

## **COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

### **ASSET TRANSFER REQUEST FORM**

#### **IMPORTANT NOTES:**

**This is a standard asset transfer request form which can be used to make a request to any relevant authority. Relevant authorities may also provide their own forms in their own style.**

**You do not need to use this form or a relevant authority's form to make an asset transfer request, but using a form will help you to make sure you include all the required information.**

**You should read the asset transfer guidance provided by the Scottish Government before making a request. Relevant authorities may also provide additional guidance on their schemes.**

**You are strongly advised to contact the relevant authority and discuss your proposals with them before making an asset transfer request.**

**When completed, this form must be sent to the relevant authority which owns or leases the land your request relates to.**



1.4 Please mark an “X” in the relevant box to confirm the type of CTB and its official number, if it has one.

<b>X</b>	Company, and its company number is .....	Company limited by guarantee no <b>SC668011</b> and registered charity no <b>SCO51232</b> . Details available <a href="#">here</a>
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is .....	
	Community Benefit Society (BenCom), and its registered number is .....	
	Unincorporated organisation (no number)	

**Please attach a copy of the CTB’s constitution, articles of association or registered rules.**

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No

Yes

Please give the title and date of the designation order:

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No

Yes

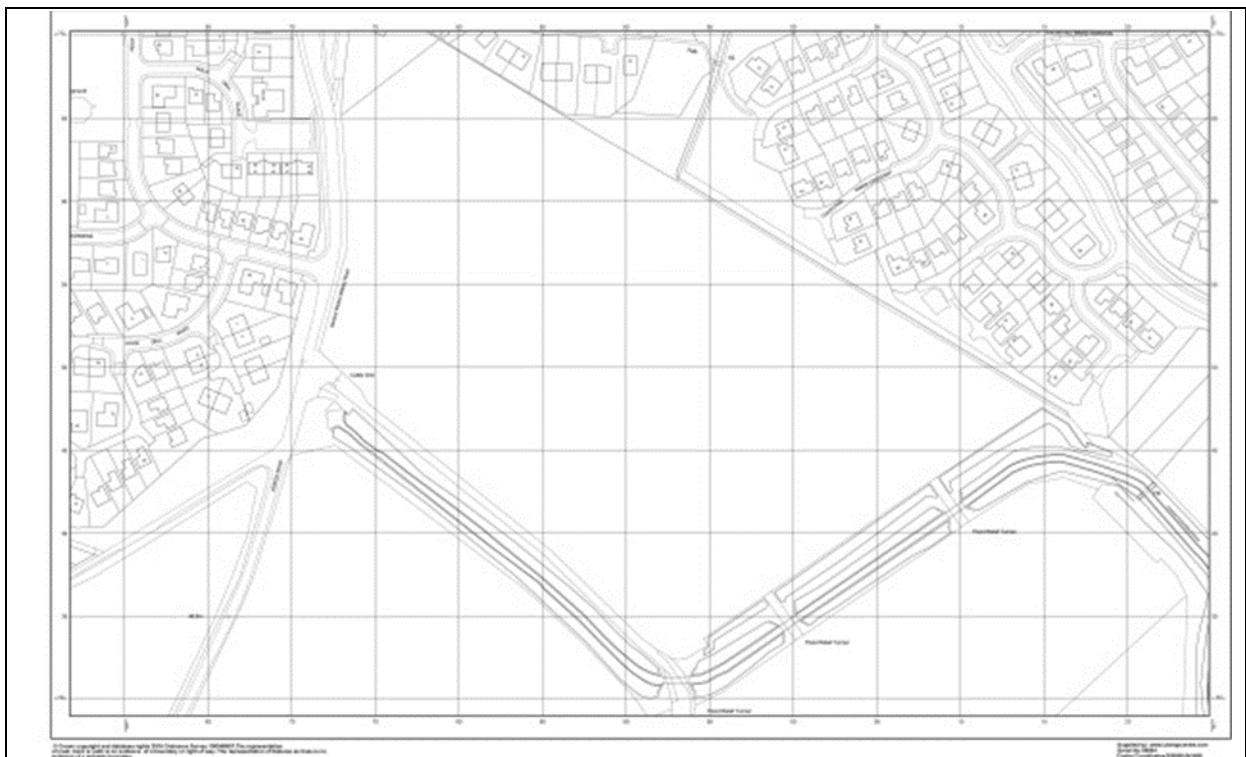
If yes what class of bodies does it fall within?

## Section 2: Information about the land and rights requested

2.1 Please identify the land to which this asset transfer request relates.

*You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.*

*It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.*



Knocknagael Ltd is seeking an asset transfer for the 8.28 hectare field in the map which is known as the 'Smiddy Field' (Essich Road, Grid reference NH660415). At present the field is part of the Knocknagael Bull Farm, owned by the Scottish Government which provides stud bulls for Highland crofters. The field has been declared as surplus land by Scottish Government (see annex). In the past three years the field has been used for arable crops or under grass rotation.

The field is bounded by Essich Road on the west, the Essich Gardens and Culduthel Mains housing developments on the north side and the access road to the bull farm on the south. The east side is bounded by the flood alleviation scheme. The west boundary of the site is a dyke and hedge, which provides a valuable wildlife habitat. The northwest

boundary of the site contains a line of various deciduous trees and part of the boundary is a channelised burn.

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

*If the property has a UPRN you will find it in the relevant authority's register of land.*

UPRN:

We are unable to provide the UPRN for the site as to the best of our knowledge, this information is not publicly accessible.

### Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

#### 3A – Request for ownership

What price are you prepared to pay for the land requested? :

Proposed price: £ **95,000**

An independent RICS Red Book valuation has been carried out for the site by Bell Ingram LLP. The site has been valued as having a Market Value of £110,000 as of 1<sup>st</sup> September 2021.

Knocknagael Ltd is proposing to pay £95,000 for the field, seeking a discount of £15,000 from the market value in view of the community benefits the project will deliver (full details on the community benefits are included in Appendix 3 and the Business Report).

A copy of the valuation by Charlotte Gilfillan MRICS, RICS, Senior Associate, Bell Ingram is attached separately.

Please attach a note setting out any other terms and conditions you wish to apply to the request. **See Appendix 2**

#### 3B – request for lease

What is the length of lease you are requesting?

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: £		per
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Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

### 3C – request for other rights

What are the rights you are requesting?

Do you propose to make any payment for these rights?

**Yes**

**No**

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £		per
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Please attach a note setting out any other terms and conditions you wish to apply to the request.

## Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

*This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.*

### 4.1.1. Project Objectives

This site (the smiddy field) is good quality agricultural land, which has a strong potential to provide for community food growing and amenity areas. Knocknagael Ltd with the support from the local community is seeking to secure a Community Asset Transfer Request over the field to develop these uses. It aims to develop a community-growing project including allotments, an orchard, areas for walking and wildlife and community growing areas for the benefit of the community. The project will be taken forward in phases.

Our vision for the site is:

**A green hub that will get more people in our community spending time outdoors and growing and enjoying local produce.**



There is a need for the project to respond to the demand in Inverness for community growing spaces; address social, inequality and health needs, and respond to the climate change and environmental challenges. This is an area of Inverness becoming rapidly urbanised. There is a strong sense within the community that community spaces are lacking, that it can be hard to meet people, and isolation is an issue, particularly in the wake of Covid. Feedback received from the community consultation is that this project “is what Inverness desperately needs!” and that “*this is a great time to secure this land for generations to come and really create a strong community project.*”

The proposed plans for the use of the land involve:

- Creation of an allotment site;

- Provision of community growing areas, including a community orchard, to provide a greater social and cohesive spirit;
- Creation of an outdoor area, for walking and outdoor activities in a safe environment, and providing wildlife habitat in an increasingly urbanised area;
- Providing growing and training space, available for different organisations and dedicated growing space for schools;
- Securing a community growing area to develop a Community Supported Agriculture project.

This will support a whole range of activities and objectives, which are defined in the Articles of Association for the company, including:

- (1) The advancement of community development by
  - a) provision of community growing areas, including a community orchard, to provide a greater social and cohesive spirit
  - b) creation and provision of allotments to community members
- (2) The advancement of health by
  - a) providing an environment that encourages outdoor activities in a safe environment
  - b) providing growing space and training to organisations working with people living with mental health issues
- (3) The advancement of environmental protection and improvement by
  - a) creating a wildlife habitat as part of a "green hub" within an increasingly urbanised area
  - b) providing training in horticulture and environmental awareness
  - c) encouraging people within the community to grow and eat seasonally produced food, reducing food miles and packaging waste
- (4) The advancement of education by
  - a) Working with local schools to provide dedicated growing space for pupils use and education on environmental matters

#### **4.1.2. Background information**

In 2012, two fields at Knocknagael Farm part of the Scottish Government bull stud farm on Essich Road, south of Inverness, were identified as surplus to the farm. A planning application for 200 new houses was lodged in 2013. This proposal was met with strong local opposition rooted in the loss of other Inverness farms to housing development in recent years and growing awareness of environmental challenges and the need for local food growing. Following representations from a number of sources including the Campaign Save the Knocknagael Fields, under the Inner Moray Firth Local Development Plan process, the appointed Reporter rejected proposals to change the land from agricultural use to housing. A community group was formed, and an initial Feasibility Study into a food-growing project on the site was completed in 2017.

The project has gathered momentum since 2019 when the group started to work with HIE and DTAS to follow a formal Asset Transfer Request process under the Community Empowerment (Scotland) Act 2015. Knocknagael Ltd was established in July 2020 and

now has an increasing membership. In July 2020, Knocknagael Ltd was awarded a Scottish Land Fund Stage 1 grant to take forward a feasibility study and business plan for the project. Knocknagael Ltd commissioned Community Enterprise and an architect design practice, Harrison Stevens, both leaders in their field (see section 4.5 below), to take the work forward building on the initial feasibility study from 2017.

A more comprehensive Knocknagael Feasibility Study, a Business Plan and a Knocknagael Landscape Report are attached as separate documents.

The field is currently zoned as agricultural land under the adopted Inner Moray Firth Local Development Plan<sup>1</sup>. In the consultation for the next IMFLDP alternative uses are proposed which could see the site allocated to either housing, or allocated to community growing, as recognised by Highland Council to '*fulfil the aspirations of the community that would like to see the site used for local food growing on relatively good quality agricultural land*'.<sup>2</sup> The proposals for housing indicate the field remains surplus to requirements of the bull farm.

#### 4.1.3 Plans and Activities

Based on the feasibility work, the project would be taken forward in stages.

Phasing would allow to focus on taking forward Stage 1 of the project in half of the field; with the other half remaining under cropping/grass for use either by the bull farm during a one-to-two-year transition period or rented out for grazing to provide an income for the project. The main priority in the project is the creation of allotment gardens and community outdoor areas adjacent to Essich Road in the most easily accessible area. This aims to fill in a gap, there is a lack of allotment provision in Inverness, and with the increasing growth in Inverness, a demand for green spaces and dog-walking areas in the south of Inverness. The proposed use of the site will support a range of activities for the benefit of the community which are explained in sections 4.2 and 5 of this form.

**Phase 1** will involve the development of the main allotment site open for both individuals and groups, a community orchard and areas for walking and outdoor recreation.

**Phase 2** will involve extending the allotments, outdoor space available and number of polytunnels. The level of responses received indicate there is an increasing demand for allotments both from individuals and groups.

**Phase 3** will involve increasing the site's capacity for food production by converting the eastern end of the site into growing areas for a Community Supported Agriculture scheme. See images below showing the phasing of the different stages.

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<sup>1</sup> [Adopted Inner Moray Firth Local Development Plan 2015](#), page 33,

<sup>2</sup> Consultation on the [Main Issues Report](#) for the Inner Moray Firth Local Development Plan 2 January 2021, page 161.

**Image 1 -Visual representation of the stages**



#### 4.1.4 Opportunities provided by the site

The proposed use of the land makes the most of the opportunities provided by the site:

- There is a green corridor along the northern side of the field which connects with the green corridor between the Essich and Culduthel developments. This is an area that is already well used for recreation and dog walking on both sides of the field boundary formed by a hedge with mature trees. There are a number of paths, and a bridge links the two developments. From the Essich development a gentle hill provides easy access to the field (see red cross in image 2 below). This route is already informally significantly used and could be opened to provide direct access to the green hub. The rest of the field boundary has a water ditch and trees alongside it. This is a hedgerow line with mature trees providing valuable habitat.
- The site can be accessed easily on foot from the west with direct paths that link providing a safe route for school children to walk in. The field is within short walking

distance of the main local schools and is easily accessible from the city's eastern and southern suburbs including more deprived areas such as Hilton. It is located around three miles from Inverness city centre and accessible by public transport with a nearby bus service. The eastern side of the field is about 800 metres from the Inverness Royal Academy and Holm Primary School, and within walking distance of Lochardil, Cauldeen and the Gaelic Primary Schools. Another school, Ness Castle Primary School will open in August 2022. **There are 6 schools within a 2-mile radius.**

- The site provides an important green space in an area that is becoming increasingly urbanised. The project will enhance the environmental value of the site and provide a wildlife corridor connecting with other adjacent area of wildlife value.
- The Inverness-shire Bee Keeping Association<sup>3</sup> already keeps some of their hives in the farm providing some synergies with the project, such as sharing of skills and provision of habitats for pollinations.
- The proposed land use will complement the existing use of the Bull Farm and create a stronger link with the communities that live beside it. It will be significantly more compatible than housing with bull rearing and provide a buffer zone from urban pressures. The flood alleviation channel on the east boundary of the field is about three metres high so not accessible for stock, providing a natural barrier from stock.

**Image 2- Landscape design showing opportunities provided by the site**

#### Opportunities

The qualities of the site and the existing context have been considered. The key characters of the site inform the allotment framework proposals which include:

- Landscape connections to existing informal paths and beyond into the core path and national cycle network
- The north boundary and its potential to expand into the existing under-used open space and adjacent developments
- Using links from the north through the site and into the countryside, helping to structure the proposals
- Introduction of an integrated landscape structure which reinforces the allotment boundary, forming a green edge to the Inverness' urban edge, repairing the urban fracture in the existing landscape structure.



<sup>3</sup> [Inverness-shire Bee Keeping Association](#)

We are aware that the field adjacent to the Smiddy, is proposed for community use including allotments under the consultation for the IMFLDP. However, the adjacent field (IN51) is unsuitable for allotments and community use. Following earlier discussions with Scottish Government officials, a site visit and appraisal was undertaken by Knocknagael Ltd, which showed the inadequacy of the site. This is covered in more detail in Appendix 1. The field has no safe access: (a) it is inaccessible on foot as it is severed from the farm road by a flood alleviation channel; (b) it has no footpath access and (c) it has no safe access from road. The deep flood alleviation channel creates a hazard making the site unsafe for use by children, families and groups that may need supervision etc. This field can continue to be used for agriculture to provide crops and straw for the bull farm.

Purchase of the whole field is considered essential, so that the charitable company has greater control and the security of tenure required to apply for capital grants, raise funding and take forward the project.

Advice from Highland Council planning department has been sought and the introduction of allotment would not require planning permission as it is not a change of land use.

#### **4.1.5 Further information on the landscape design**

The Landscape Report by Harrison Stevens attached provides: an appraisal for the site, landscape design principles, analysis of spaces and the specification for the different phases and styles.

The novel design, mixing spaces for gardening, wildlife and public use, has already received recognition (see [blog](#)). The following image provides an illustrative masterplan for the site.

**Image 3- Illustrative Masterplan Knocknagael Project**



### Phase 1:

In this phase we will prepare the site for community growing by developing the basic physical infrastructure for the allotments and green hub.

The first set of allotments will be developed on the western side of the site. The aim will be to develop the car park, the physical infrastructure for the allotments, orchard and walking areas. Priority will be given to establishing a basic car park, advice has already been provided by a transport planner who is a member of Knocknagael Ltd. Parking will meet the Highland Council Allotment Policy guideline of 1 car per 10 allotments, and include disabled bays, and cycle stands.

Deer fencing will be put in place around the outer boundary of the allotments. Plots of different sizes will be marked off and allocated. The bulk of plots during Stage 1 will be small, to encourage uptake among first-time allotment holders. Because the site is already in good condition, minimal preparation of each allotment will be needed before they can be transferred to plot holders.

The community orchard will be planted near the northern boundary of the site and further planting and landscaping work on the surrounding field to provide open access landscaped parkland. We will set up a group of community growing volunteers who will be involved at this

stage. The first one or two small polytunnels will be purchased and installed near the southern boundary of the site.

#### Image 4- Illustrative Plan of Allotment allocation

Allotments of different sizes will be integrated to encourage mixing of experienced and novice gardeners and different groups to work together.

##### Allotment Allocation

###### Scale and use

-  Large: 20 m x 10 m (22)
-  Medium: 10 m x 10 m (28)
-  Small: 10 m x 5 m (205)
-  Training: various size allotments (14)
-  Polytunnels 18 m x 3 m (4)  
\*size can vary over the phases

###### Buildings and structures

-  Shipping container style: 8 m x 4 m
-  Hub / classroom: 16 m x 8 m
-  Shelter / gazebo: 10 m x 10 m

###### Parking

- Standard: 39
- Disabled: 2
- Bus / coach: 3
- Cycle stands: 8
-  Summer overflow car park



#### Phase 2:

We will extend the allotments and polytunnels, increasing the amount of space available to individuals and community groups, and develop facilities at the central hub area.

Additional allotments or raised beds in this area will be within easy reach of parking, shelter, rest areas and toilet facilities for use by schools and community groups.

#### Phase 3:

At this phase, we will increase the site's capacity for food production. The eastern end of the site will be converted into larger crop production fields suitable for use in Community Supported Agriculture.

Further planting of native tree species will take place. Hawthorn and blackthorn will be closely planted along sections of fencing within the site to create hedgerows that will be a home for wildlife and provide shelter, screening and protect crops from deer.

## The central hub area

A need for outdoor space with access to toilet facilities and shelter was highlighted repeatedly during consultation for this project. We aim to have a central hub area and install some basic infrastructure that in time could be developed further (see Business Plan for further details). Initially this would include: a tool shed container, compost toilet, picnic area and when possible, we will secure a portacabin to be used as a place to meet and sit, and/or some basic outdoor shelter.

## Active Travel

- Promoting active travel to the site is a priority and will form part of our approach at each phase. Out of over 340 people who took part in community consultation, over 70% said that they would walk or cycle to Knocknagael. The site can be accessed easily on foot with a direct route on pavement and paths providing a safe route. There are also informal routes that residents from Essich Gardens and Culduthel Mains developments already use to access the field and the corridor along the north side of the field, which is popular with walkers.
- The site has on-road bike access via Essich Road, part of NCN route 78, and the access to the north of the site would link to the off-road foot and cycle paths on Culduthel Mains Road. Bicycle racks will be installed at the central hub area to encourage cycling to, from and around the site. We will also look providing e-bike and e-vehicle power points in collaboration with Velocity. The Smiddy Field is also served by a bus service from Inverness city centre.

## Benefits of the proposal

4.2 Please set out the benefits that you consider will arise if the request is agreed to.

*This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.*

As we recover from the pandemic prioritising wellbeing and climate change is essential. The Knocknagael project provides a unique opportunity to use public land for the benefit of the local community and to deliver Scottish Government targets, providing social, health, environmental and climate benefits, involving a transformative use of the land. The project will deliver the following benefits:

1. **Place-making and community cohesion:** The Knocknagael project will significantly enhance the amenities of the area close to where people live, contributing to develop a sense of place, delivering place-making benefits. This is an area of Inverness becomingly rapidly urbanised. There is a strong sense within the community that communal spaces are lacking, that it can be hard to meet people, and isolation is an issue particularly in the wake of Covid. This came through in the community consultation carried out for the feasibility study. Feedback received was that there is “not very much ‘glue’ –respondents felt that a project like this could provide the glue

“to hold the community together”. The proposed allotments and community open space provide a great opportunity to create and diversify public and communal facilities in a largely new build area of south Inverness. It will increase social cohesiveness in areas where neighbourhoods are still being constructed with bricks and mortar.

2. **Meeting the demand for allotments:** There are long waiting lists for allotments, a gap in Inverness. The project will contribute to meet this demand, it is likely that the area planned for the first phase could be quickly oversubscribed (165 people expressed an interest in an allotment during the public consultation). The importance of allotments and local food growing is now proving increasingly popular at national and local level. It is seen as beneficial for: skills development, nutrition, physical and mental health, wellbeing and community cohesion. The project will provide a very tangible and direct benefit by filling a gap. This is a key project for Highland Council’s [Growing Our Future - A Food Growing Strategy for Highland](#) and for Scottish Government’s [Good Food Nation](#), which sets a new vision for Scotland: that by 2025 Scotland will be “a *Good Food Nation, where people from every walk of life take pride and pleasure in, and benefit from, the food they produce, buy, cook, serve, and eat each day.*”
3. **Education opportunities and young people:** The feasibility study identified a strong community and social need for the project. Potential partnerships with several organisations and schools were identified. The schools interviewed (Holm, Lochardil, Cauldeen, and Inverness Royal Academy (IRA)) drew attention to the lack of safe, quality green spaces in some areas, which limits children’s time spent playing outdoors. Some schoolchildren don’t have access to green space. All the schools had a range of specific proposals for how the **site could be used to enhance learning and opportunities** for pupils in the area. The project will deliver the [Curriculum for Excellence through Outdoor Learning](#).
4. **Mental health, therapeutic and social benefits:** The feedback we have received is that there a strong need for the project to address several demands. There are several charities interested in renting allotments/growing space and training activities. The feasibility study identified demand for therapeutic gardening and outdoor mental health activities in partnership with organisations serving people with a wide range of support needs. Some of the benefits identified included: promoting healthy living and keeping fit; access to fresh food and personal fulfilment - ‘farm to plate’; opportunities for vulnerable groups or people facing barriers to employment to gain experience of gardening and growing in a supportive environment.
5. **Social barriers and inequality:** Some of the charities that contacted us emphasized that the site would benefit those who live in more deprived parts of Inverness who may not have access to the countryside. A project of this kind is required to deliver national policies such as a *Just Transition*, a [Fairer Scotland Action Plan](#); [A Connected Scotland](#); and local strategies such as [Highland Outcome Improvement Plan](#) and the Hilton Locality Plan) a project of this kind is required.
6. **Improving health and wellbeing:** Opportunities for **improving physical health** were also identified in the feasibility study, for example linking with GP practices for social prescribing. The field is already well- used by residents and dog walkers along the north side, where there are informal paths providing amenity to residents, and new paths could be created. Physical inactivity is a major issue nationally (one of the major causes of premature deaths in Scotland). The project will develop new initiatives

at a local level working with Highland Green Health Partnership's [Think Health Think Nature](#) and as part of the [Active Highland Strategy](#). NHS Highland is one of the organisations involved in this Partnership, one of four pilots in Scotland to take forward the Scottish Government's strategy 'Our Natural Health Service'. Health and wellbeing cover a broad range of issues. Scotland has six stated Public Health priorities ([Improving our health and wellbeing - Our areas of work - Public Health Scotland](#)) and there is a strong link between the Knocknagael project and all these priorities as highlighted in the support letter by Professor Ronald MacVicar. While much of NHS Highland's focus over the last 18 months has understandably been on the Covid-19 pandemic, public health is now becoming a higher priority. The most recent annual report from the NHS Highland Director of Public Health, from 2020, has the following amongst its list of ten 'Recommendations and Actions'<sup>4</sup>: *'Support the further development of Public Health work on income and employment, food insecurity, mental health and support to access nature and greenspace for health.'*

7. **Delivering local policies:** The project would make a major contribution to the delivery of the principles and vision in the **Inner Moray Firth Local Development Plan** helping realise the climate change, green spaces, and health and community targets. The project is strongly aligned with Highland Council policies and has been identified as a key project for Highland Council's Food Growing Strategy for the Highlands (see letter of support).
8. **Food growing and Green Recovery.** The initial focus will be on establishing an allotment site (which would allow the bull farm to retain transitional access to part of the field for straw), but Stage 3 includes development of a Community Supported Agriculture project. Projects of this type are not unusual, and as an example, a local vegetable business employs three people and provides vegetables to 100 families. Retaining good agricultural land and producing more food locally is becoming more important as Scotland seeks to achieve its net zero target by 2045. The site has the potential to provide the basis for a range of economic activities supporting the [green recovery](#) from the pandemic. Growing the local food economy, connecting people with food, and developing local food supply chains are key pillars of Scottish Government' consultation [Local food for everyone – a discussion: consultation](#) (Oct- Nov 2021). This project will contribute to deliver Scottish Government's local food strategy for Scotland.
9. **Achieving a Net Zero Nation.** Environmental enhancement and Climate Change benefits are a key deliverable from the project. The project will contribute to Scottish Government's commitment for Scotland to achieve a 75% of its net-zero target by 2030 ( [Climate Change \(Emissions Reduction Targets\) \(Scotland\) Act 2019](#)) and, and Highland Council's pledge for a carbon-neutral Inverness & low carbon Highlands by 2025. ([Carbon Clever](#)). The project will increase levels of local food growing and promote more sustainable patterns of eating, self-sufficiency, waste reduction, climate education and active travel reducing food miles and carbon emissions. The project will transform the site delivering a number of environmental benefits. The wildflower areas, the diversity of crops and the orchard will create a range of habitats to benefit bees, pollinators, birds and wildlife, enhancing the biodiversity of the site. New hedges and habitats will provide a wildlife corridor contiguous to the Essich road linking existing woods and natural areas and sequestering carbon, The project will greatly enhance the landscape and diversity of the green infrastructure of Inverness, the Great Glen and the wider Highlands.

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<sup>4</sup> [NHS Highland Director of Public Health Annual Report 2020](#)

Image 5- Sustainability, climate and community benefits are seen as key benefits of the project by the community (consultation results)

**"REDUCING CARBON FOOTPRINTS, INCREASING SUSTAINABILITY AND TRACEABILITY OF FOOD"**

**"A CHANCE TO MEET LOCAL RESIDENTS AND GAIN FROM OTHERS' KNOWLEDGE"**

**"PROVIDE A FOCUS FOR THE COMMUNITY"**

**"HELP PEOPLE GET TO KNOW EACH OTHER BETTER"**

**"WIDER DEVELOPMENT OF CROFTING SKILLS, ESPECIALLY FOR THOSE NEW TO FARMING"**

**"PROTECT OUR SOIL" "RED SQUIRRELS, DEER, HEDGEHOGS, BIRDS"**

10. **Community Empowerment and strengthening links with the land:** The project provides a great opportunity to create a new kind of public and community space for the 21st century based on community empowerment, asset transfer and decisions over its future, which at the same time can be a place for preservation of traditional skills, through the long-established Highland traditions of: crofting, small holding, land husbandry and self-reliance. The smiddy field is of **significant cultural value to the local community** due to its **rich archaeology** and history. A significant number of valuable finds from the Neolithic and the Bronze Age periods were uncovered during the construction of the flood alleviation scheme including some prehistoric cereal grains. For more details see our [blog](#) on the archaeology of the field and the detailed report by Kilpatrick, M C 2016 '[Relieving Floods, Revealing History: Early Prehistoric Activity at Knocknagael Farm, Inverness](#)'. More recent 19<sup>th</sup> century maps show a smiddy just beyond the NW boundary of the site, it also shows the land has had continuous cultivation and agricultural use for over a hundred years. There is a strong historic and cultural connection with the **agricultural use** of the land on which the Knocknagael project builds.
11. **Meeting Scottish Government Policy priorities:** The whole project is strongly aligned with Scottish Government objectives and will deliver key targets (NPF indicators), contributing to: (a) empower and help communities to flourish; (b) improve the quality of place of the local community; (c) provide opportunities for children and young people to flourish; (d) enhance the environment, promote sustainable access to local food and achieve climate change targets; (e) promote healthier and active lifestyles; (f) tackle social inequalities, and (g) create opportunities for training, lifelong learning and job creation. The feasibility study identified the following national policies to which the project will make a major contribution to:
- [Community Empowerment and Community Empowerment \(Scotland\) Act 2015](#)
  - Green Recovery - [A Net Zero Nation, Just Transition Commission:](#)
  - [Climate Change \(Emissions Reduction Targets\) \(Scotland\) Act 2019](#), [Climate Change Plan: third report on proposals and policies](#) (2018-2032)

- d) The [Environment Strategy for Scotland, Getting the best from our Land; Strategy 2021-26](#), and [The 2017-27 Pollinator Strategy](#)
- e) [The Place Making Principle](#)
- f) Scotland's [Six Public Health Priorities](#), and Our [Natural Health Service](#)
- g) [Good Food Nation](#)
- h) [Curriculum for Excellence through Outdoor Learning](#)
- i) [Fairer Scotland Action Plan](#)
- j) [A Connected Scotland](#)

## **Restrictions on use of the land**

4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

*Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.*

**There are no known restrictions on the use of the land.**

As part of the initial feasibility study (2017) a comprehensive assessment of the site was undertaken, and the site has been reviewed and reassessed by Harrison Stevens (see Landscape report 2021).

Data has been gathered to identify the suitability and constraints of the site for the project's proposal. The area has had a long and established history of agriculture use. The site has a relatively benign climate and its soil is of prime agriculture land type Class 3.1 , 'which is land capable of producing consistently high yields of a narrow range of crops and/or moderate yields of a wider range (see Land Valuation report, Bell Ingram, 2021). The soil test results showed it is favourable for growing most crops. The field is predominantly well drained with the exception of the north corner (see Land Valuation report, Bell Ingram, 2021).

The area is not designated as a site of wildlife importance but there is great potential to increase its biodiversity value, by creating: cultivated habitats, wildlife corridors and planting wildflowers, fruit trees and locally native species. The information gathered confirmed there are no major constraints and that allotments and other complementary uses would be a valuable use of the field and enhance the area.

Harrison Stevens note that there is high voltage electricity cables running along the west of the site and that this in itself does not have much impact on the allotments. The junction points have above ground access points which require care. This is all accommodated in the design of the plans.

The installation of the flood alleviation scheme improves the site drainage. There is a small area to the north which can be impacted by surface water, a site visit with SEPA will be arranged but already in the landscape designs a SUD scheme is proposed for that corner

that will help collect water. Harrison Stevens also recommends checking presence of badgers before any major works.

The design of the access to the car park has already been discussed with a transport planner and improvements will make it easier for tractors to continue to use of the farm access road. The car park access will need to be at a distance from the edge of the public road for safety reasons. The more detail design is likely to require planning permission by Highland Council and would be discussed with Scottish Government farm manager.

### **Negative consequences**

4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

*You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.*

No negative consequences from the project have been identified. Displacement impacts were considered as part of the feasibility study and no negative impacts were identified. The closest allotment, Blackthorn, is a very small site and has a long waiting list with demand increasing during the pandemic.

The loss of the field could have an impact for the Bull Farm. The smiddy field was declared surplus to the requirements of the farm by Scottish Government in 2013 (and at the time it was explained that there was sufficient land to allow for a fully functional rotation to support stock and sell surplus- see Appendix 6). At a meeting on 1<sup>st</sup> of April 2021, Scottish Government representatives said that the field is still required for the farm to provide hay/straw for the bulls. We have however received no evidence or information on the impacts.

We are aware that there could be some impact on the Bull Farm due to the loss of the field. To mitigate any impacts we would offer the farm access to continue use of half of the field for a transition period of one or two years. This was an approach discussed at an onsite meeting with the temporary principal officer in December 2020, when Knocknagael Ltd was offered half of the field to start the allotments in 2021. Phasing the project would allow for a transition period during which the bull farm could retain some access to straw while alternatives are developed.

Potential losses have been identified in the Business Plan. The community benefits identified for the project are significantly high, and the level of benefits and savings to the public pursue substantially compensate for any value lost from access to the field.

## Capacity to deliver

4.5 Please show how your organisation will be able to manage the project and achieve your objectives.

*This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.*

Knocknagael Ltd is a community not-for-profit organisation. We are company limited by guarantee with charitable status granted by [OSCR](#) (our number is SC051232).

Knocknagael Limited's company registered number is SC668011. Our company details can be found [HERE](#). Knocknagael Limited is registered with the Information Commissioner's Office as a data controller and our registration number is ZA902626. Our Data Protection details are available [HERE](#). The Inverness city local authority electoral wards is the defined community of place for Knocknagael Ltd. This approach is in conformity with the Community Right to Buy Mapping Tool. Significant time was spent considering the appropriate community and this approach was identified as the best in discussions with DTAS. The survey results and engagement with stakeholders and partner organisations showed there is need and demand for the services across the whole of Inverness.

The company has currently 6 Directors and 65 members, with an increasing membership (63 ordinary and two associate members as of 2<sup>nd</sup> October 2021). A very successful [site visit](#) attended by more than 20 members was organised this August to Torbreck Orchard, to look at apple varieties and inform the planning of the orchard.

The company has been working with leading professionals to develop a feasibility study and business plan for the project. [Community Enterprise](#) are a leading organisation with more than 30 years' experience supporting the voluntary sector and advancing community development. [Harrison Stevens](#) are an award-winning landscape design practice with significant relevant experience for the site, who have designed the Inverness Campus and were involved in the redevelopment of the Bull Farm. The company will continue to engage professional advisors were required (for example we have approached Planning Aid Scotland ([PAS](#)) for advice on planning issues).

A large of proportion of the members of Knocknagael Ltd play key roles in other community organisations within Inverness and bring a range of skills and experience to the company. The experience of Directors includes:

**Dr Maria de la Torre:** Maria is an environmental lawyer with a PhD in environmental habitat protection from Aberdeen University. She has 20 years' experience in the public sector, working as an advisor on agricultural policy and environmental management. Maria has also significant experience in the community sector, she has been member of the local Community Council since 2014 and Chair for the last five years. She owns and manages a small area of urban woodland in Inverness, and having been involved since the start of the project, she currently chairs Knocknagael Ltd.

**Steve Rowan:** Originally employed in local government social work, Steve left during re-organisation to establish a second career as a director of an IT consultancy. Steve has significant experience in the voluntary sector, he is currently a trustee of Aultnaskiach Dell SCIO – a small

woodland in the centre of Inverness, a trustee and director of Citizens Advice Scotland and vice chair of Inverness, Badenoch & Strathspey CAB. He is the company secretary of Knocknagael Limited.

**Alastair Simmons:** Alastair has been working mainly self-employed in the Highlands for over 10 years on a wide variety of: horticultural, green space and local environmental projects. He did the original master plan and feasibility study for Knocknagael Allotments Association in 2016. He has been doing this for over 25 years, his work expanding from inner city communities in London, Sheffield and Lancashire, to work all over Scotland. Alastair worked at Inverness High School REAL (Real Education Active Lives). He has developed a therapeutic garden for the Highland mental health/learning disability charity SPIRIT, and most recently established a community orchard in Nairn for the charity Green Hive for which he is also a trustee. He is an active member of Trellis Scotland's horticultural therapy network and has a MA in Landscape Architecture (Leeds) and a BSc (Hons) Environmental Management.

**Gordon Macdonald:** Gordon's work experience includes a variety of accounting roles in various parts of the UK: British Gas, electronics manufacturing, road transport, quarrying and construction, housing associations and then returning to the Highlands in 2002 as Head of Finance in a public sector organisation for 13 years. Professionally he has focussed on implementing accounting systems, procedures and policies for new or restructured organisations, often in very difficult and pressurised situations.

**Sandie Craig:** Sandie is joint owner and manager of Oil and Vinegar Inverness, an established franchise retail business in the city centre. She brings significant business experience, including customer service, online mail order business, and marketing. Sandie is a Chartered Surveyor and spent 10 years with the Valuation Office as a Chartered Surveyor before taking an extended break to look after family.

**Sarah Murray:** has worked mainly in finance, retail and management. Currently working for a local charity on an administrative basis, the Inverness Botanic Gardens which is the main local provider of plants for Highland Council. Sarah is passionate about growing vegetables hence her desire to be part of the allotments.

The combined experience of the membership includes several GPs including the founder of an award winning active campaign (see [here](#)), and a senior professor with a career in postgraduate medical education involving senior regional and national roles. Other members include the founder of one of the most successful environmental and social enterprises in Inverness (see [Velocity](#)); the Chair of a local woodland charity, Culduthel Woods (see [here](#)), the Chair for Crown Community Council, the coordinator of a local refugee action group, transport planners, members of [Incredible Edible](#), the owners of a local orchard, [Torbreck Orchard](#), as well as local residents interested in food growing, mental health and community issues. More details on the profile of the current Directors are available in Appendix 5.

Since 2019, following an initial ATR approach to Scottish Government, the company has worked intensively with the Development Trust Scotland Association (DTAS) and Highlands and Islands Enterprise (HIE) to develop a structure and constitution that is compliant with the Community Empowerment Act (Scotland) Act 2015, and which provides a solid foundation for the project. This builds on work over a period of years, the group started as an unincorporated association and has developed its structure over time. The company has now been granted charitable status by OSCR and our current Articles of Association are attached with this submission

## Section 5: Level and nature of support

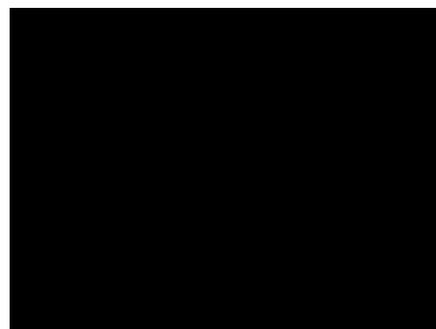
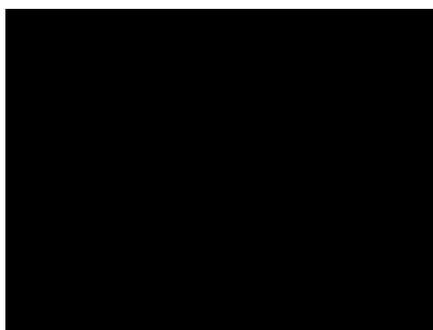
5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

*This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.*

### 5.1.1. Community Support

The project has the strong support of the local community and throughout the whole history of the project and process there has been a clear backing by the local community. Membership of Knocknagael Ltd has been steadily increasing this summer despite the project not being promoted while the Asset Transfer process is ongoing (see section 4.5 for membership information).

As part of the feasibility study, a community consultation was run by Community Enterprise and Knocknagael Ltd at the end of last year which showed strong support for the green hub. The survey was completed by more than 340 people. Considering the consultation was held during Covid 19 restrictions this is a high level of response. We have been informed that the response rate achieved was higher than the number of responses received across the whole of the Highlands for the 'Food Growing Strategy for the Highlands'. A significant level of those who responded were people who live in the Lochardil, Holm and Culduthel areas (64%) although many of the respondents who specified that they live 'somewhere else' were from other local areas such as Milton of Leys and Slackbuie. These results demonstrate the strong backing from the local community.



Two events were held during as part of community engagement and research for the project. An **Online event via Zoom** - which generated significant interest. An **Outdoor drop-in at the Knocknagael site** run Saturday October 31<sup>st</sup>. 11:00 AM – 1:00 PM, run by the Knocknagael Ltd committee. Despite windy weather and Covid-19 limitations (social distancing was maintained) it was well attended by ca. 40 people including nearby residents; who were interested, enthusiastic and believed the project would be valuable for the area. Others keen on having an allotment or were part of local groups.

The consultation showed the high level of support and allowed to develop some partnerships with different groups. Overall, 98% respondents were in support of the project; 80% would use the community garden; 94% would visit wildlife areas and accessible paths; and 165 respondents were interested in having an allotment.

## Key figures

**340** responses

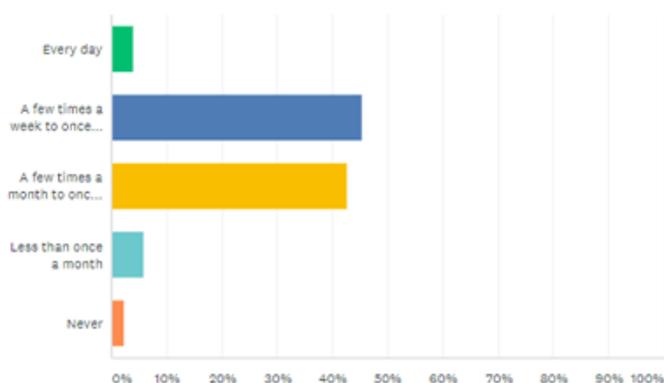
- **98%** in support of project
- **80%** would use community garden
- **94%** would visit wildlife areas and accessible paths
- **165** respondents interested in allotments

The feedback received was that there is a real need for a project of this type.

Comments included “this is what Inverness desperately needs!” “a very exciting opportunity for Inverness”; “*This is a great time to secure this land for generations to come and really create a strong community project*” “*We have a lot of wildlife in the area that is being pushed out by all the building*” “*now more than ever we need countryside spaces on our doorstep*”.

How frequently do you think you would visit the growing space at Knocknagael Farm?

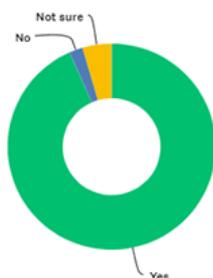
Answered: 310 Skipped: 1



:

Do you support Knocknagael Limited taking on the Knocknagael Farm Fields on behalf of the community?

Answered: 333 Skipped: 6



With regards to use of outdoor space:

- There was universal interest in casual use of the site: 94% would make use of the paths, areas for walking or visit areas for wildlife or orchard;
- A strong demand for allotments at Knocknagael, 165 people expressed interest in renting an allotment;
- Charities and local schools were also interested in renting allotments, use of extra growing space, tool sharing, volunteer training.

With regards to other services:

- 66% of survey respondents, that is 200 people, expressed interest in training at Knocknagael;
- Over 70% of respondents expressed interest in a café, stall or market at the site, while 66% would make use of a vegetable box scheme;
- 58% of respondents and 75% of allotment holders would use a tool sharing/library project.

### 5.1.2 Local Schools and young people

Opportunities were identified to benefit local schools and contribute to learning and wellbeing outcomes

**Primary Schools.** All local schools had a range of specific proposals for how the site could be used to enhance learning and opportunities for pupils in the area. The three local primary schools interviewed (Holm Cauldeen and Lochardil) intend to visit Knocknagael for activities to build life skills, educate on food. The schools in the area see gardening as a way to build life skills, introduce children to different and healthier foods and get them enthusiastic about eating vegetables.

- One school runs a 'Care Cupboard', and aims to top this up with fruit and vegetables grown by pupils (primarily on the school site, but with visits to Knocknagael as a part of the gardening programme).
- Another school aims to use projects at Knocknagael to build links with a 'twinned' school in Malawi. Children would compare and contrast climate, crops and growing techniques.

**Secondary Schools.** The Inverness Royal Academy plans include using the site for growing activities for the Nurture Base group, as part of their John Muir Award and to support the Rural Skills programme for pupils interested in a career in agriculture. Staff at The Bothy, the Nurture Base at the Inverness Royal Academy, are keen to visit the site with pupils and get them involved in growing. Participating young people consulted were keen to get outside and grow food, and saw the project as providing a break from 'online life', improving community 'togetherness' and mental health.

### 5.1.3 Partnerships

Partnership opportunities to work with several organisations have been identified as part of the feasibility work. These included therapeutic gardening and outdoor mental health activities in partnership with organisations serving people with a wide range of support needs, and opportunities for physical health benefits.

- [L'Arche Highland](#), which already offers gardening activity, has seen significant benefits. These include reducing isolation and building a sense of pride, developing resilience and ability to cope with stress and improving mental and physical wellbeing in adults with support needs.
- Similarly, [Gateway](#), an organisation supporting vulnerable adults at risk of homelessness, is interested in offering gardening activities to its service users as a way to break patterns of substance use, give people a sense of purpose and provide social interaction and peer support.
- The Centre for WellNess/Recovery College, a service-user-led initiative formed by individuals involved in previous efforts to set up a Recovery College in Inverness, is interested in using the site as a base and delivering therapeutic gardening activity, peer groups, coaching and similar services there. Similarly, they see benefits in terms of building confidence, giving a sense of purpose and providing interaction.
- Action for Children (more [info](#)) approached us. As an organisation they run seven different services on behalf of Scottish Government and the local authority (Inverness and other parts of Highlands) working with vulnerable children and families. Food poverty is one of their biggest issues, but this is not just about giving handouts, but involving those affected through GYO so they are empowered and families are supported. They are strong supporters of the idea of 'field to fork' and the location of the site.
- [Highland Birchwood](#) – supporting people on mental health issues, who are planning to develop a Recovery College for the Highlands that will help people to understand their mental health and see the Knocknagael Green hub as providing some of the practical tools and opportunities. Directors have now met a couple of times with Highland Birchwood.
- Highland Green Health Partnership and local GPs were also interested in the opportunities the site offers for physical health benefits - Links to GP practices via the [Think Health Think Nature](#) partnership for social prescribing.

Stakeholders and potential users felt the site was accessible for those in more deprived areas, well-connected in terms of access by foot and public transport.

## Section 6: Funding

Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

*You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.*

### 6.1 Site

#### 6.1.1. Asset Transfer and Acquisition

An independent RICS Red Book valuation has been carried out for the site by Bell Ingram LLP. The site has been valued as having a Market Value of £110,000 as of 1<sup>st</sup> September 2021.

Knocknagael Ltd is proposing to pay £95,000 for the field, seeking a discount of £15,000 from the market value in view of the community benefits the project will deliver (full details on the community benefits are included in the Business Report).

Assuming that all three phases of the project are in place from year 3, the total monetary value of the benefits the project is expected to generate over the first five years is £3,358,108.

Knocknagael is also aware that, when considering asset transfer of the field, the benefits of the project must be balanced against the loss to the Scottish Government of the field. If the hay yield for the field is around 70 tonnes per year, in line with the average provided in the Scottish Agricultural Survey, the value generated by the field in its current use would be around £4,500 – £5,000 per year<sup>5</sup>. Additionally, the committee is open to part of the field continuing to be used for hay production during the initial 1-2 years of the project which would mean that this loss would be reduced.

Element	Amount	Notes
Market Value	£110,000	Based on independent valuation
Community Benefit Calculation	£3,358,108	Based on section 5 of this document: estimated community benefit over the first five years, taking into account phasing
Suggested discount on market value	£15,000 (ca. 13.6%)	
Knocknagael Ltd's offer	£95,000	Market value minus discount in view of community benefit

<sup>5</sup> [Hay yield figures from Scottish Agricultural Survey 2017](#); [Pricing via British Hay and Straw Merchants' Association for Great Britain](#)

### 6.1.2. Community Benefits

The full logic model in Appendix 3 (and Business Plan) outlines the expected social impact from the activities described. Where possible, we have estimated the potential economic impact of the project through reduced demand on health services (improved mental and physical wellbeing), reduced food bills through growing schemes, and strengthening the local, green economy.

Total estimated value of the project over 5 years, taking into account phasing and based on the evidence and calculations is as follows:

Phase	1	2		3		
Year	Y1	Y2	Y3	Y4	Y5	Total
<b>Public sector savings:</b>						
value of school outdoor learning	£4,875	£4,875	£4,875	£4,875	£4,875	<b>£24,375</b>
physical health benefits for older adults	£120,000	£120,000	£120,000	£120,000	£120,000	<b>£600,000</b>
supporting people going through mental health difficulties		£175,000	£175,000	£175,000	£175,000	<b>£700,000</b>
<b>Community, social and environmental benefits:</b>						
Community benefit for community growing (SROI)	£109,279	£109,279	£109,279	£109,279	£109,279	<b>£546,395</b>
Community benefit for horticultural training (SROI)		£42,146	£42,146	£42,146	£42,146	<b>£168,584</b>
Value of carbon stored	£19,908	£19,908	£19,908	£19,908	£19,908	<b>£99,540</b>
<b>Local economic benefits:</b>						
savings to local community from allotment growing (increases at phase 2)	£179,100	£238,500	£238,500	£238,500	£238,500	<b>£1,133,100</b>
savings to local community from use of tool library				£15,000	£15,000	<b>£30,000</b>
local economic impact of community-supported-agriculture spend				£28,057	£28,057	<b>£56,114</b>
<b>total over 5 years:</b>						<b>£3,358,108</b>

## 6.2. Capital and operational

Funding will be needed to develop the site, but the company will be able to derive some income from activities planned to cover operating costs. Phasing of the project is planned to allow to build capacity and generate funding to take forward further elements of the project.

### 6.2.1. Income Generation and Pricing

Our key income streams will be:

- From Phase 1: Rental of allotments to members of the community and organisations, some volunteer-led, pay-what-you-can workshops.
- From Phase 2: Horticultural training workshops and courses; extension of allotments and rental of associated facilities, including sheds and polytunnel space as well as occasional outside use of facilities at the hub.
- From Phase 3: Sale of fresh produce through Community Supported Agriculture scheme, events such as plant sales, tool library.

### 6.2.2 Financial projections

Our full financial projections are shown in Appendix 4. We have shown 5 years from the time we take ownership of the site. A 5-year cash flow projection is included in the Business Plan. We will develop the above income streams as each stage of the project is completed.

Below is an overview:

Project phase:	1	2	3		
	Y1	Y2	Y3	Y4	Y5
<b>Income</b>	£27,401	£33,736	£35,411	£34,125	£36,079
<b>Expenditure</b>	£26,213	£29,284	£29,842	£33,083	£33,727
<b>Surplus/deficit (before grant funding)</b>	-£19,008	-	-£14,627	£1,043	£2,352
		£15,744			
<b>Surplus/deficit (with grant funding)</b>	£1,188	£4,452	£5,570	£1,043	£2,352
<b>Balance</b>	£1,188	£5,640	£11,210	£12,253	£14,605
<b>Percentage income from grants</b>	73.71%	59.87%	57.03%	0.00%	0.00%

The **Business Plan** covers in more detail the governance, policies and procedures, development and volunteer resources, monitoring and evaluation, risk management and marketing to deliver the project.

### 6.2.3 Capital Works

A feasibility-stage cost plan for the landscaping and access work outlined in the Landscape Report identified a total cost of £1,025,000 at Phase 1 and £995,000 at Phases 2 and 3, including technical fees and 10% contingency.

The directors of Knocknagael have identified various cost savings:

- Adjusting the car park from paved to rural-style parking at phase 1, with crushed stone and self-binding gravel, with priority given to surfacing of disabled parking. Similarly, adjusting some less-used paths to mown grass. Further phasing of the car park would be possible if needed.
- In view of the fact that the field is good-quality agricultural land already in regular cultivation, reducing the allowance for site clearance and preparation activities prior to planting, which were included in the initial cost plan based on general assumptions. E.g. removal of scrub and trees, application of herbicide and fertiliser, and rotovation/cultivation of topsoil for allotments area.
- Reducing allowances for some cost items, such as hedging and site furniture, where board members have experience of realistic costs locally.
- Purchase of smaller seedlings rather than mature trees for the orchard area, supplemented with donated tree packs from The Woodland Trust and TCV.
- Volunteer involvement in suitable activities such as path-building and tree-planting for hedges. Funds are available to support this, such as the Paths for All Community Path grants, which will cover tools, materials, signage and contractor hire to match volunteers' contributions, and the Tree Council Branching Out Fund for planting.

Based on this, the revised total cost estimate for Phase 1 is **£335,224** – see appendix 4 of the Business Plan. However not all the capital works require to be done in one go.

Knocknagael Ltd can phase the required work focussing on the basic infrastructure (for ca. £100,000) to get the allotments up and running quickly. For example, the car park can be developed in stages. And some capital elements part of phase 1 such as the units, polytunnels and WC can be introduced once the project is up and running. This is usual with other community projects, and we are aware that for example Blackthorn allotments has been able to secure free units and polytunnels through donation once the allotments were up and running.

### 6.2.4. Funding Strategy

The table below shows how we intend to secure the funding needed for the project, including earthworks, landscaping, planting and installation of modular buildings and other facilities.

As a charity, the group will be eligible to apply to a wide variety of grant funders. Community fundraising and crowdfunding has also been used successfully by other community outdoor space projects. For example, Cambusbarron Community Development Trust raised £4,025 from 89 supporters to buy a woodland, and Findhorn Hinterland Trust raised £2,000 from 58 supporters to create an outdoor classroom<sup>6</sup>.

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<sup>6</sup> [www.crowdfunder.co.uk/buying-gillies-hill](http://www.crowdfunder.co.uk/buying-gillies-hill); [www.crowdfunder.co.uk/edible-woodland-garden-outdoor-classroom](http://www.crowdfunder.co.uk/edible-woodland-garden-outdoor-classroom)

An assessment of relevant funding streams was undertaken as part of the Business Study. We will continue to review the funding landscape and adjust our strategy in the near future as new funds become available. For example, the Climate Challenge Fund has now closed but a successor to this programme is likely given government commitments to reach net zero greenhouse gas emissions by 2045. The Funding Strategy should therefore be regarded as a living document.

## Funding Strategy

Item	Amount	Source of Funding	Amount
Site Acquisition	£110,000	Scottish Land Fund	£95,000
		Discount on sale price (subject to agreement)	£15,000
Legal fees and VAT assessment	£5000	Scottish Land Fund	£5000
<b>Total for Purchase:</b>			£110,000 & legal fees
Item	Amount	Source of Funding	Amount
Phase 1 earthworks, drainage, construction of car park, addition of footpaths, preparation of allotments area, planting, site furniture and initial modular buildings and WC.	£335,224 total revised cost estimate	<a href="#">Crown Estates Community Capacity Fund</a> . • Create self-sustaining community enterprises that will promote sustainable development through the provision of local economic, social, and/or environmental benefits.	£20,000 to £50,000
		<a href="#">SSE Sustainable Development Fund</a> (reopening Autumn 2021): • Building sustainable places – project will stimulate meaningful community regeneration to improve landscape & biodiversity	Up to £100,000
		<a href="#">Scottish Landfill Communities Fund</a> , through various trusts Only capital and contractor fees (no management or salary costs).	Up to £100,000
		<a href="#">Highland Council Common Good Fund</a> • Wide remit	£10,000. Larger grants possible
		<a href="#">People's Postcode Trust</a> • Responding to climate emergency & increasing community access to outdoor space.	Up to £20,000 once registered as a charity

<p><a href="#">Gordon &amp; Ena Baxter Foundation</a></p> <ul style="list-style-type: none"> <li>• Support for community projects working in areas including conservation and environment in northern Scotland</li> </ul>	Up to £25,000
<p><a href="#">Garfield Weston</a></p> <ul style="list-style-type: none"> <li>• Support for community projects (must be a registered charity), including Capital projects.</li> </ul>	Up to £30K
<p>Smaller trusts, foundations and grant funding programmes, e.g.:</p> <ul style="list-style-type: none"> <li>• <a href="#">Pebble Trust</a> (focus on sustainability and post-fossil-fuel economy, Highland area), up to £5,000</li> <li>• The <a href="#">Mushroom Trust</a> (focus on greenspace projects),</li> <li>• The <a href="#">Finnis Scott Foundation</a> (focus on gardens and horticultural training), up to £10,000</li> <li>• <a href="#">Four Winds Trust</a> (purpose is to give those living in cities a better chance to enjoy nature), say £1,000</li> <li>• <a href="#">Tesco Bags of Help</a>, (will support development of outdoor spaces, outdoor activity, etc.), say £1,000</li> <li>• <a href="#">DPD Eco Fund</a> (environmental focus), up to £2,000</li> <li>• <a href="#">HDH Wills Monthly Grants</a> (environmental focus) up to £2,000</li> <li>• <a href="#">Cadogan Charity</a> (environment among other priorities – generally national orgs but some smaller local grants). General application in writing. Say £2000.</li> <li>• <a href="#">Whitaker Charitable Trust</a> (interest in agricultural education and conservation) General application in writing. Say £1,000</li> <li>• <a href="#">Hugh Fraser Foundation</a> (any charitable purposes) General application in writing. Say £2000</li> <li>• <a href="#">Rannoch Trust</a> (interest in regeneration of Highland Scotland ecosystem, but grants tend to be for research). General application in writing. Say £1,000.</li> </ul>	Target £20,000 in total

Community fundraising, crowdfunding and donations			Target £25,000 based on comparable projects
<ul style="list-style-type: none"> <li>Potential to 'sponsor' parts of the site raised during consultation</li> </ul>			
<b>Total funding identified:</b>			£ 380,000
Item	Amount	Source of Funding	Amount
<b>Salary and associated costs for development officer in initial years</b>	Approx. £20K per year for part time	<a href="#">SSE Sustainable Development Fund</a> (as above)	Potential capital funder with contribution to revenue
		National Lottery Together for our Planet <ul style="list-style-type: none"> <li>to support communities across the UK to take action on climate change</li> </ul> Community-Led For work that will connect people and help them work together to improve their wellbeing <ul style="list-style-type: none"> <li>For work that will connect people and help them work together to improve their wellbeing</li> </ul>	

This table provides an overview on the funding strategy, for more details on the approach please see the attached **Business Plan**.

**END**

## Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

**We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.**

**We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.**

Name Maria de la Torre

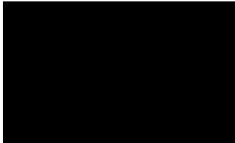
Address 





Date 4<sup>th</sup> October 2021

Position Chair

Signature 

Name Steve Rowan

Address 



Date 4<sup>th</sup> October 2021

Position Company Secretary

Signature 

## Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

### Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

Title of document attached:

Knocknagael Ltd Memorandum and Articles of Association (2)

### Section 2 – any maps, drawings or description of the land requested

Documents attached:

Knocknagael Landscape Report by Harrison Stevens (3)

### Section 3 – note of any terms and conditions that are to apply to the request

Documents attached:

Knocknagael Smiddy Field Valuation by Bell Ingram (4)

### Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached:

Knocknagael Research Report/Feasibility Study by Community Enterprise (5)

Knocknagael Business Plan by Community Enterprise (6)

### Section 5 – evidence of community support

Documents attached:

Highland Council Letter of Support (7)

Action for Children Letter of Support (8)

Highland Birchwood Letter of Support (9)

Homeless Trust Letter of Support (10)

Professor MacVicar Letter of Support (11)

Community Woodlands Association Letter of Support (12)

### Section 6 – funding

Documents attached: Knocknagael Business Plan by Community Enterprise (6)

## APPENDIX 1 ASSESSMENT OF FIELD SUITABILITY

We are aware that the field adjacent to the Smiddy, is proposed for community use including allotments under the consultation for the IMFLDP. Following earlier discussions with Scottish Government representatives, a site visit and appraisal was undertaken by Knocknagael Ltd, which showed that the adjacent field (IN51), is unsuitable for allotments and community use while the smiddy field (IN60) fulfils the required criteria and needs. The appraisal showed that:

### IN51:

- This field has no direct safe access – it is inaccessible on foot as it is severed from the farm road by a flood alleviation channel and has no footpath access nor safe access from the road.
- It is not possible to create a vehicular access, due to Essich road being too narrow and the crossing with Torbreck road.
- The deep flood alleviation channel creates a hazard and makes the site unsafe for use by children, families, groups that may need supervision etc,
- The field is distant from schools and not easily accessible from more deprived areas such as Hilton.

This field can continue to be used for agriculture to provide crops and straw for the bull farm.



The flood alleviation scheme creates a hazard



On foot and Vehicular access is not possible

### IN60 – the Smiddy field

- The site can be accessed easily on foot with a direct route on pavement and paths providing a safe route for school children to walk in. The eastern side of the field is about 800 metres from the Inverness Royal Academy and Holm Primary School, and within walking distance of Lochardil, Cauldeen and the Gaelic Primary Schools. There are also informal routes that residents from Essich Gardens and Culduthel Mains developments already use to access the field and the corridor along the north side of the field, which is popular with walkers.
- The field has no hazards, is safe and easily accessible. The green corridor along the northern side of the field connects with the Essich and Culduthel developments. So this area is already informally significantly used for recreation and dog walking and could be opened to provide direct access to the green hub.
- Vehicular access is already possible through the farm access road. The Landscape Report includes a design of the car park refer to this for more details. The design of the access to the car park has been discussed with a transport planner and should be straightforward.

- The field is within short walking distance of the main local schools and is easily accessible from the city's eastern and southern suburbs including more deprived areas such as Hilton.



The school direct active travel routes from Inverness Royal Academy to the smiddy field are shown in the map. The access in the middle could provide a shortcut for residents mainly.

### Summary of appraisal

Criteria	IN60/Smiddy	IN51
Proximity to users and schools	✓	X
Access on foot and by paths	✓	X
Vehicular access & car park possible	✓	X
Health and Safety requirements met	✓	X

## APPENDIX 2 TERMS AND CONDITIONS OF REQUEST

*You should include in your request any other terms and conditions that are necessary to make a success of your project, so that these are clear to the relevant authority from the start(section 79(2)(h)). For ownership, this is likely to include key terms which you want to be included in the contract, in addition to the information included elsewhere in the request on the extent of the land, price and proposed us*

Purchase of the whole field is considered essential, so that the association has greater control and the security of tenure required to apply for capital grants, raise funding and take forward the project.

But to mitigate any impact on the Bull Farm from the loss of the field access to continue use of half of the field for a transition period of one or two years. This was an approach discussed at an onsite meeting with the temporary principal officer in December 2020, when Knocknagael Ltd was offered half of the field to start the allotments in 2021.

Access to the car park via the main farm road would be required, the road provides shared access to a number of cottages as well as the farm. One specific concern mentioned when Knocknagael Ltd met with the principal officer in December 2020, was on access and ensuring the design of the access to the allotments will not make it difficult for tractors to continue the use of the road. Since then, the design of the access to the car park has been discussed with a transport planner and improvements will make it easier for tractors to continue the use of the farm access road. The more detail design will need to be approved by Highland Council and would be discussed with Scottish Government farm staff.

Access to water and other services will be required and this would be negotiated directly with the relevant companies, with the costs associated covered by Knocknagael Ltd.

### APPENDIX 3 COMMUNITY BENEFITS

The logic model below outlines the expected social impact from the activities described. Where possible, we have estimated the potential economic impact of the project through reduced demand on health services (improved mental and physical wellbeing), reduced food bills through growing schemes, and strengthening the local, green economy.

Strategic themes	Inputs	Outputs	Outcomes	Wider Social Impact	Potential Economic Impact
<p><b>Healthy, Connected Lives</b></p> <p><i>Link to Highland Outcome Improvement Plan Core Outcome: Mental Health &amp; Wellbeing, and particularly Priority Action Participation &amp; Inclusion.</i></p>	<ul style="list-style-type: none"> <li>• Creation of up to 255 allotments for local residents. And growing space for organisations working with vulnerable groups</li> <li>• Community garden, hub and polytunnel space.</li> <li>• Community growing training and activities</li> </ul>	<ul style="list-style-type: none"> <li>• 255 local households gain access to outdoor growing space.</li> <li>• Allotment holders and other site users &amp; visitors take part in exercise, cookery classes and healthy eating activities</li> </ul>	<ul style="list-style-type: none"> <li>• Allotment holders, volunteers, site visitors and users experience better physical and mental health through outdoor exercise and community participation.</li> <li>• Participants have increased awareness of healthy eating and cooking - 'plot to pot'.</li> </ul>	<ul style="list-style-type: none"> <li>• Enhanced community connectedness, sense of identity, regeneration and overall wellbeing.</li> </ul>	<p>Both active and passive involvement in community growing and garden spaces have been shown to have a wider impact upon people with mental health conditions, people with health-related concerns due to inactivity, and the general public.</p> <p><b>Mental Health</b> The New Economics Foundation estimated the value of a community growing experience for those with mental health problems to be around £7,000 each through reduced NHS costs, welfare benefit reductions and increased tax contributions (New Economics Foundation 2014).</p> <p><b>Estimated figures for Knocknagael</b> – supporting 25 people annually with mental health problems, through partners' activities at the site. <b>Economic impact: 25 x £7000 = £175,000 PA</b></p>

Strategic themes	Inputs	Outputs	Outcomes	Wider Social Impact	Potential Economic Impact
<p>Healthy, Connected Lives (contd.)</p>					<p><b><i>Physical Activity for Older Adults<sup>2</sup></i></b>  Community gardening has been shown to lead to NHS savings for older adults (65+) through an improvement to their physical health or stabilising an existing health condition e.g. obesity, diabetes. They estimate an average annual saving of between £2000-8000pp.</p> <p><b>Estimated figures for Knocknagael</b> – 60 older adults (65+) take part annually as plot holders and community gardening volunteers.</p> <p><b>Economic impact: 60 x £2000 (lower end estimate.) = £120,000 PA</b></p> <p><b><i>Physical Activity and social connectedness</i></b>  An SROI study illustrated that for every £1 spent on community growing initiatives there was a wider return of £3.58 (for a non-clinical population). This was linked to improvements in health, wellbeing, isolation and community connectedness.</p> <p><b>Economic impact: – £30,525 estimated revenue spend PA x £3.58 = £109,279 PA</b></p>

Strategic themes	Inputs	Outputs	Outcomes	Wider Social Impact	Potential Economic Impact
<p><b>Access to fresh, affordable, healthy local food</b></p>	<ul style="list-style-type: none"> <li>• Growing spaces and 'veg swap' schemes</li> <li>• Community cooking classes</li> <li>• Training on sustainable growing</li> </ul>	<ul style="list-style-type: none"> <li>• At least 255 Inverness residents able to grow their own fruit and veg</li> </ul>	<ul style="list-style-type: none"> <li>• Community growers eat 40% more fruit and veg and are 3.5x more likely to consume the recommended 5 portions of fruit and vegetables.<sup>3</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Wider healthy eating amongst families and households of members and volunteers, through fresh produce and learning.</li> </ul>	<p>An allotment plot has been highlighted as saving £800-1000 per family per year in terms of food bills.<sup>56</sup></p> <p><b>Estimated figures for Knocknagael – 255 allotments</b></p> <p><b>Economic impact: 199 x £900 (avg.) = £179,100 at phase 1. 265 x £900 (avg.) = £238,500 at phase 2.</b></p>
<p><b>Enhancing the local environment and contributing to carbon reduction</b></p> <p><i>Link to Scottish Government's commitment to net zero carbon by 2025, and Highland Council's pledge for a carbon-neutral</i></p>	<ul style="list-style-type: none"> <li>• Training on sustainable growing</li> <li>• Growing spaces and 'veg swap' schemes</li> <li>• Tool library (at phase 3)</li> </ul>	<ul style="list-style-type: none"> <li>• Participants take part in training programmes and skill shares</li> <li>• At least 255 Inverness residents able to grow their own fruit and veg</li> <li>• 300 members of tool library by year 5</li> </ul>	<ul style="list-style-type: none"> <li>• Community growers, volunteers and other site users have greater awareness of climate crisis and knowledge of greener choices.</li> <li>• Participants reduce 'food miles' and associated carbon footprint.</li> </ul>	<ul style="list-style-type: none"> <li>• Support for pollinators (community gardens are one of the best urban environments for bees)<sup>7</sup> and increased local biodiversity</li> <li>• 3.16kg of carbon stored per one square metre of urban vegetation – 316 metric</li> </ul>	<p>UK Government figures place a value of £63 per tonne on non-traded carbon dioxide<sup>8</sup></p> <p><b>Estimated 316 metric tonnes of carbon stored * £63 =£19,908 per year</b></p> <p>Tool library at Knocknagael could save members a total £50 each (on average) a year vs buying new tools.</p> <p><b>Estimated figures for Knocknagael – 300 members of tool library</b></p> <p><b>Economic impact - 300 x £50 = £15,000 per year</b></p>

<sup>7</sup> <https://envirobites.org/2019/03/05/community-and-home-gardens-are-hotspots-for-pollinators-in-cities/>

<sup>8</sup> [Natural-Capital-Accounts-Report-GLA-NT-HLF-1.pdf \(vivideconomics.com\)](https://www.vivideconomics.com/Natural-Capital-Accounts-Report-GLA-NT-HLF-1.pdf)

Strategic themes	Inputs	Outputs	Outcomes	Wider Social Impact	Potential Economic Impact
<i>Inverness &amp; low carbon highlands by 2025.</i>			<ul style="list-style-type: none"> <li>• Tool library members borrow instead of buying new, reducing household waste</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced consumer waste</li> </ul>	<p>tonnes for the full 10Ha.</p>

Strategic themes	Inputs	Outputs	Outcomes	Wider Social Impact	Potential Economic Impact
<p><b>Resilient &amp; sustainable local economy</b></p> <p><i>Link to HOIP Outcome Community Safety and Resilience, particularly Priority Action: Community-led action, resilience, response</i></p>	<ul style="list-style-type: none"> <li>• Sale of local produce</li> <li>• Creation of training placements and peer learning.</li> </ul>	<ul style="list-style-type: none"> <li>• Regular workshops and informal peer learning sessions offered to all 255+ members</li> <li>• Learning and volunteering opportunities delivered for an estimated 500-1000 school and college pupils a year (3 local primary schools with 850 pupils, plus 200 at new school to open, plus 1300 secondary pupils)</li> </ul>	<ul style="list-style-type: none"> <li>• Members and residents will be more knowledgeable and connected to their local economy through local produce schemes and local suppliers.</li> <li>• Improved formal and informal learning through training courses, workshops, peer learning or informal skills sharing.</li> <li>• Reducing costs associated with growing start-up – estimated costs range between £200-£500 for individuals.<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Encouraging and educating people to shop and eat local, seasonal produce shifts consumer behaviour over the longer term.</li> <li>• Outdoor learning has been found to be linked to improved motor skills, better learning processes and outcomes, higher achievement &amp; better behavioural outcomes</li> <li>• Intergenerational learning and improved community connectedness – to each other and the local place.</li> </ul>	<p>Money spent with local food producers has been shown to be more likely to recirculate in the local economy. Estimated that £1 spent = £2.50 to the local economy.</p> <p><b>Estimated figures for Knocknagael –</b> Locally grown produce and links to local veg box schemes/restaurants estimated to generate £11,223 annually for Knocknagael.</p> <p><b>Economic impact – £11,223 x 2.5 = £28,057</b></p> <p>SROI studies on community growing activities highlight that for every £1 invested in horticultural training between £9 and £17 of community benefits were returned.<sup>78</sup></p> <p><b>Economic impact: at least £3242 invested in training per year = £42,146 (taking an average of £13 per £1 invested)</b></p> <p>According to an SROI analysis, the value of school visits to parks and green spaces has been estimated at £4.50-£15 per child per visit.</p> <p><b>Economic impact – at least 500 visits at £9.75 per child (avg) = £4,875 per year</b></p>

## APPENDIX 4 FINANCIAL PROJECTIONS

### CORE OPERATING COSTS

	Phase 1	Phase 2	Phase 3	Notes (see below)
<b>Salaries</b>	£20,196.37	£20,196.37	£20,196.37	1
<b>Staff expenses</b>	£145.00	£145.00	£145.00	2
<b>Volunteer expenses</b>	£600.00	£900.00	£1,500.00	3
<b>Training expenses</b>		£1,637.00	£ 3,242.00	4
<b>Heat and light</b>		£1,000.00	£1,000.00	5
<b>Non-domestic rates</b>				6
<b>Waste collection</b>	£360.00	£360.00	£360.00	7
<b>General repair, maintenance and replacement</b>	£500.00	£500.00	£500.00	8
<b>Materials, equipment</b>	£1,200.00	£1,200.00	£1,200.00	9
<b>Phone &amp; internet</b>		£720.00	£720.00	10
<b>Web hosting &amp; services</b>	£243.88	£623.88	£623.88	11
<b>Marketing</b>	£280.00	£280.00	£280.00	12
<b>Insurance</b>	£1,500.00	£1,500.00	£1,500.00	13
<b>Accounting &amp; legal</b>	£1,500.00	£1,500.00	£1,500.00	14
<b>Total</b>	<b>£26,525.25</b>	<b>£30,562.25</b>	<b>£ 33,767.25</b>	

### CORE OPERATING COSTS: NOTES

- 1 Salaries:**  
 Development worker's salary  
 £30,000.00 per year  
 3 days per week  
 0.6 FTE  
 £18,000.00 salary pro rata

£1,296.37	employer's NI
£900.00	pension
<hr/>	
£20,196.37	total

**2 Staff expenses:**

0.45	per mile
100	mileage - meetings with partner orgs etc.
£45.00	
£100.00	other expenses

**3 Volunteer expenses**

<b>At phase 1</b>	20	volunteers
<b>At phase 2</b>	30	volunteers
<b>At phase 3</b>	50	volunteers

Volunteer costs each **£30.00** gloves, travel etc

**4 Training expenses**

Tutor fees & materials	<b>50%</b>	of income from training courses
Booking fees	<b>3.5%</b>	of income from training courses

**5 Heat and light**

<b>For phase 1:</b>	<b>0</b>
<b>For phase 2&amp;3:</b>	<b>1000</b>

**6 Non-domestic rates**

**0** Assume full rates relief

**7 Repair, maintenance and replacement**

	<b>£500.00</b>	per year for general site tools and buildings	
	<b>£1,000.00</b>	per year for tool library equipment (s3 onwards)	
<b>8</b>	<b>Materials &amp; equipment</b>		
	<b>£1,200.00</b>	per year	
<b>9</b>	<b>Phone &amp; internet</b>		
	<b>For phase 1:</b>	<b>0</b>	
	<b>For phase 2&amp;3:</b>	<b>£60.00</b>	per month - broadband to cover hub area
<b>10</b>	<b>Web hosting &amp; services</b>		
	<b>For phase 1:</b>	<b>£100.00</b>	Web hosting
		<b>£143.88</b>	Zoom license
		<b>£0.00</b>	Financial management
	<b>For phase 2&amp;3, as above plus:</b>		<a href="#">Charity digital exchange - free licenses for UK charities</a>
		<b>£0.00</b>	Bookings
		<b>£380</b>	Myturn (tool library software)
<b>11</b>	<b>Marketing</b>		
		<b>£140.00</b>	Site banners
		<b>£140.00</b>	Flyers & print
		<b>£280.00</b>	
<b>12</b>	<b>Insurance</b>		
	For all phases	<b>£1,500.00</b>	Public and employer's liability buildings cover E.g. through Social Farms & Gardens

## INCOME

RENTAL Income from allotments	Total number	Available to let	Price per year	Total	Notes and assumptions
<b>Phase 1:</b>					All based on 'Allotment Allocation' sheet in Landscape Report
<b>Training and group plots</b>	14	10	£100.00	£1,000.00	4 plots kept for Knocknagael activities, training etc
<b>Large (10*20m)</b>		16	£50.00	£800.00	Allotment rental cost similar to others in the area
<b>Medium (10*10m)</b>		14	£30.00	£420.00	
<b>Small (10*5m)</b>		159	£15.00	£2,385.00	
<b>Subtotal Stage 1:</b>	203	199		£4,605.00	
<b>Phase 2:</b>					
<b>Large (10*20m)</b>		6	£50.00	£300.00	
<b>Medium (10*10m)</b>		14	£30.00	£420.00	
<b>Small (10*5m)</b>		46	£15.00	£690.00	
<b>Total</b>	269	265		£6,015.00	
<b>Income from sheds &amp; polytunnels</b>	<b>Total number</b>	<b>Available to let</b>	<b>Price per year</b>	<b>Total</b>	<b>Notes and assumptions</b>
<b>Phase 1 polytunnels</b>	2	2	400	£800.00	0 Reserved for Knocknagael use
<b>Phase 2 polytunnels</b>	2	2	400	£800.00	Polytunnels may be split or rented out whole
<b>Phase 2 sheds</b>	4	4	400	£1,600.00	May be split or rented out whole
<b>Total</b>				£3,200.00	E.g. micro-enterprise projects, other organisations requiring nursery facilities

## TRAINING

Income	Number per year	Avg price per head	Avg no. participants	Per workshop	Total	Notes and assumptions
Skill share workshops	12	£5	15	£75	£900	Volunteer-led, a few hours long
Training courses	6	£100	10	£1,000	£6,000	More structured, 1 day to several days, led by professional trainers

## CSA/PRODUCE SALES

Income	Number per year	Avg unit price	Avg no. participants	Total	Notes and assumptions
Membership		10	150	£1,500.00	Membership donations from UK taxpayers eligible. Would need to be Charity. Assume 75% are eligible.
Gift-aid				£213.75	
Income from stall	50	5	25	£6,250.00	Simplified estimate - based on stall refilled weekly, average customer spend and numbers. Members may get discount - included in avg. customer spend
Wholesale income	5	200		£1,000.00	Assuming a few small contracts to supply e.g. veg box schemes
Pop-up events sales	4	7	75	£2,100.00	Simplified estimate - e.g. seasonal markets, plant sales. In line with sales at similar events elsewhere.
Pop-up events table/stall hire	4	10	4	£160.00	A few outside sellers at each event
<b>Total</b>				<b>£11,223.75</b>	

## TOOL LIBRARY

Income	Number	Avg fee per year	Total	Notes and assumptions
Membership fees (Tool Library)	300	£25	£7,500	Number of members based on comparable projects, by Y2 of Tool Library operation

## APPENDIX 5 BIOGRAPHY OF DIRECTORS

### **Dr Maria de la Torre**

Maria is an environmental lawyer by training with a PhD in environmental habitat protection from Aberdeen University. She works for NatureScot (formerly Scottish Natural Heritage) and has 20 years' experience in the public sector, working as an advisor on agricultural policy, environmental farming practices and agri-environmental funding schemes. She has extensive programme management experience, including commissioning and managing complex partnership projects. Maria has also significant experience of working directly with communities and members of the public. In a voluntary capacity, she has been a member of the local Community Council since 2014 and Chair for the last five years. Other committee experience includes membership of the Parent Council for the primary and secondary schools. She is a keen grower; in her own garden, she has been growing vegetables for the last 15 years and set up a kids growing group at Lochardil Primary School that inspired her to do more. Along with her husband she owns and manages a small area of urban woodland in Inverness, managed mainly for nature conservation and public recreation access. Maria has lived in Inverness since 2004, and having been involved since the start of the project, she currently chairs Knocknagael Ltd.

### **Steve Rowan**

Steve comes from the north of England and has lived in the Inverness area for nearly 38 years. Originally employed in local government social work, he left during re-organisation to establish a second career as a director of an IT consultancy. Steve has been interested in environmental issues & community land use for many years and is currently a trustee of Aultnaskiach Dell SCIO – a small woodland in the centre of Inverness. He is the company secretary of Knocknagael Limited, using his skills and experience in business to help take land at Knocknagael Farm into community ownership. Steve is also a trustee and director of Citizens Advice Scotland and vice chair of Inverness, Badenoch & Strathspey CAB.

### **Alastair Simmons**

Alastair has been living and working mainly self-employed in the Highlands for over 10 years on a wide variety of: horticultural, green space and local environmental projects. He did the original master plan and feasibility study for Knocknagael Allotments Association in 2016. Alastair has been doing this for over 25 years, from inner city communities in: London, Sheffield and Lancashire, 5 years work with people with learning disabilities in community composting, recycling and horticulture. To a landscape survey of Cairngorms National Park, and work all over Scotland from Solway to Shetland for Nature Scot. Alastair has worked at Inverness High School REAL (Real Education Active Lives) an organic educational food growing project. Is an active member of Trellis Scotland's horticultural therapy network. He developed a therapeutic garden for the Highland mental health/learning disability charity SPIRIT. Most recently established a community orchard in Nairn for the charity Green Hive for which he is also a trustee. He has a MA in Landscape Architecture (Leeds) concentrating on land diversification, community food growing, and habitat creation at the city edge. He also has a BSc (Hons) Environmental Management. He lives in Nairn and is a keen allotment grower!

**Gordon Macdonald**

Gordon is originally from the Highlands, with an Honours degree in Sociology and a postgraduate qualification in Accountancy. His work experience includes a variety of accounting roles in various parts of the UK: British Gas, electronics manufacturing, road transport, quarrying and construction, housing associations then returning to the Highlands in 2002 as Head of Finance in a public sector organisation, taking early retirement in 2015 to look after his unwell father. Professionally he has focussed on implementing accounting systems, procedures and policies for new or restructured organisations, often in very difficult and pressurised situations. Personally he loves just being outdoors – is self-sufficient in fruit & vegetables and enjoys cycling in the wonderful local scenery. He sees Knocknagael Ltd as an opportunity to work with a team of people of many backgrounds for the community and strongly believes this is a practical, achievable project.

**Sandie Craig**

Sandie is a director of Knocknagael Ltd and has been involved with the project since 2017. She is joint owner and manager of Oil and Vinegar Inverness, an established franchise retail business in the city centre. She has experience of customer service, running the physical shop and the online mail order business, marketing and working together as a small team. Although no longer practicing, Sandie spent 10 years with the Valuation Office as a Chartered Surveyor before taking an extended break to look after family. She lives in the local community, is involved with the church and is interested in gardening, food, walking and cycling.

**Sarah Murray**

Sarah has worked mainly in finance, retail and management. Currently working for a local charity on an administrative basis, the Inverness Botanic Gardens which is the main local provider of plants for Highland Council. She has gained horticultural experience through an interest found from working her own garden. Sarah is passionate about growing vegetables hence her desire to be part of the allotments.

## APPENDIX 6 EVIDENCE FIELD SURPLUS REQUIREMENT TO THE FARM

The smiddy field was declared 'surplus to requirements' by Scottish Government, this was the argument put forward by Scottish Government in the earlier planning application and stated by the Minister Paul Wheelhouse in the letter attached and the [following](#) Parliamentary query:

*Tuesday 6 August 2013*

### SCOTTISH GOVERNMENT

#### Enterprise and Environment

**John Finnie (Highlands and Islands) (Independent):** To ask the Scottish Government what agricultural criteria it used to designate fields at its farm at Knocknagael as "surplus to requirements".

**Holding answer issued: 2 August 2013** (S4W-16269)

**Paul Wheelhouse:** The fields were designated as surplus to agricultural requirements of the Scottish Government Bull Stud Knocknagael as their use was limited to arable cropping and winter forage production. This was due to their immediate proximity to housing estates and the public road which deemed them unsuitable for grazing bulls on the grounds of health and safety of the general public.

**John Finnie (Highlands and Islands) (Independent):** To ask the Scottish Government how much income it received from silage sales at its farm at Knocknagael in each year since 2007.

**Holding answer issued: 2 August 2013** (S4W-16270)

**Paul Wheelhouse:** Any surplus silage is sold through the local machinery ring. Receipts from crop sales are not broken down between the sales of silage, barley and fodder. The income received each year from financial year 2006-07 to the present is set out in the following table:

Financial Year	Cropping income including silage
2006-07	£58,712
2007-08	£106,047
2008-09	£26,092
2009-10	£17,928
2010-11	£16,578
2011-12	£27,179
2012-13	£28,324
2013-14 (to date)	£8,402

**John Finnie (Highlands and Islands) (Independent):** To ask the Scottish Government, in light of a reduced acreage of land for cattle feed production, whether it will be self-sufficient in animal feed at the bull stud at its farm at Knocknagael.

**Holding answer issued: 2 August 2013** (S4W-16271)

**Paul Wheelhouse:** The Scottish Government Bull Stud Knocknagael will be self-sufficient in silage, hay and feed barley. Only concentrate feed and mineral supplements will be bought in as normal. Sufficient land has been retained to allow for a fully functional arable crop rotation which will allow adequate stocks of winter fodder to be secured, with cereals grown for feed with the surplus production sold on.

### Letter Paul Wheelhouse to John Finnie re Knocknagael

Ministear airson na h-Àrainneachd agus Atharrachadh Aimsir  
Minister for Environment and Climate Change  
Paul Wheelhouse BPA/MSP

F/T: 0845 774 1741  
E: scottish.ministers@scotland.gsi.gov.uk

Mr John Finnie MSP  
The Scottish Parliament  
EDINBURGH  
EH99 1SP



RECEIVED 30 JAN 2014

Ar faidhle/Our ref: 2014/0000234

30 January 2014

*Dear John*

Apologies for the delay in responding to your letter of the 18<sup>th</sup> December raising the concerns of Lochardil and Drummond Community Council regarding the surplus land next to the Scottish Government Stud Farm at Knocknagael.

Firstly, I would like to confirm that Scottish Ministers are giving further consideration to the options for the surplus land prior to reaching a final view. Once Ministers have taken a decision, I will write to you to inform you of the outcome and my officials will write to Lochardil and Drummond Community Council to keep them informed of our decision and to provide appropriate information on how the community will be able to engage in the future.

I would like to confirm that at this time no planning application has been submitted to Highland Council, however, as required by all proposed major developments a public consultation was held on the 19<sup>th</sup> September 2012. Invitations were sent directly to local community councils and groups and the event was published in the local press, five individuals chose to attend the event.

As part of the modernisation of the Scottish Government's Bull Stud Farm, the SG RPID operational staff reviewed the various management requirements for the stud including the land required to support the modernised Stud facility. As a result we are retaining the majority of the land which is required for the running of the Stud.

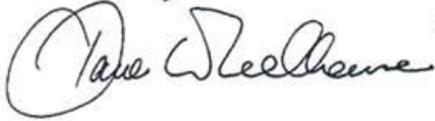
Whilst the majority of the land is being retained for use at the Bull Stud, a certain amount of land is surplus to requirements and a decision needs to be taken on what the best alternative use might be. This will require very careful consideration and due regard will be given to views and opinions expressed by the local community and I note the statement you have provided on behalf of the Lochardil and Drummond Community Council. As yet no decisions have been made.

Taigh Naomh Anndrais, Rathad Regent, Dùn Èideann EH1 3DG  
St Andrew's House, Regent Road, Edinburgh EH1 3DG  
www.scotland.gov.uk



Please be assured that the remaining land at the Scottish Government's Bull Stud Farm at Knocknagael will continue to support the facility through arable cropping, production of winter fodder and grazing.

*Kindest regards*



PAUL WHEELHOUSE

100-101 101/102

*Handwritten notes:*  
100-101  
101/102

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