

North West Mull Community Woodland Company Ltd Business Plan 2008 - 2013



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EXECUTIVE SUMMARY

North West Mull Community Woodland Company (NWMWC) is a charitable community company, limited by guarantee set up in July 2005 to purchase and manage Langamull and West Ardhu Woodlands on the Isle of Mull. The purchase from Forestry Commission Scotland under the National Forest Land Scheme was finalised in December 2006 with funding from the Scottish Land Fund, Highlands and Islands Enterprise, The Hugh Fraser Foundation, The Robertson Trust, local fundraising and a small interest free loan. The cost including legal fees was £343,000.

An elected board of directors from within the community runs the company, augmented where necessary by co-opted directors with particular expertise. The Company employs a full time Development Manager and a part time Administrator. Both posts are funded via the BIG Lottery Fund (GCA) and HIE

Extensive community consultation has been carried out including a feasibility study prior to purchase allowing the aspirations of the community to be distilled into an achievable plan for action.

Of fundamental importance to the present approach to forest management is the development of a Timber Transport route to link to get the commercial timber to market. The most promising option appears to be a timber haul road linking with the existing network used by Forestry Commission Scotland. A project based on an application to the Scottish Strategic Timber Transport Fund and other partners has been successful and will allow the urgently required harvesting of Langamull. The road will allow normal commercial forest operations as well as access for other development and activity. Without some form of access to bulk timber markets much of what is proposed by the company will be difficult to achieve.

Affordable Housing has been identified as a key need within the North West Mull area and NWMWC plan to address this by provision of plots to those meeting the criteria for Rural Home Ownership Grants. A Potential Development Area has been included within Argyll and Bute Local Council's Draft Local Plan for the provision of affordable housing. As a registered Rural Housing Body the company will be able to place rural housing burdens on any sale ensuring affordability in perpetuity. Options including working with private developers and innovative build schemes continue to be investigated and developed.

Two renewable energy schemes are currently within feasibility study phase. NWMWC in partnership with other local stakeholders have investigated the possibility of setting up a Wood Energy Supply Company (WESCO) which would deliver heat from woodchip boilers to customers throughout the island. Currently the Company is investigating Micro Hydro Generation from the Ardhu burn. If successful either or both of these developments will provide important income streams allowing other schemes to be brought to fruition.

Provision of Community Sawmilling resources will be central to any local use of timber in the short term this requirement has been met by the purchase with other local partners of a Woodmizer (mobile sawmill) to address the long term requirement an architect has developed proposals for a building. NWMWC wish to develop this proposal further by sourcing our own funding, in partnership with other local agencies or in partnership with private interests.

A multipurpose building will be built as a centre for project management, administration and board duties. The building will also be available for educational use and will be built as far as possible using NWMWC timber.

Other current developments include the provision of forest crofts, the development of a tree nursery and, where applicable, general leases to allow land for sustainable development.

It is envisaged that in the future the provision of land for forest burials, provision of workshop and/or office space and a host of other possible sustainable uses will be further investigated.

The rationale for the purchase also centred on increased amenity and recreational access to the woodlands. Existing access will be maintained and improved, initially by volunteer effort. With the timber transport route in place it will be feasible to reach previously inaccessible areas and provide a network of routes and hides. An open air venue will be provided within the forest which may also be of educational value. NWMCWC has fallen heir to the running of Dervaig Village Toilets and will ensure their continued availability for public use.

It is NWMCWC policy to continue long term rotations of commercial conifer plantations predominantly of Sitka spruce, but with the introduction of some longer rotation species such as Douglas fir and European larch and increasing significantly the broadleaf woodland and open space. At the same time the plan links with and builds on the existing remnants of ancient woodland and provides higher biodiversity and amenity value. Regulation of forestry is through the Forest Commission for Scotland and a Forest Design Plan has been developed and approved.

There are several areas of archaeological interest within the woodlands, most notably a Hill Fort within West Ardhru and the ruined settlement of Kildavie in Langamull. The Company will protect and record all areas of historical significance.

As a direct result of community ownership a local school teacher has begun the process of becoming a Forest School Teacher. NWMCWC will continue to engage with island schools to encourage and facilitate the use of woodland resources for educational purposes and hope to provide whatever resources are needed. The company already have a close relationship with Mull and Iona Ranger Service and will continue to develop this relationship. A dedicated Forest Ranger may be deemed appropriate in the future.

There are many challenges involved in the furtherance of such a varied and ambitious range of activities and aspirations. NWMCWC are wholeheartedly committed to delivering the maximum possible benefit to the community from our woodland resource.

1.0 INTRODUCTION

1.1 The Purchase

North West Mull Community Woodland Company Ltd. (NWMCWC) was set up in July 2005 to purchase and manage, two areas of forest offered for sale on the open market by Forestry Commission Scotland in the interest of the local community. These were the first sale under National Forest Land Scheme (NFLS). The purchase was completed in December 2006 with funding from The Scottish Land Fund (Big Lottery) and Highlands and Islands Enterprise, The Hugh Fraser Foundation, the Robertson Trust, local fundraising and a small interest free loan.

1.2 The Community

The community is based around Dervaig, a small village in the north west of the Island of Mull about 8 miles west of Mull's main town Tobermory. Primary industries on Mull are similar to much of the rest of West Highland Scotland, namely farming, fishing, forestry, fish farming and tourism.

The permanent population of the community area is around 350. In common with many other remote rural areas the population is increasingly elderly. It is encouraging however that a growing number of young people are choosing to make their home within the area. There are significant numbers of holiday home owners. Holiday home occupants are likely to make significant use of the forest during their stay in the area and help provide the basis for many local businesses. Due to the high numbers of holiday cottages it is often difficult for families to remain in or locate to the area due to a shortage of long term affordable housing.

1.3 Company Information

North West Mull Community Woodland Company Limited is a Company Limited by Guarantee with no issued share capital and charitable status. NWMCWC Limited owns a subsidiary trading company. At the time of writing NWMCWC is run by a single board of directors elected by the community.

The community area is defined by Postcode, as detailed in the Company's Memorandum and Articles.

1.4 Membership

At present NWMCWC have 187 members. Anyone over the age of 17 on the electoral roll within the defined community area is entitled to full voting membership, 12-17 year olds are able to join as junior members and those who reside outside the area may join as associate members. Neither junior nor associate members are entitled to a vote.

1.5 Objects

NWMCWC will:

"...manage community land and associated assets for the benefit of the Community and the public in general as an important part of the protection and sustainable development of Scotland's natural environment, where "sustainable development" means development which meets the needs of the present without compromising the ability of future generations to meet their own needs"

and

"...promote, for the public benefit, rural regeneration, following the principles of sustainable development (where "sustainable development" means development which meets the needs of the

present without compromising the ability of future generations to meet their own needs), in areas of social and economic deprivation within the Community...”

1.6 Board of Management

The Directors of the company are elected from the membership according to the Company Memorandum and Articles at each Annual General Meeting. Expertise from outwith the area is accessed where necessary through co-option to the Board and membership of sub-committees. Mull Community Council has the right to nominate one director onto the Board.

1.7 Key Skills and Support

The present board of directors boasts wide ranging skills including a professional forester, retired pharmaceuticals manager, artists, skipper, chef and engineer. The wider community includes many people with relevant skills to the various developments likely to be undertaken by NWMCWC. Wider support and assistance are very important to the development of the company. Mull and Iona Community Trust (MICT) have given the benefit of their long experience from the outset. Indeed some of our projects will be in partnership with or assisted by MICT. The local Forestry Commission is very supportive (the local beat officer was co-opted onto the board for a time) as are more senior management and NWMCWC seek their assistance and advice when necessary. The Community Land Unit provides the skills of an “aftercare officer” whose help is invaluable.

1.8 Project Management and Administration

The company employs a full time Development Manager and a part time Administrator. A small office space is at present being rented within the local church hall. NWMCWC intend to build a multi-purpose building including office space from our own timber within West Ardu woodland.

2.0 Forest Management

2.1 Forest Management and Operations

Day to day forestry management will be funded by timber sales and supported for specific activities under the relevant grant schemes.

2.2 Forest Design Plan

Management of the community's forest resource is at the core of the Company's business and the detailed objectives and forward work programme have been set out in the agreed Forest Design Plan (FDP). The FDP sets out a felling, restocking and forest restructuring programme to cover the next 20 years and therefore provides the planning framework for all forestry activities. It is particularly important in the context of a community forest that the plan also acknowledges and accommodates the various public benefit projects which are planned or can be envisaged.

Forest Design Plan Objectives

1. Provide income from timber sales ensuring the long term sustainability of the Company's wide range of community benefit projects by the following measures:
 - 1.1. Establish the infrastructure and logistics to enable export of timber to market.
 - 1.2. Harvest over-mature stands in Langamull realising their value before they blow down.
 - 1.3. Diversify the age-class structure to provide for a continuous long term income stream.
 - 1.4. Optimise restocking for value and ease of long term harvesting of conifer rotations
 - 1.5. Include more "quality" timber species such as Scots Pine, Douglas Fir or European larch
2. Enhance the biodiversity value of the woods by the following measures:
 - 2.1. Increase the proportion of native broadleaves
 - 2.2. Re-establish areas of ancient hazel coppice
 - 2.3. Improve riparian habitats
 - 2.4. Establish burn side broadleaf woodlands
 - 2.5. Increase the proportion of open ground
 - 2.6. Enhance existing wetland habitats
3. Enhance the amenity value by the following measures:
 - 3.1. Construct a network of routes for pedestrians, cyclists and horse riders
 - 3.2. Provide an all-abilities trail
 - 3.3. Improve car-parking and picnic facilities
 - 3.4. Provide viewpoints, hides and an interpretive centre
 - 3.5. Establish interpretive signs and way markers
4. Protect and enhance the landscape quality.
5. Provide sites for affordable housing and forest crofts.
6. Provide sites for woodland based new business such as a community sawmill, woodfuel sales, tree nursery and green burials.
7. Protect and record archaeological sites within the woods.
8. Control deer numbers to reduce grazing pressure and damage.

2.3 Training

The full suite of normal forestry operations associated with harvesting, restocking and restructuring will be required. Survey and estimation, timber extraction, fencing, planting, drainage, civil works, habitat management and deer control are among the many activities for which the Company is now responsible in its woods.

Much of the work on the ground will be carried out by specialist contractors with scoping and management by the Company. A portion will be carried out directly by NMCWC as new skills are acquired by the community through training.

Training will be sourced and delivered as needed to fill any evident skills gaps.

2.4 Forest financial projections

The Forest Design Plan and the financial projections for the community woods are based on the assumption that it will be possible to create the proposed link road network detailed below. If this proves impossible then a very different strategy will need to be developed. The economics would become very bleak indeed with a major wastage of timber and significant landscape and environmental impact.

Acknowledging the above, with a timber road in place, the Company is convinced that the woods can be made to work becoming self sustaining and possibly providing a modest long term income to support the various community projects.

Currently there are clearly many unknowns and many possible harvesting / restocking scenarios. It is further acknowledged that timber prices are subject to fluctuation.

The Financial projections compile by UPM Tilhill who compiled the Forest Design Plan show that at the end of the first 20 years the forestry operations including building the access roads within our woodlands, Harvesting, Fencing and replanting in accordance with the FDP will break even if the timber price returns to the price obtainable in September 2008, currently it is below that price.

On this basis it would be unwise to assume that the forestry operations will be able to support the other proposed developments, there is therefore a need to address the issue of fund raising either via grants or commercial activity with some urgency

3.0 Timber Transport

3.1 Proposed link road

At present the woods are "landlocked" due to weight restrictions on the surrounding roads and bridges. A project has been agreed with the Scottish Strategic Timber Transport Scheme to establish a link with the Forestry Commission's internal road network and to reinforce the C46 enabling the export of community timber to market.

The project is a partnership including surrounding landowners, the Forestry Commission Scotland, Argyll and Bute Council and NWMCCW.

The route will bring significant added value to the agricultural and other land use sectors. This is recognized by the landowners who are actively supportive of this community project both in principle and by providing considerable financial support in kind.

The views, particularly from the higher parts of the route are sensational and it will be very attractive to walkers, cyclists and horse riders.

The route will be at the core of the developing local path network and will enhance the amenity and recreational use of the woodlands for both the local community and visitors to the island.

3.2 Timing

Over 70 thousand tonnes of timber planted in 1963 in Langamull is at increasing risk of wind throw and requires urgent action to avoid major wastage..

The overall aim is to enable the economic extraction of timber thus permitting the long term sustainable management of the woods to the common good of the community.

The current marketable standing timber volume in Langamull is estimated at around 83,000 tonnes. Given the age of this timber it is proposed to fell this in four to six large coupes, leading to production and transport of between 16,000 and 38,000 tonnes per year from 2010 to 2013.

The age structure and topography of the West Ardhu timber requires less urgent management and this area will be felled in 5 smaller coupes resulting in production averaging around 10,000 tonnes per year in 2016, 2017, 2025, 2026 and 2028. All timber would go out via the new route and would have minimal impact on the local population, the existing infrastructure or the tourist and agricultural industries.

3.3 Financial

Detailed cost estimates and proposed funding arrangements are still in preparation. Current indications are as follows:

- Works within the forest will be funded as far as possible by timber sales.
- Top-up funding will be sought to reflect the public amenity and recreational benefit of the new timber transport route.
- Works outside the forest would be funded by Scottish Strategic Timber Transport Fund (SSTTF).
- Levies waived and/or costs incurred by third party stakeholders (landowners, Forestry Commission, Argyll & Bute Council) will be treated as financial contributions in kind.
- Forward financing will be required as the more distant timber (Langamull) needs to come out first. This will most be in the form of negotiated advance timber sales rather than loans.

Roading Project		
	Cost	SSTTS
	£	£
Forest Works funded from NWMCWC Timber Sales	237935	
Linking Forest Roads	307530	307530
Set Up Costs	71000	71000
Inkind from landowners etc	303360	
Argyll and Bute C46 upgrade	820000	348400
FCS upgrade	77500	
	1817325	726930

4.0 Development

4.1 Affordable Housing

NWMCWC objectives include the provision of affordable housing for those in need. This need is documented by reference to a number of data sources.

An area of approximately 15 acres in the West Ardhru area has been identified for affordable housing by Argyll and Bute Council's Planning Department. This area has been included as a Potential Development Area (PDA) in the Modified Finalised Draft Local Plan.

There are other areas within both areas of woodland that are agreed by Argyll And Bute Council as suitable for rural development

NWMCWC are investigating the delivery of affordable housing by:

- 1)
 - 1) Sale of plots to individuals who are eligible for Rural Home Ownership Grants from Communities Scotland. All plots sold will have a rural housing burden attached.
 - 2) Creation of a community company to work with a commercial partner to deliver affordable housing using NWMCWC timber wherever possible.
 - 3) Working with Government Agencies with specific targets to deliver affordable rental housing

It is envisaged that all forms of affordable housing use as much local timber as possible for construction and that heating systems are fuelled by wood.

Rural Home ownership Grants (RHOGs)

Having received registered Rural Housing Body status in January 2008 NWMCWC will be able to offer plots to individuals who are eligible for RHOGs at an affordable price with a rural housing burden ensuring the long term community control of the land.

4.2 Renewable energy

4.2.1 Wood Energy Supply Company (WESCO)

A Feasibility Study has been completed which investigated the viability of setting up a WESCO. The project was initiated by the requirements of West Highland Housing Association to consider a 'woodchip' fired district heating system for the Progressive Care Centre in Craignure which combines nursing, care beds and staff accommodation. (The PCC is being delivered by a multi-agency partnership including the community, but the lead partner for construction is WHHA).

There is strong community backing for a vibrant woodfuel economy locally because of the large volumes of timber available on the island, much of which is not economically viable to export. There are strong environmental and aesthetic benefits to be gained from removing cut-to-waste timber from harvested sites so the community wish to encourage developers to use woodfuel wherever viable.

The additional capital cost of installing woodfuel heating systems can be prohibitive for developers, especially where public funding may proscribe formulaic 'cost per unit' approaches to design and

build. Such approaches do not always take account of the benefits of offering tenants and other end users lower heating costs, and, the additional benefits derived from local people managing an environmentally sustainable fuel supply which also offers socio-economic dividends on a remote island location.

The WESCO will provide developers with a reliable island-based contractor that will supply and maintain the woodfuel system, and sell heat energy to tenants / end users, to offset capital set up costs, create local employment and utilise a readily available cheap fuel.

The Craignure scheme, if it incorporates a woodfuel system run by a WESCO will provide the primary market for heat energy

Throughout the island, wood energy supply will be investigated, and if feasible woodfuel will be used to provide heat. Other private developers are already considering the use of woodfuel in residential and tourist accommodation developments.

4.2.2 West Ardhu Micro Hydro Generation

An initial feasibility study is being undertaken on a proposed Micro Hydro scheme in the West Ardhu woodlands in co-operation with MICT and funded by Community Energy Scotland

4.3 Community Sawmill

Proposals are advanced for the provision of a community sawmill within the woodlands. This will be instrumental in production of added value timber products and will be used in the preparation of timber for housing developments, path building, gates, stiles and other uses within the woodlands. NWMCWC is already able to deliver many of the outputs achievable from a community sawmill via the use of the Woodmizer. A preliminary financial outline for the community sawmill is given in appendix i.

4.4 Multi – Purpose Company Building

A multi-purpose building is proposed. This building will include office space for the project manager/s and administrator and be the centre for all operations within the woodlands. There will be space for board meetings, training and education, a workshop/ store for specialist tools, a bunk room for visiting instructors and volunteers including shower and laundry facilities and drying room. Additional workshop/office space for hire may be included or added to the building at a later date.

It is envisaged that the building will be constructed with local timber, with training and volunteering opportunities made available.

Heating will be provided by wood fuel.

A preliminary financial outline is provided in appendix ii.

4.5 Forest Crofts

NWMCWC Has invited applications from prospective crofters and set out a clear process that will lead to the establishment of up to 10 Forest Crofts by 2012

4.6 General Leases

While some land may be made available in the form of forest crofts as detailed above other forms of leasing will also be considered. Other methods of rental may be preferable depending in particular on the future development and implementation of crofting legislation.

4.7 Tree Nursery

Individuals within the community have stated an interest in the development of a tree nursery. This will be encouraged by NVMCWC either by supporting individuals in the establishment of the enterprise or by setting up the business ourselves. This will prove extremely useful to our restocking plans. Outline preliminary costs for setting up a basic tree nursery are given in appendix iii.

5.0 Future Developments

5.1 Woodland Burials

NVMCWC has carried out some feasibility assessments into the viability of Woodland Burials the results are encouraging and the project would seem to dovetail into the planned replanting of Langamull North following its harvesting in 2011 and 2012.

5.0 Workshop/ Office Space

One of the constraints on economic development within the North West Mull area has been identified in the past as the lack of available land, workshop space and office space for fledgling and expanding businesses. NVMCWC has investigated several potential sites and is in process of agreeing these with Argyll and Bute Council, when this process is complete it is hoped that the first leases will be entered into with local businesses.

5.3 Other

Development proposals from within the local community and beyond continue to be sought and evaluated against broad objectives as shown in the company Memorandum and Articles and articles of association.

Membership of the Community Woodlands Association, the Development Trust Association and other organisations ensure a ready source of new ideas to explore and evaluate. The maintenance and expansion of links already forged with companies, groups and organisations with similar or complimentary aims and objectives to NVMCWC will prove invaluable, giving alternative perspectives on common issues, challenges and opportunities.

6.0 Access, Amenity and Recreation

6.1 Habitations

A road runs through the northern section of Langamull allowing access to Langamull Farm and continues as a pedestrian route to Langamull Beach. Access to Kengharair Farm and Achadh an Droma is by a road running through the southern part of West Ardhu. NVMCWC acknowledge shared responsibility for the upkeep of these roads where this has been inherited from FCS. The new forest road will follow these existing tracks, providing improved forest road access to these properties.

6.2 Existing Pathways

Crois Maraoidh Dhubh is a public right of way from near Mornish to Kilninian and passes through the southern section of Langamull. Another footpath runs from the small car park at the Kengharair road end to West Ardhu. Both footpaths are in need of remedial work. These requirements will be dealt with in the short term by volunteers. In the longer term however funds will need to be

accessed from grants or made available from internal budgets to bring both up to an acceptable standard.

6.3 Future paths, cycle routes and bridleways

Access to the woodlands will be increased by the development of a network of trails and paths including at least one all ability path. It is anticipated that the proposed forest road will provide the central access from which other paths, bridleways and cycle paths will be accessed. Sensitive interpretation and way markers will facilitate understanding and exploration within the woods.

6.4 Hide Project

An area adjacent to Dunan Neil has been identified as a potential Hide site and agreed as such with Argyll and Bute Council. NWMCWC have already ring fenced some funds for this project. In the longer term it is proposed to provide other wildlife viewing facilities including hides in parts of the woodland when appropriate sites are identified.

6.5 Open Air Performance Space/ Venue

An area will be identified and options explored for the provision of an Open Air Performance Space which will be used for performances, educational uses, art events and other arts uses.

6.6 Dervaig Village Public Toilets

In 2007 NWMCWC took over running Dervaig Village Public Toilets from Argyll and Bute Council (A&BC). They had remained closed in previous years due to A&BC funding constraints. The Company will continue the running of these important public facilities

6.7 Other Access and Amenity Improvements

As funding allows NWMCWC undertake to improve car-parking, picnic and viewpoint facilities. An interpretation centre will be provided by incorporation within the proposed multi-purpose building, as outdoor weatherproof panels or in association with any forest school development. Sensitive interpretation and way markers will be introduced.

7.0 Habitat, Regeneration and Biodiversity

7.1 Present Monoculture

Langamull and West Ardhu Woodlands are at present predominantly a monoculture of Sitka Spruce with some Lodgepole Pine and Japanese Larch. Some areas of native species persist and there are areas of open ground. A wetland area including Loch na Cuilce and associated reed beds near the village of Dervaig is also under the ownership of NWMCWC.

7.2 Future Biodiversity

It is company policy to move away from Monoculture and increase biodiversity within the woodlands. An increase in the proportion of native broadleaves will be achieved through planting. The re-establishment of areas of ancient hazel coppice and establishment of burn side broadleaf woodlands will be encouraged. Riparian habitats will be improved in some cases by planting and in others by clearance, particularly of non native plantation. The proportion of open ground will be increased in order to allow further biodiversity to establish or be pro-actively established. The Forest Design Plan provides further details regarding the long term vision for the forest area.

8.0 Archaeology

8.1 Scheduled Monuments

West Ardhru Hill Fort is a Scheduled Ancient Monument. NWMCWC will enter into an agreement with Historic Scotland to remove the trees within the Dun and to thin the trees surrounding the site significantly so as to allow effective coppice re-growth. Pedestrian access will be provided as will interpretive signage.

8.2 Other Historical Sites

There are other historical sites within both forest blocks, the most significant being the ruined village of Kildavie in Langamull. Members of the community have already taken part in courses on the recording and interpretation of historical sites and used the experience gained to investigate Kildavie, it is hoped that further in depth studies can be carried out in conjunction with local archaeological groups. It is intended to build up a better understanding of the historical significance of the other apparently lesser sites with advice from appropriate authorities. NWMCWC will protect and record all sites of historical importance within the two woodlands.

9.0 Education

9.1 Forest Schools

As a direct result of community ownership a local school teacher has qualified as a Forest School Teacher. As a result the two local primary schools now hold regular Forest School days, NWMCWC will continue to engage with island schools to encourage and facilitate the use of woodland resources for educational purposes.

9.2 Premises/ Location

An area has been identified and developed including the provision of a shelter to facilitate the forest school and other educational activities. As far as possible NWMCWC will allow full access to forest land and any other appropriate resources necessary to assist in the provision of a forest schools programme in North West Mull. Some forest trails have been provided and others are planned.

9.3 Ranger Service

It is anticipated that Forest Ranger services will be required in the furtherance of environmental and educational aspirations within the woodlands. NWMCWC already work closely with Mull and Iona Ranger Service (MIRS) and will continue to develop this relationship. It is considered likely that a dedicated Forest Ranger may become necessary as access and environmental plans are put into effect. Options for delivery of this position will be investigated in close conjunction with MIRS.

10.0 Project Delivery Timetable

<u>Financial Year 2007/2008</u>		
Volunteer Fence and Path Survey	Aug-07	Completed
Volunteer Fencing and Road Maintenance	Sep-07	Ongoing
Dervaig Village Toilets Re-instated	Sep-07	Completed
"Awards For All" Big Lottery grant towards Signage, Website, School Project, Temporary Office etc.	Oct-07	Received
Affordable Housing Feasibility Work West Highland Housing Assoc.	Oct-07	Commenced
Forest Design Plan	Oct-07	Commenced
DCRT Wind development feasibility Study Commissioned	Oct-07	Commenced
Outline Proposal for Growing Community Assets Grant	Nov-07	Completed
Local Woodfuel Supply Begin	Nov-07	Ongoing
Mull Woodfuel Energy Supply Steering Group formation	Nov-07	Completed
Woodfuel Energy Supply Feasibility Study	Nov-07	Commenced
Scottish Strategic Timber Transport Fund Application	Nov-07	Completed
'Logical Buildings' feasibility visit for log multi-purpose building	Nov-07	Completed
Rural Housing Body Status	Jan-08	Approved
Wood Energy Supply Feasibility Study Report	Jan-08	Received
BBC Breathing Spaces Bird Hide Funding Application	Jan-08	Completed
Indicative Approval Strategic Transport Fund Application Expected	Jan-08	Received
Growing Community Assets Application for project management funding	Feb-08	Completed
Draft Sawmill Drawings Receive	Feb-08	Received
DCRT Wind development feasibility Study Report	Mar-08	Completed
Finalise Housing Application Criteria Document	Mar-08	Completed
Training – Recording and Interpretation of Historical Sites	Mar-08	Completed

<u>Financial Year 2008/2009</u>		
Commence Recording and Evaluation of Historical Sites	Apr-08	Commenced
Access Excambion West Ardhu Complete	Apr-08	Completed
General Project Manager and Administrator In Post	Jun-08	Completed
Commence Forest Schools Initiative	Aug-08	Completed
Timber Sales Negotiation Commence	Nov-08	Completed
Formal Approval Strategic Transport Fund Application	Dec-08	Received
Commence Road Project	Feb-09	Commenced
<u>Financial Year 2009/2010</u>		
Report on Historical Sites	Apr-09	
Forest Design Plan Submit to Forestry Commission Scotland	Jun-09	Completed
Forest Design Plan Approval	Jun-09	Received
Construction Of Timber Transport Road Commence	Jan-10	
<u>Financial Year 2010/2011</u>		
Commence Clearance of Hill Fort	Apr-10	
Prioritise work on other historical sites	Apr-10	
Commence Study into viability/ Need for Workshop/ Office Space	Jun-10	
Access Funding for work required on historical sites	Jun-10	
Commence Feasibility Study into Woodland Burials	Jun-10	
Rural Home Ownership Grant sales process begin	Jun-10	
Seek funding for Path, Mountain Bike and Bridle Way Network	Oct-10	
Seek Planning Permission for Paths, Mountain Bike and Bridle Ways	Oct-10	
Seek funding for All Ability Paths	Oct-10	
Seek Planning Permission for All Ability Paths	Oct-10	

Construction Of Timber Transport Road Complete	Dec-10	
Harvesting Timber Langamull Woodland Commence	Jan-11	
Feasibility Study Report on Woodland Burials	Feb-11	
Harvesting Langamull Continues		
<u>Financial Year 2011/2012</u>		
Begin construction of Path, Mountain Bike and Bridle Way Network	Apr-11	
Begin construction of All Ability Paths	Apr-11	
Open Air Venue/ Performance Space Consult and Evaluate	Oct-11	
Complete All Ability Paths	Dec-11	
Seek Funding or volunteer help for creation of Open Air Venue/ Performance Space	Mar-12	
Commence preparation of Woodland Burial Area	Apr-12	
Begin Design Process for Multi-purpose building and Sawmill	Jun-12	
Harvesting Langamull Continues		
<u>Financial Year 2012/2013</u>		
Open Air Venue/ Performance Space Complete	Aug-12	
Woodland Burial Area Complete	Oct-12	
Source funding for Multi-purpose building, Sawmill, Training, Tree Nursery and management/ maintenance machinery	Jan-13	
Seek Planning Permission and Building Warrant for Multi-purpose building and Sawmill	Jan-13	
<u>Financial Year 2013/2014</u>		
Begin Construction of Multi-Purpose Building and Sawmill	Jun-13	
Multi-purpose Building and Sawmill Completed	Nov-13	
<u>Financial Year 2014/2015</u>		
Commence Harvesting West Ardhu	Mar-15	

11.0 APPENDICES

11.1 Community Sawmill Preliminary Financial Outline

CAPITAL & STARTUP COSTS	
Project Management	5000
Design and Engineering Fees	5000
Building Warrant & Planning Permissions	2000
Licences etc.	3000
Construction	
Site Preparation and Groundworks	20000
Laydown Area (Concrete)	3000
Foundations & Concrete Floor	3000
Structure 150sq m	30000
Services	
Drains	4000
Water	1500
Electricity	3000
Phone	500
Equipment	
Saw & Timber handling equipment	25000
Maintenance Equipment	5000
Spares	1000
Timber Extraction Trailer	10000
Tractor	20000
Training Programme	
Sawmill Operation	5000
Chainsaw Training	5000
Visual Stress Grading	5000
Start up Costs	
Commissioning	2000
Stock Build Up	5000
Publicity, Sales and Marketing	
Leaflets, Media etc.	2000
TOTAL	165000

11.2 Multi Purpose Building Preliminary Financial Outline

CAPITAL COSTS	
Project Management	5000
Design and Engineering Fees	5000
Building Warrant & Planning Permissions	2000
Construction	
Site Preparation and Groundworks	15000
Access Road/ Hard Standing/ Car Parking	10000
Foundations	3000
Structure 100sq m	80000
Services	
Drains/Biodisc	14000
Water	1500
Electricity	3000
Phone	500
Internal	
Kitchen and Utility	2000
Office/ Educational Area/ Meeting Room	5000
Toilet/Shower	2000
Workshop/Store	6000
Accommodation	8000
Contingency	30000
TOTAL	192000

11.3 Tree Nursery Set Up Financial Outline

Polytunnel	3025
Cost of Erection	1650
Excavations	825
Storage Shed	2750
Fencing	2000
Gates	330
Tools/ Tractor	3300
Irrigation	1760
Initial Cultivation	660
Hard Standing	1100
Materials	1100
Management Time	880
Contingency	1925
Total Cost	21305