements and their capacity to successfully and responsibly manage the wood through a transition process into a continuous cover and sustainable woodland regime.
- 12.8 This can be demonstrated through the establishment of a new SCIO – Dronley Community Woodland to take on site ownership and through Trustee skills and professional backgrounds. This feasibility study and business plan draws together plans, projects and budgets that demonstrate viability based on realistic assumptions.
- 12.9 Projected modest income as evidenced should be sufficient to support core costs in the wood and to supplement other activities and pump prime projects over the longer term.
- 12.10 Through management consistent with the principles of sustainable development the community should achieve greater outcomes from non-market benefits related, for example, to promoting and improving public health, social wellbeing and environmental wellbeing.
- 12.11 For greater economic activity to be achieved at the site Trustees will have to decide whether there are viable opportunities to grow commercially or remain primarily a location for free or low cost informal activities benefiting local people and visitors from Dundee.
- 12.12 DCW has provided robust evidence that their CAT application is in the public interest. Their proposals are closely aligned to both national outcomes (section 11) and local authority policies. For example, getting children into woods is a vital part of encouraging positive environmental values and future health as they grow up and Dronley is well placed to deliver this outcome. Similarly, under community ownership there will be many more opportunities for people to get involved and become a citizen manager/scientist and to study, observe, record and intelligently manage the natural world where they live.



**Finally, ...**

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*Sound historical evidence points to Dronley Wood being established in the early part of the 19th century and a closer investigation into historical records may provide a more definitive date. So, it may be fitting that the community adopts 2019 as the two hundredth 'birthday' of the wood and hold Dronley Wood bicentennial celebrations, especially if DCW are successful with their CATS submission and SLF funding request.*

## APPENDICES

- Appendix 1 DCW Trustees
- Appendix 2 DCW Constitution
- Appendix 3 Dronley Wood – Management and social history
- Appendix 4 Expressions of support
- Appendix 5 Ideas for Improvement and Facilities/Activities for Community Benefit
- Appendix 5a Aerial adventure ropes course
- Appendix 6 Woodland Management Plan
- Appendix 7 DCW Representation in Valuation Report for Dronley Wood
- Appendix 8 From <https://news.gov.scot/news/learning-outdoors> on 22/02/2018

## Appendix 1 Dronley Community Woodland - Trustees

As currently registered with OSCR. All live in Auchterhouse (or Dronley), Angus

**Mrs Shiona Baird** (Chair) Former Member of the Scottish Parliament; partner in our family organic farming business where we have planted about 100,000 mixed species trees; Chair of Tayside Re-Users, a Dundee charity and social enterprise; Chair of Auchterhouse Community Council.

**Mr Garry Stewart** (Secretary) Ex chartered engineer (mechanical) in the Army and in Manufacturing Industry with experience of project management; secretary of Auchterhouse Community Council and Village Hall Committee and treasurer of Auchterhouse Church. Convener of Auchterhouse Community Woodlands Action Group (ACWAG) working with FES to maintain their woodlands here for the benefit of the public.

**Miss Linda Cockram** (Treasurer) I'm a retired NHS Clinical Psychologist and have lived in Auchterhouse for 24 years. I'm a member of the Community Council and was an active member and secretary of our local community woodland group (ACWAG) for many years, working alongside the Forestry Commission. I also co-ordinated twice-yearly squirrel surveying in Dronley Wood between 2005 and 2010, again in collaboration with the Forestry Commission, providing data to the Scottish Squirrel Survey. I have in the past acted as volunteer treasurer to the local Tayside Friends of the Earth Group and to the local Taoist Tai Chi Society group.

**Mr Diarmid Baird** Master of Mechanical Engineering, Edinburgh University; Partner in local Farming Enterprise, Trustee of Renewable Energy Company.

**Mr Robert Black** Treasurer of ACWAG; welding engineer running his own business for 45 years and resident for 60 years; makes artistic sculptures in metal.

**Dr Daniel Gilmour**, Chartered Water and Environmental Manager; Senior Lecturer Abertay University; experience in project management and environmental management; chair of Auchterhouse Sports Day Committee.

**Mrs Lorna Grewar**, Former teacher, farms with son on farm which borders the wood on its south and west side and which could possibly be a customer for some of the felled wood (for a combined heat and power plant at the farm).

**Mr Scott McDermott** MA Political Science & Social Policy, American Studies Dundee University, TUC Organising Academy; Present - Duty Manager Trade Union within Banking Sector

**Mr Roderick Stewart RD** BSc; Work: Royal Navy, Wm R Stewart & Sons (Hacklemakers) Ltd (light engineering), event management, human-computer interface auditing, now freelance writing, design & photography; studied "Woodland Management & Tree Surgery" at Merrist Wood College 1975. Charity Activity: Governor, Historian, Operations Trustee, Member at various times of (HMS) Unicorn Preservation Society (1968-present); Founder Trustee of Dundee Heritage Trust (RRS Discovery) (1985c - 1995c); Trustee of Dundee Civic Trust (current). Lives at Dronley House, Dronley, Angus, (the only house adjoining Dronley Wood, occupied by Stewart family since it was built in 1926)

**Mr Ian Wilson** Member of ACWAG; retired from HMRC (40 years happy service), Trustee of MS Therapy Centre Tayside and Trustee of MSNTC.

## Appendix 2 Dronley Community Woodland – Constitution

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GENERAL	Definitions, Name, Office, Community Definition & Purposes, Powers, General Structure	Clauses 1-6
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DECISION-MAKING BY MEMBERS	General Meetings, Chairperson, Quorum, Voting, Proxy, Resolutions, Adjournment	Clauses 21-31, Schedule 1
BOARD (CHARITY TRUSTEES)	Management by the Board, Interim Board, Composition, Elected, Appointed and Co-opted Charity Trustees, Vacancy, General Duties, Code of Conduct, Register of Trustees, Termination	Clauses 33-49,
DECISION-MAKING BY CHARITY TRUSTEES	Chairperson, Board Meetings, Voting, Sub Committees	Clauses 50-59
ADMINISTRATION & FINANCE	Constraints on payments, Personal interests, Office Bearers, Finances & Accounts, Notices, Records of meetings, Indemnity, Alteration to Clauses, Dissolution	Clauses 60-72

Charities and Trustee Investment (Scotland) Act 2005

Constitution of Dronley Community Woodland

In this constitution, the following definitions apply throughout:

- “2005 Act” means the Charities and Trustee Investment (Scotland) Act 2005 and every statutory modification and re-enactment thereof for the time being in force.
- “AGM” means an Annual General Meeting.
- “Board” means the Board of Charity Trustees.
- “Charity” means a body entered in the Scottish Charity Register as defined under section 106 of Charities and Trustee Investment (Scotland) Act 2005.
- “Charity Trustees” means the persons having the general control and management of the Organisation.
- “Clauses” means any clause.
- “Clear days”, in relation to notice of a meeting, means a period excluding the day when notice is given and the day of the meeting.
- “Community” has the meaning given in clause 4.
- “GM” means a General Meeting.
- “Group” means those other organisations (incorporated or not) that are not this organisation.
- “Individual” means a human/person.
- “Members” means those individuals and groups who have joined this organisation.
- “Organisation” means the SCIO whose constitution this is.
- “OSCR” means the Office of the Scottish Charity Regulator”
- “Property” means any property, assets or rights, heritable or moveable, wherever situated in the world.
- “SCIO” means Scottish Charitable Incorporated Organisation.
- “them” and “their” refer to individuals or groups (either he, she or they).

Words in the singular include the plural and words in the plural include the singular.

These Clauses supersede any model clauses. Any words or expressions defined in the 2005 Act shall, if not inconsistent with the subject or context, bear the same meanings in the Clauses.

The Schedule to these Clauses is deemed to form an integral part of these Clauses.

	NAME
1	The name of the organisation is “Dronley Community Woodland”. (“the Organisation”).
2	The Organisation will, upon registration, be a Scottish Charitable Incorporated Organisation (SCIO).
	REGISTERED OFFICE
3	The principal office of the organisation will be in Scotland (and must remain in Scotland).
	DEFINITION OF COMMUNITY AND PURPOSES
4	The Organisation has been formed to benefit the community of Auchterhouse, Dronley and Templeton (the “Community”) as defined by the map and list of postcodes, with the following purposes (the “Purposes”):
4.1	The advancement of environmental protection and improvement.  To manage and improve Dronley Community Woodland for the benefit of the “Community” and wildlife through the promotion of the principles of sustainable development of Scotland’s natural environment including social and economic development.
4.2	The advancement of education.  To inspire and educate the “Community” about the biodiversity and protected species of the woodland. To facilitate and encourage the use of Dronley Community Woodland for educational purposes, including raising awareness of the environment, culture and history of the woodland.
4.3	The advancement of citizenship and community development.  To promote the development and civic amenity of the “Community” by providing workspace and land to encourage skills development, training and employment opportunities.
4.4	The provision of recreational facilities, or the organisation of recreational activities with the object of improving the quality of life for the persons for whom the facilities or activities are primarily intended.  To provide and facilitate greater opportunities for recreational activities (both individual or group) which aim to contribute to the physical mental and social health of the “Community” and other users of Dronley Community Woodland.
	POWERS
5	The SCIO has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so.  In particular, (but without limiting the range of powers available under the 2005 Act), the SCIO has power:
5.1	to encourage and develop a spirit of voluntary or other commitment by, or co-operation with, individuals, unincorporated associations, societies, federations, partnerships, corporate bodies, agencies, undertakings, local authorities, unions, co-operatives, trusts and others and any groups or groupings thereof willing to assist the Organisation to achieve the Purposes;
5.2	to promote and carry out research, surveys and investigations and to promote, develop and manage

	initiatives, projects and programmes;
5.3	to provide advice, consultancy, training, tuition, expertise and assistance;
5.4	to prepare, organise, promote and implement training courses, exhibitions, lectures, seminars, conferences, events and workshops, to collect, collate, disseminate and exchange information and to prepare, produce, edit, publish, exhibit and distribute clauses, pamphlets, books and other publications, tapes, motion and still pictures, music and drama and other materials, all in any medium;
5.5	to purchase, take on lease, hire, or otherwise acquire any property suitable for the organisation;
5.6	to construct, convert, improve, develop, conserve, maintain, alter and demolish any buildings or erections whether of a permanent or temporary nature, and manage and operate (or arrange for the professional or other appropriate management and operation of) the organisation's property;
5.7	to sell, let, hire, license, give in exchange and otherwise dispose of all or any part of the property of the organisation;
5.8	to establish and administer a building fund or funds or guarantee fund or funds or endowment fund or funds;
5.9	to employ, contract with, train and pay such staff (whether employed or self-employed) as are considered appropriate for the proper conduct of the activities of the organisation;
5.10	to take such steps as may be deemed appropriate for the purpose of raising funds for the activities of the organisation;
5.11	to accept subscriptions, grants, donations, gifts, legacies and endowments of all kinds, either absolutely, conditionally or in trust;
5.12	to borrow or raise money for the Purposes and to give security in support of any such borrowings by the organisation and/or in support of any obligations undertaken by the organisation;
5.13	to set aside funds not immediately required as a reserve or for specific purposes;
5.14	to invest any funds which are not immediately required for the activities of the organisation in such investments as may be considered appropriate, which may be held in the name of a nominee organisation under the instructions of the Board of Trustees, and to dispose of, and vary, such investments;
5.15	to make grants or loans of money and to give guarantees;
5.16	to establish, manage and/or support any other charity, and to make donations for any charitable purpose falling within the purposes;
5.17	to establish, operate and administer and/or otherwise acquire any separate trading organisation or association, whether charitable or not;
5.18	to enter into any arrangement with any organisation, government or authority which may be advantageous for the purposes of the activities of the organisation and to enter into any arrangement for co-operation, mutual assistance, or sharing profit with any charitable organisation;
5.19	to enter into contracts to provide services to or on behalf of others;

5.20	to effect insurance of all kinds (which may include indemnity insurance in respect of Trustees and employees);
5.21	to oppose, or object to, any application or proceedings which may prejudice the interests of the organisation;
5.22	to pay the costs of forming the organisation and its subsequent development;
5.23	to carry out the Purposes as principal, agent, contractor, trustee or in any other capacity.
	<b>GENERAL STRUCTURE OF THE ORGANISATION</b>
6	The organisation is composed of:
6.1	Members (composed of Ordinary Members and Junior Members);
6.3	Charity Trustees (composed of Elected Charity Trustees and Co-Opted Charity Trustees, following the first GM).
	<b>MEMBERSHIP</b>
7	The members of the organisation shall consist of those individuals who made the application for registration of the organisation and such other individuals as are admitted to membership under the following clauses.
8	The organisation shall have not fewer than 20 members at any time; and
8.1	In the event that the number of members falls below 20 the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number.
9	Membership of the organisation is open to:
9.1	Individuals aged 16 or over who are members of the "Community" (Ordinary Members); and
9.2	Individuals aged between 12 and 15 who are members of the "Community" (Junior Members) (such Members not being eligible to serve as Charity Trustees).
9.3	If an Individual cease to fulfil the criteria within clause 9.1 or 9.2, that Individual must inform the Organisation. The Organisation may choose to reclassify a Junior Member as an Ordinary Member.
	<b>APPLICATION FOR MEMBERSHIP</b>
10	No Individual may become a Member unless that Individual has submitted a written application for membership in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application.
10.1	The Charity Trustees shall consider applications for membership promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Ordinary Member or Junior Member.
11	Membership of the organisation may not be transferred by a member.
	<b>MEMBERSHIP SUBSCRIPTIONS</b>



12	No membership subscription shall be payable.
	RE-REGISTRATION OF MEMBERS
13	The Board may, at any time, issue notices to the members requiring them to confirm that they wish to remain as members of the organisation, and allowing them a period of 28 days (running from the date of issue of the notice) to provide that confirmation to the Board.
13.1	If a member fails to provide confirmation to the Board (in writing or by e-mail) that they wish to remain as a member of the organisation before the expiry of the 28-day period referred to in clause 13, the Board may expel them from the membership.
13.2	A notice under clause 13 will not be valid unless it refers specifically to the consequences (under clause 13.1) of failing to provide confirmation within the 28-day period.
	LIABILITY OF MEMBERS
14	The members of the organisation have no liability to pay any sums to help to meet the debts (or other liabilities) of the organisation if it is wound up; accordingly, if the organisation is unable to meet its debts, the members will not be held responsible.
15	The members and Charity Trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 14 does not exclude (or limit) any personal liabilities they might incur if they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.
	CESSATION OF MEMBERSHIP
16	A member shall cease to be a member if:
16.1	that Member sends a written notice of resignation to registered office of the Organisation; they will cease to be a member as from the time when the notice is received by the organisation;
16.3	that Member has failed to respond to any re-registration request under clause 13;
16.4	a resolution that that Member be expelled (where that Member's conduct, in their/its capacity as a Member, has been detrimental to the effective functioning of the Organisation) is passed by special resolution at a GM (notice of which shall state: (a) the full text of the resolution proposed; and (b) the grounds on which it is proposed) at which the Member is entitled to be heard;
16.5	in the case of an Individual, that Individual has died (membership of the Organisation not being transferable);
16.7	where the Member is a Charity Trustee of the Organisation, that Member has failed to comply with the code of conduct for Trustees in a manner which would result in them ceasing to be a Trustee and a member.
	REGISTER OF MEMBERS
17	The Board must keep a register of members, setting out for each current member: <ul style="list-style-type: none"> <li>a) their full name;</li> <li>b) their address; and</li> </ul>

	c) the date on which they were registered as a member of the organisation.
17.2	For each former member the register must set out, for at least six years from the date on they ceased to be a member: <ul style="list-style-type: none"> <li>a) their name; and</li> <li>b) the date on which they ceased to be a member.</li> </ul>
17.3	The Board must ensure that the register of members is updated within 28 days of receiving notice of any change.
17.4	If a member or Charity Trustee of the Organisation requests a copy of the register of members, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable. If the request is made by a member (rather than a Charity Trustee), the Board may provide a copy which has the addresses blanked out.
GENERAL MEETINGS (Meetings of the Members)	
21	The Board may call a GM at any time and must call a GM within 28 days of a valid requisition. To be valid, such requisition must be signed by at least 5% of the Members, must clearly state the purposes of the meeting, and must be delivered to the registered office of the Organisation. The requisition may consist of several documents in like form each signed by one or more of the Members.
Annual General Meeting	
22	The Board shall convene one GM a year as an AGM. An AGM need not be held during the calendar year during which the Organisation is incorporated, provided an AGM is held within 15 months of the date of incorporation. Thereafter, not more than 15 months shall elapse between one AGM and the next.
22.1	The business of each AGM shall include: <ul style="list-style-type: none"> <li>(a) a report by the Chairperson on the activities of the Organisation;</li> <li>(b) the election of Elected Charity Trustees;</li> <li>(c) the fixing of annual subscriptions;</li> <li>(d) consideration of the accounts of the Organisation;</li> <li>(e) a report of the auditor if applicable; and</li> <li>(f) the appointment of the auditor if applicable.</li> </ul>
Notice of General Meetings	
23	Subject to the terms of clause 67, notice of a GM shall be given as follows:
23.1	At least 14 Clear Days' notice must be given of any GM.
23.2	The notice must specify the place, date and time of the GM, the general nature of business to be dealt with at the meeting; and <ul style="list-style-type: none"> <li>(a) in the case of a resolution to alter the constitution, must set out the exact terms of the proposed alteration(s); and</li> </ul>

	(b) in the case of any special resolution (as defined in clause 30) must set out the exact terms of the resolution.
23.3	Notice of every members' meeting must be given to all the members of the organisation, and to all the Charity Trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting.
	<b>CHAIRPERSON OF GENERAL MEETINGS</b>
24	<p>(a) The Chairperson of the organisation shall act as Chairperson of each GM.</p> <p>(b) If the Chairperson is not present or willing to do so the Vice-Chairperson of the organisation shall act as Chairperson of the GM.</p> <p>(c) If neither the Chairperson nor the Vice-Chairperson is present or willing to act as Chairperson of the GM within 15 minutes after the time at which it was due to start, the Charity Trustees present shall elect from among themselves one of the Elected Charity Trustees who will act as Chairperson of that GM.</p>
	<b>QUORUM AT GENERAL MEETINGS</b>
25	<p>The quorum for a GM shall be the greater of:</p> <p>(a) eleven Members; or</p> <p>(b) 10% of the Members,</p> <p>present either in person or by proxy.</p> <p>No business shall be dealt with at any GM unless a quorum is present.</p>
25.1	If a quorum is not present within 15 minutes after the time at which the GM was due to start (or if, during a GM, a quorum ceases to be present) the GM shall be adjourned until such time, date and place as may be fixed by the Chairperson of the GM.
25.2	The Board may make arrangements in advance of a GM to allow members (or their proxies) to fully participate remotely, so long as all those participating in the meeting can communicate with each other; and all Members (or their proxies) may vote during the meeting. A Member or proxy participating remotely by such means shall be deemed to be present in person at the GM.
	<b>VOTING AT GENERAL MEETINGS</b>
26	The Chairperson of the meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote.
26.1	Each Member shall have one vote, to be exercised in person or by proxy, by a show of hands
26.2	<p>A secret ballot may be demanded by:</p> <p>(a) the chairperson of the GM; or</p> <p>(b) at least two Members present at the GM,</p> <p>before a show of hands and must be taken immediately and in such manner as the chairperson of</p>

	the GM directs. The result of a secret ballot shall be declared at that GM.
27	Whilst the attendance of Members at GMs is encouraged, a Member may appoint a proxy to attend a GM on behalf of that Member. A proxy appointed to attend and vote at a GM on behalf of a Member need not be a Member and shall have the same rights as the Member who appointed them to speak and vote at the GM.
27.1	The form appointing the Proxy shall be in the form set out in Schedule 1 annexed to these Clauses;
27.2	The form appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof, shall be lodged at the Registered Office not less than 48 hours before the time of the GM at which the proxy is to be used; and
27.3	No form of proxy shall be valid more than 12 months from the date it was granted.
28	In the event of an equal number of votes for and against any resolution, the Chairperson of the meeting shall have a casting vote in their capacity as Chairperson of the organisation.
	Resolutions
29	At any GM an Ordinary Resolution put to the vote of the meeting may be passed by a simple majority of the Members voting (in person or by proxy).
30	<p>Certain resolutions must be passed as Special Resolutions, including resolutions:</p> <ul style="list-style-type: none"> <li>a) to alter the name of the Organisation; or</li> <li>b) to amend the Purposes; or</li> <li>c) to amend these Clauses; or</li> <li>d) to wind up the Organisation in terms of clause 72.</li> </ul> <p>At any GM a Special Resolution put to the vote of the meeting may be passed by not less than two thirds of the Members voting (in person or by proxy).</p>
31	Ordinary and Special Resolutions may be passed in writing, rather than at a General Meeting, and shall have effect as if they had been passed at a GM, provided the terms of this Clause are followed.
31.1	An Ordinary Resolution may be passed in writing if signed by a simple majority of all the Members.
31.2	A Special Resolution to wind up the Organisation may be passed in writing if signed by all the Members.
31.3	Any other Special Resolution may be passed in writing if signed by not less than two thirds of all the Members.
31.4	Written resolutions must be sent to all Members at the same time (the "Circulation Date") in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed), or by means of a website.

31.5	Written resolutions must be accompanied by a statement informing the Member: (a) how to signify agreement to the resolution; (b) how to return the signed resolution to the Organisation (in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed)); (c) the date by which the resolution must be passed if it is not to lapse (that is, the date which is 28 days after the Circulation Date); and (d) that they will not be deemed to have agreed to the resolution if they fail to reply.
31.6	A written resolution may consist of several documents in the same form, each signed by or on behalf of one or more Members.
31.7	Once a Member has signed and returned a written resolution in agreement thereto, that Members' agreement is irrevocable.
31.8	The Members may require the Organisation to circulate a written resolution.
31.8.1	The resolution must be requested by at least 5% of the Members. Requests must be in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed), must identify the resolution and may be accompanied by a statement not exceeding 1,000 words which the Organisation will also be required to circulate.
31.8.2	The Board may reject the resolution but must provide reasons for doing so to the members requesting the resolution.
31.8.3	If accepted, the Organisation must circulate the resolution and any accompanying statement within 21 days, and may require the requesting Members to cover the expenses it incurs circulating the resolution.
	MEETING ADJOURNMENT
32	The Chairperson of the GM may, with the consent of a majority of the Members voting (in person or by proxy), adjourn the General Meeting to such time, date and place as the Chairperson may determine.
	ORGANISATION MANAGEMENT
33	The affairs, property and funds of the organisation shall be directed and managed by a Board of Charity Trustees. The Board:
33.1	shall set the strategy and policy of the Organisation;
33.2	shall, where no employees or managers are appointed, be responsible for the day-to-day management of the Organisation;
33.3	shall hold regular meetings between each AGM, meeting as often as necessary to despatch all business of the Organisation;

33.4	shall monitor the financial position of the Organisation;
33.5	shall direct and manage the affairs and Property of the Organisation;
33.6	shall generally control and supervise the activities of the Organisation;
33.7	may, on behalf of the Organisation, do all acts which may be performed by the Organisation (other than those required to be performed by the Members at a GM);
33.8	may exercise the powers of the Organisation; and
33.9	may not also be paid employees of the Organisation.
	<b>INTERIM BOARD</b>
34	Upon incorporation of the organisation, the individuals who signed the Charity Trustee declaration forms which accompanied the application for incorporation of the organisation shall be deemed to have been appointed by the members as Charity Trustees with effect from the date of incorporation of the Organisation.
34.1	The Interim Board shall retire at the first GM, which shall be held as soon as practicable following incorporation, but shall remain eligible for re-election (the period of office between the date of incorporation and the date of the first GM not being regarded as a “term of office” for the purposes of clause 24.6).
	<b>COMPOSITION OF THE BOARD OF CHARITY TRUSTEES</b>
35	The number of Charity Trustees shall be not less than 4 and the total number of Charity Trustees shall not be more than 10
	<b>APPOINTMENT OF CHARITY TRUSTEES</b>
36	From and after the first General Meeting of the organisation, the Board shall comprise the following individual persons (a majority of whom shall always be Elected Charity Trustees):
36.1	up to 10 (minimum of 4) individual persons elected as Charity Trustees by the Members in accordance with clause 37 (“the Elected Charity Trustees”), who must themselves be Ordinary Members; and
36.3	up to 3 individual persons co-opted in accordance with clause 39 (“the Co-opted Charity Trustees”), so as to ensure a spread of skills and experience within the Board.
36.4	Employees of the organisation may not be nominated as or become Charity Trustees.
	<b>ELECTED CHARITY TRUSTEES</b>
37	At the first General Meeting of the Organisation, the Members shall elect up to 10 (minimum of 4) individual Ordinary Members as Elected Charity Trustees.
37.1	Elected Charity Trustees must be nominated in writing by at least two Members. Such nominations

	must contain confirmation from the nominee that they are willing to act as an Elected Charity Trustee and must be delivered to the registered office of the Organisation at least seven days before the GM.
37.2	Each Member has one vote for each vacancy in the Elected Charity Trustees on the Board.
37.3	Provided the first GM is not also the first AGM, there shall be no changes in the Charity Trustees at the first AGM (except to fill any vacancies left following the first GM or caused by retirements since the first GM).
37.4	At the second and subsequent AGMs, one-third of the Elected Charity Trustees (rounding upwards if this is not a whole number) shall retire from office at the close or adjournment of that meeting.
37.5	A retiring Charity Trustee shall be eligible for re-election after one term of office. A retiring Charity Trustee shall not be eligible for re-election after two consecutive terms of office until a period of one year in which they have not been a Charity Trustee has passed.
37.6	The Elected Charity Trustee(s) to retire at an AGM shall be those who have been longest in office since their election/re-election (unless other Elected Charity Trustee(s) have agreed to retire at that AGM). As between Individuals who were appointed as Elected Charity Trustees on the same date, the Elected Charity Trustee(s) to retire shall be agreed between the Individuals appointed on the same date or determined by lot.
	<b>CO-OPTED CHARITY TRUSTEES</b>
39	Subject to clause 35, the Charity Trustees may appoint Individuals as Charity Trustees to ensure a spread of skills and experience within the Board (“Co-opted Charity Trustees”) and may remove a Co-opted Charity Trustee at any time.
39.1	A Co-opted Charity Trustee shall retire at the AGM following their appointment unless re-appointed by the Charity Trustees.
39.2	A Co-opted Charity Trustee can be removed from office at any time by a simple majority of the Board.
39.3	For the avoidance of doubt, a Co-opted Charity Trustee may participate fully in at all Board meetings which they attend, and is eligible to vote at them.
	<b>VACANCY</b>
40	The Board may from time to time fill any casual vacancy arising as a result of the retirement (or deemed retirement for any reason) of any Elected Charity Trustee from or after the date of such retirement or deemed retirement until the next AGM.
	<b>CHARITY TRUSTEES – GENERAL DUTIES</b>
41	Each of the Charity Trustees has a duty, in exercising functions as a Charity Trustee, to act in the interests of the organisation; and, in particular, must:
41.1	seek, in good faith, to ensure that the organisation acts in a manner which is in accordance with its purposes;
41.2	act with the care and diligence which it is reasonable to expect of a person who is managing the

	affairs of another person;
41.3	in circumstances giving rise to the possibility of a conflict of interest between the organisation and any other party, put the interests of the organisation before that of the other party; where any other duty prevents them from doing so, disclose the conflicting interest to the organisation and refrain from participating in any deliberation or decision of the other Charity Trustees with regard to the matter in question;
41.4	ensure that the organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.
42	In addition to the duties outlined in clause 41, all of the Charity Trustees must take such steps as are reasonably practicable for the purpose of ensuring:
42.1	that any breach of any of those duties by a Charity Trustee is corrected by the Charity Trustee concerned and not repeated; and
42.2	that any Charity Trustee who has been in serious and persistent breach of those duties is removed as a Charity Trustee.
43	Provided they have declared their interest - and have not voted on the question of whether or not the organisation should enter into the arrangement - a Charity Trustee will not be debarred from entering into an arrangement with the group in which they have a personal interest; and (subject to clause 61 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), they may retain any personal benefit which arises from that arrangement.
44	No Charity Trustee may serve as an employee (full time or part time) of the organisation; and no Charity Trustee may be given any remuneration by the organisation for carrying out their duties as a Charity Trustee.
45	The Charity Trustees may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.
	<b>CODE OF CONDUCT FOR CHARITY TRUSTEES</b>
46	Each of the Charity Trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the Board from time to time.
46.1	The code of conduct shall be supplemental to the provisions relating to the conduct of Charity Trustees contained in this constitution and the duties imposed on Charity Trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this constitution shall be interpreted and applied in accordance with the provisions of the code of conduct in force from time to time.
	<b>REGISTER OF CHARITY TRUSTEES</b>
47	The Board must keep a register of Charity Trustees, setting out for each current Charity Trustee: <ul style="list-style-type: none"> <li>a) the name of the Charity Trustee;</li> <li>b) the address of the Charity Trustee;</li> </ul>



	<p>c) the date on which they were appointed as a Charity Trustee; and</p> <p>d) any office held by them in the organisation.</p>
47.2	Where the Charity Trustee is appointed by OSCR under section 70A of the 2005 Act it must be recorded in the register.
47.3	<p>For each former Charity Trustee the register must set out, for at least 6 years from the date on which they ceased to be a Charity Trustee:</p> <p>a) the name of the Charity Trustee;</p> <p>b) any office held by the Charity Trustee in the Organisation; and</p> <p>c) the date on which they ceased to be a Charity Trustee.</p>
47.4	The Board must ensure that the register of Charity Trustees is updated within 28 days of receiving notice of any change.
47.5	If any person requests a copy of the register of Charity Trustees, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable; if the request is made by a person who is not a Charity Trustee of the Organisation, the Board may provide a copy which has the name and address of any of the Charity Trustees blanked out. The name of a Charity Trustee may only be blanked out if the Organisation is satisfied that including that information is likely to jeopardise the safety or security of any person or premises.
	<b>TERMINATION OF CHARITY TRUSTEES OFFICE</b>
48	A Charity Trustee will automatically cease to hold office if: -
48.1	they give the Organisation a notice of resignation, signed by them;
48.2	they become an employee of the Organisation;
48.3	in the case of a Charity Trustee elected under clause 37) they cease to be a member of the Organisation;
48.5	in the case of a Charity Trustee co-opted under clause 39) the Board under clause 39.2 vote to end the appointment;
48.6	they become disqualified from being a Charity Trustee under the Charities and Trustee Investment (Scotland) Act 2005;
48.7	they are absent (without good reason, in the opinion of the Board) from more than three consecutive meetings of the Board - but only if the Board resolves to remove them from office;
48.8	they become incapable for medical reasons of carrying out their duties as a Charity Trustee - but only if that has continued (or is expected to continue) for a period of more than six months;

48.9	they are removed from office by resolution of the Board on the grounds that they are considered to have committed a material breach of the code of conduct for Charity Trustees (as referred to in clauses 46);
48.10	they are removed from office by resolution of the Board on the grounds that they are considered to have been in serious or persistent breach of their duties under section 66(1) or (2) of the 2005 Act;
48.11	they become prohibited from being a Charity Trustee by virtue of section 69(2) of the 2005 Act
48.12	they commit any offence under section 53 of the 2005 Act.
49	Clauses 48.9 and 48.10 apply only if the following conditions are met:
49.1	the Charity Trustee who is subject of the resolution is given reasonable prior written notice of the grounds upon which the resolution for removal is to be proposed;
49.2	the Charity Trustee concerned is given the opportunity to address the meeting at which the resolution is proposed prior to the resolution being put to a vote; and
49.3	at least two thirds of the Charity Trustees then in office vote in favour of the resolution.
	<b>CHAIRPERSON AND VICE-CHAIRPERSON</b>
50	The Board shall meet as soon as practicable meeting immediately after each AGM or following the resignation of the existing Chairperson/Vice-Chairperson to appoint:  (a) an Elected Charity Trustee to chair Board meetings and GMs (the “Chairperson”), and  (b) an Elected Charity Trustee to chair Board meetings and GMs in the event that the Chairperson is not present and willing to do so (the “Vice Chairperson”).
50.1	In the event that:  (a) the Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Chairperson is currently appointed; and  (b) the Vice-Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Vice-Chairperson is currently appointed,  the Charity Trustees present must appoint an Elected Charity Trustee to chair the GM/Board meeting.
	<b>BOARD MEETINGS</b>
51	The quorum for Board meetings shall be not less than 50% of all the Trustees, a majority of whom are Elected Charity Trustees. No business shall be dealt with at a Board meeting unless such a quorum is present.
51.1	A Charity Trustee shall not be counted in the quorum at a meeting (or at least the relevant part thereof) in relation to a resolution on which, whether because of personal interest or otherwise,

	they are not entitled to vote.
51.2	The Board may make any arrangements in advance of any Board meeting to allow members to fully participate in such meetings so long as all those participating in the meeting can clearly comprehend each other; a member participating in any such means other than in person shall be deemed to be present in person at the Board meeting.
52	7 Clear Days' notice in writing shall be given of any meeting of the Board at which a decision in relation to any of the matters referred to in clause 30 is to be made, which notice shall be accompanied by an agenda and any papers relevant to the matter to be decided.
52.1	All other Board meetings shall require not less than 7 days' prior notice, unless all Charity Trustees agree unanimously in writing to dispense with such notice on any specific occasion.
52.2	On the request of a Charity Trustee the Chairperson shall summon a meeting of the Board by notice served upon all Charity Trustees, to take place at a reasonably convenient time and date.
53	No alteration of the Clauses and no direction given by Special Resolution shall invalidate any prior act of the Board which would have been valid if that alteration had not been made or that direction had not been given.
54	The Board may act notwithstanding any vacancy in it, but where the number of Charity Trustees falls below the minimum number specified in clause 35, it may not conduct any business other than to appoint sufficient Charity Trustees to match or exceed that minimum.
55	The Board may invite or allow any person to attend and speak, but not to vote, at any meeting of the Board or of its sub-committees.
56	The Board may from time to time promulgate, review and amend any Ancillary Regulations, Guidelines and/or Policies, subordinate at all times to these Clauses, as it deems necessary and appropriate to provide additional explanation, guidance and governance to members/Charity Trustees.
	<b>VOTING AT BOARD MEETINGS</b>
57	The Chairperson of the Board meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote,
57.1	Each Charity Trustee present (and who is eligible to vote) has one vote. In the event of an equal number of votes for and against any resolution at a Board meeting, the Chairperson of the meeting shall have a casting vote as well as a deliberative vote.
57.2	A resolution in writing shall be as valid and effectual as if it had been passed at a meeting of the Board or of a sub-committee. A resolution may consist of one or several documents in the same form each signed by one or more Charity Trustees or members of any relative sub-committee as appropriate.
	<b>SUB-COMMITTEES</b>
58	The Board may delegate any of its powers to sub-committees, each consisting of not less than one Charity Trustee and such other person or persons as it thinks fit or which it delegates to the committee to appoint.

58.1	Any sub-committee so formed shall, in the exercise of the powers so delegated, conform to any remit and regulations imposed on it by the Board. The meetings and proceedings of any such sub-committee shall be governed by the provisions of these Clauses for regulating the meetings and proceedings of the Board so far as applicable and so far as they are not superseded by any regulations made by the Board.
58.2	Each sub-committee shall ensure the regular and prompt circulation of, the minutes of its meetings to all Charity Trustees.
	<b>CONSTRAINTS ON PAYMENTS/BENEFITS TO MEMBERS AND CHARITY TRUSTEES</b>
59	The income and property of the Organisation shall be applied solely towards promoting the Purposes and do not belong to the members. Any surplus income or assets of the Organisation are to be applied for the benefit of the Community.
60	No part of the income or property of the Organisation shall be paid or transferred (directly or indirectly) to the members of the Organisation, or to any other individual, whether by way of dividend, bonus or otherwise, except in the circumstances provided for in clause 61.
61	No benefit (whether in money or in kind) shall be given by the Organisation to any member or Charity Trustee except the possibility of:
61.1	repayment of out-of-pocket expenses (subject to prior agreement by the Board);
61.2	reasonable remuneration in return for specific services actually rendered to the Organisation (in the case of a Charity Trustee such services must not be of a management nature normally carried out by a Trustee of an Organisation);
61.3	payment of interest at a rate not exceeding the commercial rate on money lent to the Organisation;
61.4	payment of rent at a rate not exceeding the open market rent for property let to the Organisation;
61.5	the purchase of property from any member or Charity Trustee provided that such purchase is at or below market value;
61.6	the sale of property to any member or Charity Trustee provided that such sale is at or above market value; or
61.7	payment by way of any indemnity, where appropriate in accordance with clause 94.
62	Where any payment is made under clause 61, the terms of clause 63 must be observed.
	<b>PERSONAL INTERESTS &amp; CONFLICTS OF INTEREST</b>
63	Whenever a Charity Trustee finds that there is a personal interest, as defined in sub-clauses 63.3 and 63.4, they have a duty to declare this to the Board meeting in question.
63.1	A Charity trustee must not vote at a Board meeting (or at a meeting of a sub-committee) on any resolution which relates to a matter in which they has a personal interest or duty which conflicts (or may conflict) with the interests of the SCIO.

63.2	It will be up to the Chairperson of the meeting in question to determine:  (a) whether the potential or real conflict simply be noted in the Minutes of any relevant meeting, or  (b) whether the Charity Trustee in question, whilst being permitted to remain in the meeting in question, must not partake in discussions or decisions relating to such matter, or  (c) whether the Charity Trustee in question should be required to be absent during that particular element of the meeting. Where a Charity Trustee leaves, or is required to leave, the meeting they no longer form part of the quorum for that meeting.
63.3	An interest held by an individual who is “connected” with the Charity trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that Charity trustee;
63.4	A Charity trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which they are an employee, director, member of the management committee, officer or elected representative has an interest in that matter.
63.5	The Board shall determine from time to time what interests shall be relevant interests and shall ensure that a Register of Notices of Relevant Interests is maintained, which shall be open for inspection by both the Board and members of the Organisation and, with the express prior written approval of the Charity Trustee or employee concerned, by members of the public.
	<b>OFFICER BEARERS</b>
64	The Board may appoint office bearers for such term and upon such terms and conditions as they think fit. Any officer bearer may be removed by the Board at any time
64.1	The Board may appoint a treasurer for such term and upon such terms and conditions as they think fit. The treasurer may be removed by the Board at any time. The treasurer may be required to attend Board and sub-committee meetings but:  (a) may not participate in such meetings for voting or quorum purposes unless they are also a Charity Trustee;  (b) may not attend meetings (or parts of meetings) at which their remuneration or employment is to be discussed; and  (c) (if the treasurer is not a Charity Trustee) may not attend meetings at which confidential matters are to be discussed.
	<b>FINANCES &amp; ACCOUNTS</b>
65	The Board shall determine:
65.1	which banks or building societies the bank accounts of the Organisation shall be opened with;
65.2	how bank accounts shall be maintained and operated; and

65.3	how cheques and other negotiable instruments, and receipts for monies paid to the Organisation, shall be signed, drawn, accepted, endorsed or otherwise executed.
66	The Board shall cause accounting records to be kept for the Organisation in accordance with the requirements of the 2005 Act and other relevant legislation.
66.1	The accounting records shall be maintained by the Treasurer (if there is one) and overseen by the Principal Officer (if there is one), or otherwise by, or as determined by, the Board. Such records shall be kept at such place or places as the Board thinks fit and shall always be open to the inspection of the Trustees.
66.2	The Board must prepare annual accounts, complying with all relevant statutory requirements, and must ensure the accounts are examined or audited, as appropriate, by a qualified examiner or auditor.
66.3	At each AGM, the Board shall provide the members with a copy of the accounts for the period since the last preceding accounting reference date (or, in the case of the first account, since the incorporation of the Organisation). The accounts shall be accompanied by proper reports of the Board.
66.4	Copies of such accounts shall, not less than 21 clear days before the date of the General Meeting, be delivered or sent to all members, Charity Trustees, the Office Bearers and the auditor, or otherwise be available for inspection on the website or other location of the Organisation (with all members, Charity Trustees, the Organisation Secretary and the auditor being made aware that they are so available for inspection there).
	NOTICES
67	The Organisation may serve a notice on a Member in hard copy (addressed to the address given for that Member in the register of members, and posted or hand-delivered) or electronic form (faxed or e-mailed). A notice is deemed to have been served on the day following the day on which it is hand-delivered, posted faxed or e-mailed.
68	The Organisation may communicate with a Member by electronic means (including fax and e-mail) unless the Member has requested that communications from the Organisation be sent in hard copy. The Organisation may publish notifications by means of a website provided the Organisation has advised Members of this and taken reasonable steps to notify Members who have informed the Organisation that they do not have internet access.
	RECORDS OF MEETINGS
69	The Board shall cause minutes to be made of all appointments of officers made by it and of the proceedings of all General Meetings and of all Board meetings and of sub-committees, including the names of those present, and all business transacted at such meetings and any such minutes of any meeting, if purporting to be signed after approval, either by the Chairperson of such meeting, or by the Chairperson of the next succeeding meeting, shall be sufficient evidence without any further proof of the facts therein stated.
	INDEMNITY

70	Subject to the terms of the 2005 Act and without prejudice to any other indemnity, the Charity Trustees, or member of any sub-committee, the Organisation Office Bearers and all employees of the Organisation may be indemnified out of the funds of the Organisation against any loss or liability (including the costs of defending successfully any court proceedings) which he, she or they may incur or sustain, in connection with or on behalf of the Organisation.
ALTERATION TO THE CLAUSES	
71	Subject to the terms of this clause, this constitution may be altered by a Special Resolution of the members passed in accordance with clause 30 or 31.3
71.1	Any changes to the purposes set out in clause 4 are subject to written consent being obtained from OSCR (and its successors) in terms of section 16 of the Charities and Trustee Investment (Scotland) Act 2005
71.2	The Board must notify OSCR (and its successors) of any changes to the constitution not relating to the purposes, in terms of section 17 of The Charities and Trustee Investment (Scotland) Act 2005
DISSOLUTION	
72	The Organisation may be wound up or dissolved only on the passing of a Special Resolution for that purpose in accordance with clauses 30 and 31.4, and subject to written consent being obtained from OSCR.
72.1	<p>If, on the winding-up of the Organisation, any property or assets remains after satisfaction of all its debts and liabilities, such property shall be given or transferred to such other community body or bodies or charitable group, which has purposes which resemble closely the purposes of the Organisation, as may be:</p> <p>(a) determined by not less than two thirds of the Ordinary Members of the Organisation voting (in person or by proxy) at a General Meeting called specifically (but not necessarily exclusively) for the purpose; and</p> <p>(b) approved by OSCR (and its successors).</p>

### **Appendix 3 Dronley Wood – Management and Social History**

Significant in landscape terms, Dronley Wood sits in Strathmartine on an elevated felsite 'boss' or ridge surrounded by productive farmland. The origin of the name Dronley is thought to be derived from 'Dron' (a ridge). It is isolated from other woodland areas although other surrounding woodlands (Adamston, Lundie and Templeton) occupy similar raised sites.

The underlying rocks on these east west orientated sites are other igneous (mainly dolerite) intrusions which gives rise to nutrient poor, mainly acidic, soils. The surrounding farmland is mainly on the more fertile sandstone of the Dundee Flagstone Formation. This probably explains why the site, previously moorland, has been planted with trees and not converted to farmland over time. A scatter of small disused quarries in the vicinity also utilised this harder rock for road surfacing and building work in Dundee. A small burn runs along the north boundary and leaves the wood via a field drain.

Pont's map of Scotland, ca. 1583-1614 marks a place he calls Dronla with his symbol for a small settlement but provides no further detail. Interestingly, the Roy Military Survey of Scotland, 1747-1755 map marks a place called Dronle and has an area immediately to the north of the name in yellow for cultivated ground and then a buff colour for moorland beyond. It was around this time that enclosures began to displace the run rig system and free pasture. This suggests that the area was moorland for grazing in the 1750s and even today heather is readily seen in many places inside the wood.

Anderson in his History of Scottish Forestry records historic woodland development across Angus from the 15<sup>th</sup> century. He describes 6300 timber loads shipped into Dundee from the Baltic states in 1791 suggesting local shortages. At the same time, he notes elm, plane, beech, ash, oak and fir plantations on nearby Lundie Estate and evidence of a developing interest in woodland. Sinclair's 1814 estimate of natural woodland cover in Angus as only 5,600 acres suggesting most the original tree cover had been exhausted by the end of the 18<sup>th</sup> century.

During the Napoleonic War between Britain and France, 1803–1814, Britain deployed economic warfare tactics through its greater economic capacity and towns like Dundee would have not only relied on imports as previously mentioned but in part on food, fuel and fibre from its immediate hinterland.

Begun in the 1760s the Industrial revolution was near its peak in 1845 when the New Statistical Account Scotland recorded a massive increase in commercial forestry. Funded by the wealth of Empire, and the need to replenish resources after previous decades of war, extensive plantations had been laid down in most of the Angus parishes. An examination of the 1860 OS map sheet which covers Dronley Wood shows complete tree cover (slightly larger to the south) over a similar footprint as is there today with two main tracks crossing the wood.

The 1845 Account notes that in Auchterhouse parish alone, 1100 acres were planted by the Earls of Airlie and Camperdown and David Taylor, the head forester to the 1st Earl of Camperdown planted Templeton Woods in the early 1800s. It is reasonable to assume Dronley Wood was established on the moorland around this time and presently represents 200 years of harvesting and restocking.

The wood was logged during WW Two with help from both Italian and German prisoners of war. Little trace remains of the narrow-gauge railway line into the wood they used for timber extraction and a steam driven sawmill near to Dronley House. Dronley Wood was acquired by the FC in 1957. The post war OS map shows much of the wood as being devoid of tree cover and FC records show



much of the current woodland dating from the early 1960 with a small area of beech from 1916 and a little Scots pine and larch from 1911.

The Stewarts who bought Dronley House in 1926 soon after it was built on land, now separate from Dronley wood, that had returned to moorland and re-landscaped it with trees. William R Stewart founded the Hillbank Hackle Works on Dens Road, Dundee. The works made hackles, toothed wooden bars, used to comb out the long fibres of flax or jute to make them parallel so that they could be spun. The bars had a beechwood block and a facing studded with sharp-pointed steel pins. In the early 1950s, the Stewarts planted some beech in their section of the wood as a reminder of a material gradually being displaced.

Much of the present tree cover dates from the site being purchased by the Forestry Commission in 1957. There are some heavy clay areas within the wood, although the soils have a reasonable depth and have proved suitable for timber production and native species. A drainage system, probably deepened by the Forestry Commission is now overgrown although it is reported that water still flows along the channels during periods of heavy rain. Although, now, there are a few areas of waterlogging that could be developed into wetlands.

The 5ha 275kv pylon wayleave through the wood aside, there is very little open space. Apart from a felled area on the north side, which is rapidly regenerating, mainly with birch and willow, there is full tree cover mainly Scots pine with some Norway spruce larch and a scattering of Douglas fir. The patch of beech near to the car park and some spruce on the east have seen some wind blow, but there is no evidence of large scale collapse.

Dronley has some interesting artistic and literary connections. James Macintosh Patrick (1907 -1998) celebrated as perhaps Scotland's foremost landscape painter of the 20th century for his finely observed paintings of the Angus landscape and Dundee painted several scenes near to Dronley Wood. Julia Donaldson, author of the children's book the Gruffalo dedicated it to the children of Auchterhouse Primary School.

#### **Species mix at Dronley from FES spreadsheet**

Species	Area (ha)	Planting
Mixed broadleaves Beech 1916	1.66	68 -71
Douglas Fir	1.28	59-71
Hybrid and Japanese larch Larch 1911	3.39	58-59
Norway Spruce	9.89	60-68
Scots Pine Scots Pine 1911	22.27	46 -62
Sitka Spruce	1.84	71-61
Bare land	7.37	
Felled ground – natural regeneration	3.04	2006?
	50.84	

#### **Appendix 4 Dronley Community Woodland - Expressions of support for community purchase**

1. Auchterhouse Community Council
2. Forest School
3. Magic Light Pictures - Gruffalo
4. Auchterhouse Primary School
5. Sidlaw Path Network
6. 46 Angus (Birkhill) Cub Scouts
7. Dronley Farm
8. Brian Tasker - Dundee City Countryside Ranger Service
9. Neighbouring Landowners
10. The Woodland Trust
11. Muirhead Medical Centre (to come)
12. Eco Nursery

## Auchterhouse Community Council

Drummuir

e-mail:

**30 August 2017**

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Mrs Shiona Baird  
Chair  
Dronley Community Woodland

Dear Shiona,

### Community Asset Transfer of Dronley Wood

I am writing on behalf of the Auchterhouse Community Council to express our support for the application from Dronley Community Woodland to acquire Dronley Wood from Forest Enterprise Scotland.

When the proposed sale of the wood was raised at our Council meeting on 16th February this year, there was a unanimous wish from all councillors and the 24 members of the public present to pursue a CAT. This continues to be the strong sentiment of our council.

The wood has been a valuable amenity for folk in our area for many years now and to lose it in a private sale would be unthinkable. The support given to your initiative to acquire the wood is obviously wide spread as is evidenced by the large number who visited the exhibition in the village hall on the 8<sup>th</sup> June and contributed many ideas for improvement and development of the area.

Updates have been given at each of our council meetings since February and will continue to be eagerly awaited in the future. We feel a successful acquisition will provide important investment in the local community and economy, with the possibility of additional employment, education opportunities and the development of woodcraft skills for enthusiasts, while continuing to be a popular and well used local amenity.

In anticipation that this venture is successful, we look forward to working in partnership with DCW and supporting the future plans in any way that we can.

Yours sincerely,

 Stewart  
Secretary  
Auchterhouse Community Council

**Main Identity**

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**From:**  
**To:** < >  
**Sent:** 04 May 2017 21:37  
**Subject:** Dronley Wood  
Garry,

[REDACTED]

As I mentioned briefly at the meeting I would be keen to develop some sort of 'forest school' or at least a kids forest group to start with and would be happy to perhaps form a working group to look at that side of things. [REDACTED]

[REDACTED]

My day job is anaesthetist at Ninewells but I have a reasonable background of youth work in the outdoors including expeditions in uk and overseas, d of e and scouts. The younger kids are new to me but I plan to do the forest school training in October and have the support of my neighbour ([REDACTED] who is a primary school teacher and forest school leader already).

I have been extensively involved (up to Board level and chairing various committees) in a Cumbrian youth exploration group charity up until 2014 so am very aware of the hard work and effort that is required to make these things work. As I am now based locally I am no longer involved with this i have time to dedicate to an enterprise like this.

[REDACTED]

Thanks for all the hard work that has clearly already taken place. Feel free to forward this e mail to whoever is most appropriate.

**From:** Daryl Shute  
**Date:** 18 May 2017 at 11:05:32 BST  
**To:**  
**Subject:** Re: Gruffalo Trail - Official Status

Dear Kellie,

Thanks for getting in touch.

Your email has been passed to us as we own branding, merchandising and audio-visual rights for the Gruffalo, and particularly we manage the relationship with Forestry Commission England who run our Gruffalo trails.

We'd be happy to support your proposed trail and provide materials and support to enable it's development. We don't often offer this to individual sites as they're quite complex projects to manage, but as you have such a direct contact with character on this occasion I'd be happy to help.

We don't act on behalf of Julia Donaldson, although we work very closely together, so I'm offering The Gruffalo's support and not hers directly.

Please let me know what further you might need at this stage.

Thanks and best wishes,

Daryl

**From:**  
**Sent:** 13 May 2017 09:08  
**To:**  
**Subject:** Gruffalo Trail - Official Status

Dear Caroline

I am trying to contact Julia Donaldson and as her agent, I thought you might be able to help me.

I live in Auchterhouse, in the North East of Scotland. When Julia had drafted "The Gruffalo" she sent it to the teachers at the Primary School as she had done some work with them previously. They read the book to the children and the children then drew pictures of what they thought the Gruffalo looked like. When the book was then first published, it was dedicated to the children of Auchterhouse Primary School. (You probably already know all of this!)

The Community Council in the village have now had an offer from the Forestry Commission to buy the local woods, as they are selling it off. The community would really like this to happen, but in order to do so, we need to have a business plan in place with lots of ideas of how we can use the woods. One of the suggestions was a Gruffalo trail, which we thought was a great idea. However, to lend weight to it, we wondered if we could have some kind of official status, perhaps with Julia coming along to open it.

These ideas are only in their infancy and will not be realised for quite some time, as it is a lengthy process which we are only just beginning. If we were able to secure something like official status, it would possibly help us to secure the funding we require to get moving.

Any help you can offer us would be greatly appreciated.

Regards

Kellie Smith



Auchterhouse Primary School  
Kirkton of Auchterhouse  
Auchterhouse  
Angus  
DD3 0QS

Dear Shiona Baird

(Chair of Dronley Community Woodland)

Dronley Wood is a very important part of our school community. Previously our school has used this valuable resource, and I understand from our children that they regularly go there to walk with their family and dogs in the evenings and at weekends.

I feel the purchase of Dronley Wood would be a great asset to the community and the school.

Regards

Mrs Tracey Small

Head Teacher

Auchterhouse Primary School

To: Mrs Shiona Baird,  
(Chairman, Dronley Community Woodland)

Dear Shiona,

Proposal for a Community Buy-out of Dronley Wood

I am writing in support of the above on behalf of Sidlaw Path Network, a community group formed to identify and maintain paths in the Sidlaw area of south-west Angus and to promote their use for their benefits to health and well-being and for active travel.

Dronley Wood features in our published walk-leaflet\* and forms an important part of the local path network, largely because of its intrinsic interest and for the pleasure it brings to those who visit it, but also for the opportunities it offers to link up with the Dronley Railway Path (Angus Council's Core Path 218) to the south. This path is constructed on the course of the former Dundee-Newtyle Railway and is itself part of a longer route linking Rosemill with Auchterhouse. As railways are by nature linear, the field-side paths to and from Dronley Wood (Core Paths 219 and 221), combined with those in the wood itself (Core path 220), provide opportunities for circular walks and to witness different aspects of this attractive landscape.

For these reasons, and also because, as individuals, we appreciate the value of woods in a largely arable landscape both as wildlife havens and as places for people to interact with nature, we wholeheartedly support Dronley Community Woodland's proposals for a community buy-out of Dronley Wood.

Yours sincerely,

Dr R. John H. Brush  
(Chairman Sidlaw Path Network)

\*Currently awaiting reprinting but available on line by Googling 'Sidlaw Path Network'

**Main Identity**

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**From:** "Craig Simpson"  
**To:**  
**Sent:** 19 June 2017 18:19  
**Subject:** Dronley wood  
Dear Gary,

I am writing as the cub leader of the Muirhead cub scouts in support of maintenance of Dronley Woods as a wooded recreational area.

We try and give our cub scouts experience of the wider environment close to home. We utilise Backmuir Woods as it is very close to the cub hut. But we also have trips to the Roundy in Birkhill, and Lundie Crag area for many different types of outdoor activities including simple walks, geocaching, BBQs, compass work and wide games. Dronley wood is also one of these areas we utilise and would like to have this kept. It is a nicely contained wooded area with lots of wildlife. It is flat and has few paths which means it is great to allow kids the chance to run around without getting lost.

If you would like some more information from me, please let me know.

Regards

Craig

Craig Simpson  
46th Angus (Muirhead) Cub Scout Leader.



**Main Identity**

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**From:**  
**To:** "ghstewart" < >  
**Sent:** 30 August 2017 20:05  
**Subject:** Dronley Community Wood  
Alan G Grewar

We are writing to support the creation of the Dronley Community Woodland in Dronley wood, currently owned by Forest Enterprise, formerly the Forestry Commission.

Our farm shares the southern boundary of the wood and as such we have a keen interest in the future of the wood. I have lived here, used the wood for 45 years and watched the many changes in the wood wrought by man and extreme weather during that time. It is obvious that work has to be done to retain the amenity of the wood if locals are to be able to continue to use it for health-giving recreational purposes. It has become increasingly popular over the years as a safe, traffic free place to walk and enjoy nature. As it connects with the Sidlaw Path network which includes paths through two of our fields and thus it provides an assortment of walks of varied lengths and interest.

We hope that a community purchase of the wood will enable this hugely popular resource to remain available and attract an even wider and more varied usage.

Lorna Grewar. (Partner)  
Euan Grewar (Partner)

Sent from my iPad=

30/08/2017

8

Dundee City Council Environment Department Countryside Ranger Service Courtyard Office Mansion House Camperdown Country Park Dundee DD2 4TF t: 01382 431848

To whom it may concern

I am writing in support of Auchterhouse Woodland Action Group and their bid to the Scottish Land Fund for assistance with the Community Asset Transfer of Dronley Wood, Angus.

I have worked with the Group since the early 2000s in my previous role as Sustain Dundee Red Squirrel Officer, offering advice and training and have led sessions such as formal talks on the subjects of conservation and woodland stewardship.

Their dedication to the highest standards of all aspects of managing this environment has maintained and improved the Wood most impressively, both with regard to the site's users and its biodiversity.

I have no reservations concerning their application; on the contrary their long-term commitment to the site itself and the local community has been demonstrated ably and repeatedly over the years.

Yours sincerely

Brian Tasker

Countryside Ranger

e: [countryside.rangers@dundeecity.gov.uk](mailto:countryside.rangers@dundeecity.gov.uk)

To whom it may concern

### Sale of Dronley Wood, Auchterhouse

We the undersigned, who own land bordering on Dronley Wood, are aware that Forestry Enterprise Scotland wish to sell the wood and that the community would like to acquire it for the benefit of the public.

The Community Asset Transfer of the area to the SCIO, Dronley Community Woodland (DCW), would be a beneficial development that would give the community control over the wood and an ability to determine what happens there in future. We fully support their application for a CATS acquisition.

Name: Address: Eastfield House Date: 13<sup>th</sup> February 2018  
Post Code: DD3 0QP

Signed:

Name: Address: Pitpointie Farm Date: 15<sup>th</sup> Feb 2018  
Post Code: DD3 0QR

Signed:

Name: Address: Leoch Farm Date: 12.2.18  
Post Code: DD3 0PS

Signed:

Name: Address: Templeton Farm Date: 13.2.18  
Post Code: DD3 0QH

Signed:

Name: Address: Dronley Farm Date: 12 Feb 18  
Post Code: DD3 0QJ

Signed:

Name: Address: Dronley House Date: 12 Feb 18  
Post Code: DD3 0QL

Signed:

**Carol Evans Director (Scotland) Woodland Trust wrote on 5<sup>th</sup> December 2017**

*“The Woodland Trust welcome the efforts of Dronley Community Woodland to secure Dronley Wood under the Community Asset Transfer scheme and to develop a sustainable native woodland legacy. The Woodland Trust have a site nearby at Backmuir Woods and we would be pleased to enter into a dialogue with DCW about future help and advice the Woodland Trust might be able to provide, especially on native woodland creation and biodiversity enhancement. We wish you every success with the acquisition and look forward to hearing from you.”*

12.

1 Scotston Farm Cottages  
Off Bonnyton Road  
Kirkton of Auchterhouse  
DD3 0QT

26/02/2018

Letter of support for the community purchase of Dronley Woods

Dear Sir/Madam,

I wish to offer my full support for the community purchase of Dronley Woods. As the owner of a new small business starting up within the community, I very much welcome the opportunity it brings for my group to use the woodland as a teaching resource within a fun, unique and stimulating environment. New/repaired pathways, nature trails and a pond for wildlife dipping would benefit my classes massively. It would provide a wonderful outdoor classroom for the local children to learn about nature and the wildlife surrounding them. A building to provide shelter on cold/rainy days and a workspace for crafting and learning would be an invaluable addition.

As a member of the local community and a mother of two young children, I can see the many benefits to my family, my business and also the wider community.

I look forward to seeing how this project develops and hope it's something that we will be enjoying together in the very near future.

Kind regards,

Pauline Turns

(Flower Tots)

Email:

**Appendix 5 Dronley Community Woodland – Community Ideas for Improvement and Facilities/Activities for Community Benefit**

<b>Cat</b>	<b>IDEA</b>	<b>Categories</b>
		<i>Improvements &amp;</i>
<b>1</b>	<b>Improvements &amp; Maintenance</b>	1 <i>Maintenance</i>
1	Clear existing paths of fallen trees	2 <i>Dog control / facilities</i>
1	General waste bins	3 <i>Information</i>
1	Create a pond	4 <i>Access</i>
1	Composting toilet	5 <i>Paths</i>
1	Bins	6 <i>Theme trails</i>
1	Litter bins	7 <i>Seasonal walk</i>
		8 <i>Wildlife</i>
<b>2</b>	<b>Dog Control / facilities etc</b>	9 <i>Cycle / horse facilities</i>
2	Poo corner for dogs	10 <i>Play areas</i>
2	Control dogs - professional dog walkers	11 <i>Huts/cabins</i>
2	Dog waste bins	12 <i>Education</i>
2	Dog bins	13 <i>Picnic camping</i>
2	Dog free areas for community use	14 <i>Event</i>
2	Dog bins	15 <i>Planting / thinning</i>
2	Limit number of dogs per walker	
2	Dog bins	
2	Ban professional dog walkers	
2	Dog activities eg agility	
2	Limit dog numbers	
2	Clear dog poo on paths	
2	Dog play area with jumps etc	
<b>3</b>	<b>Information</b>	
3	Colour mark trails according to length	
3	"Layout of Wood" map at car park with all trails shown	
3	Board at entrance(s) with detail of wild life, plants and trees	
3	Natural wildlife signage	
3	Information boards	
3	Nature information signs	
3	Information centre	
3	Information about wildlife, trees etc	
3	Map of paths at gate	
3	Sign post paths	
<b>4</b>	<b>Access</b>	
4	Disabled access	
	Accessible path for wheelchair users	
	Enlarge car park	
	Improve car park - size and surface	

- 5 Paths**
  - 5 Extend trails through the wood
  - 5 More pathways
  - 5 Extended pathways
  - 5 Running paths
  - 5 More appropriate paths
  - 5 Bridges, skulls
  - 5 All abilities path of good length
  
- 6 Theme trails**
  - 6 Clearly marked Nature Trails
  - 6 Gruffalo trail
  - 6 Child orientated treasure hunt / search trail
  - 6 Nature trail
  - 6 Children's' nature trail
  - 6 Trail with Information boards on wildlife/ other interests
  - 6 Higglely Piggledy forest trail for kids
  - 6 Nature trails
  - 6 Trails with information on tree species
  - 6 Theme trails e.g.. McBeth, Gruffalo
  - 6 Gruffalo Trail
  - 6 Nature Trail with educational signposts
  
- 7 Seasonal walks**
  - 7 Fungus walks
  - 7 Plant spotting walks
  - 7 Egg hunts at Easter
  - 7 Dawn chorus walks - May time
  - 7 Seasonal events
  - 7 Lantern walks
  - 7 Easter hunts
  - 7 New Year Day walk
  - 7 Midsummer walk
  - 7 Community walks
  - 7 Torch walks
  - 7 Annual woodland run
  
- 8 Wildlife**
  - 8 Owl and Bat boxes
  - 8 Standing deadwood habitats
  - 8 Nature reserve
  - 8 Nature and wildlife conservation activities
  - 8 Squirrel boxes
  - 8 Squirrel boxes
  - 8 Pond with wildlife
  - 8 Bird boxes

- 9 Cycle / horse facilities**
- 9 Mountain bike skills track - like Templeton Wood
  - 9 Cycle lanes
  - 9 Mountain biking tracks
  - 9 Cycle paths
  - 9 Jumps for horse riders
  - 9 Designated horse trail
  - 9 Natural horse jumps e.g. log jumps
  - 9 Horse trail / bridleway
  - 9 Kids and adults bike trails
- 10 Play areas**
- 10 Kids play area - like a mini "Go Ape"
  - 10 Go-Ape type activity
  - 10 Assault course for kids / adults
  - 10 Kids play area
  - 10 Picnic area (family day out)
  - 10 Children's play area
  - 10 Tree top walks
  - 10 Woodland playpark
  - 10 Aerial walkways
  - 10 Trees house for kids picnic spots
  - 10 Kids play area
  - 10 Obstacle course
  - 10 Mud kitchen play area
  - 10 Kids activities like Templeton woods
  - 10 Outdoor gym /keep fit
- 11 Huts/cabins**
- 11 Outdoor classroom
  - 11 Resource centre - wooden building for Classroom, store etc
  - 11 Small hut for nature classes / educational courses
  - 11 Hutting
  - 11 Residential Facility (Log cabin) for local groups e.g. scouts
- 12 Education**
- 12 Outdoor singing workshop
  - 12 Chainsaw classes
  - 12 Dry-stane dyking classes and opportunities
  - 12 Green woodworking classes
  - 12 Natural art e.g. chainsaw carving
  - 12 Community spaces - school, cubs, concerts
  - 12 Outdoor learning opportunities for schools
  - 12 Nature walks - school groups
  - 12 Woodland day nursery provision



- 12 Forest school
- 12 Link with schools to meet national priorities in Ed
- 12 Orienteering course
- 12 Chain saw classes
- 12 Willow weaving classes
- 12 Forest school
- 12 Woodworking workshop
- 12 Story telling area for school / group use
- 12 Story telling mushroom seat and fairy circle
- 12 Field archery course
- 12 Education on forestry for kids / adults
- 12 Guided walks for nursery / schools with bug counting bark rubbing
- 12 Chainsaw sculpture

**13 Picnic camping**

- 13 Picnic facilities
- 13 Wigwams / glamping
- 13 Picnic area
- 13 Small food vendor - like Tentsmuir
- 13 Picnic spots
- 13 Willow igloo / tepee
- 13 Picnic Area
- 13 Glamping / wigwams / bell tents
- 13 Food vendors
- 13 Lite Bite hut with food and drink
- 13 Tables and shelter
- 13 Picnic area fenced to keep out dogs

**14 Events**

- 14 Folk festival
- 14 Light display
- 14 Woodland orchestra
- 14 Music events
- 14 Mid-summer market
- 14 Showcase local trades and goods etc
- 14 Winter events
- 14 Santa's grotto
- 14 Christmas woodland market
- 14 Enchanted forest

**15 Planting / thinning**

- 15 Thinning of Sitka spruce
- 15 Hazel planting for future hurdle making / garden use
- 15 Plant deciduous trees
- 15 Horse logging
- 15 Wishing tree

15 Community fruit orchard

15 Plant willow

### **Appendix 5a Aerial adventure ropes course**

Include for illustration in response to ideas arising from the community and noted in *Appendix 5 Section 10 Ideas for Improvement and Facilities/Activities for Community Benefit*

This would be a major undertaking and DCW would need to consider if an aerial adventure ropes course was compatible with their aspirations for the wood and, if so, how it might best be operated for community benefit. For example - wholly fund and operate, lease the site to a commercial operator, or a joint venture with a commercial operator. Carrying out due diligence checks on possible operators would be good practice.

Aerial adventure ropes courses have become a popular leisure activity and are normally set in mature trees providing aerial trekking experiences normally between 5 and 10m above ground level. Participants move from point to point via a series of aerial ropes and suspended timber or tyre steps and are secured permanently by a harness to an overhead cable. Many include a “free fall jump” and “zip” wire dismount. The journey round the course lasts 20 to 40 minutes depending on the size of the installation and the participant. There is normally a cabin at the start of the course to brief users, house supervisors and store safety equipment.

Planning permission would be required, and it is likely a range of conditions would need to be satisfied. Construction must be installed and certified with no damage to the trees or disturbance to red squirrels. At Dronley, the site could be close to the public road with 10 -15 spaces in a separate gravel car park and could remain open for public access and not be fenced in. The movement of spectators managed by discrete timber rail fencing and bark paths. Operation could be limited to daylight hours, so no lights would be required.

Initially, high ropes courses were in residential centres and used by groups and in corporate team building events. Now the growth is in bespoke sites catering for adventurous individuals, family groups and young couples locally resident or on holiday. Dronley may prove an attraction for younger children and their families (e.g if projects like forest schools and the Gruffalo Trail are developed) but perhaps offers less for teenagers and young adults.

The UK market leader in adventure ropes courses is probably Go Ape. They have developed sites at 28 locations of which 3 are in Scotland (Crathes Castle, Aberfoyle and Glentress). Go Ape has developed many of its operations in Forestry Commission woodland. Go Ape has approximately 500,000 customers per year, an average of 17,900 per location. Prices are £25 - 30 per person giving a turnover of approximately £450,000 per site. Other independent sites charge at similar levels.

The capital cost of developments depends on their scale and complexity. A budget of £250,000 for a medium/large scale facility over 0.5 – 0.75 ha may be appropriate for financial planning purposes.

In theory at least, a brief assessment suggests there appears to be a gap in the market in this part of Scotland for this type of facility and Dundee probably provides a sufficient catchment and Dronley a suitable site from a technical perspective. However, more detailed investigation would be required for decision making to be undertaken.

## Appendix 6 Woodland Management Plan

Objectives	Actions 1	Actions 2 – outcomes	Lead	Timing
Objective 1 To manage the wood using low impact systems including continuous cover woodland	To develop a long-term plan for harvesting (replanting as required in future years)	Map based plan for compartments and coupes with good record keeping (see next section for outline are prescriptions)	DCW	1 <sup>st</sup> qtr Year1
	To carry out management	Volunteer 'task force' to tackle windblow timber for construction, firewood and habitat	Volunteers	2 <sup>nd</sup> qtr Year 1
	To utilise on site timber	Small scale portable 'Lucas' type milling	Volunteers	3 <sup>rd</sup> - 4 <sup>th</sup> qtr Year 1
Objective 2 To increase the involvement of people in the wood, especially the local community.	To increase the number and diversity of users	Establish a secure building/store/training venue Fire pit and log seating area Forest play area, dens, archery, orienteering, geocaching, cooking, arts, story telling	DCW & Partners	As funds allow
	To review the car parking area, entrance and welcome	Welcome panel Overflow car park Secure 'dog poo' area	DCW	As funds allow
	To improve access	A circular all-abilities path and gates Better access by foot/bike from the surrounding communities Clear walking path network	DCW Angus Council	As funds allow
	To establish an interpretation plan	Themed and seasonal trails and events Plan Gruffalo trail option	Partners	On going
	To establish and develop activities, events and educational projects within the wood	School visits and site based Forest school, JMA Green woodworking, stone dyking, bush craft,	Partners	On going
	Objective 3 To encourage the biodiversity and enhance the beauty of the wood.	To increase the biodiversity of the wood	Open the canopy and encouraging natural regeneration of native species. Create wetlands area. Bird, bat, bug boxes	DCW & Partners
To continue to increase the red squirrel population.		Feeding stations	Squirrel Group	On going
To carry out a survey of the wildlife species		Tree identification, Bioblitz Map based distribution and status	DCW	On going

Objective 4 To ensure responsible governance and viability for DCW as woodland owners	To prepare and update site risk register	Essential repairs, skills and expertise, Health & Safety Appropriate insurances and compliances	DCW	First two quarters Year 1
	Publicise community ownership, consult and seek volunteer support	Web site, Facebook page, signs, membership and events. Liaise with partners and CWA. Target awards	DCW	First two quarters Year 1
	Ensure adequate revenues	Long term planning and grant applications	DCW	Year 1

Area prescriptions: See maps of paths and area prescriptions below

**Area A: Natural regeneration**

Encourage regeneration of native species especially oak and birch. Clean understory when required to avoid competition. Extend the area when circumstances allow (eg. windblow clearance) to provide a windfirm northern edge. Allow development of some open space and other local species. Formalise paths within the area. Monitor changes as they happen and record new species.

**Area B: Beech regeneration**

Many of the beech are reaching full age and will require remedial treatment or felling. At the moment there is little regeneration, though the current crop is a significant part of the entrance to the wood. Increasing open space around them during a good mast year should lead to some regeneration which can be managed to retain the woodland character. More open space will also prove more welcoming at a redesigned entrance.

**Area C: Minimum thin**

This boundary region should be thinned sparingly. Windblown trees and dangerous areas only should be treated. The roadside trees should be regularly inspected for problems. The path through this area should be maintained as a route during operations.

**Area D: Scots pine regeneration**

The 1916 pine is already regenerating well and is a valuable source of seed for the red squirrel population. Unfortunately, some of the best trees are under the pylon line and may need to be removed. Opening the area around the seed trees in a good seed year will allow the establishment of a proper self-sustaining number. This will be a long term continuing issue and should be monitored carefully. Other native species (e.g. hazel and birch) are to be expected and welcomed.

**Area E: Windblow clearance**

This area is difficult to access and contains several windblown pockets. When clearing, attention should be given to maintaining a firm edge to the east. There is potential here to extend the natural regeneration areas; there are a few birch seed trees which could provide much needed diversity. Path extension in this area is possible.

**Area F: Brash and favour individual trees**

Many of the Sitka spruce in this area are too large to market and are extremely heavily branched. They are also wide spaced giving the opportunity to create a very different forest environment. Dangerous trees should be removed, and the chosen ones should be brashed above head height to allow people free passage among them.

**Area G: Main thinning area**

This is the main working area. It is expected that most of the commercial income will come from thinning this area. Because of the mix of species and planting years, and the uncertainty of the yield classes present, further inventory and measuring work should take place before any major contracts are let. It is suggested that a longer contract with an approved and trusted contractor would prove an advantage for both parties. However, the whole area should not be thinned at once, thus allowing access to continue. Should operations require closure of paths, clear information will be given well in advance, and proper signage be erected.

Thinning helps to increase the amount of light coming through the canopy to the woodland understorey, field and ground layers, allowing habitat to develop and increase biodiversity over time. This will provide nesting and food opportunities for birds, supply food and micro habitats for butterflies and other invertebrates.

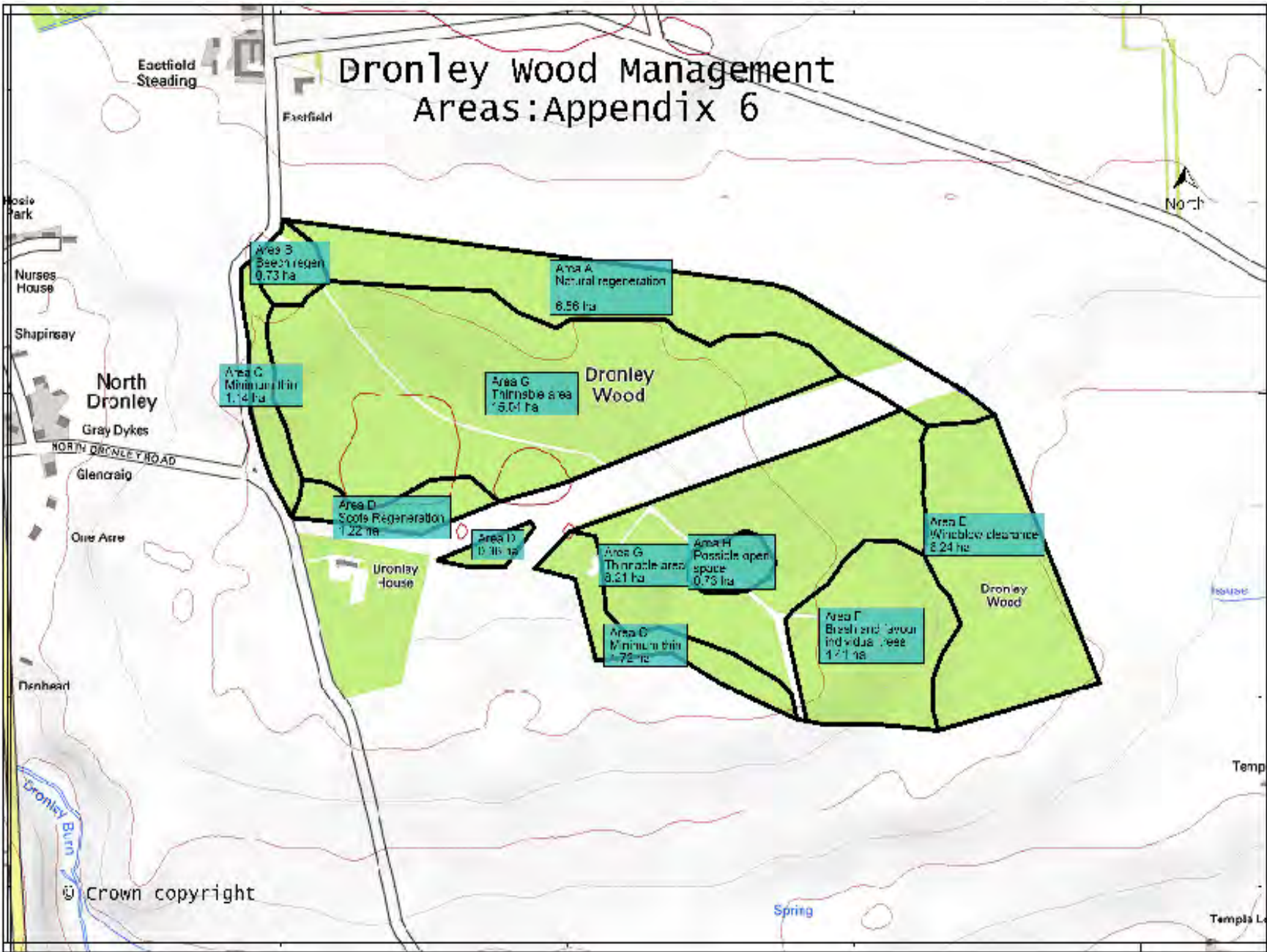
**Area H: Possible open space/wetland**

This area is around the centre of the wood and is already quite open, being the intersection of several paths. Because there is a lack of open space it is suggested that this area be considerably enlarged with the possibility of drain blockage or pond creation with suitable wetland vegetation encouraged to flourish, to enhance site biodiversity. It could also be the water side site of education (pond dipping etc) and social events, accessible via the main access track.

**Undetermined areas**

Optimum locations for forest cabins, storage, work space and wood stacks, tree nursery, orchard, play equipment, event space etc have yet to be determined.

# Dronley Wood Management Areas: Appendix 6





## Appendix 7 From Valuation Report

### 3.11 Representations

Both parties were invited to make formal written representations. FES did not submit any representations.

#### **DCW has submitted a representation including the following observations:**

1. The number of trees felled by storm damage in the last 6 years and not removed is well in excess of 1,500, about 1,000 in 6 specific areas and over 500 spread in the whole Wood. Removal of these would be a priority. With removal, re-setting upturned roots into their holes will be done and paths in these areas will be resurrected.
2. The perimeter fence/wall needs repair in areas where trees have fallen on it. It is very important to keep dogs (being walked in the Wood) out of fields and off the roads.
3. The central wayleave area of about 4 Ha (up to 60m wide) splits the Wood in two and is kept clear by an SSE contractor. There are 2 sets of power lines, one at probably 240v on poles and about 6m high, the other carried on pylons of which 2 are placed in the Wood. Great caution will be required when moving high vehicles/equipment underneath each pylon.
4. All larch trees carry a risk of infection by *Phytophthora ramorum*. If one tree is found to have the disease all larch trees within 250m must be felled and left to rot. Larch trees exist in many parts of the wood and vigilance will be needed to monitor them.
5. FES workers, using tree harvesters, have left deep ruts in the centre of the Wood and some of the worst should be in-filled as they are a hazard.
6. Our intention is to focus on improving and maintaining the Wood as an amenity for the community and much of the above needs to be carried out to improve the Wood's current rather neglected state and make it an attractive and welcoming place again.



## Appendix 8 From <https://news.gov.scot/news/learning-outdoors>

On 22/02/2018

### **More than £860k to increase outdoor learning in the early years.**

The number of hours nursery children spend outdoors is set to increase, **Minister for Childcare and Early Years, Maree Todd, has announced.**

Inspiring Scotland will receive £862,550 to encourage and support greater use of outdoor learning in the early years. Actions they will take include:

- Working with eight local authorities to deliver outdoor learning opportunities
- Producing a 'how to' guide for practitioners, with practical advice on how to access outdoor spaces
- Driving partnership working between councils, third sector and private companies in promoting outdoor learning
- Helping organisations review the impact of outdoor learning when delivering the expansion to 1,140 hours of funded childcare

**Ms Todd** made the announcement during a visit to City of Edinburgh Council's Lauriston Castle Forest Kindergarten.

#### **She said:**

“The significant expansion of funded early learning and childcare gives us the perfect opportunity to define the type of experience we want to offer our children during their early years. That is why we are committing more than £860,000 to increase the use of outdoor learning, to ensure it becomes a defining feature of childhood in Scotland.

“Outdoor learning not only improves mental wellbeing and health and fitness, it can make a huge difference to children's confidence levels and their ability to risk assess while encouraging a lifelong love of the outdoors.

“By supporting our young people to go outside and play we are not only making sure their early years are as happy and healthy as possible we are also ensuring every child in Scotland gets the best possible start in life.”

#### **Chief Medical Officer Dr Catherine Calderwood said:**

“We know the benefits of outdoor learning, exercise and play for young children, in terms of their health and wellbeing and their physical and mental development. Playing, learning and having fun outdoors helps improve wellbeing and resilience, increases physical activity and allows children to use the natural world to develop curiosity and science skills.

“There is also a growing body of research that shows children with higher levels of active outdoor play have improved cognition, which can result in better academic performance and contribute to closing the attainment gap.”

#### **Celia Tennant, Inspiring Scotland's Chief Executive, said:**

“Research clearly and consistently identifies outdoor play as vital to emotional, physical and mental health and well-being and critical to all aspects of childhood learning and development.

“We are delighted to be supporting Scottish Government to establish high-quality outdoor play as the essential catalyst for healthy childhood development and a fundamental part of growing up in Scotland.

“Our role will include supporting local authorities and social enterprises to develop and scale up outdoor nursery provision alongside supporting good practice to embed outdoor play-based childcare, helping to make playing outside in nature part of the way children in Scotland learn and develop from an early age.”