

Insh Community Holdings
Feasibility Study and Business Plan
August 2020



ICW access path: Photo: © Duncan Bryden

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The report authors, Bryden Associates, acknowledge and thank ICH Trustees, their supporters, and F&LS officers for their help in preparing this report.

Executive Summary

Insh Community Holdings, constituted in 1999, was reconstituted in February 2020 as a SCIO(SC049955) to apply for ownership of the 6.6ha site they currently lease from Forestry and Land Scotland (F&LS).

For F&LS to approve a Community Asset Transfer ICH 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 CAT application.

Vision : Small area – Greater positive impact

1 Community support

The COVID-19 lockdown prevented site visits and face to face community consultation on community purchase. Based on email contacts generated by ICH a survey questionnaire was sent by email to 68 resident households (North and South sides on Insh, Inveruglas and Insh House) in May 2020. 28 replies to the survey were received out of 72 email addresses (an extra 4 responses were received from tenants or visitors to Insh who were not originally emailed). This equated to a 39% return. No response cannot be taken as support, nor can it be construed as opposition. However, it may indicate passive contentment and an opportunity for renewed or refreshed engagement by ICH.

ICH have been managing the site for over 20 years under a renewable lease and the results clearly show a significant majority are relatively content with purpose and governance. But given the length of time ICH have been operating, it is likely some respondents will have little, if any, knowledge of how the site was managed previously. However, the results also show opportunities for improvements.

Respondents were asked “How important is it that communities have a stronger role in, and control over, their own development?” The average score was 8.9 (on a scale 1 unimportant-10 very important) and this question was answered by 93% of respondents. There is majority enthusiasm for ownership but additional comments relating to motivations behind ownership show three or four individuals who remain unclear on the nature of ‘community goods and services’ that ownership might deliver.

Letters of support were received from the community council, Highland Councillors, constituency MSP, Kingussie High School. Discussions were undertaken with Cairngorms National Park Authority (CNPA) staff re planning and access issues, F&LS staff – CATS officer, land agent and Regional Director, Highland Council Ward manager and RSPB manager of adjacent land holding.

2 Community need

Insh is a small community in the heart of the Cairngorms National Park with an economy focused on tourism and outdoor leisure. It forms a rural community with needs including enhanced, but low-key community facilities that promote wellbeing and togetherness, protecting the nature, character and setting of the village are important to residents. Need extends to development such

as structure for outdoor community gatherings and connections which complements the role of Insh as a focus for visitors (national cycle and walking routes pass through the village), but in ways where residents have a meaningful say in future management and direction. Additionally, housing for young people is limited, roads are getting busier.

The current health emergency and wider climate emergency has called into question current economic practice and highlights the need to create new community models, focused on wellbeing and inclusion.

Community need extends to the 'normalisation' of community ownership in a location that is essentially surrounded by three large public, private and NGO landowners.

3 Objectives

As set out in their constitution and agreed in 2020 ICH have the following objectives for the site, they would like to purchase:

- Continue the site work they have been undertaking for the past 20 years
- The environmental protection and improvement of the Community's natural habitat, in particular the grazings and woodland,
- Education about the history and management of local landscapes and habitats
- Citizenship, civic responsibility and community development through voluntary activity and recreation

4 Viability

ICH have been operating successfully on the site for 20 years. Ownership will open up further funding opportunities previously unavailable due to the lease arrangements. Ownership tends to precipitate greater community involvement as residents consider they have a greater stake in land close to where they live and that many use on a daily basis. The site is relatively small, and costs are manageable.

5 Capacity

ICH have a 20-year track record in managing the site and now have a strong group of trustees on the recently formed SCIO Board. They and their supporting volunteers have a wide range of experience, skills, and networks at their disposal.

6 In conclusion

ICH have a clear structure and purpose. They have a significant majority support from within the Insh community. ICH have a 20-year track record of sound management at the site and volunteers have invested to equivalent of around £200,000 worth of time, energy, skills, and knowledge in managing and maintaining the site for community benefit.

7 Next steps

ICH intend to submit a community asset transfer application to F&LS for the site (grazing and woodland) they currently lease and to raise funds to secure title and implement several projects aimed at delivering additional benefits for people using the site.

1.0 Introduction

- 1.1 This feasibility study and business plan has been prepared to create an evidence base to support a request by Inh Community Holdings (ICH) for a Community Asset Transfer (CAT) of a site (woodland and grazing) from Forestry and Land Scotland (F&LS) acting for Scottish Ministers. ICH have leased the 6.3ha site since 1999 from Forestry and Land Scotland (previously the Forestry Commission) and are now seeking ownership.
- 1.2 In February 2020 ICH was re constituted as a SCIO (SC049955) to meet Scottish Land Fund assistance criteria to help fund the purchase of the site from F&LS, if a CAT is approved.
- 1.3 If F&LS agree to the CAT request, this study and plan will be used by ICH to support its application to the Scottish Land Fund for the capital purchase funding and some revenue support. The study and plan will also be used to support further funding applications

Management information

National Forest Estate Legal Boundary: F&LS advise that the site comprises land held under title by Scottish Ministers acting through Forestry and Land Scotland. Woodland is referenced as cpt, 4090a.

Grid Reference: National Grid Reference NH 81150137

Post Code: PH21 1NT

Local Authority: Highland

Community Council Area: Kincaird and Vicinity Community Council

Location: Insh, Badenoch, Highland

Extent: 6.2 ha (15.29 acres) Area taken from leases. No re-measurement was undertaken for this study. See map in Section 2 for boundaries

F&LS Contact: Ruairidh MacIennan Land Agent, Claudia Johnstone Land Agent, Brian Duff Delivery Forester Strathspey

Land Tenure: Two leases from F&LS with Insh Community Holdings (SC049955) as the tenant.

5-year lease for woodland and moorland areas – 4.95ha from 1st April 2020

5-year Short limited duration tenancy (SLDT) for grazing area – 1.24ha from 1st March 2019 (SLDT introduced in S4(1) of the Agricultural Holdings Scotland Act of 2003)

Management: Insh Community Holdings have a woodland management plan for the woodland section which is updated from time to time. Under the terms of the SLDT grazing lease ICH are required to maintain GEAC, keep copies of IACS forms, control weeds (no burning) and ground vermin (rats and moles). Public liability of £5 million during the lease and for five years after lease has ended.

Rights: ICH have rights as set out in two leases. F&LS retain rights associated with the land including right of entry, water, minerals, vehicle access, utilities, existing way leaves and servitudes, up grading of access and sporting firearms may only be used by ICH with the written permission of F&LS).

Designations: The site is in the Cairngorms National Park but there are no other designations. Woodland shown on the site in Figure 1 – Roy's map suggests that part of the site may be included in the SNH - Ancient Woodland Inventory as Planted Ancient Woodlands (PAWS).

Neighbouring land use: To the south lies Inshriach Forest, part of the National Forest Estate. To the immediate north and east is agricultural land, private houses, and gardens with land belonging to the RSPB beyond.

Licences: Felling licences will be required for woodland management

2.0 Site profile

History

- 2.1 The site lies just to the south of Insh village. The woodland and grazing layout is integral to the history of Insh village. Roy's military map of 1755 (Figure 1) shows a track on the line of the current Badenoch Way and woodland where the current woodland now lies, suggesting tree cover on at least part of the site may have been present for over 260 years. Similarly, Roy's map shows that agrarian use of the grazings area appears to stretch back, at least, over a similar period.



Figure1: Roy's Military map

- 2.2 By the middle of the 19th century the land use pattern that exists today is noticeably clear as shown in the 1872 OS map in Figure 2. The track shown on Roy's map as the main link between Kincaig and Tromie Bridge still exists and is giving access to Inverruglas. However, what is now the B970 is shown as the main link for Insh village. It is noted the two stone (east and west) bridges that carry the B970 through the village at the north end of the site were built in 1860.



Figure 2: OS map 1872

- 2.3 Up to the late 18th century the site was managed for subsistence agriculture inside the head dyke with rough grazing and small-scale timber cutting beyond. Timber cutting expanded during the Napoleonic Wars, after which 'deer forests' became the main land use on Inshriach. Part of Inshriach Estate was purchased by the Forestry Commission in 1927 with the remainder, including the site, purchased in 1954, from the heirs of Sir George Macpherson – Grant, by the government, using the Forestry Fund.
- 2.4 Following discussions that began in 1997, ICH was established in 1999 to lease the site from the Forestry Commission. In 2001 the ICH prepared their first 3-year Woodland Management Plan. ICH operate under two separate leases for the woodland and the grazings. ICH was constituted as a SCIO in February 2020.

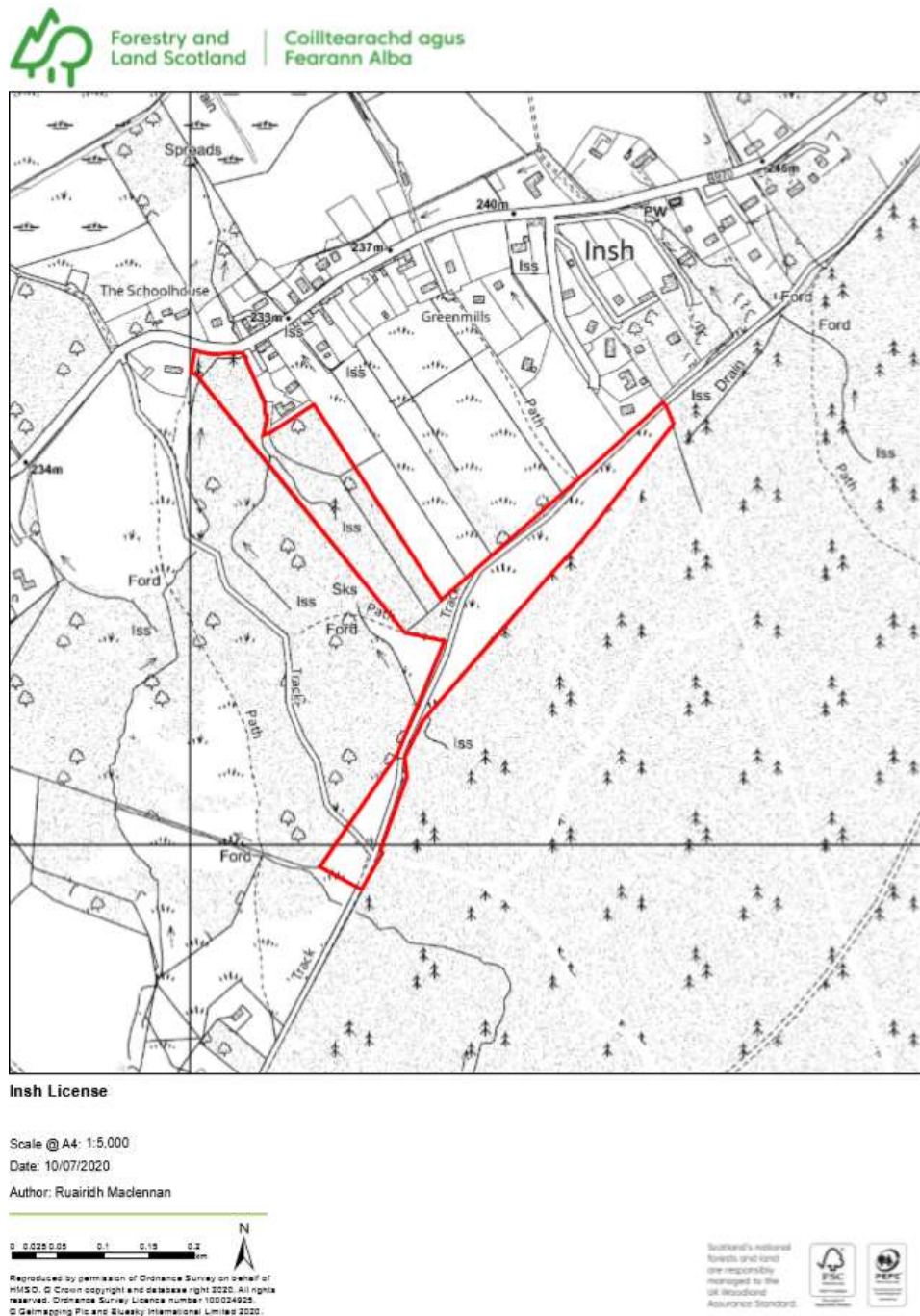


Figure 3: ICH Leased area Red line

Site description

- 2.5 1,950 m of stock fences surround the grazings (1.24ha) and the woodland were renewed in 2008. They are currently stock proof. There is 500m of internal stock fence and 440m of drystone dyke. The SLDT (1st March 2019) identifies fixed equipment on the grazings – internal fences, gates, march fences, and dykes in good condition with field drains and ditches in fair condition.
- 2.6 Grazings are let to local residents with allocations, mentioned in the original lease, for up to 20 sheep or their equivalent. At different times in recent years sections have been planted with bird food crop and topped to prevent seed formation by local volunteers using equipment borrowed from a neighbouring landowner. The fields are divided to enable rotational grazing and livestock receive supplementary feeding – silage etc. The lower, wetter sections of the grazing just above the B970 supports a plum tree orchard planted for the community around 2005.
- 2.7 The woodland is formed into a shelter belt (1.52ha) stocked with Scots Pine, Lodgepole Pine and Sitka Spruce, Silver and Downy Birch. Dams have been formed on the burn to slow the flow and various wildlife boxes have been installed on some trees. Most of the woodland is probably 'Plantation on Ancient Woodland Site' (PAWS). This means that prior to the current planted woodland the site hosted a native woodland which had been growing continuously since at least 1750.
- 2.8 The woodland is managed on a continuous cover basis and non-native trees (mainly Lodge pole Pine) are being gradually removed. Dothistroma Needle Blight (DNB) is a disease threat. Windthrow risks are relatively minimal. Recreational use and proximity to housing may make fire of greater concern. A fire occurred on the grazings in 2001, probably from a neighbouring garden, but was prevent from spreading into the woodland and heather.
- 2.9 The strip of heather moorland (3.45ha) includes the Badenoch Way (Speyside Way) and has expanding Juniper scrub, willow, and self-seeding pines. It is not formally grazed. It contains the Aviemore – Kingussie T2 33kV circuit comprising two buried 33kV electric cable circuits which replaced the previous tower line on the same route.¹ The cables are installed directly in the ground at a depth of between 0.9 m and 1.5 m and a 5m separation is required between installed cables. The 11kv Insh spur that serves the village has overhead lines and 5/6 poles located on the site.
- 2.10 Red and roe deer are all present in the surrounding forest area. Deer damage appears to be low and deer densities are unknown, although deer are regularly seen. Other species on the site reported by ICH include:
- Mammals: red squirrel, pipistrelle bat, pine marten, badger
 - Birds: crossbills, red start, tawny owl, sparrow hawk, kestrel, buzzard, crested tit, long-tailed tit, fieldfare, song thrush
 - Various plants, fungi and invertebrates including pine wood species like wood ants

Recreation

- 2.11 Most recreation on the site is informal. The site includes core paths LBS 72 and LBS 142 as shown in Figure 4.

¹ https://wam.highland.gov.uk/wam/files/96A7DAA39C51026D8396EAB04C6DA383/pdf/12_00778_S37-VOLUME_1-339811.pdf p1-4



Figure 4 Core paths on ICH site

- 2.12 LBS 72 is part of the Badenoch Way and is included in the route of the Aviemore to Newtonmore Speyside Way extension consented by Scottish Ministers. The Speyside Way is one of four official Long-Distance Routes (LDR) in Scotland. The 550m section on the ICH site is known locally as the Buie² Road. It is a long-established track, shown on Roy's military map of 1755 and which the 1949 OS 6-Inch second edition still clearly shows it as the access route from the B970 to Easter and Wester Inveruglass and on to Drumguish. It is now part of the Speyside Way designate between Uath Lochans and Inveruglass. This section has not been formally adopted yet as the LDR and so remains as the Badenoch Way.
- 2.13 The north eastern section of the track on the site was rebuilt by COAT in 2005 as a 1.5m core path but since then little maintenance has been undertaken and vegetation is encroaching on the walking line. The southern section on the site remains as an unsurfaced vehicle width track and is still occasionally used by tractors carrying animal feed. It is muddy and poorly drained.
- 2.14 LBS 142 is 450m and connects the B970 to the Badenoch Way. It was rebuilt by COAT in 2010/11 and includes three small bridges over the burn. It is generally in good condition.
- 2.15 Once adopted, the Speyside Way maintenance will be the responsibility of the Cairngorms National Park Authority (CNPA). This includes the path surface, gates, bridges, signs, and all structures directly associated with the route. All access facilities created by the CNPA are covered by the Authority's public liability insurance in the event of any third-party claims
- 2.16 Access to the site is currently taken mainly by Insh residents and their family and friends. Visitors, such as dog walkers, mostly arrive on foot and bike or by car via the B970 which also National Cycle Route 7. When formally open, the Speyside Way extension is likely to attract more users including cyclists and horse riders. There is no public transport to Insh and the Speyside Way could be used for Active Travel.
- 2.17 In addition to paths the site has some directional signage (finger posts) and two informal seating/picnic areas.

² Buie – Gaelic for yellow perhaps due to colour of gorse or broom flowers.

Policy

2.18 The site is with the Cairngorms National Park. Relevant policies are contained in

- Cairngorms National Park Partnership Plan 2017 -2022
- Cairngorms National Park Local Development Plan 2015 (LDP)
- Cairngorms National Park Local Development Plan 2020 (LDP) – Pending approval
- Cairngorms National Park Core Path Plan 2015
- Cairngorms National Park Forest Strategy 2018

2.19 The LDP provides some useful background to the settlement of Insh. Approximately 50% of the site is included within the settlement boundary, shown as a blackline in figure 5. The green shading denotes open space allocation. In the pending 2020 plan the site will be excluded from the settlement boundary.

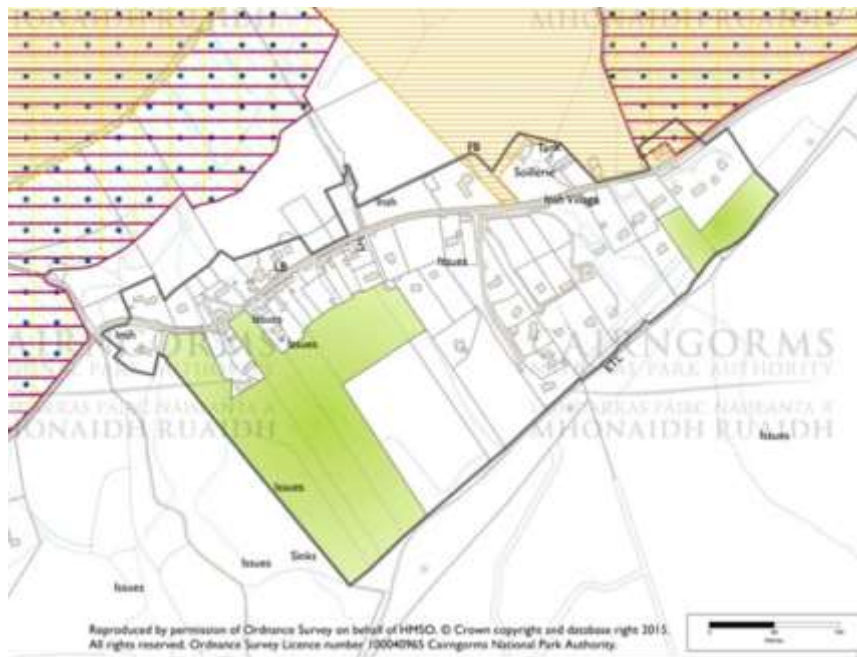


Figure 5 Insh Community as shown in the CNP LDP

2.20 The LDP provides the following description: *“Insh forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This should include development which enhances the visitor experience and complements the role of Insh as a focus for visitors”.*

2.21 The LDP requires that all new development will, where appropriate:

- *consolidate the existing settlement;*
- *maximise use of existing local services and infrastructure;*
- *ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Insh;*
- *enhance and diversify the local economy;*
- *reflect existing housing development in terms of positions, density and scale;*
- *maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;*

- *protect existing businesses and their normal operations;*
- *add to and improve community facilities , including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and*
- *promote energy efficiency and sustainability.*

On culture

- *All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.*

On housing

- *No housing allocations are identified in Insh. However, infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported.*

On economy and tourism

- *No economy or tourism allocations are identified in Insh. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.*

On open space

- *A number of open spaces and land which contributes to the setting of Insh are identified and will be protected from development.*

2.22 The 2020 LD designate is with Scottish Ministers and not yet adopted (in part due to COVID) but should carry significant weight. The Insh aerial plan on page 202 clearly shows the entire ICH site as being out with the settlement boundary.

2.23 Proposed non statutory guidance for the new CNP 2020 LDP and referring to woodland usefully adds:

- *Woodland removal for development will only be permitted where removal of the woodland would achieve clearly defined additional public benefits. Compensation will be expected which is at least equal to the quality and quantity of what is lost.*
- *Only in exceptional circumstances will lack of compensation be acceptable.*
- *There will be a strong presumption against removal of Ancient Woodland Inventory (AWI) sites, which are considered an irreplaceable resource. Only in exceptional circumstances will loss of AWI be permitted:*
 - *where the developer can clearly demonstrate that the need and justification for the outweighs the local, national, or international contribution of the woodland; or*
 - *where it can be clearly demonstrated that the AWI site has low ecological value.*
- *Where AWI removal is deemed acceptable, compensation for such loss will be mandatory.*

2.24 Land Information Scotland provides the detail held on property title in Insh as shown in Figure 6. Whilst it does not hold detail of the ICH site – all the title is held by Scottish Ministers - it shows title extending across sections of the Badenoch Way (Speyside Way designate) immediately to the north east of the ICH site.

2.25 As the Access Authority in seeking to secure the entire Speyside Way designate as an LDR, CNPA will have to consider options in negotiating a settlement – this could include a Path Order over the existing path line or seeking an alternative route. The latter could have implications for the ICH site.



Figure 6: LIS Map showing Insh titles

Constraints

- 2.26 Constraints are determined by the policy context outlined above. Other constraints may be associated with the twin 33kV power cable wayleave which runs underground through the southern section of the site.

Neighbours

- 2.27 Land surrounding Insh and beyond 'garden' ground' is, for the most part, owned by either Forestry and Land Scotland or the RSPB and another private owner. The RSPB support the project and have equipment and trained staff available to help as and when required.

3.0 ICH – purpose, people, skills, and capacity

3.1 ICH three purposes are defined in their constitution as:

- To advance the environmental protection and improvement of the Community's natural habitat, in particular the grazings and woodland, following the principles of sustainable development, by the conservation, management and enhancement of the plant and animal species therein.
- To advance education about the history and management of the Community's natural habitat and to enable use of the facilities by schools and other organisations for educational purposes.
- To advance citizenship and community development by encouraging voluntary activity and recreation in, and promoting civic responsibility for, the Community's natural habitat.

3.2 To manage the site and achieve its purposes and deliver benefits to the community ICH is constituted as a SCIO (SC049955). Membership is open to all in the community as defined by the postcodes PH21 1NT and PH21 1NU. Full and associate membership of ICH stands at 55 as of June 2020. Its membership includes a wide range of relevant skills and knowledge. ICH are not VAT registered.

3.3 Core management is by five trustees and various project leaders. For Trustee biographies – see Appendix 1 showing their skills, experience, and track record.

3.4 In summary these include:

- Charity governance
- Woodland management, grazing management, and biodiversity
- Recreation planning
- Education

3.5 Trustees are aware of their responsibilities through the OSCR publication Guidance and Good Practice for Charity Trustees.

3.6 Trustees are undertaking governance training delivered by Voluntary Action in Badenoch and Strathspey (VABS).

3.7 ICH can draw on a great range of experience within the Insh community which include Solicitors, Teachers, Fire Fighters, Engineers, Farmers, Conservationists, health workers, etc. ICH operates with the support of several project subgroups.

3.8 ICH meetings are advertised in advance, open to the public to attend and are held approximately every three months. Minutes are available online and are posted on the notice boards in Insh village.

3.9 ICH works with and updates other stakeholders including Kincaig and Vicinity Community Council, Ward 20 Highland Councillors, Ward 1 CNPA Elected Board members and F&LS and CNPA representatives.

3.10 Professional Advisors

- ICH have a bank account with Bank of Scotland
- Membership of Community Woodland Association provides access specialist advice
- Legal and financial advisors will be sought as required

4.0 About the community

4.1 Insh is part of the wider community council area of Kincaig located approximately halfway between Aviemore and Kingussie. The Insh community as defined by ICH as the postcode units PH21 1NT and PH21 1NU that lie within the area bounded by grid reference points NH 799012, NH 809002, NH 830023, NH 823021.

Site users – residents

4.2 Insh is a scattered community of 151 (2011). The population density is low. Based on Census output area S00117637 (as shown on the map in Figure 7 and based on postcodes PH21 1NX, PH21 1NT, PH21 1NU.) data show a population that is significantly older than the Scottish average.

4.3 There are half as many people in the 16-29 age group as in the Scottish average and significantly more over the age of 65. Health is generally much better than the Scottish average with significantly fewer reporting long term sick or disabilities. Households are likely to have more cars and house with more rooms per household than the Scottish average. People are highly qualified with 40% reporting degrees or similar level compared to an average of 26% for Scotland. Economic activity is positive. The percentage of households with at least one person aged 16 to 74 who is unemployed (and not a full-time student) or long-term sick or disabled is 7.6 compared to a Scottish average of 14.6.³

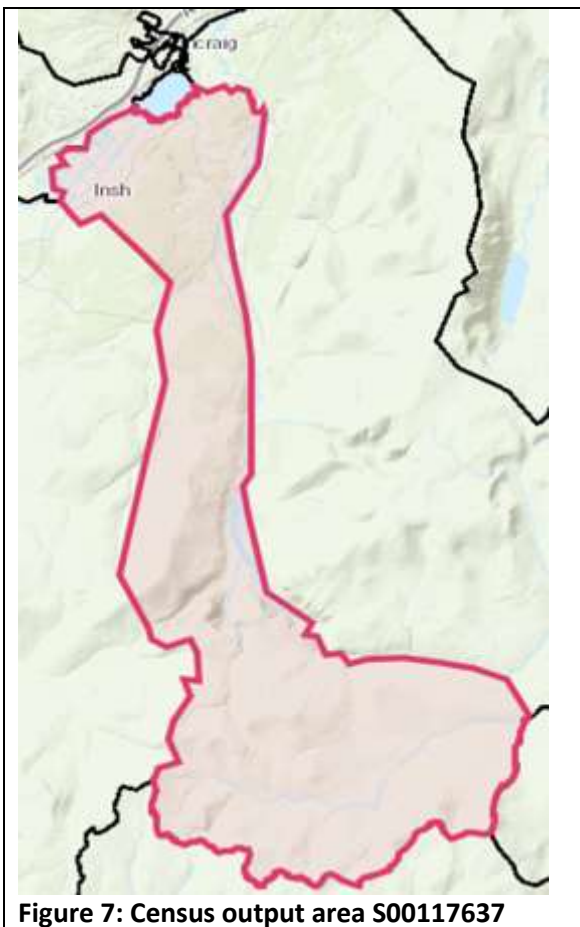


Figure 7: Census output area S00117637

Site users – visitors

³ <https://www.scotlandscensus.gov.uk/ods-web/area.html#!>

- 4.4 Traffic counters on the B970 installed as part of the Speyside Way works recorded around 1600 vehicle movements per day (total in both directions) along the road in the spring/summer. The B970 is also a National Cycle route and the Speyside Way is a national long-distance route.
- 4.5 There are no accurate figures for site users from out with the local community. It is reasonable to assume people who do visit the site do so for short walks or to pass through on their way to another destination. Given the range of other clearly defined destinations for outdoor recreation in the surrounding area it seems unlikely that site popularity amongst non-resident visitors will significantly increase beyond some additional use of the Speyside Way when complete and more fully promoted.

5.0 What the community and other stakeholders said about the site and community ownership

Community engagement

- 5.1 The COVID-19 lockdown prevented site visits and face to face community consultation. Based on email contacts generated by ICH a survey questionnaire was sent by email to 68 resident households (North and South sides on Insh, Inveruglas and Insh House) in May 2020. The results are detailed in Appendix 5 and summarised below.
- 5.2 28 replies to the survey were received out of 72 email addresses (an extra 4 responses were received from tenants or visitors to Insh who were not originally emailed). This equated to a 39% return. No response cannot be taken as support, nor can it be construed as opposition. However, it may indicate an opportunity for renewed or refreshed engagement by ICH.

Respondent demographics

- 5.3 57% of the survey respondents are local, 25% are visiting Insh from out with the area regularly or have second homes there, and no post code location was provided for the remaining 18%. 54% of respondents are senior (65 years+), and 46% are adult (over 16). 47% of respondents are female, 39% are male, and 14% provided no response. These figures are in line with the community profile set out in Section 4.

Visits and activity

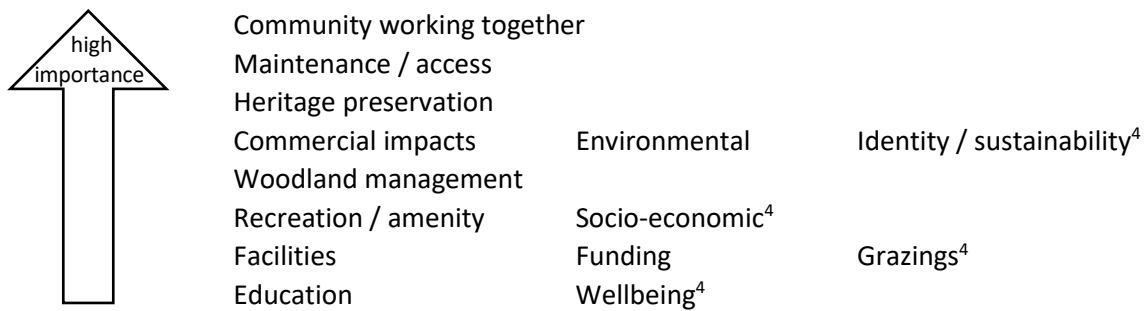
- 5.4 Frequency of visits by respondents to the site are: 36% daily, 28.5% weekly, 28.5% occasionally and 7% less frequently (visiting or on holiday).
- 5.5 Activities at the site reported by survey respondents in Table 1 (out of 71 total responses as some respondents reported multiple activities) comprise:

% of respondents	Activity	How often			
		mostly	sometimes	once in a while	didn't specify
29.6%	Walk / Run	11	1		9
26.8%	Nature Watch	8	3	2	6
23.9%	Cycle	3	5	2	7
9.9%	Walk/Run + Dog	6			1
2.8%	Tend to Sheep grazing	1			1
2.8%	Use benches (picnics, watching wildlife)				2
1.4%	Croft / gardening			1	
1.4%	Story creating with grandchildren				1
1.4%	Walk				1

Table 1: Current site use by locals and visitors

Perceptions about community ownership, challenges, and benefits

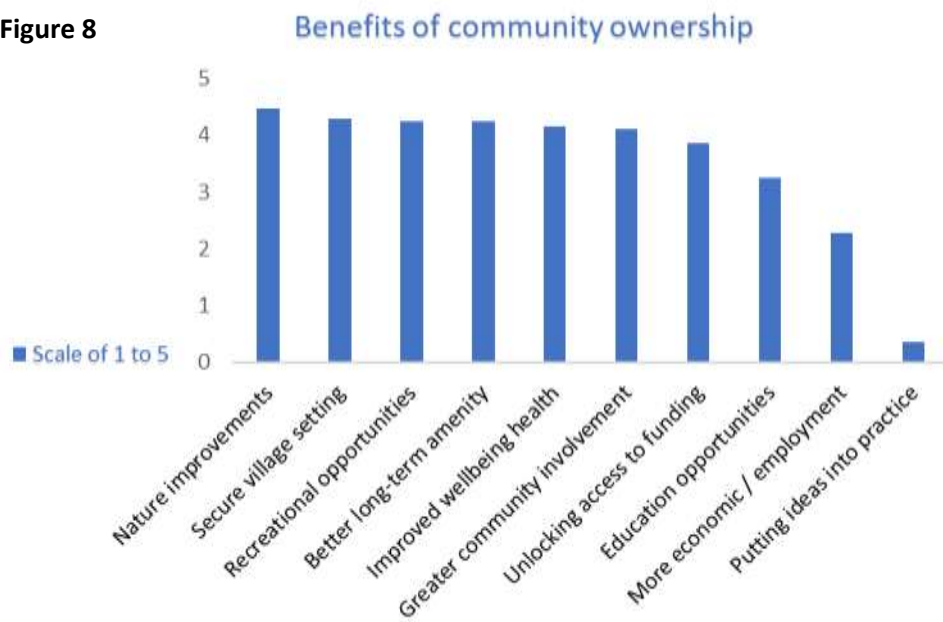
5.6 When asked about the challenges faced by the Insh community, comments by respondents related to:



5.7 The perception of community ownership helping to tackle these challenges was perceived by respondents to be beneficial in most cases. Appendix 5 lists a comments summary.

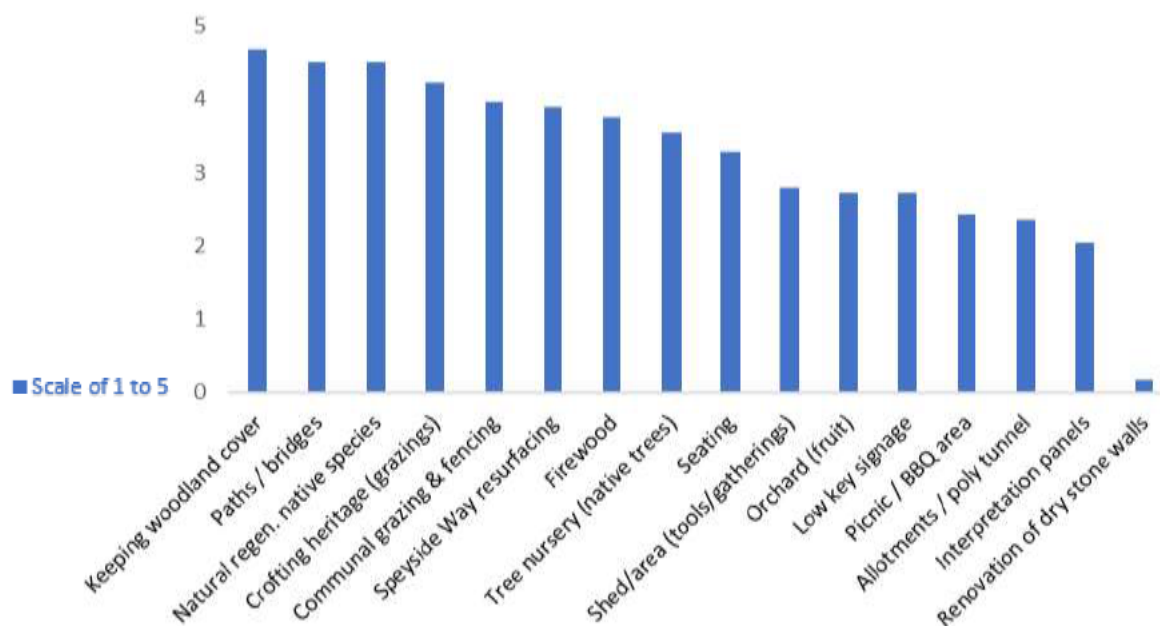
5.8 Derived from discussion with ICH Trustees and experience from other communities a list of benefits and activities was generated. Respondents were invited to rank (on a scale of 1 - low to 5 high) both benefits from community ownership (Figure: 8) and what activities should be maintained / introduced (Figure: 9) if ownership is achieved. Individual scores were combined and divided by the number of respondents to give an average score for each.

Figure 8



⁴ Equal mention of categories

Figure 9 What should be maintained or introduced if ownership achieved



Similar themes are evident, together with improving the site for activities.

Engagement interests – volunteering

- 5.10 57% of respondents are willing to volunteer, 36% said they would volunteer occasionally if asked, with 7% declining to volunteer. Volunteer skill sets offered were predominantly labour, followed by time, refreshments, and donations.
- 5.11 Other skills offered included: admin/IT; woodland, conservation, access, and land management; Scottish Rural Development Programme knowledge; and agricultural experience.

Impression of ICH

- 5.12 Respondents were asked to rate the effectiveness of five core ICH activities. 86% of respondents providing ratings for the activities and 14% opted not to comment. Average scores are shown in table 2.

ICH activities	Scale 1 poor-10 excellent
Trying to encourage local support	7.0
Maintaining the Insh crofting heritage through the grazings	6.7
Being open and accountable about their plans and activities	6.7
Giving leadership in the community	6.6
Management and activities on site for positive community benefit	6.6

Table 2: Impressions of ICH profile and activity

- 5.13 ICH have been managing the site for over 20 years in a 'defacto' ownership role and the results clearly show a significant majority are relatively content with purpose and governance. But given the length of time ICH have been operating, it is likely some respondents will have little, if any, knowledge of how the site was managed previously. However, the results also show opportunities for improvements.

- 5.14 A few respondents raised some more negative issues in the free comments box around the themes of:
- The sincerity of high-sounding benefits created to buy the land.
 - Individuals doing things their own way.
 - Already have a nature reserve and forest paths / tracks and don't need more.

Views on wider attitude to community ownership

- 5.15 Respondents were asked "How important is it that communities have a stronger role in, and control over, their own development?" The average score was 8.9 (on a scale 1 unimportant-10 very important) and this question was answered by 93% of respondents.
- 5.16 There is clear majority enthusiasm for ownership amongst respondents, but from additional comments relating to motivations behind ownership (see Appendix 5) and queries raised in the previous question there is evidence of a small group of three or four individuals who remain unclear on the nature of 'community goods and services' ownership might deliver.

Views on what wider public benefit might arise from community ownership

- 5.17 A final question asked respondents about ICH purchasing full title to a section of nationally owned Forest Estate and the subsequent benefits not just to the Insh community but to the people of Scotland. Table 3 summarises the comments received. There was an emergence of themes:

Category (in order of volume of comments)	Points made in order of importance				
	1 st	2 nd	3 rd	4 th	5 th
Community	Decision making	Asset	Community benefit		Security
Management	Benefit to all	Lower costs	Cooperation	Strategy	
Woodland / Land	Preservation	Liability issues	Ownership reservations		Lower costs
Commercial impacts	Control over development			Income loss	
Maintenance	For all	Commitment	Paths		
Funding		Other sources			
Environment	Protection	Create habitats	Promote regeneration		
Heritage			Preserve crofting		
Recreation / amenity		Access creation	Enhance value		
Wellbeing					Health initiative
Education					Create areas

Table 3: Outright ownership and benefits

Expressions of support

- 5.18 Letters of support have been provided by the following stakeholders and individuals and are enclosed in Appendix 4.
- Kincaig and Vicinity Community Council
 - The Highland Council Ward 20 Councillors
 - Cllr John Bruce
 - Cllr Pippa Hadley
 - Cllr Bill Lobban
 - Scottish Government – Skye, Lochaber, and Badenoch Constituency

- Kate Forbes MSP (Cabinet Secretary for Finance)
- Kingussie High School
- Individuals
 - Sports coach
 - Retired local GP

6.0 Why the community wish to own the site and what they plan to do

Why the community wish to own the site:

- 6.1 The community vision is - small area : great impact
- 6.2 Currently ICH lease the site from Forestry and Land Scotland, acting for Scottish Ministers. The leases are short term duration and impose a range of conditions on ICH. ICH have experienced site management under various lease arrangements for over 20 years. Whilst acknowledging the benefits gained under current arrangements in choosing to pursue ownership as their preferred option ICH consider that ownership will bring greater benefits, flexibility, and resilience to the Insh community whilst still providing wider public benefits.

People

- 6.3 Insh residents and young (and old) people, in particular, are amongst those who may not have access to a vehicle and are less able to access community facilities in settlements such as Kingussie or Aviemore. Community purchase will help overcome disadvantage and promote mental and physical wellbeing by providing safe off-road space for a range of informal outdoor recreational, educational and life skills activities.

Place

- 6.4 If ICH are successful in acquiring the site, they consider ownership will enable the community to apply long term thinking to the site based around building the resilience of the community, the local culture and heritage, the immediate environment, and the economy where appropriate. Secure community ownership of a tangible asset and ICH charitable status open a much wider range of funding opportunities and sources than is possible under leased status.
- 6.5 Ownership will help maintain the Insh settlement pattern, that has existed for over 200 years, and enhance social cohesion through group ownership of a local community asset. Any uncertainty associated with possible future disposal will also be avoided. Community land in Insh will become a designed part of community planning, development, and regeneration.
- 6.6 ICH recognise that, irrespective of ownership, rights, and responsibilities such as those under the Scottish Outdoor Access code will apply and open, informal, and responsible public use will continue and be encouraged through features like the Speyside Way. .

Planet

- 6.7 The site has an intrinsic value for wildlife, but it is also a 'corridor linking Inshriach Forest (part of the Cairngorms Connect area) and the Insh Marshes and bring wildlife into the heart of the community. At a localised scale community ownership of the site could help ecosystems services such as biodiversity, carbon sequestration by removing CO2 from the atmosphere, soils retaining water and nutrients.
- 6.8 The need for site ownership is also expressed in the site outcomes sought by ICH
- A healthy site for wildlife and people (physical and mental well-being)
 - A site treasured as a multi-purpose resource that helps sustains the community through improved quality of life, and opportunities for involvement and enjoyment
 - A site accessible, well promoted, welcoming and open for all

- A site cared for by local people working with nature and respecting landscapes, natural and cultural heritage and using local materials and traditional skills
- A site that is good value through exemplary, effective, and efficient delivery of public benefits

How will the site be used and what are the planned developments, activities and changes?

Continuous cover woodland

- 6.9 In Scotland, pines were an important component of post-glacial natural forests (the so-called Wood of Caledon) which covered an estimated 70% of the country. They were largely confined to the poorest soils, often occurring in association with birch, but they also grew in mixture with other species in natural transitions to oak, ash and elm dominated woodland on the better soils, and to willows and alder on wet areas.
- 6.10 The shelter belt element of the site is a long-standing component of Insh village structure and is probably a PAWS site. ICH propose continuous cover management on the woodland section of site that would achieve good environmental and silvicultural resilience in a changing climate. An uneven-aged and diverse woodland with a bigger proportion of native species is much better for wildlife, more pleasant for people to visit, and still produces by products such as firewood. A felling licence to remove 75m³ in the next 3 years is in preparation. Actions will be set out in a new site management plan. The most recent management plan 2007 -13 for the woodland part of the site is included in Appendix 6. Actions in the new management plan are likely to include:
- Thin the even-aged shelter sufficient to increase air circulation, to help protect the pine trees from infections like from Dothistroma.
 - Alter the age structure and replace non-native species
 - Increase associated native broadleaved species to raise site diversity, retain soil moisture, support local biodiversity and absorb carbon
 - Create some ground disturbance, to allow for natural regeneration to occur. Regeneration may need some protection in the early stages.
 - Enhance the connections to the larger Inshriach forest habitat network and the RSPB Insh Marshes – both part of the Cairngorms Connect project
 - Tree planting and protection from browsing and grazing
 - Small scale firewood by products from active woodland management
- 6.11 To be included in the Caledonian Pinewood Inventory the requirement is for a minimum density of 4 pine trees per hectare, excluding trees less than 2 metres in height, or at least 50 pine trees per hectare where sites have been extensively underplanted but are deemed capable of restoration to a more natural state.
- 6.12 The Woodland Code considers a planted native woodland can capture 300-400 tonnes of CO₂ equivalent per hectare (tCO₂e/ha) by year 50 rising to 400- 500 tonnes by year 100. At 1.53ha the ICH woodlands (estimated 30 years) may have captured 450 tonnes of CO₂.

Grazing

- 6.13 The open grazed area of the site is a long-standing component of Insh village structure. This has been managed in a traditional way for many decades. ICH propose management that would achieve better environmental condition for the grasslands in a changing climate. Collective action by local residents conserves traditional agricultural practices and promotes community collaboration. Actions will be set out in a new grazings management plan and are likely to include working towards land that is:

- extensively managed and lightly grazed
- little or no artificial fertilizing
- higher plant diversity (more species per m2).
- over 40kg of soil carbon per m2 going 1m below the surface
- management on a collective basis with support from neighbouring landowner (e.g. provision of machinery such as tractor and topper)

Moorland

- 6.14 Moorland areas of the site may remain open with active management, but gradual recolonization will take place naturally. On the buried cable circuit wayleave, native woodland cover, and shrubs particularly juniper, birch, willow, and bird cherry will develop. Juniper woodland is low growing and is a shallow rooted tree species compatible with both overhead pole lines and underground cables. Vegetation will be subjected to periodic cutting back but owing to the slow growing nature this is likely to be infrequent.

Access

- 6.15 On the site ICH propose to address aspects of path and access provision missing under current ownership and management arrangements. Included in the new site management plan will be the following types of action:

- Enter a Path Agreement with the CNPA for the Speyside Way section
- Install a people counter to better assess patterns of use
- In partnership with CNPA, repair and drain Speyside Way section to create an all ability walking/wheeling loop – particularly for older community members with mobility challenges
- Routes suitable to encourage social and family walking where path width and overgrown walking corridor favours just single-track passage
- Installing an informal picnic area with tables and benches
- Promoting active travel opportunities on the Speyside Way: Insh residents and others travelling to work on foot or by cycle – social/health/recreational walking and cycling between communities – seeking health and low carbon benefits in line with public policy
- Install dog waste bins with management arrangements for emptying

Maintain and enhance access routes.

- 6.16 Removing trees dangerous to public safety will be given priority. Typically, encroaching tree branches and low shrubs will be cut back, wind/snow blow trees and branches will be removed at the earliest opportunity. Grass vegetation will be cut back 2/3 times per year. Culverts, bridges, and drains inspected annually. Path resurfacing assessed annually - 25mm every 10 years. Where constructed culvert headwalls will be of dimensions to suit pipe diameter. Stone splash plate flush with base at entrance and exit will be installed to prevent scour. Water should drain away from the path with an exit ditch if required.

Boundaries

- 6.17 Dry stone dykes – existing stonework dismantled to sound - re set and rebuild where required.

Nature

- 6.18 Site management plan will detail as required, but could include

- Squirrel, bat, and bird (owl) boxes erected to enhance biodiversity and compensate for a lack of current diversity in physical structure of the wood.
- Supplementary feeding provided if appropriate. This could include small areas with bird food crops.
- Wildflowers and species diversity to be encouraged on grazing area and moorland area
- Water courses, dams and wet areas
- Bio blitz and survey – What have we got?

Site Activities

- 6.19 Signage to mark main entrances and show link to ICH web site for further information. Many people will be carrying mobile device allowing instant connection should they wish. Overall site signage will be kept to a minimum.
- 6.20 ICH plan to install a permanent hut/roofed shelter/cabin type structure constructed to provide meeting space for local gatherings and a base for activities. Additional temporary shelter could be in the form of a tepee/yurt.
- 6.21 This space could support a forest school club for local children, parent and toddler group, holiday club, Junior Rangers, guided wildlife walks, fungal forays, outdoor cooking, treasure/Gruffalo hunt, volunteering sessions, events for the whole community (Halloween in the Woods, Easter Egg Hunt, Spring Clean, Autumn Adventures etc), Bushcraft, Bioblitz and green woodworking courses.



Figure 9: Community shelter – Sunart



Figure 10: Composting loo – Evanton

- 6.22 The shelter may also provide storage for tools and equipment. Facilities may be augmented by a composting toilet in a suitable location on the site.
- 6.23 Extending the community orchard and developing allotments/native tree growing space for site planting (and possible revenue) to be investigated.

Volunteering

- 6.24 Historically, ICH have hosted multiple rural skills and volunteer days in vegetation management, drystone dyking etc. Current levels of volunteering are focused around regular meetings/work by ICH Trustees and supporters with ad hoc site work on repair and maintenance as required. If the site is acquired by ICH, it is proposed to expand this to a more formal arrangement of volunteer inspection and management of facilities and habitats.

Affordable housing

- 6.24 Should the community wish to investigate options for affordable housing on the site in the future, CNP 2020 – 25 LDP Policy allows for affordable housing in the countryside in the National Park. However, it must be stressed any progress with this activity would require further and more detailed consultation. But CNPA are only likely to support small scale development in line with village pattern e.g. – 2/3 units. Application for more units are likely to raise issues regarding other LDP policies e.g. Impact on capercaillie populations.
- 6.25 Affordable housing projects tends to be run by registered social landlords, such as housing associations. They have access to funding and expertise but are required to offer housing to those on housing registers – who may not be ‘local’ people. In some locations, affordable housing may be better delivered by local community bodies who can have greater discretion on allocation policies. This bring a need for more work and more skills within the community body, however such arrangements may, over time, deliver some surplus revenue for the managing community group.

Who will benefit?

- 6.26 Ideally, the site will provide benefits for everyone in the community, and some visitors.

Activity	Main Beneficiaries
Continuous cover forestry	<ul style="list-style-type: none"> • Current Insh community • Future generations in Insh • Local contractors
Grazing	<ul style="list-style-type: none"> • Insh Community • Neighbouring landowners through cooperation with ICH
Access	<p>All Insh community – in particular</p> <ul style="list-style-type: none"> • Children and young people – safe off-road route • Seniors – safe off-road route • Those with mobility difficulties – good walking surface <p>Wider public</p> <ul style="list-style-type: none"> • Through walkers/cyclists on Speyside Way • Active travel on Speyside Way • Those seeking fitness and well being • More specialist athletes training for events and activities
Boundaries	<ul style="list-style-type: none"> • Insh community
Nature	<ul style="list-style-type: none"> • Insh community
Site Activities	<ul style="list-style-type: none"> • All Insh community • Young people • Those with educational/ special needs
Volunteering	<ul style="list-style-type: none"> • All Insh community • Young people
Affordable housing	<ul style="list-style-type: none"> • Young people from Insh • People with less income with Insh connections

Table 4: Main beneficiaries

7.0 ICH Business Plan

Valuation

- 7.1 ICH in collaboration with Forestry and Land Scotland commissioned an independent valuation from the DVS. The value placed on the site is £22,000 (date 10 August 2020). This offer comes with certain conditions, notably a 'claw back' clause relating to development value. This should be viewed more as a safeguard than a burden. The valuation is valid for 6 months.
- 7.2 F&LS may at their discretion (through the CATS Evaluation Panel) allow a discount to be applied on the market value of the woodland. Any discount on the DVS valuation must be justified in terms of the value of the outcomes to the community / general public.
- 7.3 In considering the valuation and their wish to take ownership of the site ICH have decided they wish to apply for a discount of 25%, to pay £16,500 for the site and accept the 50% claw back private development condition. The rationale for the discount is set out below.
- 7.4 Ideally ICH would seek with clarity on an exemption linked to any future affordable housing. This report sets out their past investment in the site and their plans to enhance future tangible and intangible values for the benefit of both the Insh community and the wider public. A key pillar of the ICH approach is using the land and assets for the common good. ICH are open to discussing other transfer options which achieve these aims.

Case for discount on market value

- 7.5 ICH have examined the basis for the site valuation and the transfer to community ownership of a public asset owned by Scottish Ministers and administered by Forestry and Land Scotland. ICH put forward the following case for a discount on the market value set by the DVS. ICH interpretation of value is drawn from the Scottish Land Commission's contention that value must take account of wider social, environmental and community benefits.

1. Prior significant volunteer 'in kind' investment on the site by people from the community.

- 7.6 Rationale:

Table 5: Summary of ICH volunteer investment in the site since 1999 (see Appendix 8 for full details)

Time	Admin work	Time & value	Practical work	Time & value
1997 - 1999	250 person hours	250	No site work until lease signed	
1999 - 2010	468-person hour per year 3 hrs/3 people/week x 11 years	5148	936 person hours per year 3 hrs/6 people/52 weeks* x 11 years	10296
2010 - 2020	468-person hour per year 3 hrs/3 people/week x 10 years	4680	624 person hours per year 3hrs/4 people/week** x 10 years	6240
Hours 1997 - 2020		10078		16536
Days	Based on an 8-hr day	1260		2067

Years	Based on 260 working days	4.8		7.4
Pro bono value of community input over the past 23 years at 2020 prices	Based on Average salary in Highlands of £25,000	£120,000		£185,000

- *Trustee has spreadsheet for his hours worked between 31/8/2006 and 31/7/2007 - totalling 413 hours just of his own time for 13 months. And, for example, in April 2002, 19 people turned out for work parties.
- ** Fewer people on work parties as main work slowed. But activity on site and in administration (regular trustee meetings, agendas, minutes etc) increased in recent years. Additionally, work e.g. sign and seating construction done by volunteers utilising own tools and equipment as well as their time.

2. Prior investment of public funds in the site by public bodies other than F&LS and predecessor FES.

7.7 Rationale:

There has been significant previous investment on the site in fixed equipment sourced by ICH volunteers from several public bodies and public funded sources. Hence, even allowing for depreciation, this investment should not be double counted in the site value. Public funding has included:

- LEADER funding for path works
- CNPA funding for fencing and gates
- Highland Council – Education authority for work managing and supervising young people installing facilities on site
- SSE Under grounding cables across the site which the project EIA notes “ enhance the recreation and visual amenity of this section of the Badenoch Way”⁵

3 Policy grounds to support value based on agricultural and forestry income potential

7.8 Rationale:

There is no allocation in the current LPD and no existing building or history of buildings on the land. However, if there were to be an argument put forward for a valuation based on gaining consents for open market housing, a developer would have to demonstrate there was a case to

- Change the allocation in the CNP LDP or
- Provide evidence for a business and link a house to the business need

It is likely permissions for developments involving second or holiday homes would not be forthcoming.

4 Title constraints

7.9 Rationale:

ICH are willing to accept title burdens based around

- (a) allowing no open market housing on the site and/or 50% claw back condition for 15 years.

⁵ https://wam.highland.gov.uk/wam/files/96A7DAA39C51026D8396EAB04C6DA383/pdf/12_00778_S37-VOLUME_1-339811.pdf p3-10

- (b) entering into a Path agreement with CNPA to allow for upgrade and maintenance of the Speyside Way.
- (c) Accepting the obligations associated with the buried 33kv cable circuit wayleave. E.g. Wayleave payments capitalised, 24/7 access, preference for shallow rooted species, regular tree clearance, development constraints etc

Financial projections and assumptions

- 7.10 Prior to July 2019 ICH operated on an informal basis with no clear membership. Formation of SCIO in February 2020 resulted in a constitution, membership being established, and charity trustees being appointed.
- 7.11 Previously income came piecemeal from a few residents in the village with others contributing labour and skills in kind.
- 7.12 Expenditure comprised land rental to Forestry and Land Scotland, insurance costs and an annual membership to the Scottish Woodland Trust.

Bank balance June 2019	£642.26
Income	£960.00
Expenditure	£422.66
Bank balance ... June 2020	£1179.60

- 7.13 The proposed capital purchase cost is set out in table 6 based on the DVS market valuation of £22,000.

ICH									
ESTIMATED PROJECT COSTS AND PROPOSED PROJECT FINANCE									
ESTIMATED PROJECT COSTS									
								£	
Purchase price at market value								22,000	
Less: Discount requested @ 25%								(5,500)	
								16,500	
Legal expenses								2,000	
Total								<u>18,500</u>	
PROPOSED PROJECT FINANCE									
								£	
Scottish Land Fund - 80% market value								17,600	
Scottish Land Fund - towards legal costs and expenses								2,000	
Total								<u>19,600</u>	
Revenue sought from SLF								Year 1	Year 2
Insurance for new asset								500	
Purchase of tools and equipment								2,500	2500
Repairs to site boundaries and gates								1,000	500
Repairs to site boundary dykes									1000
Site signage								1,000	
Volunteer training								1,000	1000
Shelter /store									5000
People counter								1,800	
Total								<u>7,800</u>	<u>10000</u>

Table 6: Estimated project costs and proposed project finance

Notes

1. The rationale for the discount applied is explained above.
2. Should ICH attract the necessary funding and agree a price and exchange of title with F&LS they will require to register their holding with the Land Register of Scotland and comply with the necessary mapping, legal requirements and fee payment for registration. The SLF can supply funding to cover these conveyancing costs and £2000 has been allocated.
3. Revenue implications for years 1 & 2 are shown. These are asset improvement and development costs to help ICH become established and include asset repairs and basic tools – primarily chain saw, winch and log splitter. A people counter will assist with management decisions and a sum is included for establishing a site shelter. It is anticipated further funds may be required – perhaps up to £10,000 to get a secure shelter similar to that found in community woods such as Sunart, Strathnairn, Evanton and Abriachan.

7.14 An indicative financial projection is set out in table 7. Accompanying notes explaining assumptions are shown below

ICH											
PROJECTED CORE INCOME AND EXPENDITURE ACCOUNTS FOR:											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
	£	£	£	£	£	£	£	£	£	£	£
INCOME											
<i>Sponsorship, Donations and fundraising</i>											
Sponsorship projects	500	500	500	500	500	500	500	500	500	500	500
General donations and legacies	300	300	300	300	300	300	300	300	300	300	300
ICH Membership	600	600	600	600	600	600	600	600	600	600	600
	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
<i>Income from Grazing & Woodlands</i>											
Grazing fees	100	100	100	100	100	100	100	100	100	100	100
Firewood sales	1,000	1,000	1,000	1,000	1,000	200	200	200	200	200	200
	1,100	1,100	1,100	1,100	1,100	300	300	300	300	300	300
Total Income	2,500	2,500	2,500	2,500	2,500	1,700	1,700	1,700	1,700	1,700	1,700
EXPENDITURE											
<i>Other overheads</i>											
Insurance combined policy	500	500	500	500	500	500	500	500	500	500	500
Internet and Website maintenance	100	100	100	100	100	100	100	100	100	100	100
Independent examination	250	250	250	250	250	250	250	250	250	250	250
Subscriptions	150	150	150	150	150	150	150	150	150	150	150
Small tools and safety equipment	300	300	100	100	100	100	100	100	100	100	100
Repairs and maintenance	300	300	300	300	300	300	300	300	300	300	300
Volunteers expenses	250	250	250	250	250	250	250	250	250	250	250
Opeday/barbeque expenses (net of sponsorship)	50	50	50	50	50	50	50	50	50	50	50
	1,900	1,900	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
Total expenditure	1,900	1,900	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
SURPLUS/(DEFICIT) FOR YEAR	600	600	800	800	800	0	0	0	0	0	0
Accumulated Surplus/(Deficit)	600	1,200	2,000	2,800	3,600	3,600	3,600	3,600	3,600	3,600	3,600

Table 7: Income and Expenditure projections

The projections are intended to be an illustration only of likely or possible 'core' performance in the first 10 years of operation.

- The projections relate to core Income and Expenditure only. In the context of Charity accounting, this relates to Unrestricted Fund transactions. The projections do not contain any Income and Expenditure relating to specific development projects.
- Where such projects are carried out, with grants and donations, specifically provided for the purpose, these would be accounted for as Restricted Fund transactions. We discuss possible site development projects in Section 6.
- For ease of presentation, we have not built inflation into the model and all years are therefore presented at current prices.

Income sources

For the community woodland to be sustainable, grants should not be considered as a main source of income. ICH wish to develop modest core income from membership, sales, donations/gifts, and fundraising events.

Membership fees

ICH Currently has around 55 members. We have assumed an increase to 60 members combined with an annual member ship fee of £10 per person.

Grazing fees

Currently those members who have livestock on the grazing pay a modest annual fee. We have estimated this to be set at around £100

Firewood

Firewood has been gathered previously by ICH as part of management operations. This is likely to continue with ongoing woodland management operations.

Small volumes such as Barrow bags (approx. 0.25 cubic metre suitable for moving by a sack barrow or in boot of most cars) of softwood could be priced at around £20 each (£5 refundable deposit on the bag). All proceeds from sales directly supporting site management. We have estimated sales of 50 bags per annum over the next 5 years. Assumes volunteer effort to cut, split and bag.



Figure10:

Donations and legacies

Obviously in practice, this will vary greatly from year to year. We have estimated the target income from donations and legacies at £300 per annum. This could be raised from local events such as Bioblitz, Easter Egg hunt, mid-summer BBQ or Halloween. Equally philanthropic giving from people with a connection to the area and/or community woodlands plus the Insh diaspora.

Sponsorship for projects

This is assumed at £300 per annum and includes one off sponsorship (e.g. local businesses) and local charity funding contributions. This could be used to cover volunteer costs or specific maintenance projects.

Expenditures

Insurances

We have budgeted £550 per annum for a ‘combined policy’, which would typically cover all risks, including third party liability, land property and equipment, volunteers, and fire liability. This could be at the lower end of the scale and cover for volunteers and on-site assets such as shelter would be greater.

Web site/Facebook page

ICH will need some kind of digital profile to tell people about the project, encourage financial giving and provide a digital store of documents, pictures and records. This will require some work to set up and deliver ongoing maintenance updating and ensuring cyber security etc. We have assumed that some volunteer input may be obtained for the initial set-up costs.

Independent examination

We have budgeted £250 per annum for the costs of accountancy and independent examination. We have assumed that some volunteer input may be obtained for the preparation of the accounts and this may be more of an honorarium

Subscriptions

We have budgeted £150 per annum for subscriptions, which would include membership of organisations such as Community Woodland Association, Reforesting Scotland, DTAS and Community Land Scotland. This is a cost-effective way of getting new ideas and professional advice.

Small tools

For illustration we have budgeted £300 in years 1 and 2 for a set of core hand tools (and first aid kit) such as spades, shovels, bow saws, tape measure and wheelbarrows to carry out minor works and repairs. On an ongoing basis, there will be breakages and consumables like replacement blades, fixings, marker spray etc. and we have budgeted £100 per annum from year 3 onwards. We have assumed that some volunteers will supply their own tools and PPE.

Repairs and maintenance

We have budgeted £300 per annum to cover small repair and maintenance costs.

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 providing, food and drink for subsistence. For illustration we have budgeted an average of £250 per annum, but this figure could be higher in practice if there are more work parties. We have included a nominal £50 per annum for a community BBQ to allow residents to see and hear about plans and progress.

- 7.15 As noted above the ICH membership are keen to engage in more active site management. This and new activities listed in Table 8 are the main priorities in the coming years. Cost are indicative and three competitive quotes would be sought in most cases.

Table 8: Indicative project expenditure and time scale

	Projects	Approx cost	Yrs 1-2	Yrs 3 -7	Yrs 7-10
1	Woodland management (chainsaw, felling gear and a winch) Native tree planting – plants and guards	£2500	X X X	X X	X

	Firewood processing (splitter) including vat and delivery	£2500			
2	Grazing management (reseeding)	£1000		X	
3	Path improvement	£1000	X	X	
	Path maintenance			X	X
	People counter	£1800	X		
	Entry point signage	£1000	X		
4	Boundary fencing repair and new gates	£1500	X		
	Dyke repair	£1000	X		
5	Training	£2000	X	X	
	Woodland management, chainsaw, dyking, first aid				
6	Wildlife pond	£2000		X	
	Wildflower meadow			X	
7	Community Shelter (estimate)	£15,000		X	
8	Composting toilet	£5000		X	
9	Orchard	£5000			X
	Allotments	£5000			X
	Native tree nursery				
10	Affordable housing 2 x 2 bed starter units	£200,000			X?

Notes:

1. Woodland management – equipment to assist planned removal of 75m³ of timber and firewood processing, planting (plus guards) 500 native trees
2. Reseeding of grazing area
3. RBBP – RadioBeam Bike and People Counter – battery operated counter plus data logger and software to assess use patterns on the site. Quote – A & P Chambers Ltd, Sonas, Nairnside, Inverness, IV2 5BU. Signage – new timber mounted sign with site name, ownership, and web address.
4. Replacing 100 stock fence, 2/3 new field gates and 50m of drystone dyke
5. Training fees and PPE costs
6. Estimate for works
7. Community shelter and storage 40-50m² floor space/ covered area – planning, utilities etc
8. Simple single composting toilet – eg Netsol or similar in timber building
9. Estimate for works
10. Requires detailed investigation – prices indicative

7.16 Community ownership bring a range of legal responsibilities and liabilities, although ICH have previous covered most risks and issues through their lease arrangements. ICH has reviewed possible risk and proposes mitigation options.

Table: 9 Possible risks associated with ownership and mitigation proposals

Risk	Mitigation
Capital finance unavailable from SLF Risk: Medium	Discussions with CNPA underway – indicative CNPA budget allocation of £15k towards purchase if required
Landowners responsibility for insurance and	Speyside Way – Path Agreement and CNPA responsible for maintenance Emergency Plan – Fire, damage to buried cable etc Site management with simple but regular written records supplemented by

<p>maintenance Risk: Low</p>	<p>photo, video, time logs – responsibility of individual trustee and reported at trustee meetings.</p>
<p>Disruptions including disease, fire, windthrow Risk: Low</p>	<p>Good silvicultural practices that pursues continuous cover woodland</p>
<p>Occupier Liability Occupiers' Liability (Scotland) Act 1960 ("Act") Risk: Low</p>	<p>Occupiers' liability is the degree of care required to be shown by the person who occupies or controls land or premises - towards those who enter such land or premises - in relation to dangers which are due to the state of the premises or to anything done or not done on them. Risk assessment and recorded inspection of assets/danger (e.g. trees)</p>
<p>Health and safety Risk: Low</p>	<p>Health and Safety for volunteers – PPE, training, supervision, safety equipment on site etc Health and safety for site users</p>
<p>Governance Risk: Low</p>	<p>Director responsibilities – health and safety, Finance, compliance to be standing items on Board meeting agendas. Director training Open meetings advertised in advance and prompt distribution of minutes</p>
<p>Operational Finance Risk: Low</p>	<p>Oversight and regular reporting to Board. Annual audit</p>

8 Where will ICH get its funding for a purchase and who will help?

8.1 Grant funding to support purchase could come from a range of sources, some of which are illustrated below. The SLF is anticipated as the primary source of capital, however other options may be available. The ICH Trustees understand the challenges and complexities associated with winning funding for projects and the need to meet eligibility criteria.

8.2 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.

8.3 Application for funding are likely to include

Public grant sources

- Scottish Land Fund
- Scottish Forestry
- Cairngorms National Park Authority
- Highland Council Grant Scheme & Crowdfunder
- Scottish Landfill Communities Fund
- NHS Innovation Fund

Other sources- funds, trusts and NGOs

- SSE Sustainability Fund
- Scottish Power Foundation
- Foundation Scotland
- Voluntary Action Fund
- Bank of Scotland Small Grants programme
- The Weir Charitable Trust
- Tesco Bags of Help
- The NINEVEH Charitable Trust
- The Woodland Trust
- Local Trusts

Who will help ICH?

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

8.5 Volunteers

- Trustees are volunteers and will shoulder many of the administrative and networking tasks
- Individuals take on regular 'boots on the ground' tasks around maintenance and repair clocking up many hundreds of hours
- Community volunteers are already an important part of the ICH work. Regular work parties since 2001 have built an 'esprit de corps' and nurtured future leaders, spread responsibilities and increased the skill base.
- Local schools – Primary and secondary will be encouraged to use the wood. Older pupils (Kingussie High School Rural Skills Group) have previously carried out tasks as part of STEM and other curriculum activities.
- Colleges and training establishments – opportunities for site build and training projects

8.6 NGOs

- Area based volunteer teams who carry out practical conservation work (tree planting, dyking and wetland conservation) in Highland can be invited to undertake tasks as can participants in schemes like the John Muir Award and Duke of Edinburgh Award.
- The adjacent RSPB reserve at Insh Marshes may provide a source of help and assistance to ICH.
- The Woodland Trust have extensive experience in supporting community woodlands and can offer advice and assistance.
- 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 ICH.

8.7 Statutory bodies

- F&LS will help with the CAT process and ICH plan to maintain a working relationship with F&LS and, in the future, take advantage of skills, funding opportunities and the support that F&LS can provide.
- The CNPA has a statutory regulatory role in issues like planning and access. Staff will also offer support and advice and help with policy, completing funding applications and providing statistics on biodiversity, socio economic status and trends.
- The CNPA is a source of funding for projects and activities and have supported fencing renewal
- Kincaig Community Council has a statutory role in representing community views and commenting on planning applications and is supportive of ICH ambitions for the site. In time, a Memorandum of Understanding between ICH and KCC may be useful to clarify roles and responsibilities.
- Highland Council provides other public services and maybe contacted through elected members and the Ward Manager in the first instance.
- Other public bodies such as Scottish Natural Heritage can provide specialist support and operate various small grant schemes to which ICH could apply.

9 How will the CAT secure public benefit?

9.1 The aims and aspirations of ICH and how it intends to manage the site 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.

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

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

National Outcomes	
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.	++
Our <u>children</u> have the best start in life and are ready to succeed.	+++
We live longer, <u>healthier lives</u>.	+++
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.	+++
We value and enjoy our built and natural <u>environment</u> and protect it and enhance it for future generations.	+++
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

Table 10: Fit with Scottish Government National outcomes

9.3 Wider public benefits include economic benefit

- Any income from the sale will make a positive contribution to F&LS New Woodland Investment Programme. Measured by capital value.
- Some immediate saving on F&LS management costs and risks will be transferred to the community owners. Measured by savings in F&LS 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 modest economic advantage.

9.4 Wider public benefits include improved social outcomes

- Volunteers are already in place at ICH with many years of experience of working the site 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 ICH 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.

9.5 Wider public benefits through environmental sustainability

- Securing tree health through monitoring and management actions E.g. removal of non-natives
- Enhance 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

9.6 ICH 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 site condition Regular communication with members will provide feedback on activity;
Reporting	As part of a robust governance and oversight process ICH will: Hold open meetings and publish outcomes on their Facebook page and web site; Hold an annual event – such as a BBQ to provide an opportunity for ‘hands on’ reporting to members, 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;

Table 11: Monitoring and Reporting

10 Conclusions

- 10.1 The community have a longstanding connection with the ICH site and anecdotal evidence suggests that many residents regularly use the area and have done so for many years.
- 10.2 There is good evidence of substantial local support for community ownership, demonstrated by ICH membership, attendance at local meetings/events and expressions of support. The wider community have skills and experience that can be utilised, and ICH understand the challenges of volunteers undertaking sometimes complex management work.
- 10.3 The site is an irregularly shaped outlier to the main Inshriach Forest F&LS holding and community purchase of the site would not impact on any nationally important sites nor compromise current F&LS staffing levels, contractual or operational commitments to the National Forest Estate.
- 10.4 In establishing ICH as a SCIO, the community has shown that it understands the governance and sustainable implications of woodland ownership. ICH understands the need to generate volunteer efforts, tap into funding sources and deliver activities and resources that are well over and above what F&LS currently allocates to the site.
- 10.5 ICH consider there is a strong Best Value case for a discount (25%) to be applied to the capital value. The ICH case is based on (a) additional social/health/well-being outcomes and (b) additional benefits to recreation (Speyside Way), cultural heritage and biodiversity.
- 10.6 ICH Trustees have provided evidence of their understanding of woodland and grazing area management requirements and their capacity to successfully and responsibly manage the site in a sustainable way.
- 10.7 This feasibility study and business plan draws together plans, projects and budgets that demonstrate viability – through a break-even approach - based on realistic assumptions.
- 10.8 Projected modest income as evidenced should be sufficient to support core access and conservation costs in the wood and to supplement other activities and pump prime projects over the longer term.
- 10.9 Through management consistent with the principles of continuous cover woodland management the community should achieve greater outcomes from non-market benefits related, for example, to promoting and improving public health, social wellbeing and biodiversity.
- 10.10 This is primarily, an amenity location based on woodland and grazing providing free informal activities benefiting local people and visitors and is not for private gain.
- 10.11 ICH have provided evidence that their CAT application for the site is in the public interest. Their proposals are closely aligned to both national outcomes (section 9) and local plan policies. For example, getting children into woods is a vital part of encouraging positive environmental values and future health as they grow up and ICH is well placed to deliver this outcome.
- 10.12 As demonstrated by ICH over the past 20 years, under community ownership there will be many more opportunities for people to become a real stakeholder and a citizen manager/scientist and to study, observe, record and intelligently manage the environment where they live.

Appendices

Appendix 1 SCIO Constitution of Insh Community Holding- cover sheet

Insh Community Holding Approved Consitution 13th February 2020

SCIO CONSTITUTION OF INSH COMMUNITY HOLDINGS

Appendix 2 Trustee/ Director Biographies

Insh Community Holdings trustee details

Appendix 3 Cover sheets of current site leases



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

LICENCE TO OCCUPY LAND

Between

SCOTTISH MINISTERS
acting through

FORESTRY AND LAND SCOTLAND

and

INSH COMMUNITY HOLDINGS

APRIL 2020

Subjects:

Land at Insh, Kingussie (National Grid Reference NH 81150137)



Lease

(constituting Short Limited Duration Tenancy)
For Grazing or Mowing only

between

The Scottish Ministers per Forestry Commission

And

Insh Community Holdings

Subjects:

Land at Insh, Kingussie

Ref:

FAS: 3889 DD

Harper Macleod LLP The Ca'd'oro 45 Gordon Street Glasgow G1 3PE
Tel +44 (0)141 221 8888 Fax +44(0)141 226 4198 e-mail info@harpermacleod.co.uk
www.harpermacleod.co.uk DX GW86 LP 5, Glasgow 6

Glasgow Edinburgh Inverness

Appendix 4 Letters of support for ICH acquiring the site

From: roger homyer [REDACTED]

Date: Fri, 17 Apr 2020 at 15:40

Re: Insh Community Holdings

I greatly value the land at Insh managed by Insh Community Holdings. These form a wonderful resource for my training as a masters athlete at both cross country ski racing (GBR M65) and road and cross country running (SCO M65). In winter I am able to hill train on long lasting snow held by the lee of the forest, and throughout the year I use the track in the trees to run and access other routes. As a national coach, I have also used these lands to train national athletes in past years.

Additionally, these lands form a landscape amenity and a wind break for areas of the village.

Roger Homyer

Kincraig and Vicinity Community Council

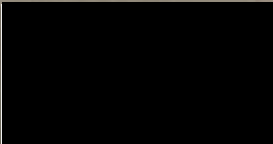
22nd April 2020

We are pleased to support Insh Community Holdings in their application to the Scottish Land Fund to enable the purchase of woodland and grazing area from Forestry Land Scotland

This area has been leased and managed by Insh community since 1999. It was conceived as a project to involve the village community and has been managed by organising local work parties and also the wider community and schools to complete tasks such as fencing, creating paths and bridges.

Ownership of this land will secure the area for the community and allow them to take their plans further. The hope is to create an indigenous woodland to promote local wildlife and also to attract visitors from outwith the area. Community projects involving local schools and voluntary organisations are planned. The grazing area is already used for sheep.

We wish them well with their worthwhile community project.



Geraldine Macnab Secretary

Kincraig & Vicinity Community Council.

KINGUSSIE HIGH SCHOOL
Àrd Sgoil Chinn A' Ghiuthsaich



Ian Adamson BEd Hons	Head Teacher	Ceannard
Rhona Macaskill BSc	Depute Head Teacher	Iar-Cheannard
Gavin Murphy BEd Hons	Depute Head Teacher	Iar-Cheannard

Tel/Fòn – 01540 661475

E-Mail/Post-d: kingussie.high@highland.gov.uk

Website/Làrach-lìon: www.kingussiehigh.org.uk

Ruthven Road Kingussie Inverness-shire PH21 1ES
Rathad Ruadhainn Cinn a' Ghiuthsaich Siorrachd Inbhir Nis

23rd April 2020

To whom it may concern,

I am writing in support of Insh community holding who are applying for a grant to purchase some land for the local community. Pupils from Kingussie High School have in the past been involved in projects involving the community woodland through our Technology department, our science department and Rural skills.

Kingussie High School fully supports the ambitions of Insh Community Holding to take over the land for the community and the look forward to working with the group to increase opportunities for school groups to be involved with future projects on the land.

Please also don't hesitate to get in touch if you want to discuss anything further.

Your sincerely

Ian Adamson

Head Teacher
Kingussie High School
ian.adamson@kingussiehigh.org.uk

Schoolhouse

Insh

Kingussie

PH21 1NT

To Whom it May Concern

Dear sir/madam,

I should like to add my support for the proposed plans outlined by Insh Community holdings regarding the future use of community land around the village.

The initial planning of this venture has brought members of the small community together and developed open discussion and interaction among local groups and individuals who were previously not in touch . This has improved social interaction within the community and future plans should further enhance these developments. This is good for all within the area but particularly helpful to those slightly more isolated individuals.

In addition, several of the proposed projects under discussion include amenities for extending path networks and therefore walking within the immediate locality and include development of potential outdoor gathering spaces. A proposed community orchard and other possible growing spaces have been suggested and this could develop further links with local schools and support groups to share the use of some of this community space. In the past pupils from the local High School built bridges and picnic tables within the woodland currently leased by the Community Holdings. Further projects such as this would be part of future development.

All these proposed developments encourage enhanced use of outdoor spaces for a range of local community groups, In turn this has a beneficial effect on physical and mental wellbeing within the very local as well as the wider community by broadening social interactions , encouraging activity and , in addition, extending skills and opportunities .

Yours sincerely,

Mary Anderson

Insh resident

Recently retired GP from local (Kingussie) Medical Practice

Dear Mr Bryden

I was delighted to get your email about this local asset. It's very good news when the community gets together to create a village amenity for number of different activities. With over 50 members there seems no doubt that they want to secure their future. Although the plan was difficult to read, I would gladly support this feasibility study and business plan.

Best wishes,

Regards, John Bruce

Elected Councillor for Badenoch and Strathspey. Ward 20

M: 07941 286582 E: john.bruce.cllr@highland.gov.uk

Lodge of Finlarig, Dulnain Bridge, PH26 3NU



Duncan Bryden

Consultancy in Rural Development
and Environment

By email: duncan@brydenassociates.co.uk

BL/mm

3 July 2020

Dear Duncan

Insh Community Holdings

Thank you for updating me on the proposals from Insh Community Holdings to purchase the area of land they have been occupying for a number of years.

This is exactly the sort of project that should receive support. This group have worked tirelessly to make the site productive and have made considerable improvements over their period of tenure. Additionally, they have provided substantial benefit to the local community including the local High School.

In short, I fully support this application.

Yours sincerely

✓ -

Councillor Bill Lobban

Convener of the Highland Council

Pippa Hadley - Member <Pippa.Hadley.cllr@highland.gov.uk>

Hi Duncan,

I am delighted to offer my support to community bid for land surrounding Insh.

I am very aware of Insh, the community and surrounding land as I have grown up in this area and frequently use the walks surrounding Insh for amenity access with my dogs. The area has immense scenic, amenity and natural value, and I have been increasingly delighted with the biodiversity present in the area surrounding the village - especially as a foil to the forestry land that sits behind.

I also sit on the Kincaig and Vicinity Community Council, which encapsulates Insh. I have observed the village has a strong sense of community and ownership, always displaying a welcoming and inclusive attitude to visitors and locals. The ownership of this land will allow a sense of continuity and investment in place to flourish and add to the sense of togetherness that exists within the community. Working with groups further afield (such as the High School pupils Rural Skills group) ensures connections within the wider community are maintained, and I would be keen to see this asset and the advantages offered find long term security of tenure to protect these positive links, allowing them to be maintained and built on into the future.

Thanks ever so much for seeking my input. I wish the group every (well deserved) success with this venture.

Kindest regards,

Pippa

Forbes K (Kate), MSP Kate.Forbes.msp@parliament.scot

Hi Duncan

I would be happy to do so.

Many thanks,

Kate



letter2194.pdf

Appendix 5 Questionnaire results

Appendix 5 Full questionnaire data

As referenced in Section 5 of the report “What the community and other stakeholders said about the site and community ownership”, a survey questionnaire was sent by email to 68 resident households (North and South sides on Insh, Inveruglas and Insh House) in May 2020. A copy of the questionnaire is enclosed below, and detailed results are described thereafter.

Questionnaire sent

Date: May 2020

Dear Insh Residents

We are independent consultants commissioned by Insh Community Holdings (ICH) to prepare a Feasibility Study and Business Plan. This is to be submitted to Forestry and Land Scotland (previously the Forestry Commission) to support an application to their Community Asset Transfer Scheme to buy the 8ha ICH area south and west of the village (see map) leased to ICH since 1998.



If approved ICH will apply to the Scottish Land Fund for a capital sum to cover most, if not all, of the purchase price to give outright ownership to the community. Your views will help inform this process and the questionnaire is designed around the criteria used to justify transfers and funding.

The ‘lockdown’ means normal meetings and face to face consultation, should you wish to engage, must be replaced by digital responses. You may even be using the area now more than ‘normal’ for your daily exercise. This may mean new ideas emerge, but please qualify them in your responses.

Responses on ownership questions are sought from individuals (households may have differing views and levels of use). Email and phone numbers are given below if further information is required.

A little bit about you:

1 Your postcode:

2 Are you a

Child (under 16)		Adult		Senior (65+)	
------------------	--	-------	--	--------------	--

3 Your gender:

4 How often do you use the ICH area? Please mark the box that best fits your ‘normal’ level of use.

Daily		Weekly		Occasionally		Never	
-------	--	--------	--	--------------	--	-------	--

5 **On your visit, what do you do in the ICH area?** (1 mostly, 2 sometimes, 3 once in a while)

Walk/Run	
Walk/run + dog	
Cycle	
Nature watch	
Other (please describe)	

About the area?

6 **What do you think are the 5 (or less) main challenges faced by the Insh community?**

1	
2	
3	
4	
5	

7 **How do you think community ownership of ICH will help with these challenges?** (Please use up to 5 bullet points to support your opinions)

8 **Please score the following statement using the scale: 1 no benefits, 3 neutral, 5 many positive benefits**

The benefits from ownership of ICH by local people are?

Improved wellbeing health	
Recreational opportunities	
Nature improvements	
Education opportunities	
Secure village setting	
Better long-term amenity	
Unlocking access to funding	
Greater community collaboration & involvement	
More economic/employment for local people/businesses	
Other (please describe)	

9 **If ownership is successfully achieved what do you think should be maintained or introduced? (1 – no, 3 – maybe, 5 – definitely)**

Keeping woodland cover – mix of tree ages		Shed/covered area for tool/gatherings	
Crofting heritage (grazings)		Picnic/BBQ area	
Natural regeneration of native species		Orchard (fruit)	
Paths/bridges		Tree nursery (native trees)	
Speyside Way resurfacing		Allotments/poly tunnel	
Seating		Low key signage	
Communal grazing (and fencing)		Interpretation panels	
Firewood		Other (Please describe)	

10 Are you willing to volunteer to help ICH?

Yes		No		Occasionally if asked		Maybe	
-----	--	----	--	-----------------------	--	-------	--

11 How might you help? E.g. Your time, labour, skills, donation of money

I would help by:

About ICH

12 ICH have been managing the site since 1998 on behalf of the community.

How would you rate their efforts on a scale of 1 to 10 in these activities? 1 poor - 10 excellent

Giving leadership in the community	
Being open and accountable about their plans and activities	
Trying to encourage local support	
Management and activities on site for positive community benefit	
Maintaining the Insh crofting heritage through the grazings	

13 How important is it to you that communities have a stronger role in and control over their own development on a scale of 1 to 10? 1 not important at all - 10 vitally important

--	--	--	--	--	--	--	--	--	--

If you wish, please say why:

14 ICH is currently leased from Forestry and Land Scotland. F&LS own it for the people of Scotland, how do you think they might benefit (or not) if outright ownership is transferred to the Insh community? (Please use up to 5 bullet points to support your opinions – most important first)

1	
2	
3	
4	
5	

Please return to

Duncan Bryden email: duncan@brydenassociates.co.uk

Thank you

If you have any further comments to make please contact

Duncan Bryden email: duncan@brydenassociates.co.uk phone 07786267998 or

Alison Mackay, email: [REDACTED]

If you have any other comments please note them here:

Questionnaire results

As referenced in Section 5 of the report, **28 replies** were received (4 of these were not from people emailed, who were tenants or visiting Insh). The percentage of people reached was 28 out 72 (68 emailed plus 4) = **39%**.

Q1-3 Respondent demographics

57% of respondents are **local**, **25%** are **visiting Insh** (from outwith the area) regularly or have second homes there, and **18%** didn't provide post code address information.

53.6% of respondents are **Senior** (65+), and **46.4%** are **Adult** (over 16).

46.4% are of respondents are female, **39.3%** are male, and **14.3%** provided no response.

Q4-5 Visits and activity

Visits by respondents to the site are: **35.7% Daily**, **28.6% Occasionally**, **28.6% Weekly**, and **7.1% Less frequently** (visiting or on holiday).

Activity at the site (out of 71 category responses due to multiple activities ticked) includes:

- **29.6%** Walk / Run 11 **mostly**, 1 **sometimes**, 0 **once in a while**, 9 **didn't specify**
- **26.8%** Nature Watch 8 **mostly**, 3 **sometimes**, 2 **once in a while**, 6 **didn't specify**
- **23.9%** Cycle 3 **mostly**, 5 **sometimes**, 2 **once in a while**, 7 **didn't specify**
- **9.9%** Walk / Run + Dog 6 **mostly**, 0 **sometimes**, 0 **once in a while**, 1 **didn't specify**
- **2.8%** Tend to Sheep grazing 1 **mostly**, 0 **sometimes**, 0 **once in a while**, 1 **didn't specify**
- **2.8%** Use benches to sit (picnic and watch wildlife) 0 **mostly**, 0 **sometimes**, 0 **once in a while**, 2 **didn't specify**
- **1.4%** Croft / gardening 0 **mostly**, 0 **sometimes**, 1 **once in a while**, 0 **didn't specify**
- **1.4%** Story creating adventures with grandchildren 0 **mostly**, 0 **sometimes**, 0 **once in a while**, 1 **didn't specify**
- **1.4%** Walk 0 **mostly**, 0 **sometimes**, 0 **once in a while**, 1 **didn't specify**

Q6-7 Perceptions about main challenges and how community ownership will help

Respondents were asked to list up to 5 points (each) for their perceptions of the main challenges faced by the Insh community, and how community ownership will help with these.

Comments have been summarised and grouped into categories. Section 5 (*para.* 5.6) and the table below show the order of importance relating to the volume of comments received.

Category (in order of importance)	Main Challenges faced by Insh Community <i>comments summarised</i>	Perception of how Community Ownership will help <i>comments summarised</i>
Community	Cohesion; participation; maintain spirit; welcoming new residents; keeping the community together (despite second homes); divisions caused by ICH; create focal point; lack of communal / community space; limited no. of people	Working together; communal strategy; motivation; discussion forum; vibrancy to local life; community-owned space for relaxation; encourage cooperation and communication; have coffee mornings in community shed; community decisions/ projects; skills sharing; ICH transparency
Maintenance	Footpaths; firewood; regeneration; woodland; flood prevention; creating buffers to development; facilities; fences / gates / dry stone walls; burns / bridges	Woodland plan; safer access and safe user access; maintain pathways / streams/ culverts; availability of firewood; invest time / energy / capital; invested in area

Category (in order of importance)	Main Challenges faced by Insh Community <i>comments summarised</i>	Perception of how Community Ownership will help <i>comments summarised</i>
Heritage	Preserving Village character; maintaining crofting heritage; protecting cultural heritage; maintaining Highland village	Advantage for the Village; safeguard heritage; develop crofting
Of equal importance (next 3)		
Commercial impacts	Commercial woodland; 3 rd party, appropriate / further development; second / holiday homes; housing	Control of land; control of future uses / development; stop outside developers
Environment	Create wildlife area; preserving habitats; minimise disturbance to ecosystems; cohesive planning; responsibility; enhancement; lack of green space; maintain natural surroundings	Create habitats / wildflower meadows / paths; grow community orchard / fruit trees; ensure responsible / respectful land use; maintain / restore species / habitats; plant trees; protect natural environment
Identity & Sustainability	Decision follow-through; working together; sense of collective responsibility; lack of plan; managing an organisation; non agreement; strong local voice; work on identity / interdependency	Develop own shared projects / long term goals; ensure decision follow-through; freedom to decide; like-minded ideas; more say; collective responsibility
Woodland	Maintain natural regeneration; manage to protect nature; management of forest; non-native trees; poor quality of land; use of land	Better forest management; community woodland planning; develop community asset; management control; maintain water retention / flood reduction; sousing
Of equal importance (next 2)		
Recreation / Amenity	Encourage outdoor activity; lack of outdoor space; keeping area for walking and cycling; suitable paths; provide safe and interesting areas; too many bikes	Community events venue; carry out activities / hobbies; improve livelihood; access to Speyside Way; determine recreation / amenity; develop health walks; enhance visitor experience
Socio-economic	Attracting and retaining young people; keeping ageing population active; limited opportunity to buy / rent; maintain residential population	Better place to live permanently
Of equal importance (next 3)		
Facilities	Lack of public transport; no traffic calming	Reduce need for walking along B970
Funding	Raising funds	Funding access
Grazings	Maintain quality; maintenance	Change agricultural use from grazing; need common grazing
Of equal importance (next 2)		
Education		Resource for local schools; use time / skill and resource of community; utilise work parties / local school
Wellbeing		Develop monthly health walks

Q8-9 Perceptions about ownership, benefits and what should be maintained / introduced

Respondents were asked to rate lists of benefits from community ownership, and what should be maintained / introduced if ownership is achieved. Section 5 shows the results of the table below in graph form using the scale mean values (scores were combined and divided by the number of respondents).

Q8 Benefits from community ownership		In order of importance – respondents scored these using the scale of:								
		5 many positive benefits	→ 4	→ 3 neutral	→ 2	→ 1 no benefits	checkbox no response	comment	average	
Environment	Nature improvements	21	2	3			1	“have this already”	4.46	
Heritage	Secure village setting	21	1	2		2	1	“can develop ourselves”	4.29	
Recreation	Recreational opportunities	20	3		1	2	1	“have this already”	4.25	
Recreation / Amenity	Better long-term amenity	19	4	1		2	1	“can develop ourselves”	4.25	
Wellbeing	Improved wellbeing health	19	3		2	2	1	“have this already”	4.14	
Community	Greater community collaboration and involvement	18	2	4		2	1	“can develop ourselves”	4.11	
Funding	Unlocking access to funding	14	4	6		1	1	1	“can develop ourselves”	3.86
Education	Education opportunities	6	6	9	2	3	1		“can develop ourselves”	3.25
Socio-economic	More economic / employment for local people / businesses	2	1	13	2	7		2	“can develop ourselves”	2.29
Identity & Sustainability	Other: Putting community ideas into practice / Making own decisions	2								0.36

Q9 If ownership achieved: maintain / introduce?		In order of importance – respondents rated these using the following scale:							
		5 definitely	→ 4	→ 3 maybe	→ 2	→ 1 no	no response	average value	
Woodland	Keeping woodland cover – mix of tree ages	24	2	1			1	4.68	
Maintenance	Paths / bridges	22	1	4			1	4.50	
Woodland	Natural regeneration of native species	21	3	3			1	4.50	
Heritage	Crofting heritage (grazings)	18	3	4	2		1	4.21	
Grazings	Communal grazing (and fencing)	15	2	8	2		1	3.96	
Maintenance	Speyside Way resurfacing	16	2	6		3	1	3.89	
Maintenance	Firewood	12	3	10	1	1	1	3.75	
Environment	Tree nursery (native trees)	9	5	10	1	2	1	3.54	
Recreation / Amenity	Seating	10	1	10	2	4	1	3.29	
Maintenance	Shed / covered area for tool / gatherings	3	4	12	3	5	1	2.79	
Environment	Orchard (fruit)	6	3	7	2	9	1	2.71	
Recreation / Amenity	Low key signage	4	3	11	2	7	1	2.71	
Recreation / Amenity	Picnic / BBQ area	3	1	12	2	9	1	2.43	
Environment	Allotments / poly tunnel	1		17	1	8	1	2.36	
Recreation / Amenity	Interpretation panels	1	1	10	4	10	2	2.04	
Maintenance	Renovation of dry stone walls	1						0.18	

Q10-11 Volunteering and how might you help?

Out of 28 responses:

57.1% Willing to volunteer	5 Time, 8 Labour / Tools, 0 Refreshments, 1 Donation, 1 no response, 1 Anything asked
35.7% Occasionally if asked	2 Time, 7 Labour, 1 Refreshments
0.0% Maybe	
7.2% No	0 Time, 0 Labour, 0 Refreshments, 1 Donation, 1 No response

Other skills offered by those willing to volunteer: admin/IT knowledge; woodland management, conservation management, access management, knowledge of Scottish Rural Development Programme, land management and agricultural experience.

Q12 Impression of ICH: How would you rate their efforts?

In order of importance – respondents scored statements about ICH using the following scale:

10 excellent →9→8→7→6→5→4→3→2→1 poor, no response, average

• Trying to encourage local support	12	2	3	1	2	2	1	1	4	7.04		
• Maintaining the Insh crofting heritage through the grazings	12	2	3			3	2	1	1	3	6.71	
											& 1 comment: "Maintaining???"	
• Being open and accountable about their plans and activities	12	2	1	2	1	3	1	1	1	4	6.71	
• Giving leadership in the community	10	3	2	3	1	2		1	1	1	4	6.64
• Management and activities on site for positive community benefit	10	2	5		1	2	2		1	1	4	6.61

Section 5 shows the results of the above in a table (using the scale mean values, which range from 6.6 to 7.0) and that the response rate was 86%.

The smaller percentage of 14% not responding was consistent of negativity and some non-responses throughout the questionnaire, in relation to ICH and the community ownership proposal.

Comments (noted in the free comments box) are detailed below (and summarised in Section 5):

Comments about ICH

- "Along with several others, I am deeply concerned about the sincerity of the reasons behind this project. The high-sounding "benefits" have been created as justification for buying the land, when the motivation of many is purely as a way of blocking housing developments. A small number of individuals are continuing to do things their own way for the benefit of a few (e.g. grazings)."
- "We are surrounded by a nature reserve and extensive forest paths and tracks, we don't need to engineer more."
- "I am concerned on who this has been sent to. Is it only members of ICH or has this been sent to all homes in the village."
- "A rhetorical question: Is this questionnaire going to all residents, all home-owners (whether resident or not) or just ICH members?"
- "I find it difficult to think of any way in which owning the land will help things at all."
- "Some of us already keep sheep and need the common grazing."

General comments

- "By making this only available on computer and replies only by email you exclude part of the community, in particular the elderly."
- "We realise that we are not there all year but have been there for 20 years and would like to be involved."

Q13 How important is it that communities have a stronger role in, and control over, their own development?

In order of importance – respondents scored this statement using the following scale:

10 vitally important → 9 → 8 → 7 → 6 → 5 → 4 → 3 → 2 → 1 not important at all 1-10 no response
20 4 1 1 2

Section 5 details the scale mean value as 8.9 and advises that the response rate was 93%.

Respondents were asked to provide comments if they wished:

- “Ownership gives people a sense of being part of something. This brings the community together giving a sense of achievement and mental well-being. The community can work together to improve the holdings with a long term view.”
- “Without the right to land to use in a fair and democratic way a community has a limited connection to the land around them. If this is the case how are they then expected to care for or about the land? Owning the land will strengthen our community and our will to protect it both for ourselves and for future generations.”
- “To me it is very important that a community has a greater role and stronger control over its own development. That is especially so at a time when the land in question will cease to be owned by a public body because public bodies tend to apply the land for the benefit of, or at least in tolerance of, the local community. With community ownership and control, the land is more likely to be used responsibly and in such a way that increases the benefit of the land for the local community and visiting public. Ownership incentivises the community to make longer-term and larger-scale investment in the land. In part that is because community members have greater certainty that they will enjoy the rewards of their investment. Ownership, in and of itself, strengthens the sense of connection that community members feel towards the land. It brings the community together to make decisions. That decision-making process improves cooperation and communication.”
- “Where the community lacks control over the way in which land in its vicinity is developed, it may become anxious about the uses to which the new owner may put the land. The community may be pressed to spend time and money to see that they do not lose long-standing use of the land, or that the land is not repurposed in such a way that diminishes the sense of community in the area or endangers the ecosystem hosted by the land. If a new owner is neglectful or indifferent about the land, the local community may feel compelled, out of a deeper sense of obligation to the area, to take care of it in place of the owner, even although it has no stake in the land.”
- “I think it is important that residents have this control and input into their environment, take responsibility and value it. It can be a real force for good in the community if it is well managed.”
- “Ownership gives people a sense of responsibility and belonging with a purpose. People feel part of something and that their efforts are of value to a common cause. This in turn gives people motivation and determination and drive to achieve goals and objectives that enhance the village and community. The community can also make decisions for the long term, i.e. tree planting that is to benefit future generations without the fear the asset could be taken away and their efforts dashed. The community is able to make decisions on the holdings without the restrictions of others.”
- “Important to whole community development process and increased bonding thereof.”
- “The people who live in a place should have control over their surroundings.”
- “Land Reform is long overdue in Scotland.”

Q14 What’s most important for the community – development and site transfer to Insh

The final question asked about Insh achieving outright community ownership and what respondents thought about benefits to F&LS, the people of Scotland and the Insh community. The table overleaf summarises the comments received and groups them into categories. Section 5 summarises the table below, which shows the order of importance relating to the volume of comments received.

Q14 ICH is currently leased from F&LS. F&LS own it for the people of Scotland - how will they benefit (or not) if outright ownership is transferred to the Insh community? In order of importance – respondents listed up to 5 bullet points (*comments have been summarised*):

	Community	Management	Woodland / Land	Commercial Impacts	Maintenance / Funding	Environment / Heritage	Recreation / Education
1 st	<ul style="list-style-type: none"> • Community driven to improve area • Community management for own needs / benefits • Improve area for long term • Improved 'owner driver' culture • Local decision-making • Giving control of land to local community 	<ul style="list-style-type: none"> • Incentive to improve and protect • Benefit from local management of the resource • Security • Control over community land • Use the land to everyone's benefit • Manage area to best advantage • Less work for F&LS • Good PR 	<ul style="list-style-type: none"> • Release of poor quality woodland • Forest development • Active land management • Manage land to benefit community • Removes land parcel • F&LS will shed responsibility • Continuation of preservation of rural land & forests; responsible use of rural land by the public • Less land to worry about if trust in ICH 	<ul style="list-style-type: none"> • Prevents potential development 	<ul style="list-style-type: none"> • Maintenance of area for all 	<ul style="list-style-type: none"> • Continuation of protection of nature and the environment 	
2 nd	<ul style="list-style-type: none"> • Community asset • Adaptability to community needs • Control local activities 	<ul style="list-style-type: none"> • Reduce ongoing management cost • PR • Resource looked after 	<ul style="list-style-type: none"> • Shed land in public ownership • Liability issues 	<ul style="list-style-type: none"> • No development • No significant material loss / gain 	<ul style="list-style-type: none"> • Commitment to time / effort • Funding from other sources 	<ul style="list-style-type: none"> • Create natural habitat 	<ul style="list-style-type: none"> • Creation of access and amenity
3 rd	<ul style="list-style-type: none"> • Community benefit 	<ul style="list-style-type: none"> • Cooperation with F&LS • Well managed and safe resource 	<ul style="list-style-type: none"> • Ownership reservations • Continued liability • Manage the woodland 	<ul style="list-style-type: none"> • Control over development 	<ul style="list-style-type: none"> • Maintain land / paths 	<ul style="list-style-type: none"> • Promote natural regeneration • Preserve crofting heritage 	<ul style="list-style-type: none"> • Enhance recreational value
4 th	<ul style="list-style-type: none"> • Community benefit 	<ul style="list-style-type: none"> • Comply with community land ownership strategy • Reduce administration for F&LS 	<ul style="list-style-type: none"> • Ownership reservations 	<ul style="list-style-type: none"> • Loss of small income by selling 		<ul style="list-style-type: none"> • Create habitat of native species • Maintain crofting heritage 	
5 th	<ul style="list-style-type: none"> • Security and benefit 		<ul style="list-style-type: none"> • Remove long term 			<ul style="list-style-type: none"> • Create natural 	<ul style="list-style-type: none"> • Create areas

to community		maintenance costs			regeneration • Link to Green health initiatives	for education
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Appendix 6 Woodland and Grazing Management Plan

Insh Community Holdings and Forestry Commission Scotland

Woodland Management Plan for the Pine shelter belt at the west end of Insh village

Management Plan number 3 - 1 January 2007 to 31 December 2013

1. Parties

This management plan has been jointly agreed by Insh Community Holdings (ICH) and Forestry Commission Scotland (FCS). It lays out a programme of work for community involvement in the shelter belt at the west end of Insh village (NH811015, cpt, 4090a)

2. Period

This management plan will run for a 3-year period from 1 January, 2007 until 31 December, 2013. It contains an outline work programme for works beyond this date which will be subject to review during the drawing up of a revised management plan in autumn 2013.

3.1 Aims and objectives

- 3.1.1 To maintain permanent woodland cover on this land
 - a) for recreational and visual amenity purposes
 - b) to act as a wind break against prevailing SW winds
- 3.1.2 To manage the woodland by, and for, local people and those who use the area
- 3.1.3 To maintain the footpath through the wood linking Insh village road (B970) to the General Wade Military Road running parallel, south east of the village, and to enable use of the footpath by all users, as far as is reasonably possible
- 3.1.4 To foster native tree species in preference to exotic species
- 3.1.5 To maintain and enhance the woodland as a habitat for local wildlife
- 3.1.6 To remove and replace the boundary stock fence around the grazing meadow, and in the longer term, introduce, and manage a small number of sheep onto the meadow for community grazing
- 3.1.7 To restore a pond, for wildlife interest, at approx NH811014
- 3.1.8 To plant a small stand of native trees including Aspen, parallel to the pine shelter belt at approx NH812013
- 3.1.9 To sow a sacrificial arable crop, on rotation, at approx NH812012 for winter finch flocks

3.2 Management prescriptions

Woodland Management

- 3.2.1 To retain woodland cover, but with native tree species, upon the existing woodland area. This would be achieved by:
 - Retaining the native Scots Pine woodland. This is the dominant planted tree species on the site. Some thinning would be required in certain areas to foster better growth of the most healthy specimens. Any work undertaken would not, however, create any large open corridors through the narrow wood which might minimise the windbreak benefit
 - Removing windblown Norway Spruce and re-planting with native tree species (see 3.2.2)

- Replacing in gradual stages, all Norway spruce, Lodgepole pine and Sitka spruce and replanting with native tree species
- Ring-barking Sitka Spruce
- Thinning areas of Scots Pine around viable stands of existing downy birch to encourage natural regeneration
- Allowing regeneration of native tree and shrub species
- The ecological value of standing and fallen dead timber plus understorey features such as juniper would be recognised and built into woodland management programmes

It is proposed that all forestry operations be undertaken using hand tools. FCS shall arrange for any chainsaw work to be undertaken. Any tree extraction required to complete the work (eg thinning) would be undertaken during dry conditions so as to minimise damage to footpaths and involve only relatively small trees. These would be the thinnest of the Scots Pines and non-native conifers, all of which are estimated at less than 30 years old. Extraction would be by hand or quad (with or without a trailer) and the operator of this would be appropriately trained and certified. This modest amount of extracted timber, from this process, would be fairly distributed among local residents.

All persons involved in implementing the project would be envisaged to be local volunteers unless any work was deemed to require the use of a contractor. In the case of the latter, advice and liaison between ICH and FCS would be sought. All operations would be undertaken with hand tools to the highest possible standards and in an environmentally manner.

3.2.2. Tree planting. It is proposed that native tree species form the total eventual tree cover. As the existing plantation consists largely of Scots Pine which would be left to mature, it is suggested that broadleaved trees are encouraged. These would include local species such as rowan, aspen, oak, alder, bird cherry and hazel. It is hoped that the provenance of these seedlings could come from a local source. All tree planting would, of course, be protected from grazing and browsing, as appropriate, until mature enough to withstand the impact of herbivores. FCS shall provide tubes and stakes for such planting.

In addition, it is proposed to plant a new, small stand of native trees, including Aspen, parallel to the pine shelter belt at approx NH812013

It is not envisaged that any mechanical cultivation or the use of fertilisers or imported soil will be required to establish this new tree cover. The choice of sites will particularly during the early stages of any tree-planting, be on the sheltered eastern side of the wood, in the lee of the prevailing wind.

3.2.3. Footpaths. It is proposed that the network of informal paths currently in use through the wood see map) be maintained through:

- Maintenance of the existing bridged over burns
- Maintenance of gates
- Levelling uneven surfaces, particularly the plantation trenches
- Maintenance of the boardwalk over the boggy areas and the laying of quarry stones or gravel upon *geotextile* in areas vulnerable to trampling
- Signs welcoming and guiding footpath users (the design of which shall be agreed with FCS)
- Removal of any overhanging branches to two metres height
- Maintenance of seats and picnic bench
- Erection of two information boards giving details of the ICH/FCS project (the design of which shall be agreed with FCS)

It is envisaged that this work would also be undertaken by volunteers within the projects. Grant Aid would be sought through the Cairngorms Small Grants Fund.

All work would be undertaken to high visitor infrastructure standards approved by FCS and ICH would undertake to maintain the footpath network in an on-going voluntary capacity.

3.2.4 Wildlife Installation and maintenance of bird nest boxes. Goldeneye and starlings and would be target species. These would be installed and maintained by volunteers

Grazing meadow management

3.2.5 It is proposed This would be achieved through:

- removing and replacing the old stock fence surrounding the meadow. It is beyond repair.
- Introducing a small number of sheep on the meadow to control rank grass and to provide communal grazing
- Maintain infrastructure for sheep grazing (pen, gates, water trough etc)
- re-instate a small pond at approx NH811014
- to plant native trees in a small area at approx NH812013
- to sow wild bird arable crops in a small area at approx NH812012 for winter finch flocks and, possibly, Black Grouse

5. Timescales

The following approximate time schedule, together with milestones, is suggested:

		2009	2009	2010	2011	2012	
<i>Woodland management</i>			✓	✓	✓	✓	✓
Continued thinning, removal of windblown trees etc	✓	✓	✓	✓	✓		
Breeding bird survey		✓	✓	✓	✓	✓	
Maintain pond	✓	✓	✓	✓	✓		
<i>Footpaths</i>							
Continued maintenance	✓	✓	✓	✓	✓		
<i>Grazing Meadow</i>							
Removal of old fenceline				✓			
New fencing, water supply and gates etc				✓			
Sheep grazing		✓	✓	✓	✓	✓	
Plant native trees in a small area at approx NH812013		✓	✓✓				
Sow wild bird arable crops at approx NH812012		✓					

6. Public relations and administration

Excellent public relations opportunities exist to demonstrate that co-operation between FCS and ICH can provide a lasting amenity of value to local inhabitants and visitors to the area.

All administration would be carried out professionally and summarised in the form of a brief annual report. A management plan will be produced on a three yearly basis and agreed in advance by FCS and ICH. Regular meetings and liaison within ICH and between ICH and FCS would ensure adequate monitoring and tracking of agreed targets and results. The FCS contact, in the first instance, would be Neil McInnes.

7. Inspection of facilities

On completion of new structures and facilities, ICH will invite FCS to inspect them to confirm they meet with safety standards. ICH shall carry out a formal inspection of the path on a three-monthly basis. FCS shall inspect the path annually. Any serious problems will be notified and rectified swiftly.

8. Safety

ICH volunteers shall apply the highest standards of safety in all their work. For each of their operations there will be a nominated safety representative who shall be responsible for safe working. The nominated safety representative shall take responsibility for risk assessments for each of the operations and shall provide evidence of them to FCS (if asked to do so). FCS will assist by providing advice on safe working practices.

9. Meetings

FCS shall meet ICH formally on an annual basis to discuss progress of this management plan.

ICH Grazings Policy

One of the principal aims of ICH from the outset was to maintain the crofting heritage of the village. This has been achieved successfully since 1998 and the common grazing has had stock since that date.

The grazing area will support a maximum of 20 sheep. All members are entitled to apply to the Trustees for grazing of livestock. It may be necessary to apply a waiting list.

1 cow or 1 horse is equivalent to 5 sheep.

The souming for each member shall be 6 sheep. Calves, foals and lambs are excluded from the souming.

Members are not entitled to keep on the common grazing any stock in excess of their souming.

The rent shall be £1.50 per annum for each sheep and £4.50 per annum for each cow or horse. Part rent for the year is not possible.

The Trustees can reallocate any unused souming to any member should there be capacity to do so.

The grazing area must be kept clear of all rubbish at all times. The area is not to be used as a store for old fencing, wood, machines etc.

Any member putting stock on the grazing shall be responsible for the welfare of their livestock in every aspect.

Members using the grazing shall provide their labour to maintain a stock proof fence. The Trustees will consider any expense for the fence on request.

Members shall be responsible for any damage caused by their stock

Member shall not allow any vicious, unruly, destructive, diseased or infected stock on the holdings

Members will not allow the land to become poached and will remove stock if the land is likely to become poached.

Any dead or fallen stock shall be removed immediately

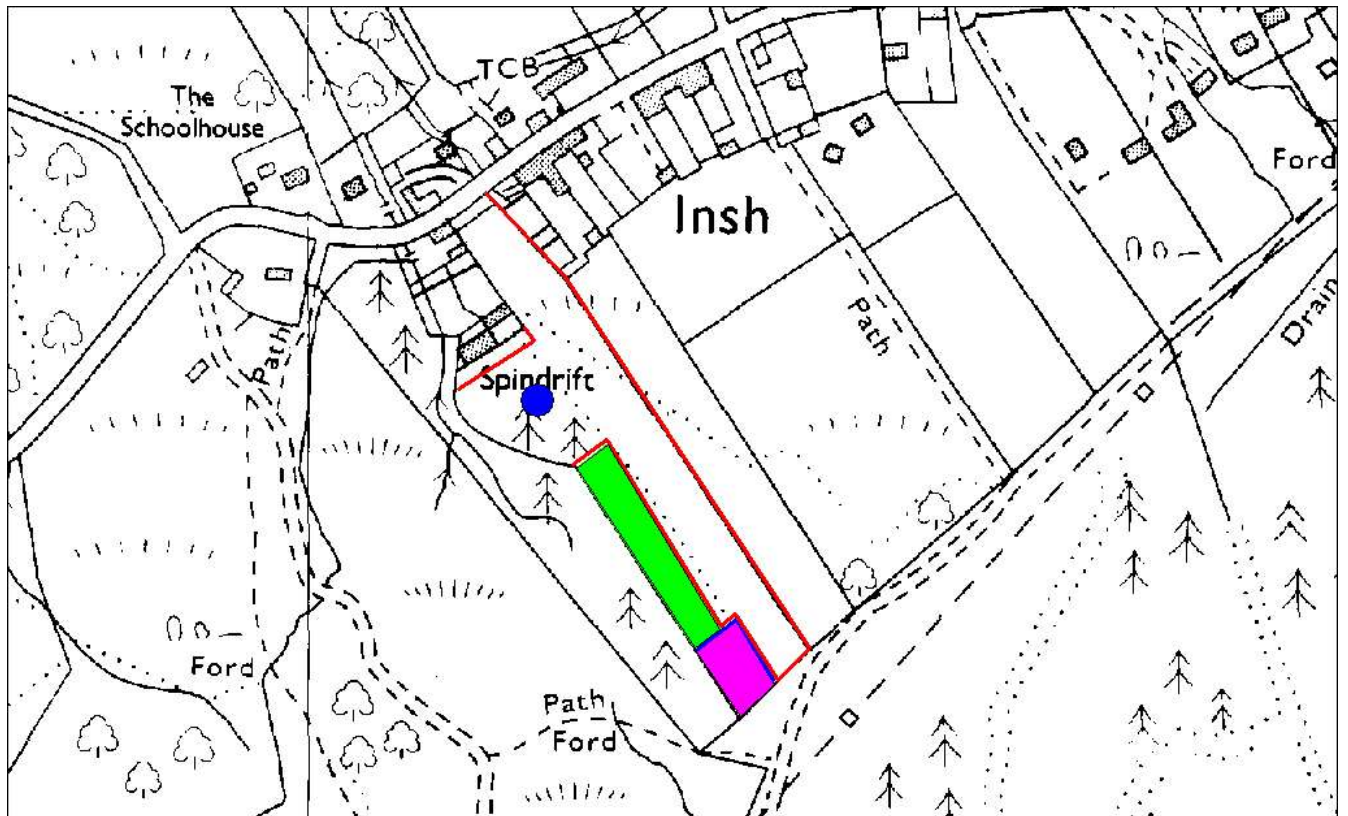
Members will be responsible for any temporary fencing

ICH reserve the right to top, mow or cut the grass

Members will comply with all obligations in respect of cross compliance and maintaining the land in a 'Good Environmental and Agricultural Condition' as per current Agricultural legislation.

I think we need a termination clause If a member breaches animal health regulation, cross compliance regulations or the terms of our FLS lease then we need a mechanism to remove them from the land.

Map 1. Location of proposed new works for Insh Community Holdings Management Plan 2 (2005-2007).



Key: Purple – approximate location of arable crop for wild bird food. Light green – approximate location of new native tree planting. Dark blue – approximate location of restored pond. Red – new, replacement stock fence.

Appendix 7 Sources of Funding

Name	Comment
Scottish Land Fund	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.
Scottish Forestry Community Fund	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"> • 100% for projects up to £5000 • 90% for projects £5000 - £20,000 • 75% for projects over £20,000
SSE Sustainability Fund	The community fund can support projects which: Creating opportunities – increase opportunities for education and employment Empowering communities – build resilience and protect vulnerable residents Building sustainable places – stimulate meaningful community regeneration Opens 2021
Voluntary Action Fund	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.
Highland Council Grant Scheme & Crowdfunder	Highland Council and Crowdfunder — the innovative new partnership to help make community, business, sports and social enterprise ideas happen.
Scottish Landfill Communities Fund	Object C: To provide, maintain or improve a public park or other public amenity. DCW would be eligible with at least 7 waste sites within the 10-mile permitted radius. 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.

NHS Innovation Fund	Funding of £500 - £18,000 to establish projects or act to tackle issues which affect the everyday lives of people living in our communities. Strand: Safe outdoor spaces where they could go with their families.
Bank of Scotland Small Grants programme	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: <ul style="list-style-type: none"> • Initiatives designed to encourage the involvement in the community of those too often excluded • Working with people on low incomes, at risk from poverty or with problems finding accommodation • Improving the standard of local facilities
The Weir Charitable Trust	Supporting services/projects, run by Scottish-based community groups and small charities, 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.
Foundation Scotland	Express Grants of £500-£2,000 to help meet a wide range of costs, including: General running costs; activities & events; equipment or materials; marketing & awareness-raising initiatives & training.
Tesco Bags of Help	Apply at any time for funding between £1000 - £4000 for a wide range of indoor and outdoor projects that benefit local communities. Funding available to improve local greenspace or outdoor space; run activities in the local park or greenspace; training or equipment for community projects.
Scottish Power Foundation	Provides funding to registered charities and non-profit organisations for purposes including: <ul style="list-style-type: none"> • the advancement of education • the advancement of environmental protection • the advancement of the arts, heritage, culture or science • the advancement of citizenship and community development
The NINEVEH Charitable Trust	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
Local Trusts	Highland and the National Park have several other Local Trusts (e.g. Cairngorm Trust) who accept applications for community activity. The process of applying to these Trusts can be quicker and simpler than other funders. Award amounts may vary.

Appendix 8 Timeline of community activity on the site

With reference to para. 7.6 and the “Summary table of ICH volunteer investment in the site since 1997”, the table below details the available evidence provided by Willie Anderson and Ray Green. The tasks and operations have been summarised. The time and value have been calculated within the summary table in 7.6, as part of the case for discount on market value.

Year	Extracted from information provided by Willie Anderson and Ray Green	Tasks / Operations
1997	<p>Our first discussions regarding a project to either purchase or lease an area of land which became Insh Community Holdings. According to my diary of the time a group of five residents from Insh Village had 7 meetings over the next 6 months as we considered how to proceed with the Forestry Commission, the land owners. In total the 5 of us spent about 250 hours in meetings, surveying the ground, looking at maps, and writing letters. After a site meeting with Forestry Commission staff we submitted a proposal to FC, but we heard nothing from them. We then sought the support of our local MP at the time and also gained the support of the Cairngorm Partnership and the Chair of the Kincaig and vicinity Community Council.</p> <p>The group was originally set up simply to maintain the common grazing and the crofting heritage of the village. FE as it was then were very keen for the community to have control of area and were very supportive at the outset. Jim Gillies was our main contact at the time. Basically, we ran a few sheep and got a bit of firewood from the wooded area.</p>	<p>Admin:</p> <ul style="list-style-type: none"> ● Meetings ● Survey ● Maps ● Letters <p>Common grazings & use: Sheep & Firewood</p>
1999	<p>In a letter I wrote to the MP on 5 January 1999, I wrote ‘the process seems to have ground to a halt for reasons unknown to us’. However, in February 1999 I wrote again to our MP to say that we had been offered the grazings on a short term lease but not the woodland. We also had an approach from Leader II regarding MBSE funding for the project. In May 1999 we produced our first Constitution and this was adopted at our first formal meeting on 24 May 1999.</p> <p>In the meantime we continued to work in the woodland, without permission but with no objection from FC! Eventually they gave us permission to work the woodland with certain conditions, in particular the non-use of power tools, so we carried on with hand saws and axes. We focussed on clearing brushwood, trimming low tree branches, removing old fence wire and rubbish, repairing fences, marking out and forming the footpath by limited tree felling, undertaken by Forestry Commission staff, building three bridges over the burns, and clearing the burns and ditches, and building a style over the eastern wall to the newly created dew pond. Many of the culverts on the top track were either collapsed or clogged with rubbish and been a continuing problem. We also worked on the grazings to prepare them for stock. The fences were in a very poor state but we secured a quantity of used</p>	<p>Admin: Constitution</p> <p>Practical work:</p> <ul style="list-style-type: none"> ● Clearing brushwood ● Trimming low tree branches ● Removing old fence wire and rubbish ● Repairing fences ● Marking out and forming the footpath by limited tree felling ● Building three bridges over the burns ● Clearing burns / ditches ● Building a style over the eastern wall to the new dew pond ● Clearing culverts ● Preparing grazings for stock

Year	Extracted from information provided by Willie Anderson and Ray Green	Tasks / Operations
	<p>fencing from Glen Feshie Estate to help us with the repairs.</p> <p>It is extremely difficult to quantify the hours we spent doing all of this work which by now involved many other residents as well. It was a very considerable number.</p>	Grazings & Woodland
2000	<p>By July 2000 we were still trying to reach formal agreement on the woodland and after agreement, in January 2001, we produced our first 3 year Woodland Management Plan for Forestry Commission. We have continued to manage the woodland on that basis with 3 year Management Plans and have never paid rent for the woodland.</p>	Admin: Woodland Plan Practical work: Woodland work
2006	<p>By early 2006 it was obvious that the central area of the woodland path was in need of much work and the Rural Skills Group from Kingussie High School offered to do the work for us. We purchased the materials and they did the work over a period of a month.</p> <p>Kingussie High School made nest boxes for various birds, Golden Eye duck etc. Also in 2006, the Rural Skills Group built the dams across the burn, creating little waterfalls in the stream in an attempt to create water holding habitats for wildlife. They also built one of our two picnic tables, the other supplied by Forestry Commission. They also made picnic benches. We built bridges over the streams and created a well used footpath through the woods to link the village to the Badenoch way. COATS then upgraded the path we created to a higher standard.</p>	Admin & Practical work: <ul style="list-style-type: none"> ●Nest boxes ●Building dams across burn & Bridges over streams ●Creating water holding habitats for wildlife ●Picnic tables & benches ●Creating footpath to link village to Badenoch way ●Paths upgraded (COATS) Woodland work
2006-07	<p>I have a spreadsheet which I did for my hours worked between 31/8/2006 and 31/7/2007 (no idea why I did that!) and that totalled 413 hours of my own time. It was a very busy time by the seem of it. I was not the only one working there. Think of the work parties held throughout the period.</p>	Admin & Practical work: Woodland work
2008	<p>By 2008 it became apparent that our fences were inadequate and the Cairngorm National Park gave us a grant for new fencing around the whole grazing area.</p>	Practical work: Fencing
2010-11	<p>In 2010 the Cairngorm Outdoor Access Trust offered to upgrade the whole woodland path and associated bridges and the works were completed by January 2011.</p>	Practical work: Paths & Bridges
2010-19	<p>How do we quantify the hours spent doing this work? There were no time sheets. Personally, until I had surgery on my foot in June last year [2019], I spent at least 2 hours per week working in the woods just pottering, clearing brushwood or keeping the burns clear of debris etc.</p>	Admin & Practical work: Woodland work
Misc	<p>There have been many work parties since, some on general maintenance and others on specific tasks such as the almost annual clearance of fallen trees and preparation of the wood for firewood distribution. Many individuals have also just taken on tasks as when necessary. For example one resident made the finger signs at each end of the woodland path. How many hours</p>	Admin & Practical work: <ul style="list-style-type: none"> ●Maintenance ●Clearance ●Firewood

Year	Extracted from information provided by Willie Anderson and Ray Green	Tasks / Operations
	of work in that? How do we quantify the hours many folk worked during and after the very extensive moorland fire across the grazings? For example in April 2002, 19 folk turned out to work.	<ul style="list-style-type: none"> •Signs