



Dùthchas Arainn
COMMUNITY BENEFIT SOCIETY

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INVESTMENT PROSPECTUS

GLENRICKARD PILOT PROJECT

JULY 2025

The Project

Our pilot project focuses on developing woodland crofts within Forestry and Land Scotland's Glenrickard Forest, specifically the Glencloy section. Through integrating traditional crofting with sustainable forestry, we will:

Create a prototype for community-led woodland crofting on Arran

Through Community Asset Transfer of this section of the Glenrickard Forest, we will develop a demonstration site showing how communities can take direct ownership and control of woodland management. This pilot project will establish models for sustainable forestry practices, community governance, and woodland croft development that can be replicated across Arran and beyond. Our approach combines traditional knowledge with contemporary environmental management, creating a blueprint for future community woodland initiatives.

Work within FLS's Glenrickard Land Management Plan area

The project site lies within FLS's Glenrickard Land Management Plan area where Sitka spruce plantations in Glencloy are scheduled for felling. Through Community Asset Transfer, we can transition this area from commercial forestry to diverse woodland crofts, ensuring continuity of woodland cover while improving ecological value. This demonstrates how community ownership can deliver enhanced environmental and social benefits.

Demonstrate how woodland crofting can provide sustainable livelihoods and address depopulation while enhancing biodiversity

The project will showcase how woodland crofting can create viable livelihoods while improving the natural environment. By combining sustainable forestry, small-scale regenerative agriculture, and ecosystem restoration, woodland crofts can support both human communities and natural systems. This integrated approach provides multiple income streams for crofters while enhancing local biodiversity and ecological resilience.

To find out more about woodland crofting and our vision, please see the penultimate two pages of this document.

Support NatureScot's wetland and diverse woodland restoration objectives

As endorsed by NatureScot, our project will contribute to key conservation goals through the restoration of wetland habitats and enhancement of woodland diversity. The site connects to important wetland areas, and our management approach will help restore natural water retention features while creating varied woodland habitats. This work directly supports national biodiversity targets while delivering local environmental benefits.

Protect and enhance existing native woodland

Adjacent to the Sitka plantations lies valuable native woodland that requires protection and enhancement. Our management plan will safeguard these existing woodland resources while gradually expanding native woodland cover through natural regeneration and selective planting. This approach helps preserve Arran's natural heritage while creating connections between existing woodland habitats.

Help manage water flow in the Cloyburn to reduce flooding and erosion risks to Brodick seafront

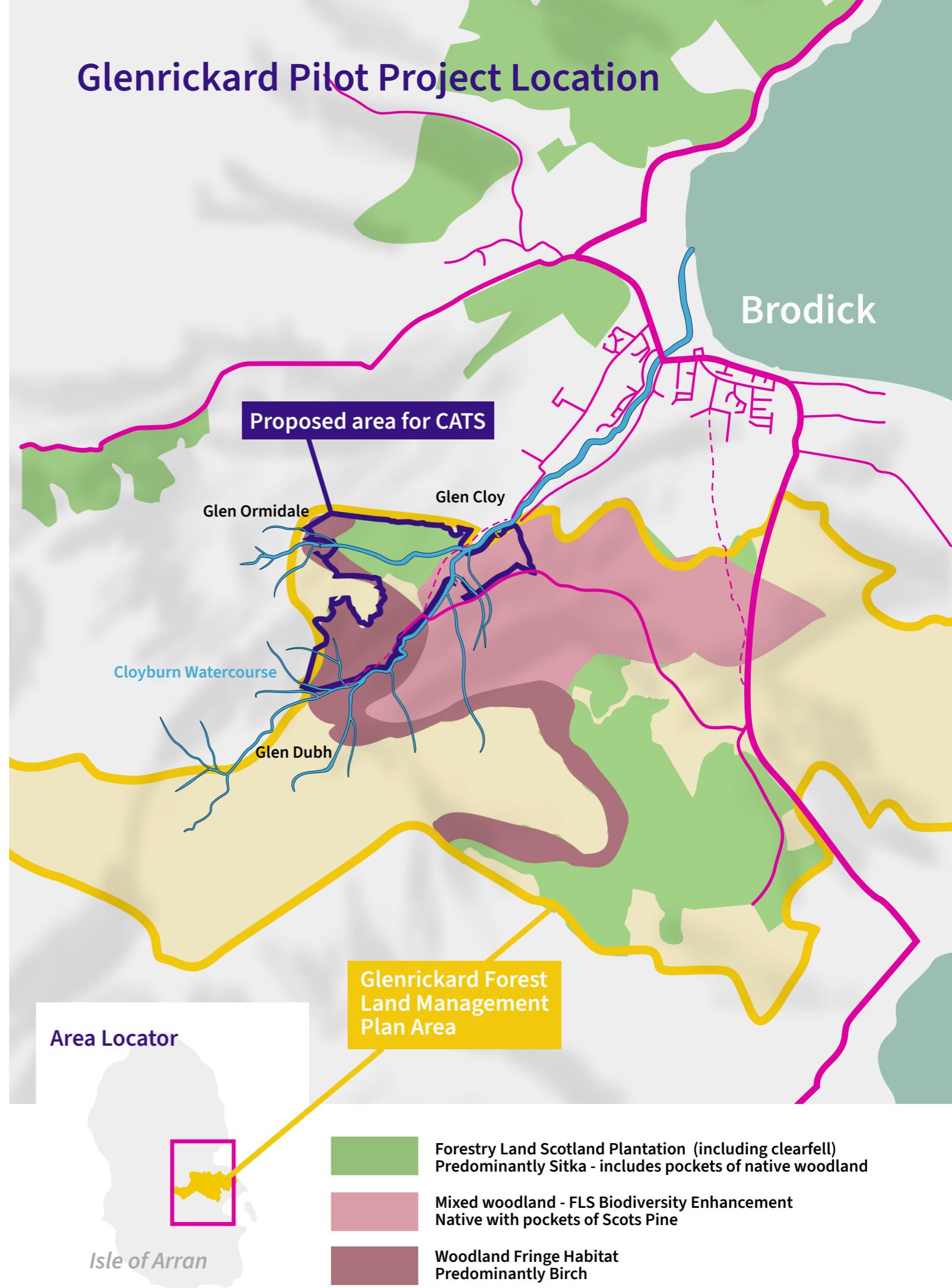
The project addresses critical water management issues affecting Brodick. Through restoration of natural water retention features and careful woodland management in the upper Cloyburn catchment, we can help reduce flooding during torrential rain and minimise erosion impacts on Brodick seafront and the Fishermans Walk. This demonstrates how upland management directly benefits downstream communities.

What is the Community Asset Transfer Scheme (CATS)?

Community Asset Transfers allow community organisations to acquire publicly-owned land at below-market value for community benefit. Established by the Community Empowerment (Scotland) Act 2015, this gives communities a legal right to request transfer of public assets from bodies like Forestry and Land Scotland.

Forestry and Land Scotland has completed 26 successful transfers since 2016, supporting projects from renewable energy to woodland management. For our project, CATS provides a proven pathway to community ownership, enabling sustainable woodland management that combines conservation with generating employment.

Glenrickard Pilot Project Location



Project Elements

All feasibility work is designed to support a successful Community Asset Transfer, which would give the community ownership of the woodland and enable woodland croft development. Based on 2024 quote of £19,830 from Community Woodlands Association, the proposed feasibility studies would ideally include:

- Ecological and soil assessments
- Archaeological surveys
- Water management studies
- Infrastructure evaluation for woodland crofts
- Economic analysis of woodland crofting viability
- Community consultation
- Sustainable forestry planning
- Woodland croft design and layout

Investment Targets

We can effectively deploy any amount raised:

£10k-20k

Essential Feasibility Studies

Site surveys and familiarisation

Desk research and options analysis

Basic feasibility report covering site suitability, timber management, and housing potential

Initial community consultation

£20k-35k

Comprehensive Feasibility Package

Full professional feasibility study including:

Complete site surveys and analysis

Business planning and funding strategy

Implementation planning

Full community consultation report

Risk analysis and management recommendations

Plus additional technical studies as needed

£35k-50k

Implementation Ready

Everything above PLUS:

Detailed woodland croft design and layout plans

Community Asset Transfer application preparation

Additional specialist studies (archaeological, ecological)

Future funding strategy and partnership development

Any funds raised beyond feasibility costs will be allocated toward project implementation phases. If additional funding is secured from other sources, share capital may be directed toward the next development phase.

All costs subject to current market pricing and updated quotes at time of commissioning.

This offer opens in July 2025 and Closes October 31st 2025. The society reserves the right to close the offer early or extend it at its discretion.

Share Terms

- Shares are £1 each
- Minimum investment in pilot project: £50 (50 shares)
- Maximum investment: £100,000 (legal maximum)
- One member, one vote regardless of shareholding
- Shares are withdrawable but not transferable

Withdrawal Terms

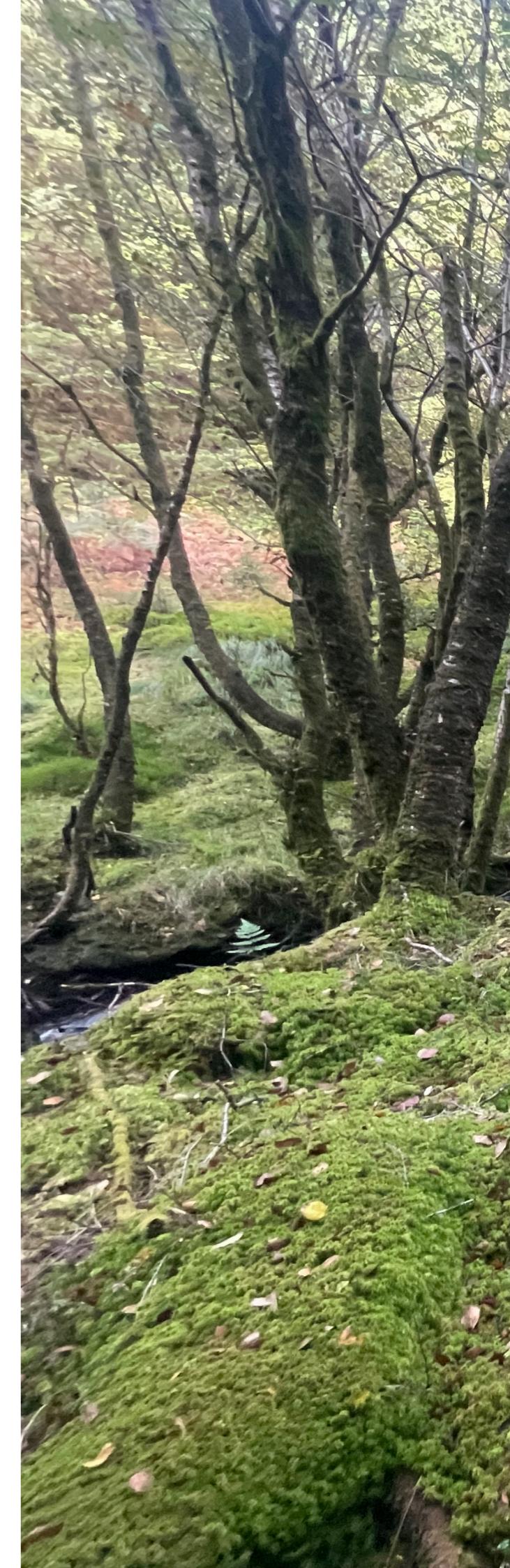
- No withdrawals permitted during 2025/2026
- After 2026, withdrawals require:
 - Three months' notice
 - Board approval
 - Sufficient funds being available
- The board may suspend withdrawals to protect society finances

Risks

- Shares are risk capital and you could lose some or all of your investment
- No right to compensation through Financial Services Compensation Scheme
- No right to complain to Financial Ombudsman Service
- You should only invest what you can afford to lose
- **Asset Transfer Timeline:** Community Asset Transfer processes can be lengthy and complex. While we have secured a 5-year pause in felling operations, this is not guaranteed and FLS retains discretion over final decisions.
- **Planning and Regulatory Approval:** Woodland croft development will require various consents and approvals, which may affect project timeline and costs.
- **Market Conditions:** Changes in timber markets, construction costs, or housing demand could affect project viability.

Asset Lock

The society has an asset lock ensuring all assets must be used for community benefit. If the society is wound up, any residual assets must be transferred to another asset-locked body.





Strategic Policy Alignment

This project aligns with major Scottish Government priorities and emerging policy trends:

Woodland Crofting is a Government Priority: The Scottish Government's National Development Plan for Crofting (2021) specifically promotes woodland crofts as a key model for rural development¹. Enhanced forestry grant rates of £7,560 per hectare demonstrate strong financial backing for woodland creation in crofting counties².

Climate and Nature Targets: With £53 million invested in 2025-26 to create 11,000+ hectares of new woodland across Scotland³, and targets for 18,000 hectares annually by 2024/25⁴, woodland crofts are recognized as essential for meeting national climate commitments.

Community Asset Transfer Support: Forestry and Land Scotland has completed 26 community asset transfers, with woodland crofts increasingly recognized as a proven model⁵. Recent successful projects like Glengarry Community Woodlands demonstrate strong institutional support for this approach.

Rural Development Solution: Current crofting law reform consultations emphasise enabling innovation and diversification⁶ – positioning woodland crofting as a forward-thinking solution to rural housing, employment, and land use challenges.

This project positions Arran at the forefront of an emerging movement that addresses multiple policy priorities simultaneously.

References:

1. Scottish Government (2021) Crofting: National Development Plan
2. Scottish Forestry, Forestry Grants Boost for Crofters
3. Scottish Government (2024) Scottish Budget 2025-26, Rural Affairs Chapter
4. Scottish Government Forest Strategy 2019-2029
5. Forestry and Land Scotland, Community Asset Transfer Reports
6. Scottish Government (2024) Crofting Law Reform Proposals Consultation

Supporting Partners

The project development is supported by:

- NatureScot - endorsing our integrated approach to woodland and wetland management
- COAST
- Roots of Arran Community Woodland
- Arran Eco Savvy

Evidence Base and Community Support

This project builds on substantial research and community engagement:

- **Historical Precedent:** A 1975 Royal Commission survey identified significant archaeological features in this area that were subsequently impacted by Sitka plantation ([Reference](#)). Our approach will investigate and protect these assets to our heritage and historical records of land use.
- **Previous Feasibility Work:** A comprehensive 2010 study by Neil Sutherland Architects identified several areas in Arran as having strong potential for woodland crofting, and Glenrickard was ranked among the top sites on Arran for such development.
- **Community Demand:** Public consultations consistently show strong support for woodland crofting, with a large percentage of respondents expressing preference for self-build options and significant interest in woodland settings. Our CBS currently has 32 Community members and 6 supporter members who hold shares.
- **Stakeholder Alignment:** The project directly supports NatureScot's biodiversity objectives and FLS's sustainable forest management goals.

Project Leadership

Our board brings diverse expertise including:

- Community organizing
- Environmental stewardship
- Woodland Management
- Policy advocacy
- Heritage preservation
- Education
- Health and wellbeing

Track Record and Governance

Dùthchas Arainn CBS has demonstrated effective community leadership through:

- **Successful Stakeholder Engagement:** Securing support from NatureScot, FLS cooperation on felling pause, and broad community backing
- **Transparent Governance:** Regular public meetings, clear board structure with defined expertise areas, and commitment to democratic decision-making
- **Financial Management:** Successful establishment of banking arrangements and completion of regulatory requirements including FCA annual returns
- **Partnership Working:** Established MOU with Arran Pioneer Project CIC and collaborative relationships across the island's environmental sector

Next Steps

We will plan 2 public meetings in Brodick and Lamlash during this summer ahead of our AGM in October.

How to Invest

For New Members:

1. Complete our membership form at duthchas.scot or request one via info@duthchas.scot
2. Once membership is approved, we will provide payment details for your Glenrickard project investment
3. After payment confirmation, you will receive your digital share certificate specific to this project investment

For Existing Members:

Contact us at info@duthchas.scot with "Glenrickard Investment" in the subject line to arrange your project-specific investment. **As outlined in our founding share offer, you may choose to allocate some or all of your current shares specifically to this project, or keep them as general Dùthchas Arainn investment.**

Investment Timeline:

- Offer opens: July 2025
- Minimum target review: August 2025
- Offer closes: October 31st 2025 (unless extended)
- Feasibility work begins: November 2025

Contact

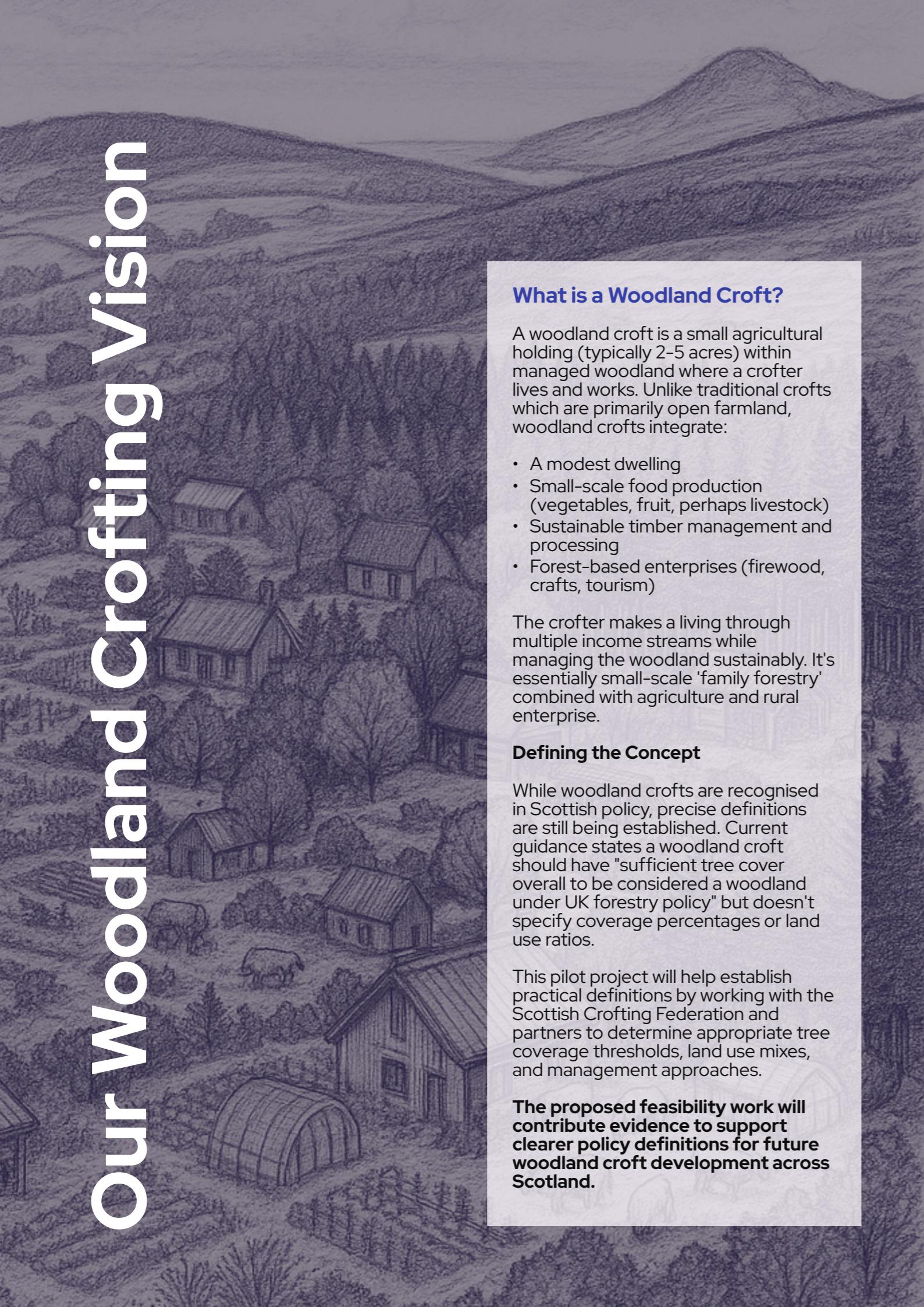
Email: info@duthchas.scot

Website: www.duthchas.scot



**Invest in Arran and Scotland's
woodland crofting future**

Our Woodland Crofting Vision



What is a Woodland Croft?

A woodland croft is a small agricultural holding (typically 2-5 acres) within managed woodland where a crofter lives and works. Unlike traditional crofts which are primarily open farmland, woodland crofts integrate:

- A modest dwelling
- Small-scale food production (vegetables, fruit, perhaps livestock)
- Sustainable timber management and processing
- Forest-based enterprises (firewood, crafts, tourism)

The crofter makes a living through multiple income streams while managing the woodland sustainably. It's essentially small-scale 'family forestry' combined with agriculture and rural enterprise.

Defining the Concept

While woodland crofts are recognised in Scottish policy, precise definitions are still being established. Current guidance states a woodland croft should have "sufficient tree cover overall to be considered a woodland under UK forestry policy" but doesn't specify coverage percentages or land use ratios.

This pilot project will help establish practical definitions by working with the Scottish Crofting Federation and partners to determine appropriate tree coverage thresholds, land use mixes, and management approaches.

The proposed feasibility work will contribute evidence to support clearer policy definitions for future woodland croft development across Scotland.

Our Woodland Crofting Vision

Building on the meaning of 'dùthchas' - our inherited connection to land and community - we aim to demonstrate how woodland crofting and community-led woodland management can enhance both our environment and island life.

"Dùthchas" is a Gaelic word that means a great many things, a connection to land and people, the affinity to a place. We believe that Gaelic is an important part of our island heritage, and that the word Dùthchas encompasses our connection to our island home. You can read more about dùthchas in the article by Col Gordon: Dùthchas - What are we actually talking about?

This pilot project will demonstrate how woodland crofting can:

Integrate sustainable forestry with small-scale agriculture - The pilot project will demonstrate how woodland crofting integrates traditional agroforestry practices with modern sustainable forestry. By replacing sections of commercial Sitka spruce plantation with a diverse mix of productive woodland and small-scale agricultural plots, we can create a more resilient and productive landscape. This approach allows for selective felling, natural regeneration, and the development of forest gardens that provide multiple yields while protecting soil health.

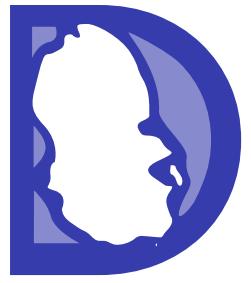
Create opportunities for new entrants to crofting - As Arran is designated as a crofting area, this project provides a unique opportunity to establish new woodland crofts. This model makes land access more affordable and creates pathways for diverse people to enter crofting. The project will particularly focus on supporting those who might otherwise face barriers to entering agriculture or forestry, helping to attract and retain working-age people on the island.

Support local food production and timber enterprises - The project aims to strengthen Arran's local food and timber economy. By establishing woodland crofts that combine food growing with sustainable timber production, we can support new enterprises in areas such as market gardening, fruit production, and small-scale timber processing. The project includes development of a community larder and opportunities for food preservation, alongside sustainable timber harvesting and processing.

Enhance biodiversity through diverse land management - Working alongside NatureScot's objectives, the project will enhance biodiversity through careful restoration of wetland areas and protection of existing native woodland. Moving away from monoculture forestry towards a diverse woodland ecosystem will create varied habitats supporting wildlife. The integration of crofting activities will create a mosaic of different environments, from woodland edges to small clearings, supporting greater species diversity.

Preserve traditional skills while embracing innovation - Drawing on Arran's rich heritage of land management, the project will help preserve and pass on vital skills in areas such as food preservation, woodland management, and building techniques. These traditional approaches will be complemented by innovative solutions in areas such as renewable energy, sustainable building design, and water management systems.

Build community resilience through sustainable land use - By creating a working demonstration of community-led woodland management, this project will strengthen local resilience. The combination of sustainable forestry, local food production, and traditional skill sharing will help build a more self-reliant community. The project specifically addresses local challenges around flooding and erosion at the Cloyburn, showing how good land management upstream can protect downstream communities.



Glenrickard Pilot Project