

Supplementary Information Pack

Coilhullan Woods Community Asset Transfer Request

Introduction

Following a meeting with the CATS evaluation team, Callander Community Development Trust were asked to produce additional information for their Community Asset Transfer Request before it could be fully submitted.

The areas to be addressed were:

1. The project team did not have enough silvicultural expertise, so additional team members should be recruited.
2. There should be more evidence of Communication, Consultation and Engagement with the Community.
3. The proposal should include a 25-year financial forecast.

CCDT decided to halt the CATS process to ensure that they had fully addressed these areas before responding to FES. It made the decision to establish a much larger and more diverse group to oversee the project.

This group now comprises 18 members with a broad range of interests and experiences. The skills matrix has been updated to reflected in Appendix 1.

The first task for the newly established 'Callander Community Woodland Group' (CCWG) was to address these concerns.

The response to these issues is included in this document along with a summary of the additional work that has taken place since the request was lodged with FES.

Structure of Callander Community Woodland Group

The new CCWG comprises 18 members (including 3 directors of CCDT). These individuals are all members of one of 4 different subgroups:

- Wildlife – this group is responsible for ensure that there is a net benefit to the native species within the woodland as a result of CCDT acquiring the wood.
- Access – this group is responsible for enhancing access for all user groups within the wood.
- Forestry – this group is responsible for the care and commercial management of the trees within the wood
- Communication – this group is responsible for communication with the community and partner organisations

Membership of the subgroups:

| Group | Members | |
|---------------|--|--|
| Wildlife | Lesley Hawkins (lead) Henry 'Chip' Lima Sarah Greenwood Steve Nunn Richard Johnson | |
| Access | Paul Prescott (lead) Steve Field Rob Latimer Cathy Scott Kath Millar | |
| Forestry | Robert Scott (lead) James McLeod Gwen Raes Richard Johnson | |
| Communication | Susan Holden (lead) Bev Field John Hutchinson Paul Prescott Mark Griffiths Roger Watt | |

The wildlife, access and forestry groups are independently creating their own draft plans for how the woodland can ideally be used to best meet their needs. These 3 plans will then be brought together to negotiate a detailed woodland management plan that offers the best compromise for wildlife, forestry and people.

Additional Information

1 The project team did not have enough silvicultural expertise, so additional team members should be recruited

The Forestry subgroup of CCWG includes 2 very experienced retired foresters who are fully engaged in producing and implementing the Woodland Management Plan. They have carried out a visual survey of the wood and a preliminary review of the draft Woodland Management Plan created in the 2017 feasibility study which will be enhanced in due course to reflect the balance of requirements of Forestry alongside the requirements of the Access and Wildlife subgroups.

Members of the forestry subgroup have also begun preliminary discussions with potential contractors and enquiries about emergency contractors.

A revised skills audit and brief introduction to members is included at Appendix 1.

2 More evidence of Communication, Consultation and Engagement with the Community.

The communication group has been responsible to ensuring that Callander's residents are fully aware of the project and in collecting evidence of community buy in. The tasks that have been undertaken include:

- publishing several articles in Callander's bi-monthly publication -Ben Ledi View - which is delivered to all households within Callander as well as in the Stirling Observer.
- actively promoting the project on social media as well as on the 'incallander' website and within recognised groups in the community.
- running a dedicated drop-in information session which was attended by about 100 residents.
- carrying out a survey to supplement the figures presented in the initial feasibility study.

A full list of the communication is included at Appendix 2.

Survey Response

The following summarises the responses to the recent survey.

It was noted, particularly at McLaren Leisure (which serves the McLaren High School catchment area), that there are many people from outwith the town of Callander who very regularly use the wood to walk or run whilst their family are using the Leisure Centre. The data about signatories was therefore analysed for:

All respondents

Respondents with FK17 postcodes – the town of Callander - the 'local community'

Respondents with FK postcodes – the 'wider community'

The survey received 282 responses in total. 185 from the town of Callander (FK17 postcodes) and 255 from the wider community (all FK postcodes). 246 (87%) of the respondents agree that CCDT should acquire the wood. An impressive 74 respondents (26%) wish to volunteer to help in looking after the wood.

The range of volunteers' postcodes reinforces that the Coilhallan wood's community is broader than the geographical Callander community and so the views of the wider community should be considered when making a decision about this asset transfer.

A full analysis of the survey responses is included in Appendix 3 of this document and a number of letters of Support from local organisations are also included at Appendix 4.

3 *The proposal should include a 25-year financial forecast.*

Callander Community Woodland Group have generated a 25-year financial forecast which demonstrates the viability of the project.

The 25 Year Cash Flow Projection uses as it's starting position the Financial Projection set out in the 2017 Feasibility Study Section 15 Financial Tables and further supported by Appendix 16, Coilhallan Woodland Revenue Summary (page 45) with one major modification.

The 25-year financial forecast and details about this modifications are is included at Appendix 5 along with details of how the proposed discount was calculated.

Appendix 1

Callander Community Woodland Group Members

Mark Griffiths (Chair) Retired chartered accountant, Chair of Callander Youth Project, Vice Chair of Rural Stirling Housing Association, Director of Callander Community Development Trust (CCDT).

Bev Field (Project Manager) Former director of CCDT (retired due to work commitments), volunteer with Callander Mountain Bike Trails.

Steve Field Volunteer with Callander Mountain Bike Trails, coach with Stirling Bike Club.

Sarah Greenwood Forest ecologist with an interest in conservation and promotion of wildlife and encouraging outdoor recreation and participation in nature.

Lesley Hawkins Interested in wildlife & habitat conservation Secretary of Scottish Wildlife Trust Callander Group and with links to other organisations, aiming to ensure wildlife is protected and enhanced.

Susan Holden Educational publisher (editorial/ marketing/production/ sales), foreign languages (Italian/ French), aiming to ensure different local sector interests are heard and discussed; Director of CCDT and Community Councilor.

John Hutchinson Mollands resident, retired from Scottish Tourist Board, with editing and tourism marketing skills. Aiming to promote use of woods and protect local residents' interests.

Richard Johnson Callander Community Council and Callander Partnership. Professional hydrologist, previously carrying out research into forestry and water-resources with the Institute of Hydrology and an independent consultant for the past 21 years.

Rob Latimer Planning and Environmental Consultant, volunteer with Callander Mountain Bike Trails and Director of McLaren Leisure.

Henry 'Chip' Lima MSc botanist and MSc environmental manager working for Scottish Natural Heritage. Live next to Coilhallan wood and want to be part of its redevelopment and future management.

James McLeod Retired Arbiculturist and Forester.

Kath Millar Retired teacher who is a lifelong Callander resident, member of the heritage society and an active member of the Walks in the Park.

Steven Nunn Retired Countryside Ranger Services Team Leader with 38 years' experience in Ranger Services operating in Country parks, Regional parks, Long Distance Walking Routes and latterly National Parks. Interests include all aspects of Natural History and Nature Conservation Management with a particular interest in Woodlands and their management.

Paul Prescott Past and present company director with various companies. Director of CCDT, with skills in governance and finance, interested in footpaths.

Gwen Raes Interested in treescape, wildlife, mountain biking, hillwalking, running, habitat and conservation, with estate ranger skills, currently at Glen Finglas. Involved for personal development and community participation.

Cathy Scott Project Coordinator with Walk in the Park and member of Callander Heritage Society.

Robert Scott Retired Head Forester at Cambusmore Estate.

Roger Watt Long-standing Community Councillor, Mollands Resident, former editor of the Ben Ledi View Professor of Psychology and Fellow of Royal Society of Edinburgh. An internationally recognised expert in human visual perception, with a track-record of award-winning and highly innovative approaches to adult education.

Skills Audit of group members

The CCWG members skills audit demonstrates a high level of experience of expertise in almost all of the identified skills areas. The summary below uses the following definitions:

| | |
|------------------------------------|---|
| High Level of Knowledge and Skills | More than 1 group member has significant knowledge and experience |
| Some Knowledge and Skills | One member has significant knowledge and experience or more than 1 member has some knowledge and experience |
| Little of no knowledge and skills | 1 or no members has some knowledge and experience |

| <i>Experience of:</i> | <i>High Level of knowledge and Skills</i> | <i>Some knowledge and skills</i> | <i>Little or no knowledge and skills</i> |
|---|---|----------------------------------|--|
| Governance | | | |
| Understanding the roles and responsibilities of charity and company Board members | | | |
| Experience of strategic planning and management of projects | | | |
| Knowledge of relevant policies and procedures for woodland management and ownership | | | |
| Finance | | | |
| Financial management and budget control / setting | | | |
| Submitting grant applications | | | |
| Local fundraising | | | |
| Bookkeeping | | | |

| | | | |
|--|--|--|--|
| Contract management | | | |
| Experience of managing and setting up contracts and sub contracts | | | |
| Experience of franchises or subletting contracts | | | |
| Legal Awareness and Statutory Requirements | | | |
| Health and Safety | | | |
| Risk Management | | | |
| National Forest Management requirements | | | |
| Working with young and vulnerable people (disclosure certificate?) | | | |
| Volunteer and apprentice management | | | |
| Work Planning | | | |
| Volunteer recruitment | | | |
| Volunteer management | | | |
| Managing apprenticeships | | | |
| Planning and organising training | | | |
| Delivering training | | | |
| Event Management | | | |
| Planning and managing events and activities | | | |
| Operational experience | | | |
| Woodland management | | | |
| Conservation | | | |
| Practical maintenance | | | |
| Delivering management plans | | | |
| Community Engagement and Partnerships | | | |
| Community involvement/engagement | | | |
| Experience of partnership development and management | | | |
| Understanding the needs of the local community | | | |
| Strong links with other organisations | | | |
| Marketing | | | |
| Communications with media or newspapers | | | |
| Social media experience | | | |
| Event marketing | | | |

Appendix 2

Record of Community Contact

| Date | Communication type | Description | Comments |
|------------|--|---|--|
| 2016 | Callander Community Action Plan 2017-22 | A Community Consultation (56 attendees) and Survey (512 responses) was carried out in 2016 by a steering group from Community Development Trust, Community Council, and Callander Youth Project, supported by the Town Coordinator. | Full Community Action Plan available here |
| 2017 | Feasibility Study communication | Production of the attached feasibility study in mid-2017 included an online survey and a face- to-face consultation event. | The majority of respondents were local residents, with some non-locals also completing the surveys. Each of these demonstrated a high level of community buy-in to the principle of CCDT taking ownership of Coilhallan Wood. Details of this consultation is included in the feasibility study. |
| 04/2018 | Article in Ben Ledi View community newspaper delivered to every household in Callander | A brief article entitled 'Will Callander get a new community Woodland?' updating residents and inviting them to join the Callander Community Woodland Group. | This led to the recruitment of most of the members of Callander Community Woodland Group. |
| 05/2018 | Presentation to Callander Community Council | The presentation explained the reasons behind the asset transfer request, the current situation, potential costs, benefits and the proposed plan. | The presentation is available here . |
| 10/2018 | Article in Ben Ledi View | Update on progress and introducing the Callander Community Woodland Group, which met on 26/9/2019. | Oct/Nov 2018 BLV |
| 29/11/2018 | Public Meeting | Small Town with Big ambitions. Callander Community Development Trust open meeting to outline various community asset transfer projects, including Coilhallan Wood. | Mark Griffiths presented the proposal and invited the 70 attendees to the Coilhallan public meeting. Meeting notes available here . |
| 12/2018 | Article in Ben Ledi View | Update on progress and early warning of public consultation meeting to be held in January | Dec2018/Jan2019 BLV |
| 01/2019 | Article in Stirling Observer | Advertising the public consultation meeting and explaining project | |

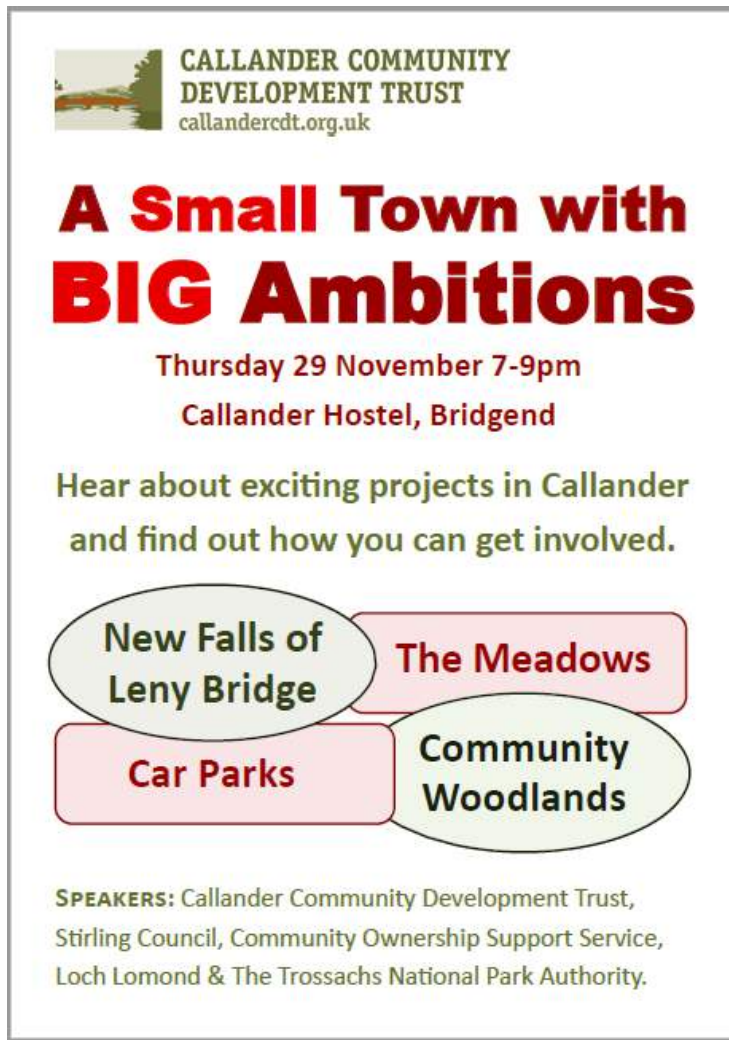
| | | | |
|------------|--|--|--|
| 01/2019 | Posters around Town and in the Wood | Advertising the public consultation meeting | |
| 01/2019 | Leaflet drop | Approximately 250 leaflets dropped to neighbours of Coilhallan informing them of the public consultation meeting | |
| 31/01/2019 | Public Meeting | Presentation of the Coilhallan Wood Project and collecting comments about the proposal | Approximately 100 residents attended with feedback available here and here |
| 02/2019 | Article in Ben Ledi View | Article thanking residents for attending the meeting public meeting on 31/01/2019 | Feb/March 2019 BLV also included a letter from a resident expressing concerns about the project |
| 04/2019 | Article and response letter in Ben Ledi View | | April/May 2019 BLV |
| 07/2019 | Summerfest Woodland Creatures Family Trail | As part of Callander's annual 2 week 'Summerfest' Programme Coilhallan Community Woodland Group approached Callander's Meet and Make group to create woodland creatures for a treasure hunt within Coilhallan Wood. Owls, squirrels, blue tits, a pheasant, a rabbit and several hedgehogs were created and displayed along a short trail. | Over 200 trail leaflets (with a quiz about the creatures) were used by a wide variety of residents and visitors with 33 correctly completed forms returned by families. Verbal feedback from this event was extremely positive with many requests for similar events in the future. |



Posters displayed in the town

Small Town, Big Ambition meeting – 20+ locations in Callander (surgeries, vet, supermarkets, library, church hall, leisure centre, shops etc)

31 January Coilhallan Wood consultation - in town and in Coilhallan Wood, QR code included linking to web page and survey



CALLANDER COMMUNITY DEVELOPMENT TRUST
callandercdt.org.uk

A Small Town with **BIG** Ambitions

Thursday 29 November 7-9pm
Callander Hostel, Bridgend

Hear about exciting projects in Callander and find out how you can get involved.

New Falls of Leny Bridge **The Meadows**
Car Parks **Community Woodlands**

SPEAKERS: Callander Community Development Trust, Stirling Council, Community Ownership Support Service, Loch Lomond & The Trossachs National Park Authority.



Coilhallan Wood

Community Woodland Project

Thursday 31 January 2-4pm & 7-9pm
Callander Hostel, Bridgend



Drop in any time to talk to members of the Callander Community Woodland group:

- What is a community woodland?
- How could the wood and Callander benefit from community ownership/management?
- Pass on your thoughts and ideas

 Find out more or register your support at www.incallander.co.uk/ccdt_coilhallanwoods

This is a Callander Community Development Trust project

CALLANDER COMMUNITY DEVELOPMENT TRUST
callandercdt.org.uk

February Your Opinion Matters – link to survey – in town and Coilhallan Wood, QR code included

March Your Opinion Matters v2 -linked to survey and display in library

Coilhallan Wood Community Woodland Project Your Opinion Matters!

Community control of Coilhallan could make it a more attractive and enjoyable place:

- Wildlife protected and enhanced
- Circular walks
- More educational and training activities
- New planting of native trees
- Open views protected



Find out more or tell us if you do or don't support Coilhallan Community Wood at www.incallander.co.uk/woods



This is a Callander Community Development Trust project



CALLANDER COMMUNITY DEVELOPMENT TRUST
callandercdt.org.uk

Coilhallan Wood Community Woodland Project Your Opinion Matters!

We need to know if you agree with the Community Woodland Group proposals to take ownership of Coilhallan Wood.

Please fill in a slip at the Library or follow the link below.

Thank You!



Find out more or tell us if you do or don't support Coilhallan Community Wood at www.incallander.co.uk/woods



This is a Callander Community Development Trust project
included in Callander Community Action Plan 2017-22



CALLANDER COMMUNITY DEVELOPMENT TRUST
callandercdt.org.uk

Presentations were made to the following groups

Community Council

Callander Ramblers AGM

Rotary Club

Youth Club 18 young people

Display in Callander Library for 6 weeks

Manned display and talk at McLaren Leisure Centre on 2 occasions

Meetings held with:

Callander Primary School

McLaren High School

Website updates:

The InCallander website was fully updated with details of the project, members of the group and Frequently Asked Questions in December 2018. Since that date, it has been regularly updated with minor amendments and updates.

Facebook posts:

24 October Small Town Big Ambition meeting 29 November, incl community woodland, 20 shares, 9 likes 1,530 people reached

9 Nov Small Town Big Ambition invitation, incl community woodland, 10 shares, 3 likes, 1,229 people reached

17 January: Invitation to community wood consultation on 31 Jan 6 shares, 8 likes, 948 people reached

25 Jan invitation, 6 shares, 7 likes, 1,362 people reached

30 Jan reminder 1 share, 2 likes, 185 people reached

1 Feb thank you for coming 2 shares, 5 likes, 434 people reached

23 Feb please complete the survey, 26 shares, 701 engagements, 3,678 people reached. Boosted post to people in Callander area 1.5k people reached, 228 engagements.

28 March Woodland Group still looking for opinions 11 shares, 134 engagements, 1,865 people reached. Boosted 763 people reached & 61 link clicks.

Appendix 3

2019 Community Survey

The Community Survey (shown below) was launched at the drop-in sessions on 31st January 2019. It was made available in paper format or using 'survey monkey'.



Callander Community Wood

CALLANDER COMMUNITY DEVELOPMENT TRUST

I,, support / do not support Callander Community

Development Trust taking ownership of Coilhallan Wood on behalf of the Callander community.

Comments:

I would like to volunteer to help with this project.

Postcode: Email

Phone Signed

Hand this form in to Callander Library, or to any member of the Community Woodland Group.



You can also sign up on line at www.incallander.co.uk/woods

NB We will only use this information to contact you about your comments or to demonstrate community support to funders. We will not pass it on to any third parties.

The survey was available in paper format and on survey monkey for approximately 3 months from mid-January to mid-April of 2019. It was promoted on social media, on the Callander Community Development Trust website and the Ben Ledi View free local paper as well as using posters throughout the town of Callander and within Coilhallan Wood. The paper survey was available at the information evening on 19th January and in Callander Library for a number of weeks (along with an information board). Members of Callander Community Woodland Group also visited a number of groups and locations throughout the town including Callander Youth Project and McLaren Leisure to seek feedback.

It included 3 main questions –

- What is your postcode?
- Do you support Callander Community Development Trust taking ownership of Coilhallan Wood on behalf of the Callander Community?
- Are you willing to volunteer to help with the project?

The evidence below, demonstrates the very high level of support for the proposal within the community. Especially worthy of note is the very high number of volunteers to help from within and outwith the town of Callander. Clearly there is a large pool of resources available to help with maintaining the wood.

Analysis of results of the 2019 survey

- **I do/do not support Callander Community Development Trust taking ownership of Coilhallan Wood on behalf of the Callander Community:**

This analysis shows that 87% of the 282 respondents support the proposal. There were 185 respondents who are resident in Callander. 84% of whom support the proposal. Within the wider community (all FK postcodes), 88% of respondents support the proposal.

| Response | FK17 | | Other FK | | Wider Community | | Other Postcodes | | Total | |
|--------------|--------|--------|----------|--------|-----------------|--------|-----------------|--------|--------|--------|
| | Number | %age | Number | %age | Number | %age | Number | %age | Number | %age |
| Yes | 156 | 84.32% | 69 | 98.57% | 225 | 88.24% | 21 | 77.78% | 246 | 87.23% |
| No | 29 | 15.68% | 0 | 0.00% | 29 | 11.37% | 6 | 22.22% | 35 | 12.41% |
| Blank | 0 | 0.00% | 1 | 1.43% | 1 | 0.39% | 0 | 0.00% | 1 | 0.35% |
| Total | 185 | | 70 | | 255 | | 27 | | 282 | |

- **I would like to volunteer to help with this project:**

This analysis of positive responses to the prompt 'I would like to volunteer to help with this project' shows that there are a total of 74 volunteers (26% of the 282 respondents). 76% of these volunteers live within Callander itself with 24% from outwith the town. This highlights that the location of the wood – particularly its proximity to McLaren Leisure means that the Coilhallan Wood regular user community extends beyond the town boundary.

| Postcode | Number of Volunteers | Percentage of volunteers |
|--------------|----------------------|--------------------------|
| Fk17 | 56 | 75.68% |
| Other FK | 14 | 18.92% |
| All other | 4 | 5.41% |
| Total | 74 | |

Analysis of Comments

The comments from the survey and from the public meeting have been grouped to allow analysis the content.

It is noted that comments from different individuals can be in conflict - an obvious example is in potential uses of the wood where different people have different interests and priorities.

| Comment Group | Number of Positive Comments | Number of Concerns |
|------------------------------------|-----------------------------|--------------------|
| | | |
| CCDT should acquire the Coilhallan | 36 | 28 |
| Finance and Communication | 1 | 14 |
| Ongoing Woodland Management | 9 | 11 |
| Access | 31 | 19 |
| | | |
| Total | 77 | 72 |

The Frequently Asked Questions available at https://incallander.co.uk/ccdt_coilhallanfaq were developed to answer these concerns expressed within the survey and throughout the community consultation process. An article in the [April/May 2019 Ben Ledi View](#) also responded to comments.

Full text of the comments is available on request.

Appendix 4

Letters of Support

The 9 Letters of support included here are from:

Callander Landscape Partnership

Callander Primary School

Callander Youth Project

FABB Scotland

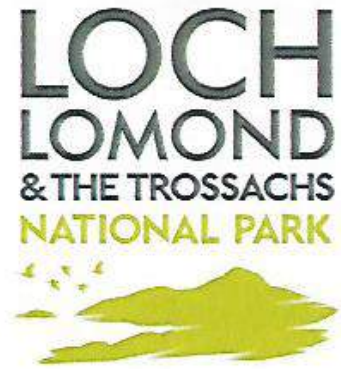
Friends of Loch Lomond and the Trossachs

McLaren High School

McLaren Leisure

The Community Partnership

Stefan and Hanni Engelmann



Sheila Winstone
Callander Town Co-ordinator
Callander Community Development Trust
c/o 78 Main Street
Callander
FK17 8BD

7th March 2019

Dear Sheila,

Callander Community Woodland, Coilhallan Wood

I am writing on behalf of the Callander Landscape Partnership in support of Callander Community Development Trust's project to transfer Coilhallan Wood to community ownership.

Loch Lomond and the Trossachs National Park is leading Callander's Landscape on behalf of fifteen partners, including the Callander Community Development Trust and Forestry Commission Scotland. Callander's Landscape is a three year project that focuses on improving the natural and cultural heritage of the area. Under the project's four themes of 'Explore, Restore, Research, Engage' 19 exciting sub projects to help transform Callander into the 'Outdoor Capital' of Loch Lomond & The Trossachs National Park.

Improving access to Callander's Landscape is also a key outcome of our project, with four projects dedicated to building new paths and removing physical and intellectual barriers. One such project is an all-abilities access trail planned within Coilhallan Wood, which is currently being led by Forestry Commission for Scotland and Facilitating Access Breaking Barriers. The trail will enable many more people to take advantage of Coilhallan Wood, bringing people into direct contact with Callander's breath taking views and wildlife. It is very much in keeping with our outdoor capital legacy to see the wood transferred to the local community and to work closely with the Trust moving forward. We believe that there are many benefits associated with the transfer and look forward to working together with the community, to improve access and the ongoing management of the wood through our volunteer and activities project.

Yours Sincerely,

A large black rectangular redaction box covering the signature of Emma Martin.

Emma Martin
Callander's Landscape Manager

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
t: 01389 722600 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org
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Award 2010

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Our values are:
Respect
Honesty
Co-operation
Responsibility
Fairness



Callander Primary School

Children's Services
Stirling Council
Bridgend,
Callander FK17 8AG
LP No. 111 – Stirling 2
Tel. 01877 331576
Fax. 01877 331347
E-mail callaps@stirling.gov.uk
Headteacher: Tanya Starkey
Depute Headteacher: Clair Harvey

6th March 2019

Dear Sheila

Callander Community Woodland, Coilhallan Wood

I am writing to confirm Callander Primary School and Nursery's support for Callander Community Development Trust's project to transfer Coilhallan Wood to community ownership.

As a primary school and early years setting, we would support the improved management of Coilhallan Woods gained through community ownership. The woodland is situated near to our existing school grounds and we believe that we benefit hugely from being able to access this site for a variety of learning experiences. Further improvements to this woodland would increase the opportunities and broaden the possibilities for our children to access the outdoor learning environment. This would include using the woodland to undertake craft and art sessions, as an inspiration for literacy activities such as story writing and poetry, using the natural woodland materials to investigate and support maths and numeracy problems as well as provide a wide range of team building activities.

We believe that the community wood will contribute to many of our school priorities, such as outdoor learning, citizenship and Developing the Young Workforce. As part of our Citizenship Group approach in school we would look for opportunities for our school "Callander Action Team" to work alongside the local volunteers coordinated by Callander Community Development Trust, to help support any projects, which would allow the children to contribute directly to local community projects.

We wish you success with your application and look forward to hearing more about it in due course.

Yours Sincerely,

Tanya Starkey (Head teacher Callander Primary School)



Norton Park
57 Albion Road
Edinburgh
EH7 5QY

Edinburgh Offices:
Callander Offices:
E-mail:
Website:

0131 475 2313
01877 331 200
info@fabb.org.uk
www.fabb.org.uk

7th March 2019

Sheila Winstone
Callander Town Co-ordinator
Callander Community Development Trust
c/o 78 Main Street
Callander
FK17 8BD

Dear Sheila,

Callander Community Woodland, Coilhallan Wood

I am writing to confirm that FABB (Facilitating Access Breaking Barriers) Scotland support for Callander Community Development Trust's project to transfer Coilhallan Wood to community ownership.

As a charity, Fabb Scotland is on a mission to disable the label and discover the difference by working in partnership with local communities, businesses and, welcoming tourists to improve the lives of people with disabilities and build stronger community engagement, more accessible and social tourism. We believe there is potential to achieve this by working in partnership with the Callander Community Woodland project to develop an all-ability sensory trail at Coilhallan Wood which is next door to the Trossachs Tryst, our 30-bed hostel and secluded flat at Callander.

We believe this will be achieved through our community engagement programmes, for example, our Fabb-i-do themed activity breaks when children and young people across Scotland take part in residential breaks. These activities provide opportunities for our target audiences to "learn by doing" and this Woodland Project will build confidence and self-worth while improving lives in varied and positive ways when people return home.

Scottish Charity No.: SC016015 Company Registration: 134379

The Callander Community Woodland Project will benefit people across Scotland by providing educational and training experiences that share what we know to develop and grow. We believe alongside the work we are currently taking forward with Active Stirling (Schools and Communities); Loch Lomond and Trossachs National Park; Sustrans Scotland and VisitScotland this will result in more volunteer and employment opportunities for local resident, improving health and well-being, reducing the risk of long-term health issues and building confidence and self-worth to participate as an active member of the community of Callander.

We wish the Callander Community Woodland Group every success in their application for this bid for more sustainable growth in the area.

Yours sincerely,



Janet Brereton
Deputy CEO
FABB Scotland



Sheila Winstone
Callander Town Co-ordinator
Callander Community Development Trust
c/o 78 Main Street
Callander
FK17 8BD

5 March 2019

Dear Sheila

Callander Community Woodland, Coihallan Wood

I am writing to confirm the Friends of Loch Lomond & The Trossachs support for Callander Community Development Trust's project to transfer Coihallan Wood to community ownership.

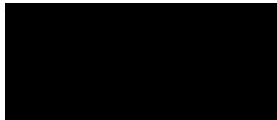
As the only charity dedicated to conserving and enhancing the cultural and natural heritage of Loch Lomond & The Trossachs National Park, we believe that there is a huge potential for improved management of Coihallan Wood, which is so close and so important to the town of Callander. This includes restocking with native trees, improving wildlife habitats, control of non-native invasive species, safeguarding open views across the town, and providing better access for a wide range of activities, including education, training and events. We also believe that more will be achieved by a group of local volunteers coordinated by Callander Community Development Trust, which has a proven track record of successful projects.

There are many likely benefits to wildlife, health and wellbeing of residents, and the local economy as visitors find more to do in the area.

We believe that the community wood will contribute to many of our own priorities, such as red squirrel conservation and encouraging young people to enjoy the outdoors and would be interested in working with and supporting the Callander Community Woodland Group should their bid be successful.

We wish you well with your application and look forward to hearing more about its progress.

Yours sincerely,



James Fraser
Chairman
Working for people and nature in Scotland's first National Park

t: 01389 727761 e: info@lochlomondtrossachs.org.uk w: www.lochlomondtrossachs.org.uk
Registered Office: Carrochan, Carrochan Road, Balloch G83 8EG
Scottish Charities Registration Number: SC 015389

The Community Partnership
Carrochan
Carrochan Road
Balloch
G83 3EG

Sheila Winstone
Callander Town Co-ordinator
Callander Community Development Trust
c/o 78 Main Street
Callander
FK17 8BD

22March 2019

Dear Sheila

Callander Community Woodland, Coilhallan Wood

I am writing to confirm that the Community Partnership supports the Callander Community Development Trust's project to transfer Coilhallan Wood to community ownership.

The Community Partnership supported the development of the Callander Community Action Plan 2017 – 22, where progression of plans to bring Coilhallan Woods into community control is a specified action under Theme 1 Priority 4 in order to further development of social enterprise and bike trails.

The project will both benefit the economic life of the area through development of new tourist activities, and add to Callander's portfolio of community assets which led to it being named Scotland's First Social enterprise Town in September 2018.

The project will support conservation and the social and economic development of the area, outlined in the Loch Lomond and the Trossachs National Park Partnership Plan.

We look forward to working with the Callander Development Trust on this important initiative.
Yours sincerely



Anne Sobey

Development Manager

Company Number - 247619
Scottish Charity number - SC 034382
www.thecommunitypartnership.org.uk



Coilhullan Woods

Jonathan Anderson [REDACTED]

Sent: 4/17/2019 10:04 AM

To: coordinator@callandercdt.org.uk

Cc: "Mr Fleming" [REDACTED]

Please accept this e-mail in support of your project to transfer Coihullan Wood to community ownership.

As a school we do currently make limited use of the wood for educational purposes e.g. understanding the environment (National 5 Biology) and mountain Biking (P.E.) as well as for our school culture e.g. we hold an annual sponsored walk which goes through the wood. I am however firmly of the opinion that our engagement with the wood could be significantly improved not only with wider curricular links e.g. path building (Rural Skills National 4/5) but also in volunteering e.g. removal of non-native species. Having such a resource, quite literally on our door step, would be of tremendous value to us as a school.

Should your bid be successful please get back in touch so we can discuss in detail how we can work together in closer partnership.

Thank You, Jonathan Anderson

Jonathan Anderson
Deputy Head Teacher
McLaren High School
Mollands Road
Callander FK17 8JH
01877 330156

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McLaren
Leisure

Mollands Road, Callander FK17 8JP

Sheila Winstone
Callander Town Co-ordinator
Callander Community Development Trust
c/o 78 Main Street
Callander
FK17 8BD

5 March 2019

Dear Sheila

Callander Community Woodland, Coilhallan Wood

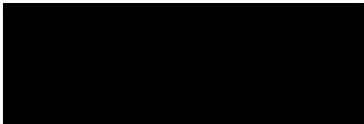
I am writing to confirm the McLaren Community Leisure Centre's support for Callander Community Development Trust's project to transfer Coilhallan Wood to community ownership.

We believe that there is a great opportunity for good management of Coilhallan Wood, located adjacent to this community leisure centre and not far from the town centre. There will be huge benefits to the health and wellbeing of residents, and the local economy, as visitor experience will be enhanced by an additional attraction in the area.

We believe that the community wood will complement our health and wellbeing aims, and tie in nicely with community aspirations, giving training and education, linking up indoor with outdoor space.

All the very best with your application, we will be delighted to work in partnership and support going forward.

Yours sincerely,



Trish Thompson

Centre Manager & Company Secretary
McLaren Community Leisure Centre



Stefan and Hanni Engelmann

John Hutchinson

Dear John,

Thank you for explaining the Community Land Purchase scheme for Coilhallon Wood.

You are so lucky to have the opportunity to take over and run your own woodland for the benefit of the community. We have very similar woods here in Thuringia. Also, our concerns are the fields and waysides. Many of them are owned by private landowners and local authorities. The woodlands and fields are often run by corporations and the forestry commission. Unfortunately, that means large parts of our woodland and fields are not run in the best interests of the wildlife or the local people. So, we do not have the opportunity to do as you are doing. The obstacles we have to overcome in regard to authorities and the corporations are immense. However, we are also trying to change something for the better of our woodland and fields and therefore for our community.

Please keep us informed of your progress. We wish you all the best for your scheme.

Stefan & Hanni

Appendix 5

Proposed Discount Calculation

| | | | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|--|--|
| Section 3A - Request for Ownership - Valuation | | | | | | | |
| DVS Valuation Report 14 November 2017 (as at 20 October 2017) | | | | | | | £215,000.00 |
| Revision for Change of Assumption re felling of Compartments 6b and 7a | | | | | | | £60,000.00 |
| Revised DVS Valuation Report 29 December 2017 (as at same date) | | | | | | | <u>£275,000.00</u> |
| <u>Proposed Coihallan Wood Discount</u> | | | | | | | |
| | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | | |
| Estimated FLS revenue saving | £12,000.00 | £12,000.00 | £12,000.00 | £12,000.00 | £12,000.00 | | £60,000.00 |
| This is based upon the estimated revenue cost for CCDT- a reasonable amount for economies of scale. | | | | | | | |
| Discount based on value added by community | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | | |
| | £17,556.00 | £14,760.00 | £14,760.00 | £14,760.00 | £14,760.00 | | £76,596.00 |
| Total Discount Requested | | | Which is:- | 50% | | | <u>£136,596.00</u> |
| <u>Proposed purchase price</u> | | | | | | | <u>£138,404.00</u> |
| <u>Community Value Added:-</u> | | | | | | | |
| Provision of guided walks by Volunteers | £216.00 | £270.00 | £270.00 | £270.00 | £270.00 | | 12 walks x 2 hours x Scottish Living Wage |
| Invasive species management (Volunteers) | £7,020.00 | £7,020.00 | £7,020.00 | £7,020.00 | £7,020.00 | | 6 people x 13 weeks pa x 10 hours x SLW |
| Footpath re-instatement/repair (Volunteers) | £7,020.00 | £7,020.00 | £7,020.00 | £7,020.00 | £7,020.00 | | 6 people x 13 weeks pa x 10 hours x SLW |
| Provision/installation of signage etc | £900.00 | £450.00 | £450.00 | £450.00 | £450.00 | | 100 Hours yr1/50 Hours thereafter x SLW |
| Provision of "Themed trail" | £2,000.00 | | | | | | Estimate for 2 large/6 medium carved figures |
| Pictorial maps (A4 Gate-fold) | £400.00 | | | | | | Estimate for origination of artwork and initial print run. |
| | <u>£17,556.00</u> | <u>£14,760.00</u> | <u>£14,760.00</u> | <u>£14,760.00</u> | <u>£14,760.00</u> | | <u>£76,596.00</u> |

25-year Financial Forecast

| NAME | Coilhallan Woods Project - Revenue | | | | | | | | | | | | | | | | | | | | | | | | | Rev2 |
|----------------------------------|------------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 25 Year Cashflow Forecast | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATE | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 |
| | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ |
| Opening Balance | | 52088 | 55752 | 53117 | 49137 | 47828 | 46481 | 45092 | 43663 | 42190 | 40673 | 39111 | 37502 | 35844 | 34137 | 32379 | 30567 | 28702 | 26781 | 24801 | 22763 | 20663 | 18501 | 16273 | 13979 | 11616 |
| Core Income | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SLF Revenue | 1 | 24691 | 23410 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Timber sales | 2 | 60000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Income | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Project Income | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Volunteer Support Fund | 1 | 4000 | 4000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FCS Community Grant | 2 | 5000 | 5000 | 5000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Grants (to be identified) | 3 | 0 | 0 | 0 | 3000 | 5000 | 5150 | 5305 | 5464 | 5628 | 5796 | 5970 | 6149 | 6334 | 6524 | 6720 | 6921 | 7129 | 7343 | 7563 | 7790 | 8024 | 8264 | 8512 | 8768 | 9031 |
| FCS Forestry Grant Scheme | 4 | 6000 | 6075 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Catering Franchise | 5 | 1100 | 2300 | 3500 | 4000 | 4000 | 4120 | 4244 | 4371 | 4502 | 4637 | 4776 | 4919 | 5067 | 5219 | 5376 | 5537 | 5703 | 5874 | 6050 | 6232 | 6419 | 6611 | 6810 | 7014 | 7224 |
| Timber Sales | 6 | 1000 | 1030 | 1061 | 1093 | 2156 | 2220 | 2287 | 2355 | 2426 | 2499 | 2574 | 2651 | 2731 | 2812 | 2897 | 2984 | 3073 | 3165 | 3260 | 3358 | 3459 | 3563 | 3670 | 3780 | 3893 |
| Car park/ woodland use | 7 | 2000 | 2100 | 2200 | 2300 | 2400 | 2472 | 2546 | 2623 | 2701 | 2782 | 2866 | 2952 | 3040 | 3131 | 3225 | 3322 | 3422 | 3524 | 3630 | 3739 | 3851 | 3967 | 4086 | 4208 | 4335 |
| Sponsorship | 8 | 1000 | 1500 | 1500 | 2000 | 2000 | 2060 | 2122 | 2185 | 2251 | 2319 | 2388 | 2460 | 2534 | 2610 | 2688 | 2768 | 2852 | 2937 | 3025 | 3116 | 3209 | 3306 | 3405 | 3507 | 3721 |
| Total Income | | 104791 | 45415 | 13261 | 12393 | 15556 | 16022 | 16503 | 16998 | 17508 | 18033 | 18574 | 19131 | 19705 | 20296 | 20905 | 21532 | 22178 | 22844 | 23529 | 24235 | 24962 | 25711 | 26482 | 27277 | 28095 |
| Operational Expenditure | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Woodland Manager | | 21240 | 21877 | 4000 | 4120 | 4244 | 4371 | 4502 | 4637 | 4776 | 4919 | 5067 | 5219 | 5376 | 5537 | 5703 | 5874 | 6050 | 6232 | 6419 | 6611 | 6810 | 7014 | 7224 | 7441 | 7664 |
| WM Admin costs inc legal | | 4250 | 2250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Insurances/Surveys | | 2712 | 2793 | 2877 | 2963 | 3052 | 3144 | 3238 | 3335 | 3435 | 3539 | 3645 | 3754 | 3867 | 3983 | 4102 | 4225 | 4352 | 4483 | 4617 | 4756 | 4898 | 5045 | 5196 | 5352 | 5513 |
| Marketing | | 500 | 515 | 530 | 546 | 563 | 580 | 597 | 615 | 633 | 652 | 672 | 692 | 713 | 734 | 756 | 779 | 802 | 826 | 851 | 877 | 903 | 930 | 958 | 987 | 1016 |
| Path/Track mtce (materials) | | 1500 | 1545 | 1591 | 1639 | 1688 | 1739 | 1791 | 1845 | 1900 | 1957 | 2016 | 2076 | 2139 | 2203 | 2269 | 2337 | 2407 | 2479 | 2554 | 2630 | 2709 | 2790 | 2874 | 2960 | 3049 |
| Woodland Maintenance | | 5000 | 5150 | 5305 | 5464 | 5628 | 5796 | 5970 | 6149 | 6334 | 6524 | 6720 | 6921 | 7129 | 7343 | 7563 | 7790 | 8024 | 8264 | 8512 | 8768 | 9031 | 9301 | 9581 | 9868 | 10164 |
| Volunteer Training | | 1501 | 1546 | 1592 | 1640 | 1689 | 1740 | 1792 | 1846 | 1901 | 1958 | 2017 | 2078 | 2140 | 2204 | 2270 | 2339 | 2409 | 2481 | 2555 | 2632 | 2711 | 2792 | 2876 | 2962 | 3051 |
| Project Expenditure | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Replanting | | 6000 | 6075 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Project | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Project | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Project | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Project | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Project | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Phytophthora contingency | | 10000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Expenditure | | 52703 | 41751 | 15896 | 16373 | 16864 | 17370 | 17891 | 18428 | 18981 | 19550 | 20136 | 20741 | 21363 | 22004 | 22664 | 23344 | 24044 | 24765 | 25508 | 26273 | 27062 | 27874 | 28710 | 29571 | 30458 |
| Closing Balance | | 52088 | 55752 | 53117 | 49137 | 47828 | 46481 | 45092 | 43663 | 42190 | 40673 | 39111 | 37502 | 35844 | 34137 | 32379 | 30567 | 28702 | 26781 | 24801 | 22763 | 20663 | 18501 | 16273 | 13979 | 11616 |

Assumptions and Modifications to the Forecast Presented in the Feasibility Study:

The 25 Year Cash Flow Projection uses as its starting position the Financial Projection set out in the 2017 Feasibility Study Section 15 Financial Tables and further supported by Appendix 16, Coilhallan Woodland Revenue Summary (page 45) with one major modification.

Change

This is the inclusion of Income from the sale of standing timber, which in the original plan envisaged within the Feasibility Study would have sold and felled by FLS in 2017/18, before the Wood was transferred to CCWG. Following this change to FLS's plans the District Valuers' (DV) valuation of the wood was increased to reflect this. The sum now incorporated into the Projection, £60k, is the net value of the timber as assessed by the DV in his valuation dated December 2017.

Inflation

The 25 Year Projection makes the assumption that inflation runs at 3% per annum through the 25 year period and has been applied as follows:-

1. Income has been inflated by 3% pa from 2021 onwards except for classes of income where the Feasibility Study forecasts specific growth. These have had the inflation factor applied once the income is deemed to have reached a steady state, in this case from 2025.
2. Operational Expenditure has been inflated by 3% pa from 2021.

CPI Inflation Rate forecasts beyond 2022 are not produced by the Bank of England. Looking at the February 2019 Inflation Report Fan Charts, the probability is that inflation will be above 2% and the band of greatest probability extends to just under 3%. We have decided to be prudent and base our extrapolation on 3%.