

SCOTLAND'S NATIONAL FOREST ESTATE - COMMUNITY ASSET TRANSFER SCHEME (CATS)

Introduction

Please read the relevant parts of the [Community Asset Transfer Scheme Guidance](#) before completing this form. You may also wish to refer to the Scottish Government's [Asset Transfer Guidance for Community Bodies](#).

The Request must be submitted in writing, either as a hard copy or by email. Please answer all the questions. You can attach additional information as extra sheets or electronic documents. Please be specific. When answering the questions do not repeat any information you have already given, simply refer to an earlier answer or attached document.

Please return the completed form and supporting documentation to:

Community Asset Transfer Scheme Team
Forest Enterprise Scotland
231 Corstorphine Road
Edinburgh
EH12 7AT

E-mail: communities@forestry.gsi.gov.uk

We will confirm receipt of your Request within 5 working days and you will receive a formal acknowledgement letter within 15 working days to confirm whether your Request is valid or requesting further information. We may need to ask you for more information during the assessment and evaluation process.

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

Information about the community transfer body making the request

1.1 Name of the community transfer body making the asset transfer request

Friends of Glenan Wood

1.2 Community transfer body address. This should be the registered address, if you have one.

Postal address: Tigh Eoin, Portavadie, Tighnabruaich, Argyll, PA21 2DA.

Postcode: PA21 2DA

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: Ms Eve MacFarlane

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement)*

You can ask the Forest Enterprise Scotland to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.

1.4 Please mark an "X" in the relevant box to confirm the type of community transfer body and its official number, if it has one.

Company, and its company number is		
Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	X	SC 047803

Community Benefit Society (BenCom), and its registered number is		
Unincorporated organisation (no number)		

Please attach a copy of the community transfer body’s constitution, articles of association or registered rules.

1.5 If the organisation is **not** an eligible community transfer body under the Community Empowerment (Scotland) Act 2015:

a) Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No **Yes**

Please give the title and date of the designation order:

or b) Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No **Yes**

If yes what class of bodies does it fall within?

Section 2: Information about the land and rights requested (see

CATS Guidance Section 1.2)

2.1 Please identify the land to which this asset transfer request relates.

You should provide a grid reference and attach a map clearly showing the boundaries of the land to which this asset transfer request. You should also provide any name by which the land is known, and you may also wish to provide additional description. You can contact your local [Forest District](#) office for assistance in providing a copy of the map.

If you request if for a building, you should provide a street address and the Unique Property Reference Number if known. If you have identified the land on Forest Enterprise Scotland's [Register of Land](#), please enter the details listed there.

Grid reference: NR9234 7081

Name and description of the land: Glenan Wood

Cowal and Trossachs Forest District advise that

The wood extends to 101 hectares of forest (of which 98 hectares is broadleaved and 3 hectares is conifer) and 44 hectares of open ground – 145 hectares in total.

The woodland comprises three "compartments", numbered 9044, 9046 and 9048.

UPRN (if known): n/a

Section 3: Type of request, payment and conditions

(see CATS Guidance Section 1.4)

3.1 Please tick what type of request is being made:

- for ownership (under section 79(2)(a)) – **go to section 3A**
- for lease (under section 79(2)(b)(i)) – **go to section 3B** for
- other rights (section 79(2)(b)(ii)) – **go to section 3C**

Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

The driver behind this request was FES's announcement that it intended to remove Glenan Wood from the National Forest Estate and it would be offered for sale on the open market, unless the community were willing to submit a bid.

Glenan Wood is a unique and much treasured native woodland adjacent to Portavadie in West Cowal. It is one of the larger fragments of native woodland in Argyll and is on the Native Woodland Inventory. Most woodland in the area is now commercial conifers. Glenan is a favourite place for the local community and visitors to enjoy. For several decades prior to the development of the ill-fated oil platform construction yard in the 1970s the wood was a popular camping place for youth groups from the West of Scotland.

After years of dereliction Portavadie is making a comeback. Renewed interest from local residents emboldened by the success of other woodland owning community trusts in the area at Kilfinan and Glendarual prompted the establishment of Friends of Glenan Wood (FOGW), a SCIO, to make this bid. Portavadie has seen investment in Portavadie Resort and is experiencing a growth in tourism helped by projects such as Argyll's Secret Coast and the Cowal Way.

Local residents and naturalists have been keeping an 'eye' on Glenan over past years. Informal path work and tree management by volunteers has just happened. Generations have walked, played, picnicked and camped under Glenan's ancient twisted oaks. On hearing the wood was earmarked for disposal there were concerns that, although access rights would remain under private ownership, local people could have little say in future of a wood seen as 'our' wood.

On 1st July 2017, the community gave FOGW a mandate to proceed with the purpose of achieving a transfer of the wood to community ownership and ensuring that we could determine the wood's future and decide how it would be used for the benefit of the local community and other visitors. We commissioned a feasibility study and further consultation and endorsement from local supporters helped us refine our objectives,

gather evidence of need and decide what we wanted to do with Glenan under community ownership.

This initial need, voiced by the community, to purchase the wood to maintain it as an accessible local amenity was followed by ideas for educational, health and further recreational benefits (see Feasibility Study Section 4) and a wish to see the wood better maintained and the existing paths improved and made more accessible.

We discovered through a review of records and our own Bioblitz event that the wood has even more biodiversity than we thought. We believe there is the potential to increase biodiversity through active management by removal of invasive species and control of bracken. We intend to continue with regular volunteer recording and work parties in the future.

We have selected from some of the most popular (and achievable) ideas around access and biodiversity put forward by the community for our initial plans. The wood has been deteriorating for some years now with little or no investment. Our highest priority is path drainage and improvement to make them more accessible to more people year-round in all weathers and a picnic area beside the car park. We want to install interpretation and signage to explain the special nature of the wood. Removal of rhododendron and non-native conifers is a priority as they are expanding relentlessly to the detriment of native species. After initial survey work we would look to halt further deterioration of the historic ruined Glenan clearance village in the heart of the wood. This is an atmospheric evocative place where people once lived worked and played – we want to tell their story. In short, we want to create a healthy, sustainable and inviting wood which is safe, secure and enjoyable for everyone.

We hope to raise funds for a woodland manager (p/t) or contract a local cooperative for two years to kick-start and manage this work. Wood products (chips and firewood) from the small area of commercial woodland plus donations and legacies will be a source of income. Accessible paths are another priority so that push-chair and wheelchair users, those with walking difficulties and families with small children can enjoy the wood more easily than at present and in all weathers (see Feasibility Study for details)

Over the long term we would like to keep almost all the wood as natural as possible – this is what people say they enjoy and want – and intend to pursue a Nature Reserve management model. But we recognise some additional facilities maybe necessary to support this approach. This might include an 'eco' off-grid building for recreational and educational use and a composting toilet (a requirement for children's group activities).

Local groups have indicated that they would like to use the wood more frequently. We have estimated (see feasibility Study Section 8) that under community ownership there

could be an additional 180 group visits per year and a 200% - 300% increase in individual, independent visitors.

4.2 Benefits of the proposal

Please set out the benefits that you consider will arise if the request is agreed to (see CATS Guidance Section 3.2)

This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.

Owning Glenan Wood will enable the community to better manage and maintain this unique, but neglected, piece of Scotland's natural and cultural heritage for the benefit of current and future generations. Community ownership of Glenan would contribute to local and national policy outcomes and the delivery of up to eleven of the sixteen National Outcomes set by the Scottish Government. For full details see Section 8 of the Feasibility Study.

The initial work needed to survey, and repair or upgrade paths and other facilities and woodland management will provide management and contracting opportunities for local businesses. Volunteers are invaluable in the work they undertake and deliver positive outcomes in terms of economic benefit as measured when the numbers of volunteer hours are costed. Some will develop skills and experience that could lead to more formal employment or career change.

Educating the community in environmental issues including the importance of woodland in mitigating climate change and the value of ecosystems to our everyday lives will be of benefit to all age groups but particularly the younger school age children. We plan a range of facilities, events and activities to make this happen. For example, through the recent Bioblitz event we had 50 primary age children in the wood, meaning virtually every child in our immediate area of benefit has already had a 'feel and taste' of Glenan. This level of exposure and involvement is possible in small communities and local teachers are very supportive.

Encouraging outdoor play by children in other community groups like 'Baby Bears and Cubs and Beavers' will help build resilience, physical and mental wellbeing among the younger groups who will be encouraged to engage in woodland activities. Contact with nature whether through simply walking regularly, or when engaging in volunteering activities provide demonstrable benefits to the mental and physical health and wellbeing of a wide group of people of all ages and abilities. Equally important is that this is provided at no charge. Equality in the woodland setting, improving socialising and

building teamwork is all available to everyone regardless of wealth or status. Community ownership helps support better community cohesion, engagement and resilience.

4.3 Restrictions on use of the land

If there are any restrictions on the use or development of the land, please explain how your project will comply with these. The local [Forest District](#) office can provide assistance in identifying any restrictions and how to comply with them.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

Scotland's Native Woodland Inventory

Argyll and Bute Local Development Plan Adopted March 2015

The LDP designates the open area at the main entrance to the wood as an Open Space Protection Area

A&BC Bute and Cowal Planning Officer has advised that three components of the Argyll and Bute Local Development Plan 2015 – Written Statement; Supplementary Guidance (March 2016); and Supplementary Guidance 2 (December 2016) would be of relevant to future site developments at Glenan. (See Feasibility Study Section 5)

Glenan Cottage – freehold

Glenan Cottage and Cuid Oidhche Cottage have access rights

4.4 Negative consequences

What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

None

Glenan is not contiguous with any part of the National Forest Estate. (see attached Map)

4.5 Capacity to deliver

Please show how your organisation will be able to manage the project and achieve your objectives.

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

Amongst the FOGW Steering Group there is a good mix of age and gender. We have a range of experience and expertise to help us get under way should we be successful in getting ownership. Our relevant skills include community woodlands, business, communications, management, education, architecture, sport, health and land management. (see our biographies at Appendix 2 in the Feasibility Study).

Others in and around the community have volunteered their help in managing the wood and will be welcomed when the time comes to carry out improvements.

Our experienced neighbours at Kilfinan Community Forest have offered their support and guidance. We have been in touch with external bodies such as the Community Woodland Association (we are a member) and Argyll Small Woods Co-operative and they are available for advice in managing the woodland. Also, we have the support of several specialist and professional naturalists who have volunteered their invaluable biodiversity knowledge and experience in identification and species management practice.

Our immediate neighbours at Portavadie Resort are operating a very successful large tourism enterprise and are supportive of our efforts. Already they are helping FES by cutting grass at the car park and keeping the entrance tidy and we hope this support will continue and grow.

They, along with other local businesses, have donated materials in kind for events to support the preparation of this bid.

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others (see CATS Guidance Section 3.2)

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

There has been strong support from the community for this asset transfer. Our area of benefit is quite large and sparsely populated so getting people to meetings has been challenging. We have a web site and a Facebook page with 115 followers and 106 'likes'.

We kicked off with a public meeting in Kames Hall on the 1st July 2017 which attracted 50 people. A recent two-day event at the wood attracted over 50 children and 60 adults. We have around 65 'supporters' of FOGW but we expect this to increase significantly if we are successful in taking ownership and when we formally open recruitment. Portavadie Resort has almost 100 staff and over 30,000 guests so we are considering associate member/supporter status.

In the nearby Milltown village hall on 17th May we held a drop in and evening discussion session that attracted 16 people.

12 meetings have been held by our Steering Group over the last 12 months and a further six open meetings and site visits/activities to carry our project forward (see our Facebook page). The Community Council give an update on our progress at their meetings. Charitable status has been awarded to our organisation as a 2 tier SCIO.

Letters of support have been received from 10 Organisations/groups – see Appendix 4 of the Feasibility Study. In addition, our MP and Argyll and Bute Ward Councillor have written to voice their interest and support.

We are fortunate to have local people who already work in a Community Woodland and willing to volunteer their time and expertise to help with the preparation and delivery of a plan for the woodlands.

Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land (see CATS Guidance Section 1.5)

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

We acknowledge the funding challenge presented by adopting a 'Nature Reserve' management model, although policy and public opinion make applying other models difficult. Were the wood to be privately purchased the owner would face similar challenges and we contend that the public benefits would be far less than under community ownership.

For the purchase and legal costs, we will apply to SLF for £240,000 for purchase (see Feasibility Study Section 7 and appendix 8) this includes the 20% discount requested. We will also apply for legal cost c £4,000. We appreciate that SLF offers up to 95% funding but that the current average is closer to 80%. FOGW have contingencies in place to raise funding for the balance should it be required. This includes a programme of community fundraising, events, members and support from local trusts and the Tighnabruaich Development Trust.

For annual costs after acquisition, we will apply to SLF for a revenue grant for a part time woodland officer or contract services (2 days per week for 1st 2 years) @ £11,000 per year. SLF grants programme runs up to March 2020

Our annual costs for overheads in managing the woodland will be met from projected income from Sale of timber, Sponsorship, Donations and Fundraising leaving a breakeven/ small surplus position. (see Feasibility Study for financial model in Appendix 8). Based on the success of our Bioblitz, activities like an annual 'open day' at Glenan could become a mainstay in our funding efforts.

For all the development costs of projects itemised in Section 7, we will apply to the range of funders listed in Section 6. FOGW is eligible to apply to all of these and its plans for the wood are a good fit with expected outcomes and eligibility criteria.

The Tighnabruaich District Development Trust have already indicated their willingness to support projects. See letter of support in Feasibility Study Appendix 4

The work done by volunteers will be costed to part fund some of these applications, e.g. work on surveys and paths.

*In **phase 1** (year 1) Survey work and consolidation*

*In **phase 2** (years 2 – 5) Path work and invasive species clearance*

*In **Phase 3** (years 5 – 10) Longer term projects from the ideas categorised in the Feasibility Study in Section 7 and at Appendix 9, subject to the necessary consultations, investigations and research.*

Signature


Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name: Eve MacFarlane

Address 

Date 1/11/2018

Position Secretary

Signature

Name Lucy Rpper

Address

Date 1/11/2018

Position Treasurer

Signature

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

Title of documents attached:

- 1 FOGW Constitution attached in separate file
- 2 Feasibility Study and Business Plan for Glenan Wood

Section 2 – any maps, drawings or description of the land requested

Documents attached:

Map of Glenan Wood as supplied by FES

Map of Glenan Wood showing other National Forest Estate woodland in Cowal as supplied by FES

Section 3 – note of any terms and conditions that are to apply to the request

None

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached:

Feasibility Study - Summary and Sections 4,5,6,7,8

Section 5 – evidence of community support

Documents attached:

Feasibility Study Section 4 and Appendix 4

Section 6 – funding

Documents attached:

Feasibility Study - Section 6 and 7