



Dùthchas Arainn
COMMUNITY BENEFIT SOCIETY

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OFFER DOCUMENT

GLENRICKARD PILOT PROJECT

OCTOBER TO DECEMBER 2025

CLOSING DATE: DECEMBER 31st 2025



A rowan tree with the Arran mountains, Cnoc na Dahl viewpoint



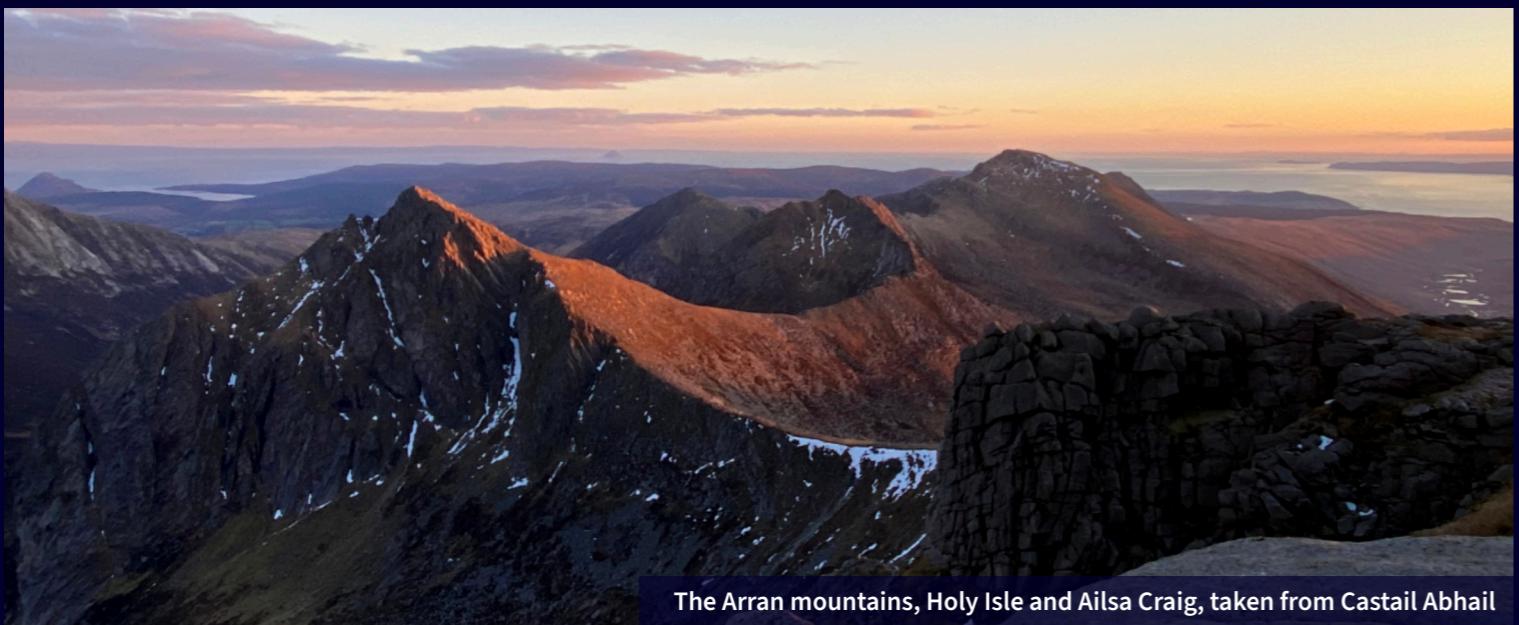
Felling sitka in Cowal, Argyll



Harvesting tatties at Cordon Community Garden, Lamlash



A young Arran whitebeam planted in Glencloy



The Arran mountains, Holy Isle and Ailsa Craig, taken from Castail Abhail



Dùthchas Arainn
COMMUNITY BENEFIT SOCIETY



Community
Shares
STANDARD

The Community Shares Standard Mark is awarded by the Community Shares Unit to offers that meet national standards of good practice. These standards ensure that:

- Advancing rural regeneration through community-led land use
- Facilitating research and knowledge sharing on sustainable practices
- Advancing education about sustainable land use and promoting an equitable local food system
- Protecting and improving the environment through agro-ecological farming, biodiversity enhancement, and eliminating chemical use
- Removing barriers to entry for diverse people in crofting and offering affordable rental properties
- Preserving the unique heritage and culture of the Isle of Arran

Established in 2023, we are developing woodland crofting as a model for sustainable rural livelihoods that benefit both people and nature.

! Shares are risk capital and you could lose some or all of your investment. See page 8 for further detail on risks.



The Project

Our pilot project focuses on developing woodland crofts within Forestry and Land Scotland's (FLS) 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 (CAT) 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 Forestry and Land Scotland's (FLS) 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 visit our website: duthchas.scot/crofting

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.

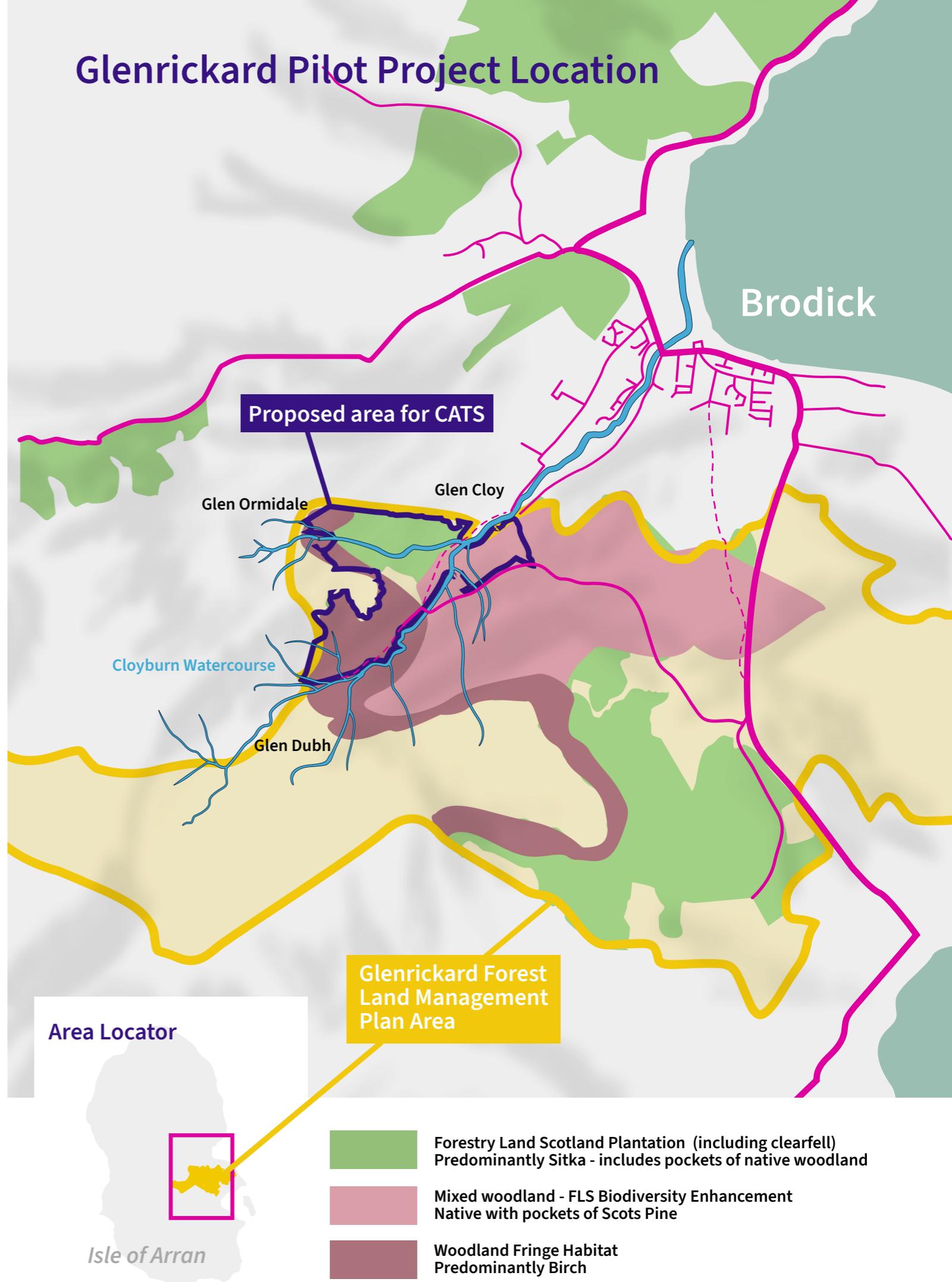
Help manage water flow in the Cloyburn to reduce flooding and erosion risks to Brodick seafront The project addresses critical water management issues affecting Brodick. Through restoration of natural water retention features and careful woodland management in the upper Cloyburn catchment, we can help 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.

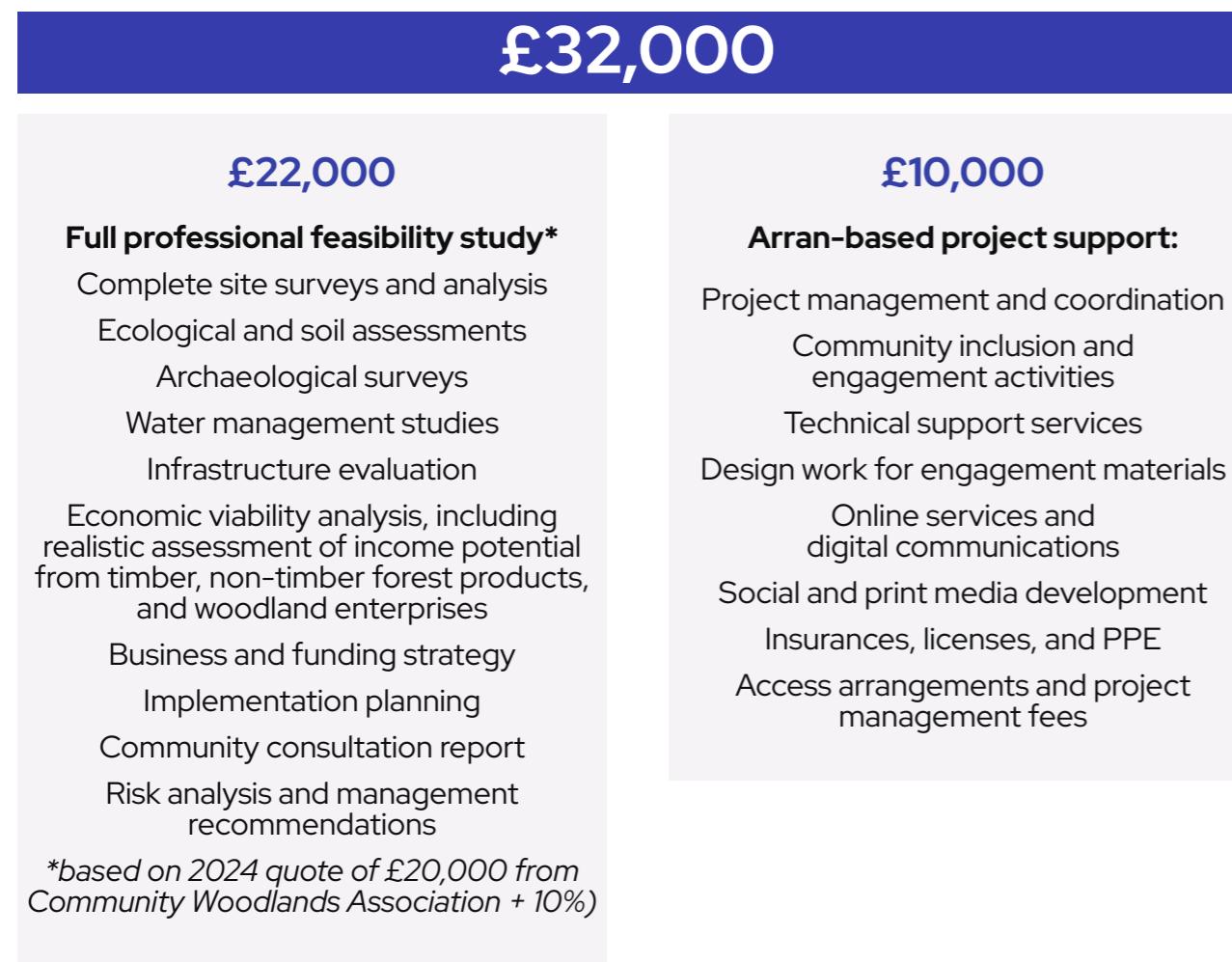
Glenrickard Pilot Project Location



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.

Investment Target



Minimum target: £0

Any funds raised will support feasibility work and project development

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

This offer is launched on October 25th 2025 and Closes December 31st 2026. The society reserves the right to close the offer early or extend it at its discretion.

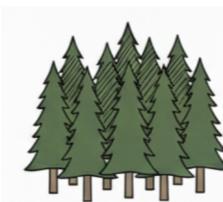
Additional Funding

We are actively pursuing grant funding for Community Asset Transfer application and implementation. Community share capital demonstrates local commitment and can serve as match funding, which strengthens applications to grant-making bodies. Many funders prioritise projects with proven community backing, making this share offer a crucial component of our overall funding strategy. Any funds raised beyond feasibility costs will be allocated toward project implementation.

Path to Financial Sustainability

This share offer funds the feasibility study that will determine if woodland crofts can be financially viable. If successful, future society income could include croft rental fees, sustainable timber sales, or educational activities. Any surplus would first support ongoing woodland management. Share withdrawals would only be possible once the society generates consistent surplus income, anticipated to be 5-10 years after successful Community Asset Transfer.

The feasibility study will assess the economic viability of woodland crofts, including realistic income streams from timber products, agroforestry, silvopasture, and small-scale woodland enterprises. **We recognise that making a living from 3-8 hectares of woodland requires careful planning and diverse income sources.** The study will examine successful models from Scotland and beyond, analyse costs and potential revenues, and determine what support structures (training, equipment access, marketing cooperatives) would be needed for crofters to achieve financial sustainability.



1. Current State

- Sitka spruce monoculture scheduled for felling
- Existing forestry infrastructure and access

CURRENT PHASE OF INVESTMENT



2. Feasibility Studies

- Site surveys and ecological assessments
- Business case and land management plan development
- Community Asset Transfer application submitted



3. Community Asset Transfer

- Community ownership secured through buy out (next phase of investment)
- Land management plan finalised
- Site access and infrastructure work
- Identifying potential crofters to meet skill sets



4. Establishment of Crofts

- Crofting tenancy framework established
- Crofters manage selective Sitka harvesting, timber processing and native woodland regeneration

Who can become a member?

All members must be at least 16 years old and fall into one of the following categories:

Community Members: Must reside within the Isle of Arran's KA27 postcode area. Community Members elect up to 7 directors to the Board, ensuring local residents maintain majority control of the Society.

Supporter Members: Can reside anywhere but must support the Society's objectives. Supporter Members elect up to 3 directors to the Board.

Due to the requirements of the Community Asset Transfer Scheme, Community Members must always form a majority of members, Directors and attendees at general meetings.

Share Terms

- Shares are £1 each
- Minimum investment in pilot project: £50 (50 shares)
- Maximum investment: 10% of total share offer (£4,000)
- One member, one vote regardless of shareholding
- Shares are withdrawable but not transferable

Members do not individually own land or assets. All property acquired by the society remains in collective community ownership. Full membership rights and benefits are detailed in our Membership Information document.

Withdrawal Terms

- All withdrawals of shares are indefinitely suspended until the terms set out in this document are superseded by a future share offer. After suspension is lifted, withdrawals require:
 - Three months' notice
 - Board approval
 - Sufficient funds being available
- The board may suspend withdrawals to protect society finances

If the society generates surplus income in future years, the board may decide to pay interest on shares capped at 5% or 3% above base. However, this is not guaranteed and depends on the society's financial position. Shares remain at £1 value with no capital appreciation.

Risks

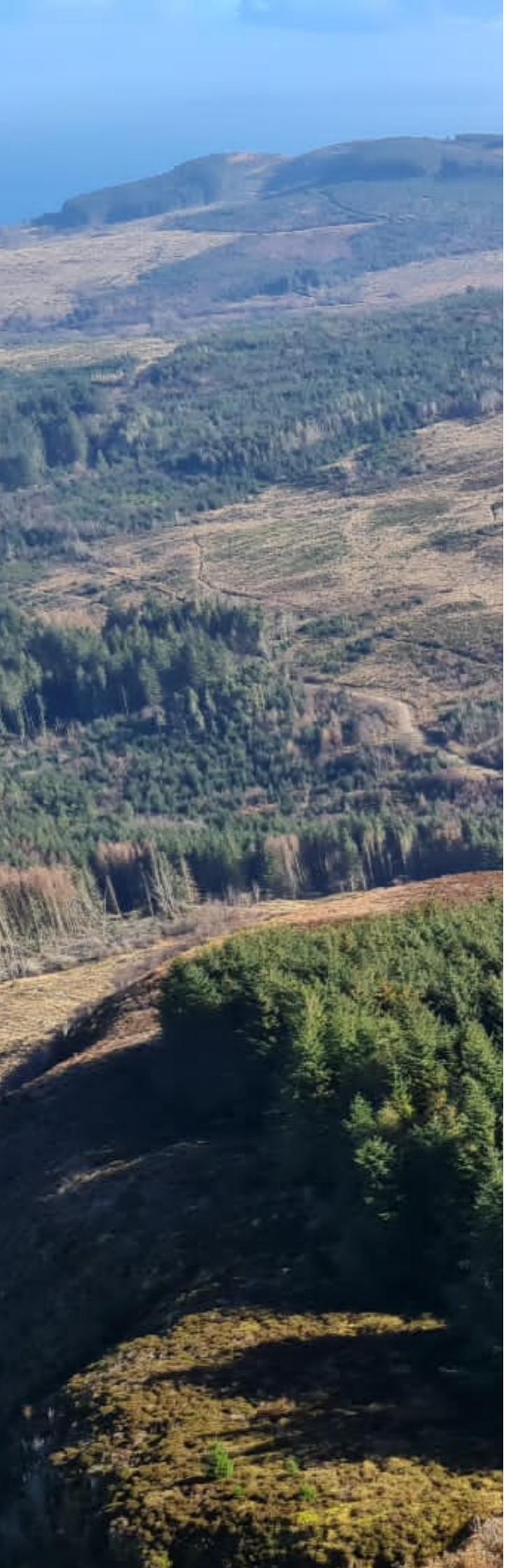
- Shares are risk capital and you could lose some or all of your investment
- No right to compensation through Financial Services Compensation Scheme
- No right to complain to Financial Ombudsman Service
- You should only invest what you can afford to lose
- **Asset Transfer Timeline:** Community Asset 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.



Birch woodland pocket in Glencloy in the area proposed for CATS



Current Board Members

Simon Ross-Gill

Community Organisation

Simon brings experience in community organising, volunteer coordination, and communications including social media and web design. He has nine years experience of community gardening and food growing in Arran and developing frameworks for collective management of shared spaces.

Louise L

Advocacy and Policy

Louise provides expertise in policy analysis and development, lobbying and advocacy, and liaison with statutory bodies and policymakers. Louise has been instrumental in building relationships with key partners and developing the strategic framework for the Community Asset Transfer. She has led the development of the woodland crofting initiative from conception through stakeholder engagement with NatureScot and Forestry and Land Scotland.

John Connell

Environmental Stewardship

John was born into an Ayrshire farming family and studied Ecology at college. He has worked in various gardens, as a landscape manager, and established his own landscape company, carrying out projects for councils and clients across south-west Scotland. He later developed eco-coffin production and now lives in Kildonan. John brings practical land management experience and ecological knowledge to the board.

Further Resources

Information for Members and links to rules can be found on our website:

duthchas.scot

Woodland Crofting Information:
duthchas.scot/crofting

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

For Existing Members:

Contact us at info@duthchas.scot with "Glenrickard Investment" in the subject line to arrange any further investment in the society.

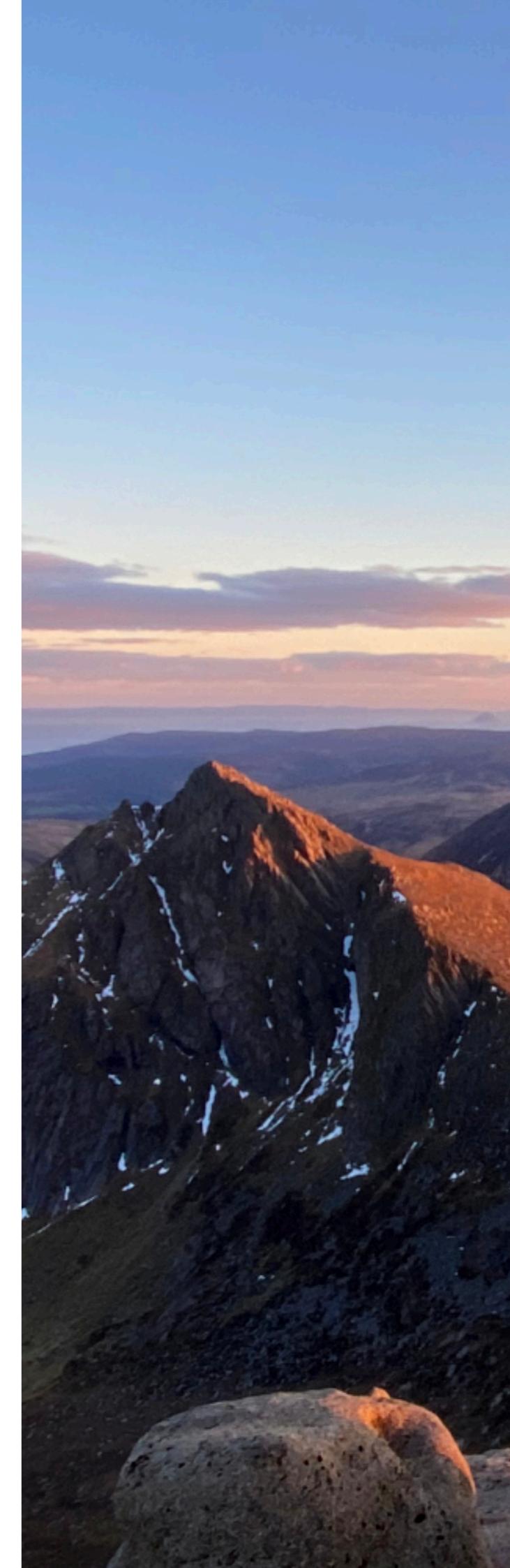
Investment Timeline:

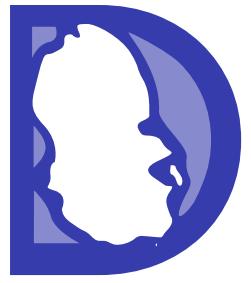
- Offer opens: October 2025
- Offer closes: December 31st 2025 (unless extended)
- Feasibility work begins

Contact

Email: info@duthchas.scot

Website: www.duthchas.scot





Glenrickard Pilot Project