

Broadford North Wood: Business Plan

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1 Executive Summary

Broadford and Strath Community Company (BSCC) is seeking to acquire Broadford North Wood, currently owned by Highlands and Islands Enterprise (HIE), to manage and develop for community benefit (see Map 1). The wood is adjacent to a ~23ha site which BSCC bought from Forestry Commission Scotland in 2011. This site now comprises Broadford Community Woodland, community campsite and 'Growers Hub'.

The Broadford North Wood extends to 12.4ha and is composed predominantly of poor and moderate quality Sitka spruce and lodgepole pine, with areas of open ground. There is currently no provision for public access and there has been no active woodland management since the southern portion of the wood was clear-felled ~15 years ago.

In April 2025 BSCC commissioned a feasibility study to inform decision-making about the asset acquisition (Jon Hollingdale, July 2025). The study indicates that a community acquisition of Broadford North Wood, with subsequent harvesting and restocking, could generate a small surplus for BSCC and could facilitate or enhance the development of various community projects and activities.

This business plan is based on the findings of that study. It includes an appraisal of harvesting and restocking operations and proposals for access provision and community projects and activities. It also provides a risk analysis and detailed consideration of costs, income and available funding for the acquisition and subsequent management and development of the site.

Key elements of the business plan:

- BSCC will acquire the Broadford North Woodland and an additional small plot of land from HIE.
- A new access road will be created into the woods from the industrial estate to facilitate timber harvesting and extraction.
- Broadford North Wood and two small remnant stands in Broadford Community Woodland will be clear-felled and restocked with a mix of broadleaved and conifer species.
- BSCC will employ and equip a Community Woodland Manager to deliver the community's plans for the woodland: these include creating new paths and restoring peatland and wetland.
- The Community Woodland Manager will promote and coordinate community involvement in the management of the woodlands, and develop the woods as a venue for community volunteering,
- BSCC will develop additional projects e.g. woodfuel, Christmas trees, commemorative trees, to generate income streams to support the long-term sustainability of the community woodlands.

The business plan will support funding applications to the Scottish Land Fund and Highlands & Islands Enterprise.

2 Broadford

Broadford has a population of 1170 (2020 estimate) and is the second largest settlement on the Isle of Skye after Portree. The village serves as a major centre for the south end of the island, offering a range of accommodation, a supermarket, Primary School, hospital and medical centre, as well as a range of small scale retail and business enterprises. Broadford lies on the main transport corridor from the Skye Bridge to Portree and the north of Skye; an estimated 500,000 vehicles pass through the settlement between April and

September each year. The local community council is Broadford and Strath Community Council, which covers a large area of south Skye.

The Broadford and Strath Local Place Plan (2024) reports that the population of Skye and Raasay has risen by 3.2% in recent years (2010-20), while the proportion aged over 65 has increased by 40.2% and that of school aged children has gone down by nearly 11% in the same period. In particular, the 20–35 age group is increasingly under-represented.

In the Scottish Index of Multiple Deprivation, the Broadford and Strath Community Council area is covered by two large rural data zones. Most of the village is within data zone S01010673 which ranks in the 4th decile overall, whilst the rest of the Community Council area is within data zone S01010674, ranked in the 5th decile. Both data zones score low in geographic access, but both also score poorly in the housing domain. Care is needed when interpreting SIMD results for rural data zones, given their size and the number and variety of communities aggregated therein.

For further detail on local area demographics and issues see Feasibility Study Section 2.

3 Broadford and Strath Community Company

Broadford and Strath Community Company (BSCC) is a charitable Company Limited by Guarantee with community membership, which seeks to create a strong, self-sufficient, inclusive, eco-friendly community. Since incorporation in 2003 BSCC has delivered a wide range of projects and activities to benefit the local community and environment. These include:

- Community Woodland: BSCC acquired 22.8ha of land from Forestry Commission Scotland (FCS) in 2011. Some of this land has been taken out of woodland management (now campsite and Growers Hub facility); ~19ha remains as a mix of woodland and open ground habitats.
- Camping Skye: Community campsite opened in 2018 supported by award of £1.2million from Big Lottery Fund. Subsequently extended with event space also used as campervan overflow. Managed by BSCC's trading arm, Strath Leisure.
- Growers Hub: Community growing, recycling and educational facility initially funded by the Climate Challenge Fund. Hosts a range of projects and activities, including community allotments, horticultural therapy, outdoor learning, Community Tree Nursery and BSCC's small office and meeting space.
- Path network: BSCC has supported the development of over 6km of paths, including the Marble Line walking route, the Rathad na Cloinne path through the community woodland, and path between village hall and pier in Elgol.
- Public toilets: Building and managing toilets in Broadford and Elgol.

For further information see Feasibility Study and www.broadfordandstrath.org

4 Broadford Community Woodland

For more detail see Feasibility Study section 4.

BSCC owns a substantial area of woodland and open ground which was acquired from the then Forestry Commission Scotland in 2011. Since that time, the areas which are now the campsite and Growers Hub have been completely transformed to deliver a wide range of benefits for visitors and the local community.

The remainder of the wood (approx. 19ha), known as Broadford Community Woodland, has seen minimal management intervention and has been allowed to develop naturally. Just under 5ha is covered with plantation conifers from the 1970s and 1990s, predominantly Sitka spruce with small pockets of hybrid larch. Approximately 7ha of the woodland has younger, naturally regenerating woodland; the remainder is a mix of open ground habitats. A path has been constructed along the southern and western edges, linking with paths on neighbouring Forestry and Land Scotland land to create a circular route.

A 10-year Forest Plan for Broadford Community Woodland was produced by BSCC in 2017. The plan contained a number of actions intended to facilitate the transformation of the site to more natural habitats. In practice very few of these actions have been implemented, due to a combination of limited funding and human resources, difficulties in accessing the woodland and the COVID-19 pandemic.

In 2024 BSCC commissioned consultants to produce a feasibility study and accompanying action plan setting out woodland management options and enterprise opportunities for Broadford Community Woodland. The consultants concluded that, given the limited volume of timber and the lack of access, it was not feasible to pursue harvesting and extraction and expressed concerns with the cost implications of the approach laid out in the 2017 Forest Plan and BSCC's capacity to sustain long term woodland management.

The acquisition of Broadford North Wood from HIE is being considered, in part at least, as a means to facilitate the future management of Broadford Community Woodland. Creation of a new access to permit extraction of felled timber from Broadford North could also expedite harvesting of some or all of the residual Sitka stands in the community wood, whilst the income generated from harvesting may be sufficient to fund a fencing solution encompassing both woods.

The acquisition should also catalyse broader management intervention in the community woodland, facilitating the development of regular volunteering and the delivery of various operations including path works, tree planting and maintenance and control of invasive species. Any large scale timber extraction from the community woodland will take place through Broadford North: a suitable extraction route will need to be identified, to avoid crossing the wide wetland area alongside the stream which forms much of the boundary between the holdings. An alternative route into the community woodland will need to be developed, probably from the north west corner of the Growers Hub, to facilitate volunteer access and, potentially, small scale extraction for woodfuel.

5 Broadford North Wood

For more detail see Feasibility study section 5.

Broadford North Wood lies ~1km to the northwest of the centre of Broadford village, occupying a prominent position on a low ridge. The property is owned by Highland and Islands Enterprise (HIE), along with the neighbouring industrial estate to the south. The wood does not appear to be covered by a formal management plan and there is no evidence of recent or ongoing management.

The property extends to 12.4ha, of which approximately 9.2ha is high forest, the remaining 3.2ha comprises open ground, scattered mature trees and natural regeneration. There are two distinct blocks: the larger, northern area covers 9.9ha, of which ~9ha is stocked with trees, while the smaller, southern block covers 2.5ha and is a mixture of open ground, scrub, natural regeneration and small clumps of older trees.



Broadford North Wood from Broadford Community Garden

The forest areas are stocked with Sitka spruce and lodgepole pine, predominantly in pure crops, with Sitka occupying the greatest proportion, but also in mixture, where Sitka is again usually dominant.

	Area (ha)	% of total area	% of stocked area
Sitka spruce	6.16	50%	67%
Lodgepole pine	1.96	16%	21%
Sitka/lodgepole mixture	1.08	9%	12%
Open ground / scattered trees	3.20	26%	
Total	12.40		

Broadford North Wood Species

5.1 Inventory, yield class, standing timber volume and recoverable tonnage

Estimates of standing volume in this report are based on field survey and point sampling on 1 and 2 April 2025, and subsequent analysis of aerial photo. The table below contains estimates of standing volume and recoverable tonnage.

Yield class is an index which is conventionally used in British forestry to describe the potential productivity of even-aged stands of trees. It is based on the maximum mean annual increment of cumulative timber volume achieved by a given tree species growing on a given site. Spruce stands show considerable variability across the site, apparently reflecting ground conditions and drainage: the best growing stands reach YC 18, whereas in the checked areas stands are barely YC 2. There is less variability in the lodgepole pine, which is generally around YC 6-8. These growth rates are typical of spruce and pine plantations on west coast sites with variable soils and high levels of exposure.

The estimated standing volume in the Broadford North Wood is 3,529m³¹ and the estimated recoverable tonnage is 2,784t² of which 80% is Sitka spruce. An estimated 1,127 tonnes of spruce could be sawlogs, which fetch a considerably higher price, the remainder being short roundwood. A small proportion of the lodgepole pine is of sawlog diameter and might fetch a slightly higher price than short roundwood.

¹ Which should be understood as saying that there is a high level of confidence that actual standing volume is in the range 3,200-3,900m³

² Assuming a skilled operator and limited drying time for felled timber. Poor harvesting practice and slow uplift of timber will reduce the tonnage.

Annual growth is adding 80-90 cubic metres per year; this will gradually slow, and increasingly will be balanced by losses to windblow and mortality from competition (and possibly disease).

Species	YC	Area (ha)	Vol/ha	Vol (m3)	Tonne (t)	Sawlogs (t)
SS	18	0.84	700	588	470	353
SS	14	1.18	560	661	529	317
SS	10	2.10	420	882	706	282
SS (WB)	10	0.40	250	100	50	0
SS	6	1.00	220	220	176	18
SS	2	0.63	50	32	16	0
LP	8	1.26	330	416	333	0
LP	6	0.60	240	144	115	0
LP (WB)	6	0.10	50	5	4	0
SS MIX	12	0.82	480	392	314	157
LP MIX	8	0.27	330	90	72	0
SS Total		6.97		2,875	2,260	1,127
LP Total		2.23		655	524	0
Total		9.20		3,529	2,784	1,127

Potential timber and sawlog volumes

SS = Sitka spruce

LP = Lodgepole pine

WB = Windblow

MIX = planted in mixture

YC = Yield Class (see 5.4.1)

5.2 Issues and constraints

Access: There is no established access to the woodland for recreational or management purposes. Informal access on foot is possible from the east, approaching on the rough track which leads to the telecoms mast. Access from the south would require climbing the deer fence and negotiating impenetrable vegetation. There is a gate on the eastern side of the deer-fenced southern block but no associated path into the woods. Access from the west is possible but difficult due to boggy ground by the stream and windblow on the edge of the forest. Similarly, other than a couple of short lengths of ride there are no internal access routes or paths. Access for management purposes will be required after a community acquisition, see below.

Powerline: There is an overhead powerline in the south east corner of the wood. This should have minimal impact on timber harvesting but any access routes using High Road will have to pass under it.

Water treatment works: The water treatment works to the southeast of the wood will impact on potential developments and activities. The obvious odour in the wood downwind of the works make this part of the property unsuitable for many community uses. The Local Development Plan notes the expectation of a cordon sanitaire around the works (90m) within which there is no development.

Dothistroma needle blight: DNB is an economically important disease of conifer trees, particularly pines, caused by the fungus *Dothistroma septosporum*. It causes premature needle defoliation, resulting in loss of timber yield and, in severe cases, tree death. Trees

of all ages can become infected. Defoliation can continue year on year and gradually weaken the tree, significantly reducing timber yields (see picture below) and causing the death of the tree. There is no statutory requirement to notify findings in woodland or on other mature trees. The prevalence of DNB has increased greatly in the last 30 years and it is now found in many pine forests. Corsican and lodgepole pine have been heavily impacted and are now rarely used in restocking, native Scots pine is generally less severely affected.

6 Woodland Management Proposals

6.1 Management and governance

Post-acquisition, overall responsibility for management of Broadford North Wood and Broadford Community Woodland will be vested in the Board of BSCC, which will establish a woodland sub-group focusing on the delivery of the woodland management plan.

Directors will be identified to fill two key roles

- Line Manager for the Community Woodland Manager (see below)
- Safety officer, responsible for ensuring appropriate insurances are maintained, oversight of risk assessments for activities in the woodland and compliance with relevant Health and Safety legislation.

BSCC will seek appropriate professional assistance to support the Board and Community Woodland Manager as required. BSCC is a member of the Community Woodlands Association (CWA)³ which provides advice, assistance and information, and organises training and networking events on a range of topics to community woodland groups across Scotland. In addition to support delivered “in-house”, CWA operates a “mentor” scheme by which private sector foresters are available to give practical advice and support to CWA member groups on an ad-hoc basis.

6.1.1 Immediate post-acquisition project management

The BSCC Community Coordinators will have responsibility for managing the asset transfer and fundraising processes, and for the immediate post-acquisition requirements to register BSCC and its landholdings with the Scottish Government Rural Payments and Inspections Directorate, and ensuring that BSCC’s insurances are updated to cover the additional land holding and activities.

Other key tasks to be taken forward in the immediate post acquisition phase include:

- Funding application(s) for initial activities and employment of community woodland manager
- Preparation of a felling licence for timber harvesting and a woodland management plan covering both woods.

These tasks will be taken forward by the Community Coordinators in conjunction with Directors, potentially with external assistance from a Forestry Consultant (externally funded through Scottish Land Fund).

6.2 Community Woodland Manager

BSCC will recruit a part-time (0.6 FTE) Community Woodland Manager (CWM) to manage the woodlands and deliver the BSCC Woodland Management Plan.

This will be a 5-year post, part-funded by the National Lottery Community Action Fund and BSCC’s own funds (including any surplus from timber harvesting). It could be offered as a

³ <https://www.communitywoods.org/>

contract role but is more likely, given the length of post, to be a direct employee. The CWM starting salary will be £32,000 pro rata.

A draft job description has been prepared and is included in the Feasibility Study, Appendix 2.

The key responsibilities of the role will include:

- Completion of the Woodland Management Plan if necessary and any associated funding applications, and the implementation of the plan.
- Promoting and coordinating community involvement in the management of the woodland, and developing the woodland as a venue for community volunteering.
- Tendering for and managing timber harvesting and other contractors.
- Developing additional projects e.g. woodfuel, Christmas trees, commemorative trees, to generate income streams to support the long-term sustainability of the community woodlands.

Employment costs for the Community Woodland Manager are shown in the table below

	year 1	year 2	year 3	year 4	year 5
Recruitment	500.00				
Salary	19,200.00	19,776.00	20,369.28	20,980.36	21,609.77
Pension	576.00	593.28	611.08	629.41	648.29
ENIC	2,129.40	2,215.80	2,304.79	2,396.45	2,490.87
Travel & Subsistence	500.00	500.00	500.00	500.00	500.00
Total	22,905.40	23,085.08	23,785.15	24,506.22	25,248.93

Employment costs for Community Woodland Manager

Assumptions:

- Recruitment advertising in various online listings, e.g. Community Jobs Service⁴ and Environmental Job.⁵
- Salary at £32,000 pro-rata (3 days/week) with annual 3% increase.
- Employer Pension contribution at 3% of annual salary.
- Employers National Insurance Contribution calculated at 2025-26 threshold and rates.⁶
- A small T&S budget has been added for necessary journeys in the course of the role.

6.2.1 Office space, set-up and governance costs

BSCC will identify and equip appropriate office space for the Community Woodland Manager. They will initially be hosted in the Growers Hub Office, however BSCC will explore developing additional facilities to provide a dedicated base for the community woodland manager and volunteer groups working in the woodland.

Office set-up costs, consumables and sundry expenses associated with the CWM post are estimated at £1,500 in year 1, £500/annum thereafter.

There are other annual recurring costs associated with management and governance of the woodlands, such a contribution to BSCC insurances and annual accounts; the additional governance costs to BSCC of woodland acquisition management are estimated at £500/annum.⁷

⁴ <https://www.countryside-jobs.com/advertise>

⁵ <https://www.environmentjob.co.uk/advertise>

⁶ <https://www.gov.uk/national-insurance-rates-letters>

⁷ Some funders, including National Lottery Community Fund, allow an element of full cost recovery in grant funding

Potential cost for an additional building have not been included in the financial plan.

	year 1	year 2	year 3	year 4	year 5
Set-up	1,500.00	500.00	500.00	500.00	500.00
BSCC	500.00	500.00	500.00	500.00	500.00
Total	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00

Set-up and governance costs

6.2.2 Equipment

The work of the Community Woodland Manager would be greatly enhanced by access to an all-terrain vehicle: either a quadbike or a UTV (e.g. Polaris Ranger) and trailer.⁸ This would facilitate layout of materials (trees for planting, wood and stone for paths) and the extraction of small volumes of timber/firewood. The vehicle and trailer could be purchased, new or second-hand (if funders agreed), or leased/hired if such an arrangement was feasible. Appropriate insurance and secure storage would be required. The financial plan budgets £15,000 for vehicle, trailer and shipping container for storage, with £1,000 per annum for fuel and insurance. Other tools are included in the volunteering section below.

6.3 Timber harvesting – BNW clear-fell

Various permutations of harvesting, fencing and restocking have been considered, with two main options costed out as follows. (See Map 3.) For further information on woodland management options considered see Feasibility Study Section 6.)

Option 1

Under this option, Broadford North Wood would be clearfelled, ring-fenced and restocked, but the only immediate felling in Broadford Community Woodland would be the (very small) Block F, which would subsequently be restored to peatland. This option would leave most of the timber stands in BCW in place, giving the greatest opportunity for developing some local use of the wood: i.e. as woodfuel and possibly with small volumes sawn for internal use or sale, however, BCW would not be protected from deer, and additional costs would be incurred in the future if and when BSCC carried out further restructuring works.

Option 2

This option differs from option 1 in that Blocks C & E in Broadford Community Woodland would also be felled and restocked, and a much wider area would be enclosed by deer fencing, which might be able to take advantage of a ring fence around Broadford Forest by FLS. This allows a more rapid transformation of BCW, but reduces the volume of material available for woodfuel. Timber extraction would have to cross the stream which runs between BCW and BNW: a temporary culvert would be required to prevent excessive ground damage, which is reflected in increased access costs.

There are a couple of alternatives with respect to Block C: it could be felled but not extracted, with the stacked timber left for BSCC to process as woodfuel, or it could be omitted from the main felling contract altogether, and felled motor-manually in stages for woodfuel.

The other conifer stands in Broadford Community Woodland will be retained under all three options: Block A is used by Corry Capers, whilst Blocks B & D are younger stands which are growing well: these will be managed for woodfuel in due course

The following sections contain details of the calculations of costs and income of the various operations, and note of areas of uncertainty, which are substantial in some respects, with table 17 in section 10.3.5 providing a summary.

⁸ <https://www.polarisbritain.com/atv-ranger/ranger.html>

There are several permutations for delivery of the various operations – see Feasibility Study for details. For the purposes of this section it has been assumed that harvesting, extraction and access construction will be bundled into a single contract, with fencing and ground preparation delivered under separate contracts and restocking carried out by the community woodland manager and volunteers.

6.3.1 Timber sales

Expected timber outturn from Broadford North Wood (BNW) is derived from inventory work as described above. Timber outturn from the stands (shown on Map 2) in Broadford Community Woodland (BCW) are based on brief external inspection and aerial photography. The harvesting tonnage for area C is in line with estimates in the BSCC felling licences. Tonnage from other areas is a very crude estimate and these figures are therefore subject to a significant margin of error.

Prices for timber product categories are:

- Sawlogs £40/tonne,
- Short roundwood (SRW) £10/tonne.

These values are marginally lower than those quoted in the 2023 Tilhill report.

Block	Option	Area (ha)	Sawlogs (t)	SRW (t)	Total (t)	£
BNW	1, 2	9.20	1,127	1657	2,784	61,644
BCW C	2	1.75	50	230	280	4,300
BCW E	2	0.80	128	128	250	6,250
BCW F	1, 2	0.20		20	20	200
Total		11.95	1,305	2,035	3,334	72,544

Estimated timber outturn and sale prices

Timber prices fluctuate considerably due to a range of factors: it could well be 12-18 months before BSCC was in a position to fell. If prices fell dramatically BSCC would have the option to delay harvesting until there was a recovery in the market, although such delays bring a risk of crop damage by windblow.

6.3.2 Access

Several access options have been considered (see Feasibility Study), with the preferred option being the construction of a new access route in the southeast corner of Broadford North Wood connecting with the unadopted road through the industrial estate.⁹

For the purposes of modelling an estimated cost of £25,000 has been used,¹⁰ and it is assumed that grant aid of £7,815 will be available through the Forestry Grant Scheme Forest Infrastructure option.¹¹ Actual access costs may vary somewhat depending on ground conditions, with a key cost item being the volume of imported roadstone required. Option 3 has an additional sum of £1,000 reflecting the costs of a culvert to cross the stream.

6.3.3 Fencing

Three possible fencing solutions have been considered (see Map 3).

- Option 1: a new deer fence encloses the majority of Broadford North Wood (the southern boundary is already deer-fenced).

⁹ This is option 3 of the 4 options described in section 6.3.1

¹⁰ Based on 175m forest road @ £100 and 500m² turning and loading area @£10m² plus £2,500 site clearance.

¹¹ Based on 175m forest road @ £25.80 and 500m² turning and loading area @£6.60m²

- Options 2: a new deer fence runs along the north-east boundary of BNW and continues north-west to meet the FLS ring fence. A second section of new deer fence runs roughly west from the corner of the Growers Hub fence to meet the FLS ring fence.
- Options 2 if no FLS fence: as above, but an additional section of fence will be required along the western boundary of Broadford Community Woodland.¹²

Option	Fence length (m)	£/m	£
1	1,030	15	15,450
2	950	15	14,250
2 if no FLS fence	1,750	15	26,250

Estimated costs for fencing solutions

Note that BCW block F will be restored to peatland after harvesting so does not need to be included in the fencing solutions. A standard cost of £15/m has been used for deer fencing.

For further information on fencing options see Feasibility Study section 6.

6.3.4 Restocking

Restocking costs per hectare vary considerably between sites, reflecting ease of access, species choice, planting density, availability of volunteer labour and scale (large schemes and businesses can benefit from lower unit prices, especially for trees). For further information on restocking options and species see Feasibility Study section 6.

Up to 20% of the felled area may be left unplanted to preserve small pockets of deep peat and wetland, and to create more internal open space.

A further 20% is expected to be restocked by natural regeneration of Sitka spruce (and possibly other species). This regeneration would be carefully managed to ensure it does not swamp other planted species; this would be easier than uprooting all seedlings to maintain a pure native stand, and will provide some shelter for broadleaves.

The minimum restocking density permitted is 1,600 stems/ha, however, BSCC will seek to plant at a higher density (at least 2,500 stems/ha) where site conditions suggest that longer term timber production is possible.

In higher density areas (estimated at ~30% of the area to be restocked) the main species planted will be sycamore, silver birch, oak and Scots pine.

In the remaining areas, the main species will be downy birch, with rowan on drier sites, and with willows and alder where ground conditions are wetter.

Small quantities of other species, including hazel, aspen and holly, will be planted where ground conditions allow.

Wherever possible, restocking will be undertaken by volunteers, which will reduce costs. The potential scope of volunteer involvement will be increased if Scottish Forestry permit restocking to take place over two planting seasons.

Some planting stock may be sourced from BSCC's community tree nursery, subject to compliance with Forest Reproductive Material Regulations.

Ground preparation will be by mounding.

¹² Note that if FLS construct a ring fence it will do so on the western side of the footpath; if BSCC have to fence this section it will do so on the eastern side of the path.

For the purposes of modelling a cost of £3,200/ha has been used. This covers all ground preparation and planting costs, and post-planting maintenance, with an allowance for beating up (replacing failed trees).

Grant aid through the Forestry Grant Scheme contributes £550/ha. The grant-aided area can include up to 20% open ground, which is why the area to be restocked is less than the grant aided area.

Option	Felling area (ha)	FGS grant £	Restock area (ha)	Restock cost £
1	9.20	5,060	7.36	23,552
2	11.75	6,463	9.40	30,080

Estimated costs and grants for restocking for harvesting options.

6.3.5 Summary

The table below summarises the estimated costs and income of the three harvesting options, with alternate figures for options 2 and 3 reflecting uncertainty as to FLS's fencing plans.

Both options generate a significant surplus, but if FLS ring-fence Broadford Forest, then option 2 is clearly more profitable than option 1. If BSCC did pursue Option 1 there would be additional protection costs for Broadford Community Woodland in later years, so option 2 is probably preferable in the long term even without a FLS ring fence.

	Option 1 £	Option 2 £
Access	25,000	26,000
Restocking	23,552	30,080
Fencing	15,450	14,250
Total	64,002	70,330
Timber	61,644	72,064
Restock grant	5,060	6,463
Road access grant	7,815	7,815
Total	74,519	86,342
Surplus/deficit	10,517	16,012
Additional fencing if no FLS fence		12,000
Revised surplus if no FLS fence	10,517	4,012

Estimated costs and income for two harvesting options

The financial plan assumes that option 2 for felling is followed, and that FLS constructs a ring fence around Broadford Forest, which will provide a western border for BSCC's fencing solution.

6.4 Other Woodland Management Operations

For more detail on options considered see Feasibility Study section 6.

6.4.1 Woodland Management Plan

Post-acquisition, BSCC will compile a new woodland management plan covering both woodlands. This should follow the template provided by Scottish Forestry,¹³ and be

¹³ <https://www.forestry.gov.scot/support-regulations/forestry-grants/forest-plan-resources>

approved by them: an approved woodland management plan is a prerequisite for most of the funding options available through the Forestry Grant Scheme.

If the “management plan with thinning” template is used then approval will include felling permission for thinning operations, but any clear-felling would require a separate felling permission.¹⁴

An approved Management Plan and Felling Permission will count as evidence to prove that woodfuel meets Ofgem sustainability requirements.¹⁵ Sustainability requirements may apply if the woodfuel is used in the Renewable Heat Incentive or Renewables Obligation schemes.

6.4.2 Control of Sitka regeneration

As noted in the Feasibility Study, there has been considerable regeneration of Sitka spruce, in several pulses. The older regeneration is now well established, and can be thinned in due course, but there is a more recent, and expanding, area of Sitka regeneration along the central ridge of Broadford Community Woodland, which will be progressively removed and replaced with downy birch, rowan and Scots pine.

The spruce trees are distinctly yellow, showing signs of nutrient deficiencies, as is common for spruce growing amongst heather on relatively poor soils. The trees are below 10cm diameter, so felling does not need formal permission, and small enough that they can be tackled by volunteers with hand tools.

Replacement trees will be planted in small clumps to create a mosaic of trees and open space, rather than seeking to establish a continuous canopy. If a ring fence enclosing most of Broadford Community Woodland has been established then no additional protection will be required, however if this is not the case then it may be most effective to create small temporary fenced exclosures around individual clumps of trees.

6.4.3 Control of invasive species

There are several invasive species present in the woodlands, notably Rhododendron, gorse and fuchsia.

Rhododendron is largely concentrated in the southern portion of Broadford North Wood, but there are scattered small bushes elsewhere in both woods. It will be a priority for removal, given its potential for rapid spread and destruction of woodland ecosystems. The primary control method will be lever and mulch,¹⁶ by volunteers, with stem injection used where necessary.

Gorse is likewise concentrated in the southern part of Broadford North Wood, but is also found elsewhere, and will likewise be controlled by cutting and levering, to inhibit colonisation of the clearfelled area.

Fuchsia is represented by scattered bushes and will be monitored, with action taken if it appears to be spreading. A watching brief will be kept for other invasive species, such as Japanese knotweed, Himalayan balsam and giant hogweed; and appropriate control action taken if necessary.

6.4.4 Thinning

Blocks B and D will be managed by thinning. The sooner this starts the better, but any thinning operations must be carefully managed, with a low thinning ratio,¹⁷ to minimise the risk of windblow in the remaining trees. There are small volumes of larch in both these

¹⁴ <https://www.forestry.gov.scot/support-regulations/felling-permissions>

¹⁵ <https://www.ofgem.gov.uk/environmental-and-social-schemes/non-domestic-renewable-heat-incentive-rhi>

¹⁶ https://www.nonnativespecies.org/assets/Lever_and_mulch_rhodo_management_leaflet.pdf

¹⁷ i.e. the proportion of trees felled to those remaining

blocks, which should be favoured if possible. If possible, timber harvested will be extracted and processed for woodfuel. Methods and costs are discussed below.

6.4.5 Peatland restoration

In addition to small pockets of peatland being left unplanted as parting of the restocking programme, a small area of flat, wet ground at the north-east of the community woodland, to the south of the plantation trees in Block F, where cottongrass is already apparent, will be restored to peatland, with scattered Sitka spruce regeneration removed and any drains blocked if necessary.

6.4.6 Costs and funding

Many of the operations listed in this section will be undertaken by the Community Woodland Manager and volunteers, with additional costs limited to purchase of trees, etc. The financial plan includes an allowance of £500/year for additional tree planting from year 2, and £1,000 for materials for peatland restoration across years 3 & 4.

There is limited specific funding available as operations are generally below minimum thresholds, e.g.: NatureScot's Peatland Action Fund¹⁸ has minimum project size of 10ha, or not in priority areas for funding, e.g. Forestry Grant Scheme support for Rhododendron control.¹⁹ However, these operations may attract some funding support as part of an integrated programme of community management.

7 Development Projects

The Feasibility Study (Section 7) provides an options appraisal of a various potential development projects. BSCC will seek to take forward a number of these, as itemised in the table below. Potential funders are detailed in the Appendix.

Some projects, such as woodland crofts, glamping pods and a wind turbine, require further investigation, whilst a few, including the production of sawn timber and wood products, and the development of a woodland burial site, are not considered feasible: these are not discussed further. Refer to Feasibility Study for fuller discussion.

Project	To be taken forward?
Sawn timber	No
Niche wood products	No
Woodfuel	Yes, but methods to be determined
Woodland crofts	For further investigation
Glamping pods	For further investigation
New paths & recreation infrastructure	Yes
Formal play area	For further investigation
Volunteers	Yes
Christmas trees	Yes, small scale trial
Green burials	No
Ashes	For further investigation
Commemorative trees	Yes, small scale trial
Wind turbine	For further investigation

¹⁸ <https://www.nature.scot/doc/peatland-action-guidance-eligibility-criteria>

¹⁹ <https://www.ruralpayments.org/topics/all-schemes/forestry-grant-scheme/forestry-grant-scheme-capital-items/rhododendron-eradication--manual---light/>

Woodland skills and training	Yes
Health and wellbeing (Branching Out)	For further investigation

Development projects

7.1 Projects to be taken forward

The projects listed below will be initiated in the first five years of community ownership, subject in some cases, to availability of funding.

7.1.1 Volunteering group

Whilst timber harvesting operations in Broadford North Wood will be carried out by appropriately skilled and qualified professional contractors, there is a wide range of activities that can be carried out by volunteers, overseen by the Community Woodland Manager and other individuals with appropriate training and experience.

BSCC will develop and promote a range of opportunities for wider community involvement through volunteering. Opportunities will be designed for volunteers of all ages and abilities: and will include environmental monitoring and survey work, as well as the more usual manual tasks (e.g. path works, tree planting, control of invasives).

Recruiting, developing and managing the volunteer group will be a key element of the Community Woodland Manager's role. All volunteers will be appropriately trained, equipped, managed and supported. BSCC will acquire appropriate tools and personal protective equipment (PPE) for volunteers and ensure that appropriate insurances are held and risk assessments made.

BSCC will also explore the potential to work in partnership with external organisations such as TCV²⁰ which offer paid-for volunteering opportunities. There may also be opportunities to develop links with local accommodation providers; alternately, this could present an additional rationale for expanding accommodation provision through glamping pods.

Costs

The financial plan estimates an initial cost of £3,000 for tools, PPE and training, with an on-going annual cost of £600.

Funders

Support may be available as part of an integrated programme of community management funded by the National Lottery Community Action Fund

Other potential funders include:

- Scottish Forestry Community Fund.

7.1.2 Recreation infrastructure

Improving amenity and public access has been a key focus of BSCC, which has led a number of access projects around the village, and the acquisition of Broadford North Wood provides an opportunity to further enhance the local path network.

Paths

Three new footpaths will be established, linking the existing forest path around Cnoc na Cachaille with the Growers Hub and the mast and track to the hospital: indicative routes and approximate lengths are shown on Map 3.

²⁰ <https://www.tcv.org.uk/>

Given the distance from the centre of the village, the woodland context and the number of high quality paths in the area it is not considered necessary to construct new paths to all-abilities standard.

Work on the two paths crossing the HIE woodland area will not take place until after felling and timber extraction work is complete. The table below show indicative delivery years.

The mast link path of approximately 500m will be a simple trench, membrane and unbound stone fill construction, approx. 800 – 1000mm wide.

The two paths leading from the Growers Hub will employ wooden boardwalks where crossing wetlands, and stone infill where grounds conditions require, but will largely be of natural surfaces: the Growers Hub to Forest path route will run through a section of woodland where trees will be brashed.

Two simple bridges (or culverts) will be required where paths cross streams.

Waymarking

Finger posts will be installed at junctions

Benches

Simple benches will be installed along the paths

Interpretation

An information board with a path network map will be installed at the Growers Hub entrance to the wood.

Costs

Indicative costs for the paths and other recreation infrastructure are tabulated below. Cost estimates draw on the Paths for All Estimating Price Guide.²¹ Paths for All (now Walking Scotland) has also published various guidance documents on the design and construction of path and recreation infrastructure.²²

Actual costs will vary: one key area of uncertainty is the volume of stone and extent of timber boardwalks required, which will become apparent once detailed planning of the path lines has been completed. Other cost variables are the price of stone and the extent to which work can be carried out by volunteers.

Item	Year	#	units	Unit cost	Cost
Mast link	3 & 4	500	m	30	15,000
GH to mast	2	375	m	20	7,500
GH to forest	1	300	m	20	6,000
Bridge/culvert	1	2	no	1000	2,000
Finger posts	1, 2 & 3	4	no	250	1,000
Bench seats	1, 2 & 3	4	no	500	2,000
Map board	3	1	no	1500	1,500
Total					35,000

Costs for paths and recreation infrastructure

The Financial plan includes an additional £1,000 for path maintenance from year 5.

Funding

²¹ <https://walkingscotland.org.uk/resource/path-projects-estimating-price-guide/>

²² <https://walkingscotland.org.uk/resource-type/technical-path-advice-guidance/>

Support may be available as part of an integrated programme of community management funded by the National Lottery Community Action Fund

Other potential funders include:

- Community-Led Local Development Funding
- Charitable Funders
- Windfarm Fund Distributors

7.1.3 Woodfuel

BSCC are keen to optimise the community use and value of the community woodlands, and woodfuel supply is potentially an important component of this. However, it is as yet unclear how best to structure firewood supply given the likely small scale of activity and the challenges of accessing the woods, and further work will be needed post-acquisition to assess the local market and identify the most appropriate solution.

Three options will be considered:

- 1) BSCC develop an in-house business, investing in machinery (vertical logsplitter) and infrastructure (extraction routes, stacking and processing area), and ensuring that staff and volunteers have appropriate skills and certification. This option requires the greatest commitment and investment, but also offers the most significant returns.
- 2) BSCC contract out thinning operations to a local firewood merchant, who takes on all elements of harvesting, extraction and processing. This option requires minimal investment (although there would be a time commitment to oversee the contractors) but offers the lowest returns.
- 3) A hybrid option, whereby some aspects of the work are contracted, and others delivered in-house.

Given the uncertainty as to how BSCC will proceed, no income and expenditure figures are included in the financial plan.

Woodfuel sales should be profitable, although the margins may be relatively low, especially under option 2, and there is an initial lag between expenditure (purchase of equipment, felling costs) and income from sales a couple of years later once the wood has seasoned.

Some grant aid may be available to support purchase of equipment.

7.1.4 Christmas trees

A suitable area for Christmas tree production will be identified, probably within the lower section of Broadford North Wood.

Site preparation will be necessary to remove ground vegetation and any tree stumps, and provide a suitable surface for planting, with deer (and rabbit) fencing to protect trees from herbivores. Weed control is critical and usually achieved with a pre-planting application of glyphosate.

Provision should be made for a water supply and storage, in case of drought.

It may be advisable to trial several small numbers of species.

Typical spacing for spruces is 1m x 1m (10,000 trees/ha), while Noble and Nordmann Fir are normally planted at 1.2m x 1.2m (6,900 trees/ha).²³

Costs

Costs will depend on scale of plot and extent of deer fencing required. The financial plan includes an estimated set up cost of £8,000, covering site clearance of 0.2ha, acquisition

²³ Note that some land must be left unplanted for management access

and planting of 1,000 trees (over several years), 200m deer fencing and some sundry set-up costs.

There are significant labour costs involved in the maintenance of Christmas trees, including weeding, watering, trimming, etc., and whilst it is possible that some of this work could be undertaken by volunteers and/or the community woodland manager, an allowance of £2,000 per year has been included in the financial plan for the engagement of a contractor.

Funding

There is no specific funding through the Forestry Grant Scheme for planting Christmas trees, and National Lottery Community Action cannot fund activities which are expected to be profit-making, so this expenditure would have to be regarded as an investment by BSCC. It will take ~5 years before any income is received, but thereafter should provide a small but steady contribution to the long term management costs of the woods.

7.1.5 Commemorative trees

BSCC will seek to develop a business selling commemorative trees. A suitable area will have to be identified, and a marketing and promotional strategy devised. There is potential for partnership working with the community tree nursery, which could grow on a selection of trees to a suitable size before “sale”. The business should be profitable, but the financial plan includes an initial expenditure of £1,000 in years 2 and 3 to cover set-up costs (including promotion).

7.1.6 Woodland skills and training events

A programme of training events and guided walks will be developed, aimed at locals and tourists. These will use the meeting space in the BSCC office as a base, and should largely be self-financing through event fees, but an allowance of £500 per year is included in the financial plan.

A wide range of topics will be offered, including tree ID, bat walks, etc., and practical skills such as green woodworking, including pole lathes, and craftwork.

Delivery of the programme will be dependent on identifying suitable leaders and trainers.

7.2 Projects for further investigation

The five projects listed below are all seen as feasible and compatible with BSCC’s objectives, but require significant additional discussion and development before they can be taken forward. The sections below outline the key issues and financial considerations of each.

7.2.1 Woodland crofts

BSCC will investigate the feasibility of establishing one or more woodland crofts at the Broadford woodlands. Key issues are quantifying demand, identifying potential house sites with suitable access and servicing, and deciding on the preferred development model (i.e. would BSCC offer housing plots for self-build, or build the houses itself or in partnership with others) and the tenure model under which the plots (or houses) are offered, including the tie to the crofts.

Even if BSCC was offering unserviced plots, there can be substantial pre-development costs involved, covering Flood Risk Assessment, Drainage Impact Assessment and peat, tree and habitat surveys. There are cash costs incurred for croft registration, as tabulated below.

Item	Supplier	£ cost
Croft registration fee	Registers of Scotland	90

Croft plan	Contractor	300
Tenancy agreement	Solicitor	600
Tenant registration fee	Registers of Scotland	90
Total		1,080

Estimated registration costs per croft

Additionally, woodland croft creation and registration is a lengthy process and there are significant staff costs. Some of these costs can be recouped through croft entry fees. These are an established feature of crofting, but in recent years have been subject of considerable speculation, with tenancies changing hands for 5 or even 6 figure sums putting them beyond the reach of most. BSCC would not be creating crofts for speculative purposes; the objective is to facilitate affordable access to land. However, there are a number of reasons for charging an appropriate entry fee: as well as helping recoup costs they demonstrate commitment on the part of the tenant and help address the sensitivities that would otherwise arise from giving a lifetime opportunity of real value to someone, ‘for nothing’.

Croft rents are typically fairly low, largely because they have not kept pace with inflation over the years. New woodland crofts created by community landowners have rents in the range £60-£100 per hectare per year, with new crofters apparently happy to pay even the higher level. Whatever figure is chosen, an inflationary uplift would be sensibly included in the terms of the lease. As with entry fees, there is an element of setting the rent to reflect what is being received – the figures quoted above are being charged for clear-felled sites where the restocking obligation has been passed on to the crofter.

7.2.2 Glamping pods

BSCC will investigate the potential for additional accommodation provision through the installation of glamping pods, either within the existing campsite area or through an extension into the community woodland.

7.2.3 Ashes burials

BSCC will investigate the market for ashes internment and seek to identify a suitable area within the woodlands for this project.

7.2.4 Wind turbine

BSCC will investigate the installation of a small wind turbine adjacent to the campsite. Significant specific feasibility work is required to assess financial viability: a key issue will be the availability of a grid connection to take electricity when the campsite is closed through the winter.

7.2.5 Health and wellbeing

BSCC will investigate the development of a Branching Out Programme to expand the contribution of the woodland to health and wellbeing.

7.2.6 Formal play area

BSCC will investigate the potential for developing a formal play area within the woodlands: this would be taken forward as a standalone project with specific funding.

7.3 Projects not to be taken forward

7.3.1 Sawn timber / niche woodproducts

There is insufficient timber to justify the investment required to develop sawmilling capacity, and in the absence of a skilled practitioner willing to lead such project there is little evidence to suggest that there is scope or demand for niche woodproducts.

7.3.2 Green burials

Site conditions and access constraints mean that the woodlands are not suitable for green burials.

8 Financial Plan

For detail of acquisition process and funding for acquisition see Feasibility Study sections 8 & 9.

Year	0	1	2	3	4	5	Total
Acquisition	25,920						25,920
Forestry Consultant	4,700						4,700
CWM		22,905	23,085	23,785	24,506	25,249	119,531
Set up and governance		2,000	1,000	1,000	1,000	1,000	6,000
Equipment		16,000	1,000	1,000	1,000	1,000	20,000
Recreation		9,000	9,000	9,000	8,000	1,000	36,000
Volunteers		3,000	600	600	600	600	5,400
Christmas trees			4,000	4,000	2,000	2,000	12,000
Commemorative trees			1,000	1,000			2,000
Other projects		500	1,000	1,000	1,500	1,500	5,500
EXPENDITURE	30,620	53,405	40,685	41,385	38,606	32,349	237,051
SLF	29,620						29,620
BSCC	1,000	2,191	7,259	7,329	4,401	4,475	26,653
NL Community Action		50,000	34,000	34,000	34,000	28,000	180,000
SF Community Fund		3,000					3,000
INCOME	30,620	55,191	41,259	41,329	38,401	32,475	239,273
annual surplus/deficit	0	1,785	573	-57	-206	126	
cumulative surplus/deficit	0	1,785	2,359	2,302	2,096	2,222	

Five-year financial plan

Notes to financial plan:

Year 0 = acquisition. If HIE grant route chosen instead of ATR, then add £16,000 to acquisition costs and HIE grant of £16,000 to income. Acquisition cost comprises land purchase and legal costs + VAT minus 40% discount.

Other projects = additional tree planting, peatland restoration materials, events programme

BSCC contribution comes from Campsite funds and harvesting surplus (estimate: £16,000) and covers £1,000 for the forestry consultant, set-up and maintenance costs for the Christmas tree and commemorative tree projects (which will be profitable in the longer term) and 10% of the annual salary/pension/ENIC costs of the Community Woodland Manager.

For simplicity, other than £3,000 from the Scottish Forestry Community Fund for volunteering set-up costs, has been aggregated into a single five-year National Lottery

Community Action project, but in practice some elements may be supported by other funding sources.

Harvesting costs and income have not been explicitly incorporated in the table above, as the profile of income and expenditure will according to which if any elements (e.g. roading, fencing, ground preparation and restocking) BSCC decide to deliver under separate contracts or in-house with volunteer labour.

Under the simplest option, whereby all works are bundled in a single contract, the anticipated £16,000 harvesting surplus is received in a single tranche from a private forest management company in Year 1, and then reinvested in subsequent years to support project development and management.

If BSCC deliver work elements separately, roading costs will be incurred prior to harvest (and thus would require upfront investment), a much larger sum would be received from timber sales after harvesting, with costs for fencing, ground preparation and restocking incurred in subsequent years.

8.1 Longer-term plan

The five-year Community Woodland Manager contract is designed to give sufficient time to deliver the immediate objectives and priorities of BSCC and to establish future income streams.

A management role will still be required from year 6, to lead the volunteer group and maintain the wood and facilities but the size of the post will depend on the scale of any additional projects that BSCC wishes to deliver, and what additional funding can be secured.

9 Workplan

Task	When	Who
Submit Asset Transfer Request	August 2025	CC, Board
Submit application to SLF	August 2025	CC, Board
Tender for legal costs		CC, Board
Register BSCC with SGRPID	By March 2026	CC
Complete transfer	By March 2026	HIE, BSCC, lawyers
Update PLI & ELI insurances	On acquisition	CC
Register BCW and BNW with SGRPID	On acquisition	CC
Maintain communications with membership and wider community	Ongoing	CC, Board, CWM
Monitoring and reporting	Ongoing	CWM, Board
Funding application for main development project	Immediately post-acquisition	CC
Recruit for CWM	Once funding secured	Board, CC
Equipment for CWM	Once funding secured	Board, CC, CWM
Prepare and maintain risk assessments	Ongoing	CWM, Safety Director
Prepare Woodland Management Plan	Post-acquisition	Board, CWM

Apply to Scottish Forestry for felling permission	Post-acquisition	Board, CC, CWM
Check with Highland Council wrt road as Permitted Development	Post-acquisition	Board, CC, CWM
Tender for roading / harvesting contracts	Post-acquisition	CWM, Board
FGS grant application for road works	Once WMP complete	CWM
Roading and harvesting works	Year 1	Forest Management Co
Recruit and equip volunteers	Year 1	CWM, Board
Pathworks: Growers Hub to forest path	Year 1	CWM, volunteers
Pathworks: Growers Hub to mast	Year 2	CWM, volunteers
Pathworks: Mast to forest path	Year 3	CWM, volunteers
Benches and signage	Years 1, 2 & 3	CWM, volunteers
Removal of Sitka regen	Years 1 & 2	CWM, volunteers
Restocking of regen area	Years 2 & 3	CWM, volunteers
Rhododendron control	Years 1, 2 & 3	CWM, volunteers, contractor
Woodland event programme	From year 1	CC, CWM
Restocking: ground preparation	Year 3	Contractor
Restocking: fencing	Year 3	Contractor
Restocking: planting	Years 3 & 4	CWM, volunteers
Peatland restoration	Years 4 & 5	CWM, volunteers
Thinning / woodfuel sales	tbc	Contractor (?)
Commemorative trees set-up	Years 2 & 3	CWM, volunteers, contractor
Christmas trees set-up	Years 2 & 3	CWM, volunteers, contractor
Christmas trees maintenance	Years 4 & 5	CWM, contractor

Workplan

CC = Community Coordinators

CWM = Community Woodland Manager

9.1 Monitoring and evaluation

BSCC will monitor and evaluate progress in delivering desired outcomes in a variety of ways:

- Reports to funders
- Preparation of annual accounts and report to OSCR²⁴
- Recording key outputs from work in the forest.

Key outputs and indicators are presented in the table below.

Output / outcome	Indicators
Acquisition of Broadford North Wood	Yes/No – year 1
Employment of Community Woodland Manager	Yes/No – year 1

²⁴ <https://www.oscr.org.uk/>

Successful delivery of harvesting operations	Yes/No – year 1
Pathworks	m path constructed
Restocking	# trees planted
Volunteer numbers	Monitored annually
Number of events and activities in the wood	Monitored annually
<i>Number of visitors to the wood*</i>	<i>Monitored annually</i>

Outputs and indicators

* This would be a desirable indicator but is difficult to do without people counter(s) and would be challenging given the layout of paths (no single entrance)

BSCC will encourage comments on the organisation's Facebook page and use a range of opportunities such as volunteer days, fundraising events and the AGM to secure feedback and ensure that BSCC's activities and objectives remain aligned with the aspirations of the members and the wider community.

10 Risk Analysis

Risk	Likelihood	Impact	Mitigation
Asset Transfer Request / negotiated sale refused by HIE	Low	Project cannot proceed	BSCC ensure high quality application and business plan, strong community support etc.
Funding bid to SLF unsuccessful	Low/Medium	Project v unlikely to proceed	High quality application, strong community support
Significant fall in timber prices	Low/Medium	Reduced income for BSCC	Flexibility in harvesting plans, fell when prices increase
NLCA funding bid for Community Woodland Manager is unsuccessful	Low/ Medium	Delay, project unable to proceed, shorter time frame for project	High quality application, alternative funders
Lack of community involvement / volunteers	Low/ Medium	Delays in implementation, lack of community commitment or buy-in	Active communications and promotion of opportunities. Working with external groups that can help liaise with interested volunteers
Lack of capacity within group / loss of key individuals	Low/ Medium	Delays in implementation, management failures	Robust governance systems, wider networking and support. Keep it fun and interesting for directors.

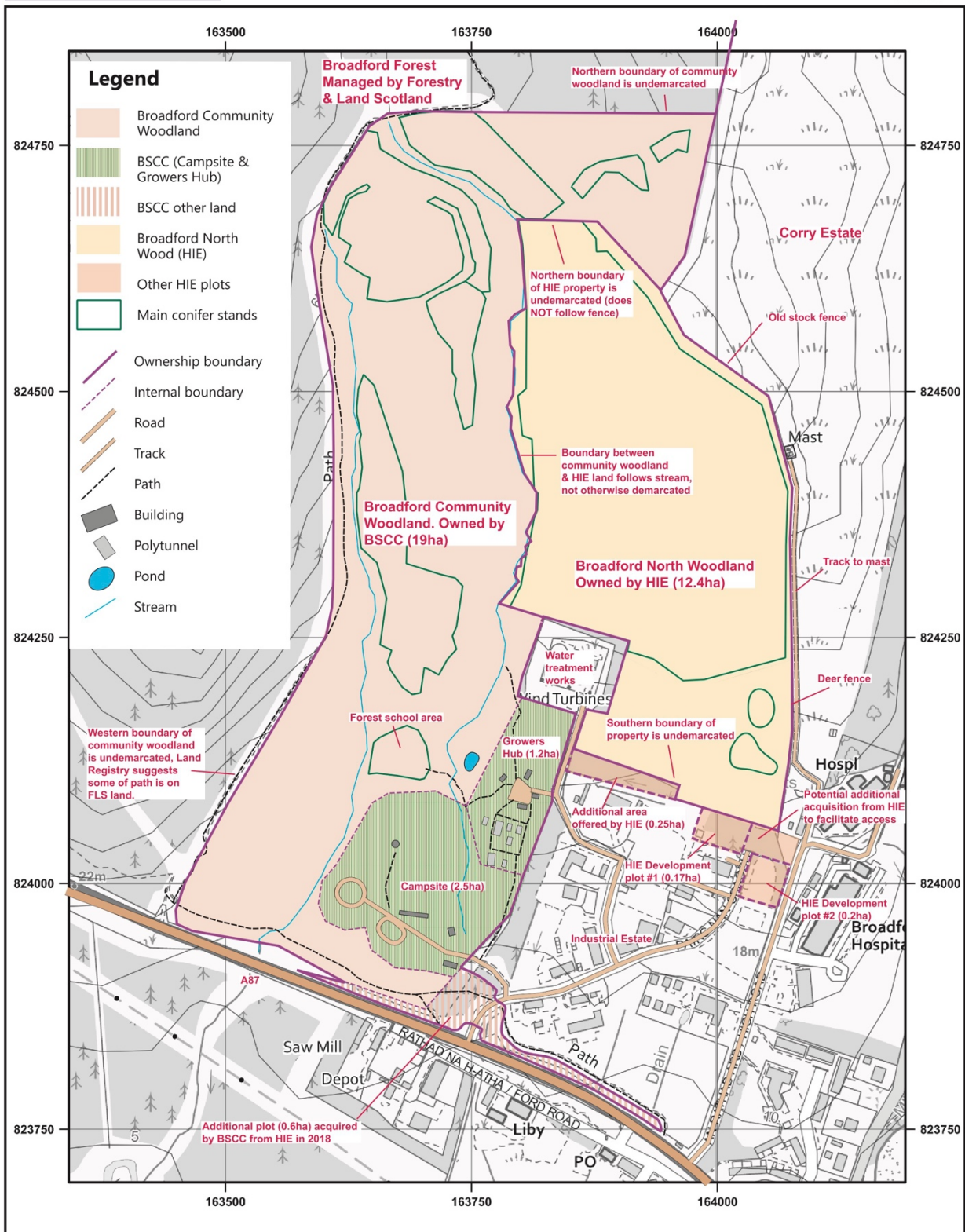
Funding bids for other development projects unsuccessful	Low	Delays, projects unable to proceed	Good quality applications, flexibility, potential resubmission
Phytophthora ramorum identified in larch – Statutory Plant Health Notice issued	Medium	Will require additional felling (extent depends on SPHN details)	Very limited mitigation available other than early felling.
Severe windblow in remaining woodland	Medium	Reduced income, potential impact on amenity and other projects	Careful management, flexibility if needed. Cash in hand to respond in case of emergency.

Major risks and mitigations

Map 1: Broadford Woodlands



Map 1: Broadford Woodlands



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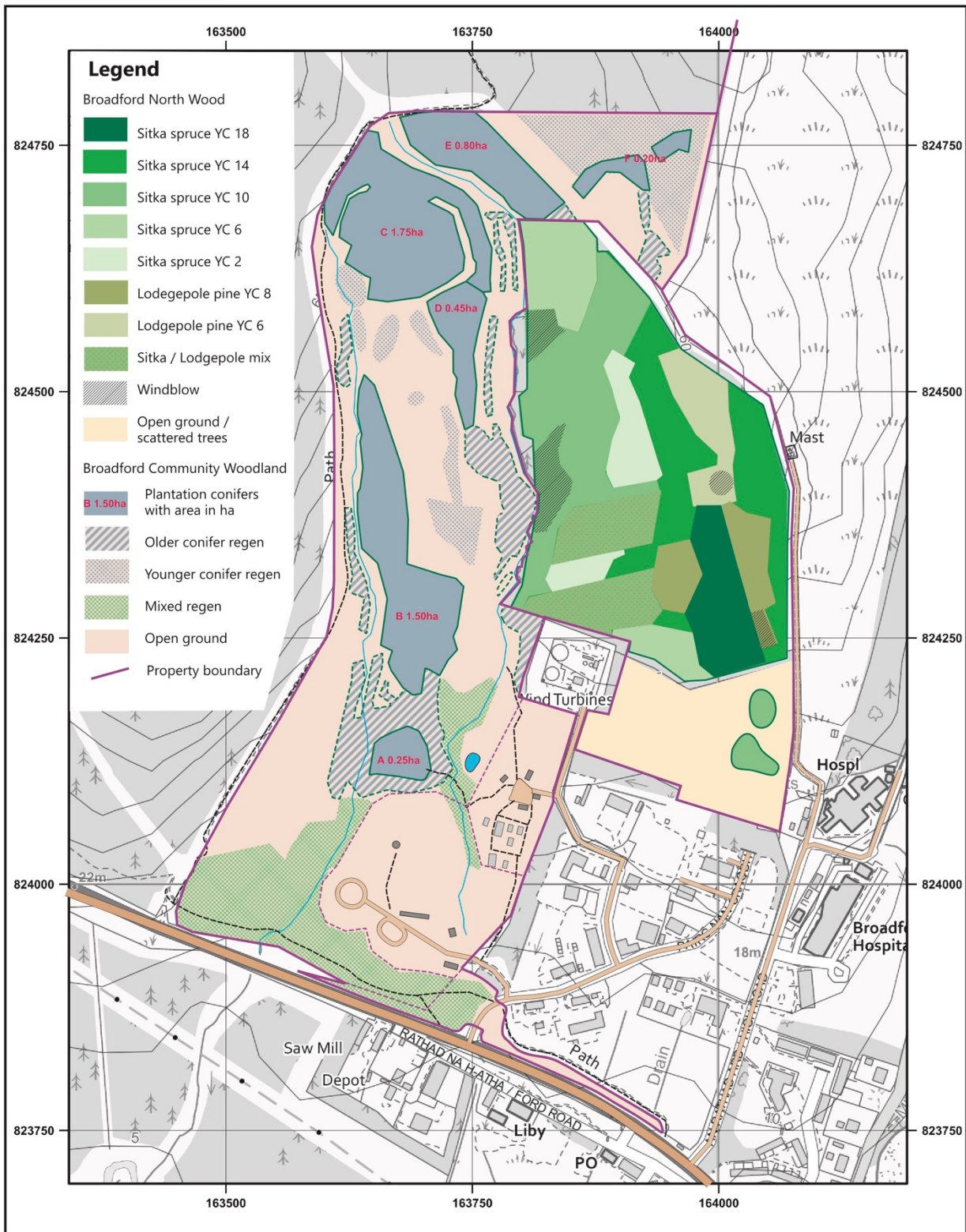
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Map 2: Woodland Types & areas



Map 2: Woodland types & areas



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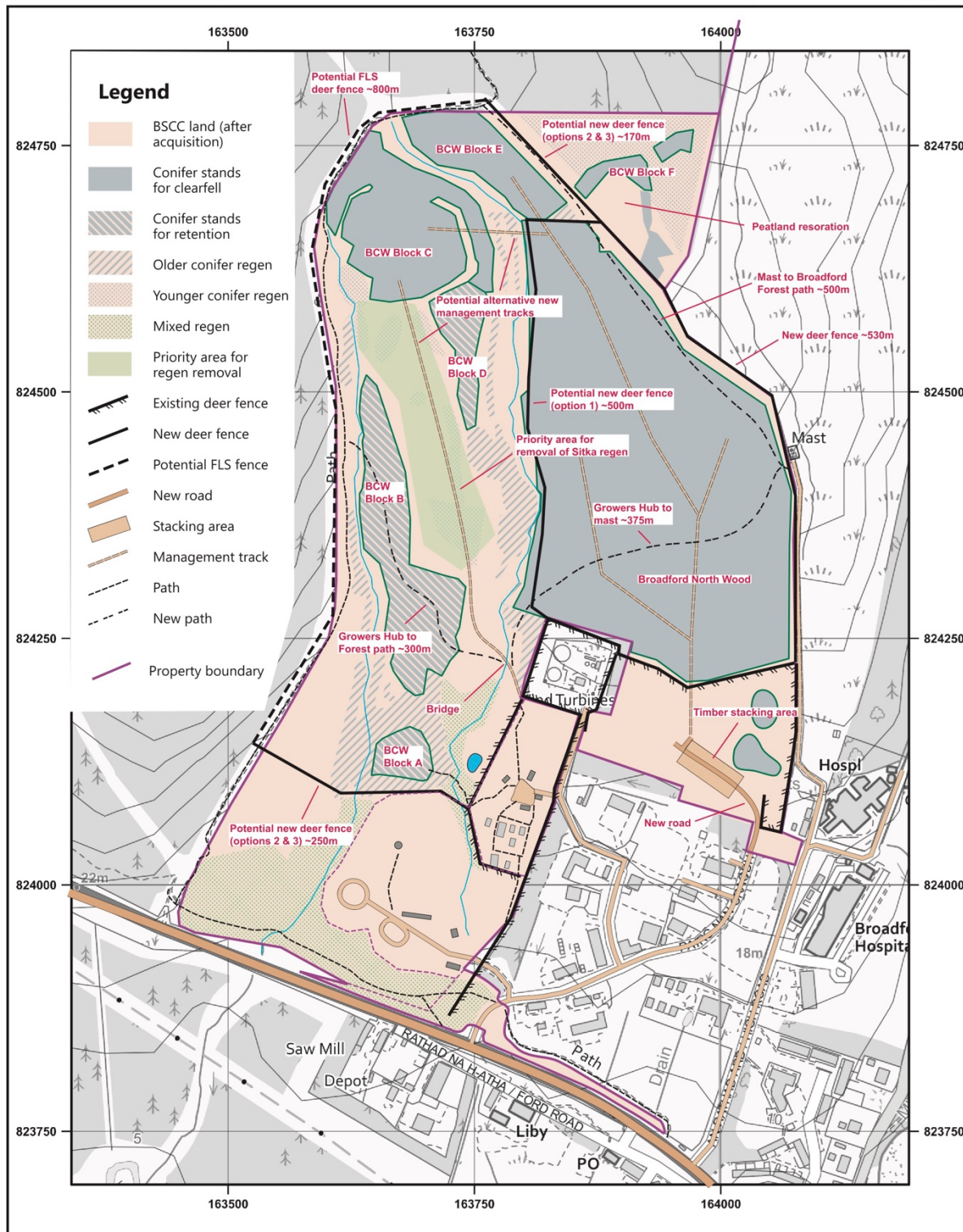
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Map 3: Felling, paths and fences



Map 3: Felling, paths and fences



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Scale 1:5000 - 1cm = 50m - A4 Size



Appendix: Potential funders for community development projects

There are a number of potential funders for BSCC's proposed forest management and community development projects. This section notes some of the larger or more obvious funders but is not intended to provide comprehensive coverage of a dynamic funding environment. Some funds are on-going, others annual, with relatively limited application windows, so not all are open to new applications at time of writing. The Community Woodlands Association publishes a monthly e-bulletin highlighting new funding opportunities.²⁵

Scottish Rural Development Programme: Forestry Grant Scheme

The current Forestry Grant Scheme (FGS)²⁶ contains three relevant packages of grant aid to support the management of existing woodlands: Sustainable Management of Forests (SMF), Woodland Improvement Grants (WIG) and Forest Infrastructure. The former makes annual recurrent payments for routine management (such as path maintenance) whilst the other two pay one-off capital grants for discrete activity.

Applicant organisations and relevant land must be registered with SGRPID. Applicants for Restructuring Regeneration, Public Access and Forest Infrastructure grants must have a Long Term Forest Plan or approved Woodland Management Plan.

Long Term Forest Plan (WIG)²⁷

Funding is currently available under WIG to help pay for the preparation of a long-term forest plan, should BSCC decide to produce one (there is no funding available for the production of a simpler woodland management plan). The grant rate for a new long-term forest plan is £25 per hectare for the first 200 hectares, £5 per hectare thereafter. The grant for 31ha would be £775. After 10 years, a forest plan renewal grant offers £10/ha, i.e. £310.

Restructuring Regeneration (WIG)²⁸

This WIG offers £300/ha for replanting UKFS woodlands and £550/ha for more diverse woodland.²⁹ At Broadford, given the plans for a multi-species woodland, it is likely that the "diverse woodland" rate would be applicable. This allows for a maximum of 60% for any one species across the forest and a minimum of 20% 'other species'.

The restructuring regeneration grant would be applicable for the restocking of stands felled by BSCC, but not for those felled historically by the Forestry Commission. It should be noted that even the £550/ha rate provides only a relatively small contribution towards the actual costs of restocking.

Public Access – Rural Woods (SMF)³⁰

²⁵ <https://www.communitywoods.org/back-copies-of-the-bulletin>

²⁶ The FGS is being reviewed as part of the post Brexit reform of agricultural support, however, this process has been repeatedly delayed and current indications are that the scheme will continue in its present form until 2027 and potentially beyond, with only minor changes in emphasis.

²⁷ <https://account.ruralpayments.org/publicsite/futures/topics/all-schemes/forestry-grant-scheme/woodland-improvement-grant/long-term-forest-plan/>
<https://account.ruralpayments.org/publicsite/futures/topics/all-schemes/forestry-grant-scheme/woodland-improvement-grant/forest-plan-renewal/>

²⁸ <https://account.ruralpayments.org/publicsite/futures/topics/all-schemes/forestry-grant-scheme/woodland-improvement-grant/restructuring-regeneration/>

²⁹ See the relevant FGS webpage for the definitions and eligibility criteria.

³⁰ <https://account.ruralpayments.org/publicsite/futures/topics/all-schemes/forestry-grant-scheme/sustainable-management-of-forests/public-access-rural-woods/>

This option aims to provide support for the management of rural woodlands for public access. Support is provided to assist with the ongoing maintenance of paths that promote the use of woodlands for health benefits. The grant pays £100/ha/yr to support the costs of tree and path safety inspections, litter removal and keeping paths, signs and facilities up to an acceptable standard. The area covered by the grant is based on a 25m zone either side of qualifying paths (other than forest roads). The grant is capped at £10,000/land holding/year.

Forest Infrastructure³¹

This option provides support for new access infrastructure that will bring small scale, undermanaged or inaccessible existing woodlands back into active management so as to:

- improve the economic value of forest and woodland through timber production;
- increase the area of woodland in Scotland that is in sustainable management;
- improve the environmental and social benefits of woodland.

It provides capital funding for construction of forest roads, lay-bys, turning areas and loading bays, and bell-mouth junctions

Scottish Rural Development Programme: Agri-Environment Climate Scheme

Improving Public Access³²

The Improving Public Access option provided capital funding for path creation and other recreation infrastructure, but did not open for applications in 2025: it is unclear whether it will open in future years but if it did it could be a significant potential funder of BSCC's proposed pathworks. Paths must be constructed to a high specification and must be a core path or a link to a core path, or provide access to a feature of interest, or link to other paths at ownership boundaries to part of wider local path networks or of a long distance path.

National Lottery

Awards for All Scotland³³

Awards for All can provide up to £20,000 for projects that do at least one of:

- bring people together and build strong relationships in and across communities;
- improve the places and spaces that matter to communities;
- help more people to reach their potential, by supporting them at the earliest possible stage;
- support people, communities and organisations facing more demands and challenges because of the cost of living crisis.

Funding can be to deliver a new or existing activity or to support organisations to change and adapt to new and future challenges.

Community Action³⁴

The Community Action fund offers up to £250,000 for up to five years for projects that are open, inclusive and led by their community, and which will achieve at least two of the following outcomes:

- build positive relationships
- support people's health or wellbeing

³¹ <https://www.ruralpayments.org/topics/all-schemes/forestry-grant-scheme/forest-infrastructure/>

³² <https://www.ruralpayments.org/topics/all-schemes/agri-environment-climate-scheme/management-options-and-capital-items/improving-public-access/>

³³ <https://www.tnlcommunityfund.org.uk/funding/programmes/national-lottery-awards-for-all-scotland>

³⁴ <https://www.tnlcommunityfund.org.uk/funding/programmes/community-action>

- help people improve their access and connection to nature
- make a positive difference to the environment.

Community Action can fund up to £50,000 of capital costs, and can support indirect project costs such as organisational overheads.

SEPA Scottish Landfill Communities Fund

The Scottish Landfill Communities Fund (SLCF)³⁵ is a tax credit scheme, linked to Scottish Landfill Tax that encourages landfill site operators to provide contributions to Approved Bodies, who can then pass the funds onto community and environmental projects. There are 6 potential objectives of funding, these include:

Object C: “to provide, maintain or improve a public park or other amenity”.

Object C projects are usually only eligible for funding if the project site is within 10 miles of a landfill site or transfer station – the nearest to Broadford is on Raasay, which is just under 10 miles away from the north end of the wood.

Scottish Forestry Community Fund

The Scottish Forestry Community Fund³⁶ supports groups and organisations that encourage people to use woods more.

Eligible projects include activities associated with woodland-based:

- school care clubs and play schemes
- schemes that promote physical activity such as walking, safe routes to school, natural play and adventure play
- volunteer group establishment and the induction of volunteers
- volunteering facilitation focused on skills training, health improvement and community development
- projects promoting Gaelic

Co-op Local Community Fund

The Co-op Local Community Fund³⁷ supports projects in its members’ communities that provide access to opportunities and resources to help people thrive in one of the following ways:

- enables people to access food
- creates opportunities for young people
- improves people’s mental wellbeing
- promotes community cohesion
- builds sustainable futures

Charitable Foundations

Esmée Fairbairn Foundation³⁸

Founded in 1961, Esmée Fairbairn Foundation is one of the UK’s largest independent funders. In 2024, it provided £48.8m in funding towards a wide range of work in support of its aims: to improve Our Natural World, secure A Fairer Future and nurture Creative, Confident Communities.

The Pebble Trust³⁹

³⁵ <https://www.sepa.org.uk/data-visualisation/scottish-communities-landfill-fund/>

³⁶ <https://www.forestry.gov.scot/forests-people/communities/community-fund>

³⁷ <https://causes.coop.co.uk/>

³⁸ <https://www.esmeefairbairn.org.uk/>

³⁹ <http://www.thepebbletrust.org/>

Established in 2014, the Pebble Trust is a charity based in the Highlands of Scotland providing grant funding for projects which support its vision for a more sustainable, fair and low-carbon society.

The Robertson Trust <https://www.therobertsontrust.org.uk/>

The Dulverton Trust: <https://www.dulverton.org/>

The Weir Charitable Trust: <https://weircharitabletrust.com/>

The Henry Smith Foundation: <https://henrysmith.foundation/>

The Mushroom Trust: <https://mushroomtrust.com/>

Windfarm Distribution funds

The SSE Sustainable Development Fund⁴⁰ supports strategic projects in the regions where SSE is operating. Projects across the Highlands are eligible to apply.

In the medium term, it has been projected that the Breakish windfarm will provide a community benefit fund of over £500,000 a year.⁴¹

Walking Scotland (formerly Paths for all)

Walking Scotland's Ian Findlay Path Fund⁴² is now in its fourth and final year, it is not known if there will be a replacement fund.

Community-led Local Development Funding

Community Led Local Development funding is the successor fund for LEADER, which delivered support for rural development through implementing Local Development Strategies and was aimed primarily at small and medium sized community driven projects that are pilot and innovative in nature.

The 2025 iteration of CLLD⁴³ was delivered by Highlands & Islands Climate Hub, working in partnership with Highland Third Sector Interface and the Highland Council's Community Regeneration Funding.

Highland Council Community Regeneration Funds

Community Regeneration Funding⁴⁴ is an umbrella term used to cover multiple community-led external funding programmes, including the Highland Coastal Communities Fund and the Place-based Investment Programme. The funds are not currently open for applications.

⁴⁰ <https://www.sserenewables.com/communities/sustainable-development-fund/>

⁴¹ <https://breakishwindfarm.co.uk/community-benefits/>

⁴² <https://walkingscotland.org.uk/our-work/path-funding/>

⁴³ <https://hiclimatehub.co.uk/event-listing/clld-fund>

⁴⁴ https://www.highland.gov.uk/info/283/community_life_and_leisure/1027/community_regeneration_funding