

Lower Ardochy Forest Consultation Summary Report

1. Introduction

The proposal to purchase Lower Ardochy Forest for woodland crofts and affordable house plots has been developed by the community over the last eighteen months. Public meetings were held to determine how the community thought Lower Ardochy Forest could be used to address local needs. Once this had been established, further rounds of consultation were carried out to gauge support for the proposal. Finally, the community had an opportunity to respond to specific detail set out in the feasibility study. The entire process was supported by regular feedback to and from the community. A variety of mechanisms were used for this including social media, newsletters, email, phone calls and face-to-face contact.

Appendix 1 contains snapshots of all the Glengarry Community Woodlands newsletters where Ardochy Forest is mentioned. These snapshots demonstrate that Lower Ardochy Forest and the potential community purchase is mentioned in every edition of the quarterly newsletter since Winter 2018. The newsletter has a circulation of approximately 275 people.

2. Establishing the proposal

2.1 Registering interest in Lower Ardochy Forest: December 2018

The opportunity for the community to express an interest in Lower Ardochy Forest was first advertised via social media channels in December 2018, following notification by FLS disposals officers. At this point, with members of the community starting to make contact, discussions were held between the Glengarry Community Woodlands (GCW) Board and Glengarry Community Council. There was unanimous agreement that the community should register an interest and hold further discussions to establish what Lower Ardochy Forest could be used for if the community were to purchase it.

Appendix 2 contains screen shots of all the occasions the proposal was advertised on social media in chronological order, with the most recent first (December 2018).

2.2 Public meeting Glengarry Community Hall February 2019

Following the community's decision to formally register an interest, a public meeting was held in the Glengarry Community Hall in February 2019. There was reasonable attendance for an initial meeting in a small community with sixteen attendees. The session allowed for an open discussion amongst attendees. There was discussion about how Ardochy could be

used by the community, and housing and crofts were both suggested as a potential way to deliver some of the community's aspirations. These proposals both gained broad support.

2.3 Focussing the proposal and establishing a partnership

After the public meeting, there followed further discussion between the GCW Board and Glengarry Community Council. The decision was taken to discuss the proposal with the Highlands Small Communities Housing Trust (HSCHT) and Woodland Crofts Partnership. It was through these meetings and discussion that a partnership was established and a clearer and more focused proposal was put together based on the feedback so far from people in the community. It was determined that those in the community who had engaged with the process to date felt that Lower Ardochy Forest might be suitable for woodland crofts and affordable housing. The partnership agreed to do further work with the community to establish whether this would be the right direction of travel for the project.

3. Consultation on the proposal

3.1 Establishing the Outline Proposal

Community and stakeholder consultation of the current proposal began formally in November 2019. Awareness raising via social media and community newsletters had already taken place, and was supported by the GCW Annual General Meeting (AGM) Presentation November 2019

The annual presentation of GCW's work included a section on the proposal for woodland crofts and house plots at Lower Ardochy. The AGM provided a further opportunity to engage members of the community with an open floor discussion of the proposal. There was unanimous support throughout this discussion.

Appendix 3 shows the slides delivered at the AGM by the Development Officer of GCW.

3.2 Drop-in session Tuesday 26 November 2019 in Glengarry Community Hall

A drop-in event was held to provide the community with an outline proposal for Lower Ardochy Forest. The event was useful for gauging support and hearing whether there were any particular concerns. It was held between 3pm and 8pm, to be accessible to parents collecting children from the Primary School and those coming after work, as well as those who were available during the day. Three representatives from HSCHT and one from the Woodland Crofts Partnership were present, alongside the GCW Development Officer and GCW Board Members, to provide information and answer questions about affordable housing (housing for rent, self-build options, and low-cost home ownership), and woodland crofts. Display boards provided further information and literature was available to take away.



Photograph taken at the open evening event

A Powerpoint presentation on woodland crofts was available on request and was repeated several times through the session. Indeed, strong interest in woodland crofts was expressed from the start of the session at 3pm and continued almost without pause through to the finish. Participants were asked to add their answers to the following questions by placing sticky dots on a question/answer sheet:

Q1: Should the community acquire further woodland and make it available to individuals to manage?

Answer: YES (20); NO (0)

Q2: Specifically, should the community acquire further woodland to create woodland crofts?

Answer: YES (20); NO (0)

Q3: If YES, should the new woodland crofts be allocated to:

Local families (0)

'New' families from outside the area (0)

Both (of the above) (20)

(Note: 2 respondents identified themselves as being from outwith the Invergarry community, but had travelled to the event on account of their interest)

The question was deliberately framed as a general one rather than specific to Ardochy Forest so as to be of widest use to the community (i.e. should a purchase of Ardochy for any reason not proceed, the results are still relevant to other potential sites in the area).

From an adult population of around 300 adults the response, from a single drop-in event on a late-autumn evening in poor weather, can be considered to be a good one. Further, and perhaps surprisingly, the response was unanimous:

- All respondents were in favour of acquiring more woodland to make available to individuals;
- All respondents were in favour of this being done through the creation of woodland crofts;
- All respondents felt these woodland crofts should be made available to both local residents (or those with a local connection), and 'new' families from outside the community.

In addition to the individual responses above, the same three questions were put formally to the main relevant representative community organisations, namely Glengarry Community Council and GCW.

The responses from the event, the Community Council, the Board of GCW and other stakeholders gave a clear mandate to take the proposal forward to the next stage.

Appendix 4 shows the poster, which was produced and displayed in the community and on social media to invite people to the consultation event. Appendix 1 includes further social media posts and reminders to encourage people to attend the event.

3.3 Developing the proposal following the drop in session

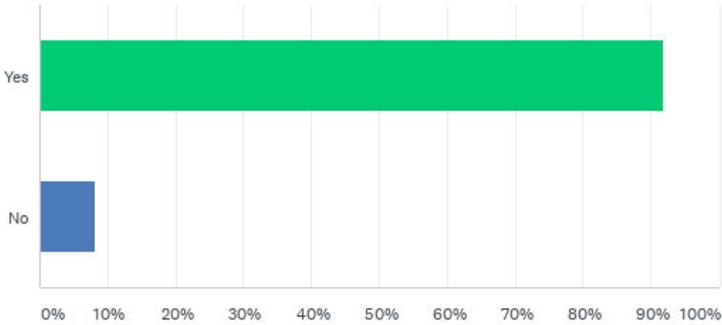
At this stage more detail on the delivery mechanism for the proposal was added. This included the number of woodland crofts, number of self build house plots, use of the Rural Housing Burden, and the crofting allocation policy. Direct contact was made with a range of stakeholders such as local Councillors and the MSP. Information was also provided at Glengarry Community Council meetings, which are attended by members of the public, as well as with the board of GCW, and the planning authorities.

3.4 Final consultation on the specific detail of the proposal

One last consultation exercise to present the final version of the feasibility study to the community was carried out online and on paper owing to the ongoing coronavirus restrictions. This was advertised online and in the community (See Appendix 5 for poster). See Appendix 6 for a copy of the covering letter and survey, copies of which were also left in the community for people to complete.

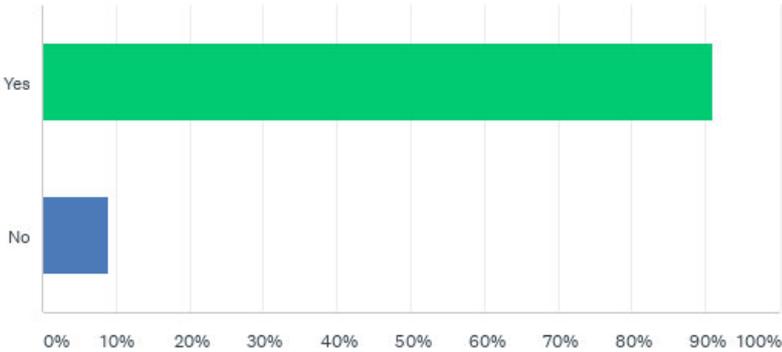
The results of the survey are below. In total there were 63 respondents, which was a very good response rate in a small community such as Glengarry.

Do you support the proposal to create new woodland crofts and affordable housing at Ardochy?



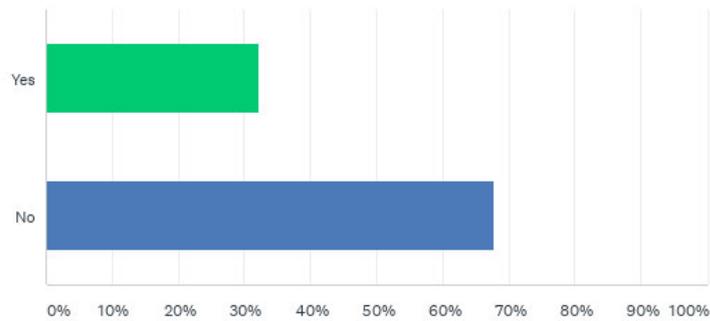
92% of respondents said they were happy with the proposal. 8% answered 'no' to this question. All respondents answered this question.

In your opinion, is the availability of housing a problem in Glengarry?



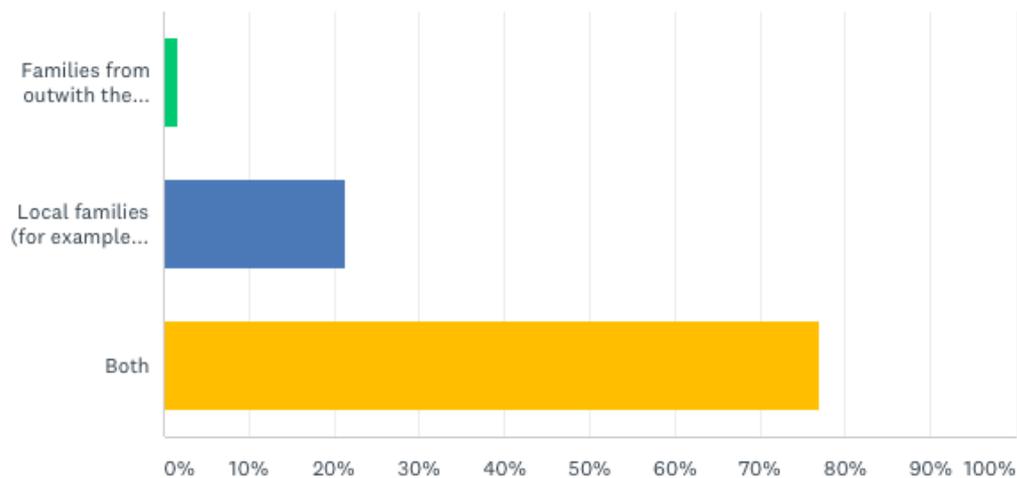
91% of respondents felt that the availability of housing was a problem in Glengarry. 9% felt that it wasn't. 57 of 63 people answered this question.

Do you have direct experience of the availability of housing that is relevant to this project?



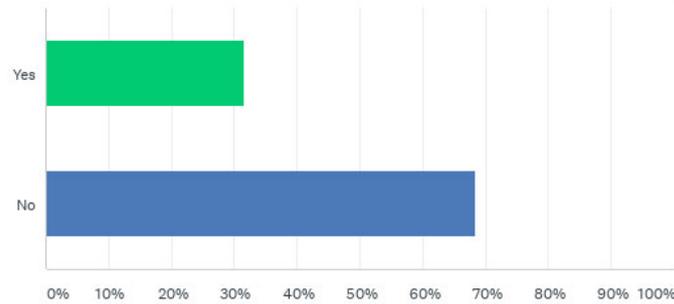
33% of respondents said they had direct experience of the availability of housing relevant to the project. 67% said they did not. There were 60 respondents to this question.

Would you support an allocation policy that favours



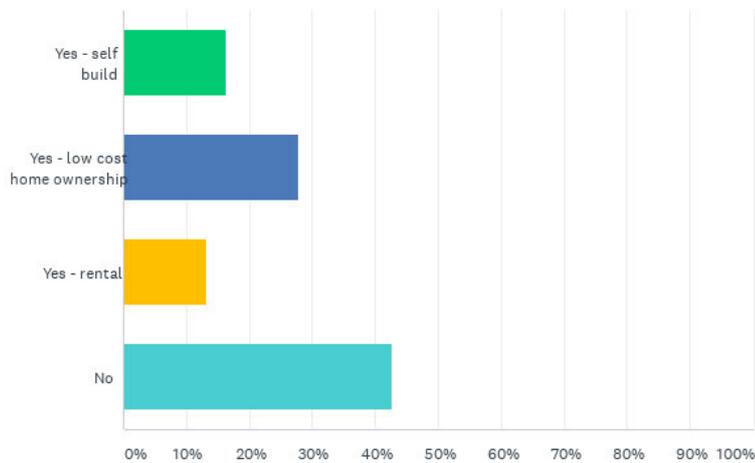
1.6% of respondents said they would support an allocation policy, which favoured people from outwith the area. 22.6% of respondents said they would favour local families or local young people who wished to stay in the area. 75.8% of people said they would support a policy, which favoured both people from outwith the area, and those from it. 62 people answered this question.

Do you or anyone close to you have an interest in taking on a woodland croft? (please leave email address below)



Respondents saying yes numbered 32.8% and those saying no 67.2%. 61 people answered this question.

Do you or anyone close to you have a need for affordable housing? If so, what type of opportunity would suit you best?



16.1% self build

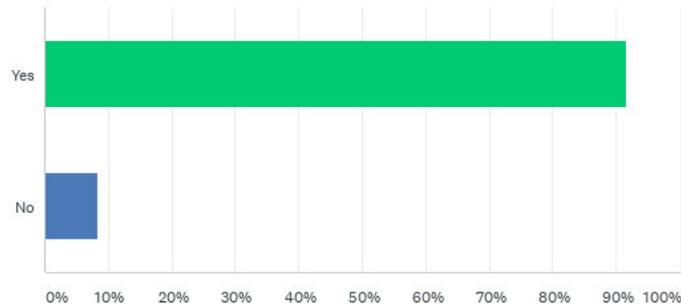
29.3% low cost housing

12.9% rental

41.7% 'no'

61 people answered this question.

Do you think the community's proposals for Ardochy forest would benefit Glengarry?



91.8% of people said 'yes' and 8.2% said 'no'. 61 people answered this question.

There was overwhelming support from those who completed the survey for the purchase of Lower Ardochy Forest to develop affordable housing and woodland crofts. The same number of people also said they felt housing was a real issue in the area.

It would appear that there is less experience amongst those who engaged with the survey of the types of housing proposed despite the enthusiasm for this type of project. Although a third stated they had experience of the availability of housing relevant to the project.

Three quarters of respondents favoured an allocation policy to support both young people and families already in the area as well as those who might like to move to Glengarry. A third of respondents had an interest in taking on a woodland croft and 58.3% of respondents said they or someone close to them had a need for affordable housing. Almost 92% of people said they felt the project would be of real benefit to Glengarry.

A small number of people chose to leave additional comments (shown below), which were resoundingly positive overall, although one person did highlight their concerns about the increase in traffic and noise.

Additional comments from respondents:

'I think it is a wonderful proposal for the local community, it will allow our young folk to stay in the Glen as well as help those who wish to self build and or have a small hold. All of which is good for the community as a whole.'

'It is a quiet Glen which would be spoilt by too much traffic and noise.'

'The lack of public transport between Invergarry and Kinlochourn since the Post Bus ceased to operate is something which should be remedied anyway, but an increase in the resident population would help.'

'I think that Affordable Housing and Woodland Crofts at Ardochy would enrich and strengthen the community of.'

'All the best with this inspiring community initiative.'

See Appendix 7 for further comments from members of the community gathered across the whole process of consultation.

Appendices

Appendix 1 – Community Woodlands newsletters where Ardochy is mentioned



GLENGARRY
COMMUNITY
WOODLANDS

The Old Forestry Depot
Invergarry
PH35 4HG
tom@glengarry.org.uk

Newsletter

Winter 2018/19

Eco-tourism development

After a lot of discussion, planning, and fundraising we have finally instructed consultants to help us plan our eco-tourism business. The idea for a tourism business was a core part of the community's case for purchasing the woodland in 2015. It was identified early on as the best way that the community could use the woodland to generate revenue, support new jobs, and fund activities. The eco-tourism business will be one of the most important developments that we undertake and its success will allow us to do everything else that the community want from the woodland. The consultants were chosen for their experience in setting up successful tourist businesses across Scotland. They will be helping us with designs and business planning so that the community's business doesn't negatively affect trade for private businesses. Once designs are agreed, they will begin a business plan which will forecast all costs and revenue for the first five years of operation.

Eco-tourism seminar

In January, we hosted a one-day seminar in conjunction with the Community Woodland Association to look at different examples of tourism projects in community woodlands. There were presentations from Broadford and Strath Community Company (Skye), and Comrie Croft in (Perthshire) who all shared their experiences. The day gave us a chance to run our own ideas past people with more experience and get some very useful feedback.



Eco-tourism seminar in the Depot, January

Drynachan 2

We have made good progress with our plans to purchase the field opposite the Depot, (known as 'Drynachan 2'). We are currently raising funds from the Scottish Land Fund for a feasibility study to assess all the potential uses for the field. There is no doubt that community ownership will bring long term benefits, helping to increase the amount of land that the community have control over. There will be a chance for people to have their say on the future of the field, and once the feasibility study is complete it will be made public. We'll keep everyone updated as it develops.

Ardochy Forest

In December the Forestry Commission notified the community council that they are planning to sell Ardochy Forest. After a lot of discussion the community council and community woodland decided it was in the community's interest to formally express an interest, temporarily stopping the private sale. The community now has a short time to decide whether it wants to pursue community ownership of Ardochy Forest, (or part of it), and how it should be used. Ownership of part of the forest could bring major benefits to the community, creating space for community-run enterprise or housing.



The Ardochy Forest, outlined in blue, up for sale

The forest also has a burn running through it which is suitable for a mini-hydro scheme. If developed, this could be a community-owned hydro scheme. To discuss these issues, and to gauge the support for community ownership, we are helping to set up a steering committee of local residents. The first meeting will be **Tuesday 19th February in the community hall, 7pm**. Please come with your ideas and opinions.



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Newsletter Spring 2019

Ardochy Forest

There are still a wide range of proposals being discussed for Ardochy, including a hydro scheme, community housing, and new crofts. Get in touch to find out more or get involved.



The Old Forestry Depot
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Registered Charity: SC046134

Newsletter Summer 2019

Summer Activities

The school holidays are always a busy time for children's activities at the community woodland. For three years, we have run our holiday club 'Into the Woods' and this summer the club ran for six days throughout July and early August.



Children celebrating a freshly made batch of Welsh cakes at Into the Woods in early August

As well as our regular club for primary school children, during the summer holidays, for the first time we ran three full days of our new club for older children. 'Junior Rangers', which is aimed at children in P7 through to the end of High School, gives children a chance to progress from 'Into the Woods' to more advanced and educational activities, such as using tools, building structures in the woods, navigation, and survival bushcraft. This summer, the Junior Rangers spent their time on a building project, working through the

heatwave to build a wildlife hide and bench. The next stage will be to connect some of the tree canopy in front of the hide with thick rope so that the hide can be used to watch red squirrels and the other wildlife in the woods.



The wildlife hide built by Junior Rangers this summer

Development Work update

Ardochy Forest: We continue to work closely with the Highlands Small Communities Housing Trust to purchase a small section of Ardochy forest. More feedback will be given once this work has developed.

Drynachan 2: Consultants have presented an early draft of their Feasibility Study for community ownership of the Drynachan 2 field, results so far look very positive. The final draft will be made public once complete.

Eco-tourism: We are now working with designers to look at exactly what type of accommodation units we will build, and other aspects of the site layout such as a new path connecting each unit and a new amenities building. Once we have chosen these designs we will invite members to view the plans.

Drynachan 2

In October we held two drop in sessions at the Depot to hear views on community ownership of the field opposite the Depot. People who came along to the event were asked specifically what they thought were the community's most pressing needs, and whether ownership of the field could help address them. There were a range of different responses including new housing, business facilities, holiday accommodation, cemetery car park extension, and a community garden.



Drynachan 2 with superb views up the Glen to Ben Tee
Everybody we spoke to supported community ownership of the field, and most people mentioned the need for any changes to be done sensitively near the cemetery. The biggest challenge would be upgrading the access into the field which would not be straight forward because of the fast section of A87 it joins on to. However, after talking to Transport Scotland and the Highland Council we think a new access could be combined with an extension to the cemetery car park and the Highland Council would fully support the proposal. In November we were invited to submit an application to the Scottish Land Fund for the funds to purchase the field, and cover some costs related to post-acquisition technical support. All going smoothly, the field should be in community ownership within a few months.

Upcoming events and courses

Green Woodworking for Beginners. Starting Thursday 30th January, 6.30 - 9.00pm, Weekly for 6 weeks. This course is aimed at anyone from novice – intermediate level. Suggested donation. Booking essentials. Contact: tom@glengarry.org.uk

Ardochy

On November 26th we held a drop in session with our partners the Highlands Small Communities Housing Trust (HSCHT), and the Woodland Crofts Partnership. The event was a chance for people to get information about the proposal for new housing, including how the Rural Housing Burden works, which part of Ardochy we are proposing to purchase, what Woodland Crofts are, and how they are allocated. The event was very successful, with a constant flow of people coming to tell us that Glengarry needs new housing which is specifically available for the community. Everybody involved was very impressed with the level of support, and feels there is a strong mandate to move on to the next stage, which will be producing feasibility study to summarise all the options.



We are also looking at whether a community-owned hydro electric scheme could be supported on the Allt a' Bhora burn that runs through the middle of Ardochy. This is a separate piece of work that is being supported by Local Energy Scotland.

Firewood

Firewood sales have been strong throughout Autumn, but we still have tonnes of seasoned, dry birch which can be delivered or collected. Contact Tom to arrange.

A special thanks to Helen Fraser of Ardfrieseal, Mandally for the kind donation of corrugated tin which we used on the roof of our woodshed and a new wood shelter that we built in 2019.

The Mallet Strikes Again!

Late in January, a group of people from around Lochaber joined our local wood carver Bruce, for 6 weekly evening sessions to learn the traditional craft of Green Woodworking. The course draws on a combination of British and Scandinavian traditions, and the group worked on a freshly cut log each week. One of the first tasks was to make a mallet that they would each use throughout the course. With a new skill and a new tool introduced at every session, each week the fresh, green log was transformed into a finished product in just a few hours. Guidance on safety, keeping the tools sharp, finishing the products with oils and burnishing were explained and demonstrated, and towards the end of the course the participants were confidently using draw horses and a pole lathe to produce their own spurtle to proudly take home. Course organiser Bruce explained *'the joy of this type of work lies in it's simplicity; to take a piece of wood that was a living tree not long before and use the most basic, not to mention ancient, of tools to produce something both beautiful and useful is an act that strikes right at the heart of what it means to be human – to make and to use'*. We hope our participants found a little of this joy in their time with us!

Drynachan 2

All funds for the community to purchase Drynachan 2 (the field opposite the Depot) have now been awarded, and the sale process is in the hands of our solicitors. With the amount of project development work we are already undertaking, its unlikely there will be any immediate activity to develop any of the community's proposals for the field. This is because we only have one staff member, so have to be realistic about our resources. With limited access to finance we also need to be careful about over-committing ourselves, so all efforts are currently focused on the cabin business, as we all recognise that securing an income stream is the priority.

Events

There are no events scheduled until further notice.

Ardochy Forest

The community's proposals to establish woodland crofts and community housing at Ardochy took a step forward last month, when the proposal gained positive feedback from the Highland Council. Site investigations were also carried out in March to examine the suitability of ground conditions. The next step is to complete the Feasibility Study, then invite further comment from the community. However, with current restrictions it is likely there will be some delays to this process.



Flat ground to the west of Ardochy House where community housing is proposed

This proposal is being developed in partnership with the Highlands Small Communities Housing Trust (<https://www.hscht.co.uk/>) and Woodland Croft Partnership, and is designed specifically to address some of the housing needs in the area.

Allt a' Bhiora Mini-Hydro

In February we were awarded a small grant to commission an 'Early Business Case' for hydro generation on the Allt a' Bhiora burn in Ardochy Forest. The report, which is a step before a Feasibility Study, will assess the extent that the recent removal subsidy paid to electricity generated from hydro (known as the feed in tariff) will affect the financial viability of the proposed scheme. It will suggest ways of mitigating the loss of the feed in tariff, by for example establishing a partnership with a renewable energy developer, or increasing the sale value of electricity generated by the scheme. Our report will act as a test-case for post subsidy hydro development in Scotland.

Ash dieback in Glengarry

Ash dieback (*Chalara fraxinea*) has been present in the region for a few years, but in the last month there is clear evidence that most of the trees around Invergarry are now infected. Ash is one of the last trees in spring to come out in leaf, and this year most ash trees are showing only a partial leaf canopy. The disease is spread by airborne fungal spores, and once infected one of the earliest signs is leaf loss. Some branches and twigs that would normally be covered in leaves are bare, and the overall leaf canopy looks thinner than it would usually. Nearly all of the ash trees in the community woodland are alongside the Faichem Road and they are all displaying early signs of infection. We are making plans to have these trees removed so they do not pose a danger to road users.



An ash tree (centre) with thin leaf cover - classic early sign of ash dieback

Ardochy Forest: new homes and crofts

Glengarry Community Woodlands (GCW) is the only organisation in Glengarry with a constitution able to take advantage of asset transfers under the Scottish Government's Community Asset Transfer Scheme; the process where communities can purchase or lease publicly owned land or buildings. As Forestry and Land Scotland (formerly Forest Enterprise) gradually sell pieces of land in the area, GCW has felt an obligation to its members to look at whether the community could benefit if they were purchased. When we were notified about the plan to sell Ardochy Forest, we decided to take a closer look. GCW has never had an interest in acquiring more forest - we already have our hands full! However, once public land has been sold, the opportunity has passed for good. This fact alone justifies a bit of further discussion on the issue.

Most people in Glengarry know that the availability of housing is a big problem across the Highlands.

The popularity of Glengarry as a place to retire to, and as a destination for holidays has put significant pressure on the existing housing stock. Younger people often find it impossible to find somewhere to live in Glengarry, and people on average incomes cannot afford to buy. In some areas (such as Lochcarron) this has led to a drop in school roles, and shops and services have been threatened with closure.

For a community-led approach to address the housing issue to be successful, the community needs access to land. GCW has the ability to acquire land for the community. The next step is looking at how new housing can be managed. That's why we partnered with the Highlands Small Communities Housing Trust (HSCHT) and Woodland Crofts Partnership to look at whether a small part of Ardochy could be used to address some of the housing issues in the Glen. The HSCHT have been involved with housing in Invergarry for years, and have a lot of experience of managing housing in rural communities like ours. Their housing is managed under the 'rural housing burden', which not only helps keep the house price affordable, it also allows communities to set an allocation policy, giving communities a degree of control over how the house is used. Examples of how homes could be allocated include links to local family, or links to local employment. We hope to give local people a chance to live in the Glen affordably, and create homes which are lived in and cannot be managed as holiday lets or second homes. The proposal that we're developing is to allocate four self-build house plots at Ardochy, which would be managed in this way.

The proposal for crofts is similar; around 6-7 new crofts would be created along the bottom of Ardochy forest. It would be up to each crofter to build a home, and an allocation policy, developed by the community would also apply. The croft would be subject to exactly the same crofting legislation as any other croft - the only difference being these crofts come with woodland and not fields.

These two proposals are both designed to give the community some degree of control over its own future. We will be carrying out another round of consultation on these plans in August, but in the meantime, please get in touch with any comments.

Appendix 2 – Information sharing and invitations to events on social media



The image shows a Facebook post from the page 'Glengarry Community Woodlands'. The post includes a profile picture of a yellow and green logo, the name 'Glengarry Community Woodlands', and a timestamp of '2d'. The main text of the post is a call to action for a survey. Below the text is a green graphic with three images on the left and text on the right. The images show a wooden building under construction, a coastal landscape with mountains, and a wooden croft. The text on the green background provides details about the consultation period and contact information.

Glengarry Community Woodlands
2d · 🌐

New community housing and new crofts for Glengarry. We need to hear what the community think about the proposal. Please take a few minutes to fill out the survey. Get in touch if you didn't get one, and get in touch if you have any questions - but please take part and share your feedback with us!

**Ardochy Forest:
Affordable Housing and
Woodland Crofts**

**Consultation on the
community proposal**

Consultation period runs
from:
Friday 7th August 2020 –
Monday 17th August 2020

Email: tom@glengarry.org.uk



Glengarry Community Woodlands

5d · 🌐



We're launching the second round of consultation on the community proposal for Ardochy Forest tomorrow, a survey pack will be emailed out to our membership and everyone who registered an interest with us. If you don't get an email but you're interested email: tom@glengarry.org.uk



*Ardochy Forest:
Affordable Housing and
Woodland Crofts*

**Consultation on the
community proposal**

Consultation period runs
from:

**Friday 7th August 2020 –
Monday 17th August 2020**

Email: tom@glengarry.org.uk
for a survey pack
OR get a survey from the
Invergarry Post Office



Glengarry Community Woodlands

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June 30 · 🌐

Our latest newsletter is now out! There's not a lot of activity at the community woodland at the moment so we've decided to explain in detail the background to some of our projects. This edition will focus on the cabin business, and the plans for Ardochy Forest. Email: tom@glengarry.org.uk for your copy.



Glengarry Community Woodlands

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April 7 · 🌐

All of our spring activities may be on hold, but there's still a lot going on behind the scenes for our other development projects - the forest cabin business, Ardochy Forest (community housing, woodland crofts AND a small hydro-scheme), and purchase of Drynachan 2. We've just put a newsletter out with an update on where these projects are, if you didn't get one email: tom@glengarry.org.uk to be added to the mailing list.



Glengarry Community Woodlands

November 25, 2019 · 🌐



New housing and new crofts for the community in Glengarry - we need to hear from local people to make this a reality. Come along and share how you think we can meet the needs of the next generation in Glengarry.



THE HIGHLANDS SMALL COMMUNITIES HOUSING TRUST

Ardochy Forest: Affordable Housing and Woodland Crofts Information Event

Glengarry Community Hall

Drop in
Tuesday 26th
November 2019
3pm - 8pm

Come along and find out about affordable housing options for the community

- Housing for rent
- Self Build options
- Low-cost home ownership

Offer your feedback on the opportunities for Ardochy woodland.
We will also have a Woodland Croft advisor



Glengarry Community Woodlands

November 20, 2019 · 🌐



If you're interested in finding out about new, self-build housing plots for the community, and new land for woodland crofts, we want to hear from you! Come to the event we're holding with the Highlands Small Communities Housing Trust and Woodland Crofts Partnership to find out more about this exciting proposal for the community!



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Drop in
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Glengarry
Community Hall

Come along and find out about affordable housing options for the community

- Housing for rent
- Self Build options
- Low-cost home ownership

Offer your feedback on the opportunities for Ardochy woodland



Glengarry Community Woodlands

November 12, 2019 · 🌐



We're holding a drop-in session in partnership with the Highlands Small Communities Housing Trust and the Woodland Crofts Partnership to provide information and hear views on establishing a small number of self-build housing plots (for the community) and woodland crofts at Ardochy Forest.

THE HIGHLANDS SMALL COMMUNITIES HOUSING TRUST

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- Housing for rent
- Self Build options
- Low-cost home ownership

Offer your feedback on the opportunities



Glengarry Community Woodlands

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February 19, 2019 · 🌐

Meeting tonight 7pm in the community hall to discuss proposals for community ownership of Ardochy Forest. Come along to share your ideas and have your say.



Glengarry Community Woodlands

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February 7, 2019 · 🌐

In December, acting on behalf of the community we responded to the Forestry Commission's decision to sell Ardochy Forest and formally expressed an interest through the Community Asset Transfer Scheme. This has temporarily stopped its sale. Now its time to hear from the community. We've discovered there's a potential mini-hydro scheme there which we're looking into further. The next step is to discuss other priorities for the community and look at whether Ardochy Forest can ... **See More**



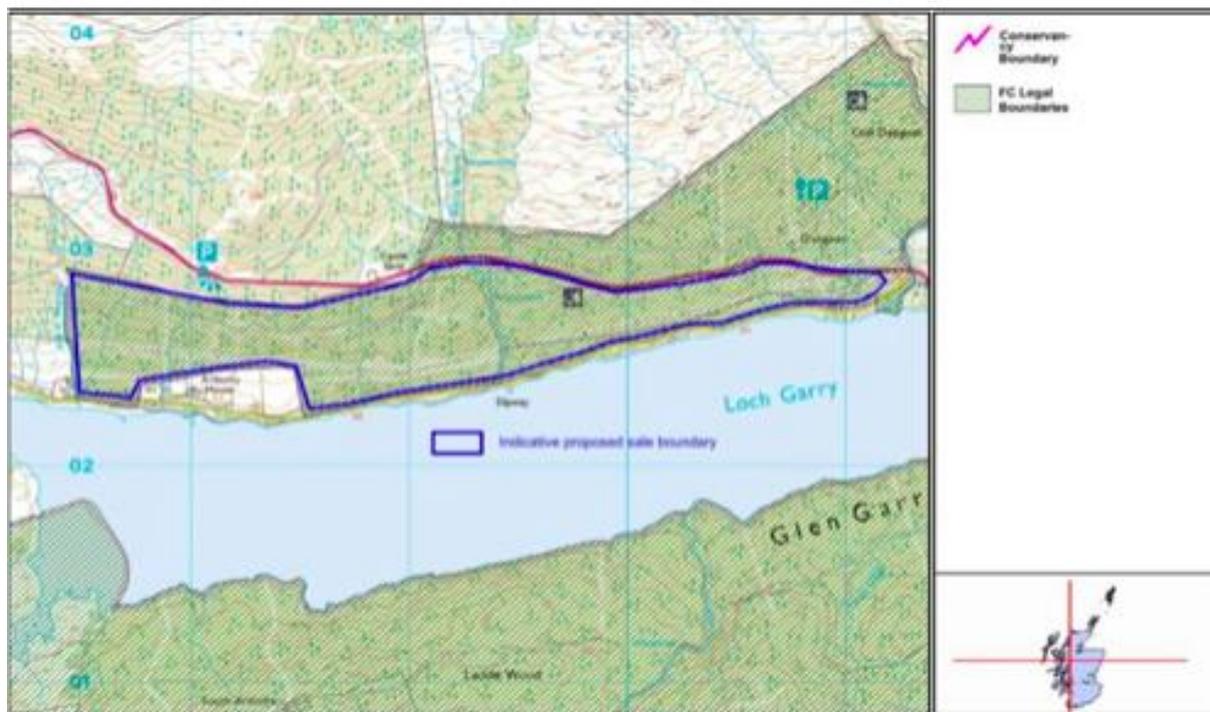


Glengarry Community Woodlands

January 10, 2019 · 🌐



The community woodland has formally expressed an interest in Ardochy forest, on behalf of the community in Glengarry. This has effectively halted the private sale of the land to give the community time to assess what opportunities it might present to us. The next stage is to employ consultants to look into the feasibility of community ownership. Development which contributes to the local economy must be at the heart of any proposal for the land's use. The likelihood is this ... **See More**





Glengarry Community Woodlands

December 13, 2018 · 🌐



Revised maps of the proposed sale of Ardochy forest sent by the Forestry Commission today. The area for sale hasn't changed, new maps are just slightly more accurate. If you live in Glengarry please share your opinion on this issue (see earlier post for full details) - either on facebook or email anyone in the community woodland. Its useful for us to know where public opinion lies on the matter.





Glengarry Community Woodlands

December 10, 2018 · 🌐



Last week the Forestry Commission notified us of their intention to sell Ardochy forest, approximately 145 hectares between the A87 and the Kinlochourn road (outlined here in blue/red). The community has been given until 7th January to express an interest, after which it will be sold on the open market. This is a one-off opportunity for the community which deserves full consideration. Expressing an interest just buys time to explore all the options, it doesn't commit us to an... **See More**



Appendix 3 – Glengarry Community Woodlands AGM November 2019





THE FIFE AND WOODLAND COMMUNITIES TRUST
Ardoch Forest: Affordable Housing and Woodland Crofts Information Event
 Drop in
 Tuesday 26th
 November 2019
 3pm - 8pm
 @engarry
 Community Hall
 Come along and find out about affordable housing options for the community

- Housing for rent
- Self-Build options
- Low-cost home ownership

Offer your feedback on the opportunities for Ardoch woodland. We will also have a Woodland Crofts adviser at the event who can offer advice on Woodland Crofts and Family Forestry.

For more information:
 Email: info@engarry.com | Tel: 01463 223549
 Dundee Local Food Centre, 10001 North Quay, DD1 2YD

Appendix 4 - Invitation and poster to drop in event November 2019



THE HIGHLANDS SMALL COMMUNITIES HOUSING TRUST

Ardochy Forest: Affordable Housing and Woodland Crofts Information Event

Drop in Tuesday 26th November 2019 3pm - 8pm

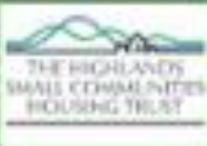
Glengarry Community Hall

Come along and find out about affordable housing options for the community

- Housing for rent
- Self Build options
- Low-cost home ownership

Offer your feedback on the opportunities for Ardochy woodland. We will also have a Woodland Croft advisor at the event who can offer advice on Woodland Crofts and Family Forestry.

For more information -
Email info@hacht.co.uk Tel: 01463233549
Company Limited by Guarantee (IC) 112963 Scotland (Charity 001) 27548

Appendix 5 – Invitation and poster to take part in round two of the consultation

**Ardochy Forest:
Affordable Housing and
Woodland Crofts**

**Consultation on the
community proposal**

Consultation period runs
from:
Friday 7th August 2020 –
Monday 17th August 2020

Email: tom@glengarry.org.uk
for a survey pack
OR get a survey from the
Invergarry Post Office

**Give your feedback on the community's
proposal for Ardochy Forest**

Registered Charity No: 90046134
Company No: 90501083

Appendix 6 – covering letter to accompany printed survey and copy of survey

Dear Community Woodland members and residents of Glengarry,

Following the decision by Forestry and Land Scotland to sell Ardochy Forest, Glengarry Community Woodlands have been working with the Highlands Small Communities Housing Trust and the Woodland Crofts Partnership to explore options to bring part of Ardochy into community ownership.

At a public event in November 2019, we proposed using part of Ardochy for the creation of new woodland crofts and affordable housing. The new properties would be managed with the Rural Housing Burden which keeps them affordable while allowing the community to draw up an allocation policy.

The aim is to give the community some control over the development of housing so that local needs can be addressed. For example, new homes could be allocated for young people who are ready to leave home but want to stay in the area, or for people who work locally but cannot find anywhere locally to live.

The aim of creating new woodland crofts is similar, but crofters also have the opportunity for small-scale woodland management to support their lifestyles and livelihoods.

After the support we received for this proposal back in November, we have now completed a feasibility study that provides the detail on how it would work. However feedback from you is crucial for us to take the next step, so we are carrying out this second round of consultation by email.

Please pick up a copy of the survey and complete it and leave it in the Post Office.

We also welcome more general feedback which you can give by email or phone, please get in touch with any comments (contact details below).

Best wishes

Tom



Tom Cooper | Development Officer | Glengarry Community Woodlands

The Old Forestry Depot | Invergarry | Lochaber | PH35 4HG

01809 501 287

Ardochy Forest: Affordable Housing and Woodland Crofts - Community Consultation

1. Do you support the proposal to create new woodland crofts and affordable housing at Ardochy?		
Yes	No	Other (Please Specify)
2. Do you support the proposal to create new woodland crofts and affordable housing at Ardochy?		
Yes	No	Other (Please Specify)
3. In your opinion, is the availability of housing a problem in Glengarry?		
Yes	No	Other (Please Specify)
4. Do you have direct experience of the availability of housing that is relevant to this project?		
Yes	No	Other (Please Specify)
5. Would you support an allocation policy that favours:		
Families from outwith the area	Local families (for example, young people who want to leave home but stay in the Glen)	
Both	Other (please specify)	
6. Do you or anyone close to you have an interest in taking on a woodland croft? (please leave email address below)		
Yes	No	Other (Please Specify)
7. Do you or anyone close to you have a need for affordable housing? If so, what type of opportunity would suit you best?		
Yes - self build	Yes - low cost home ownership	Yes - rental
No	Other (please specify)	
8. Do you think the community's proposals for Ardochy forest would benefit Glengarry?		
Yes	No	Other (Please Specify)

If there are other points you'd like to make that are not covered by this survey, please send them to tom@glengarry.org.uk

GCW - Registered Charity No: SC046134 ~ Company No: SC501083
 HSCHT - Registered Charity No: SC027544 ~ Company No: SC182862



Appendix 7 – additional comments from community members during the consultation

21 November 2019 13:01

Hi Tom

Apologies, I am away with work next week, so unable to attend. Please add me to your mailing list. I think any opportunity to help keep our young people in the Glen is a fantastic idea.

30 June 2020 20:23

Hi Tom

We are very supportive of this project. Having lived in tied accommodation for 23yrs due to the lack of affordable housing in the area, and a significant increase in interest for properties in the Highlands in recent months due to Covid 19, we would love to give our children a permanent home in the area they were raised, and schooled.

August 2020

I confirm that I am strongly in favour of GCW's proposals to support and provide affordable housing, economic regeneration and employment prospects in Glengarry. In particular, I am strongly in favour of woodland crofts.

In the long term, I hope that the community will be able to support a hub for small online and producing industries, such as 3D printing services, legal, economic and other advice services and small to medium online marketing enterprises not requiring very large warehouse facilities. I regret that an investigation into the feasibility of locating such services at Ardochy was not considered. In my view, looking at such possibilities would have been consistent with GCW's intention to "add value to their existing activities and also meet identified local needs not being addressed elsewhere." (p.8)

My principal concern is that GCW should obtain sufficient suitable land to satisfy not only an immediate but also a possible future demand for woodland crofts. I note the reference on p. 19 to "further croft housing". I would be particularly interested to have confirmation of the number of potential croft sites in Areas 1, 2 and 3, in addition to the six already projected. Do the areas of 59, 34 and 52ha shown in pink on the map on p. 18 refer to the size of those

areas? That would help one to calculate how many crofts of the size referred to in the study could be opened. And could we be told why Area 4 has not been included in the project? I would be very strongly in support of any plan that were to propose a significant increase in the number of crofts in all four of the areas identified, providing, of course, that the Woodlands Croft Partnership assessed such additional crofts as being viable.

I confirm that I strongly agree that the right to buy the crofts should be withheld in an appropriate manner and that croft houses should be tied to the crofts in perpetuity.

It would be a matter of great regret to me, and a loss to the community as a whole, if any affordable housing and the croft housing supported and encouraged by GCW were to revert to the open market, thus potentially exacerbating the present unbalanced pattern of housing ownership; and I confirm that I support the efforts of the WCP and the Highland Small Communities Housing Trust to attach robust legal safeguards to the projects within their remit.

I look forward to seeing the final report with its appendices.