

ETTRICK & YARROW COMMUNITY DEVELOPMENT COMPANY

Years	Cashflow Forecast £																										
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Totals	
<b>FORECAST INCOME GAMESCLEUCH FOREST PURCHASE</b>																											
Timber Sales - based on Draft design for felling and thinning. 10 years projected. From Year 12, 5ha of thinning at 50 tones per ha @£31 per tonne, rising by 50pence per tonne per annum	0	62223	18114	24030	51292	18137	34194	8093	55748	22773	24201	7750	7875	8000	8125	8250	8375	8500	8625	8750	8875	9000	9125	9250	9375	438680	
Forestry Commission Grants (Restocking, forest management, infrastructure and machinery). Restocking from Year 2 until Year 11, from Year 11 nothing budgeted	0	2985	1702	1170	3226	2072	2263	925	3179	2082	1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21219	
Earned net income - Firewood sales (estimated at £60 per tote bag and kindling at £5 per bag) plus air dried larch cladding from Year 3. Estimated at £20 per m2. Initial sale of 10m2 in Year 3, rising by 10m2 to Yr 10	180	1450	2500	2850	3800	3900	4000	4100	4200	4300	4300	4300	4300	4300	4300	4400	4400	4500	4500	4600	4600	4700	4700	4800	5000	98980	
Visitor revenue and car parking - donations for parking and charge for guided walks/demonstrations	0	250	500	600	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2000	2000	2000	2000	2000	2000	2000	34250	
Forest schools and woodcraft courses	0	250	1000	1500	2000	2500	3000	3500	3500	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	81250	
Electric bike hires and guided rides	0	1000	1500	2000	2500	2500	2500	2500	3000	3000	3000	3500	3500	3500	3500	3500	3500	3500	3500	4000	4000	4000	4000	4000	4000	75500	
Fund raising - LEADER Jan '18 - Dec 19	39000	39000	0	0																						78000	
Langhope Rig windfarm grants	10000	0	10000	1000	0	2000	0	0	0	0																23000	
Strengthening Communities Programme (Jan '18- March '18) final quarter of funding towards existing coordinator post.	5158	0	0	0	0	0	0	0	0	0	0	0														5158	
Fund raising - donations and local	5000	5000	5000	5000	5000	5000	2500	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	50500	
Forest Enterprise discount on valuation (£100,000)	0																										
Scottish Land Fund. 90% of valuation including £100k discount = £875,000 PLUS additional costs and conveyancing.	902750		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	902750	
Scottish Land Fund. Revenue towards development costs	50000	25000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75000	
<b>TOTAL</b>	<b>1012088</b>	<b>137157</b>	<b>40316</b>	<b>38150</b>	<b>68518</b>	<b>36909</b>	<b>49357</b>	<b>21118</b>	<b>71728</b>	<b>38355</b>	<b>39416</b>	<b>21950</b>	<b>22175</b>	<b>22400</b>	<b>22625</b>	<b>22950</b>	<b>23175</b>	<b>23500</b>	<b>23625</b>	<b>24350</b>	<b>24475</b>	<b>24700</b>	<b>24825</b>	<b>25050</b>	<b>25375</b>	<b>1884288</b>	

<b>FORECAST COSTS GAMESCLEUCH FOREST PURCHASE</b>																											
Forest Purchase. Based on a valuation of £975,000, less £100k discount on basis of community benefit	875000																										875000
Land purchase of adjoining land	19750																										19750
Legal fees for both land purchases	8000																										8000
Repair the Ettrick Marshes board walk and reinstate access	10000	7500	7500	2500	2500																						30000
Repair & improve signage	2500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2500
Install visitor facilities for nature tourism	0	6000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000
Replant felled areas	0	11410	5717	4474	13740	5724	6250	2554	10196	5752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65817
Public liability and timber growing insurance	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	62500
Training courses for Friends of Ettrick Marshes volunteers in chainsaw, safety, conservation etc. and expenses	1000	1000	1000	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	14000
Deer stalking to protect replanted areas - based on 10 days per annum at £120 per day	0	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	28800
On-going maintenance operations & path clearance	0	0	0	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	11000
Develop vehicle access from Honey Cottage caravan park to join up with forest road. Estimated 400 metres at £50 per metre (£20000) plus fencing.	21000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21000
Establish car park, container and drying shed	9000	8000			0																						17000
Develop a community firewood and timber business	0	2500																									2500
Youth Training and Employability programme in rural skills - Materials, trainers and training	3000	1500	1000	1000	1000	1000	1000	1000	1000	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12500
Part-time Forest Manager - contracted cost (forest management, felling, supervision and training)	12500	12550	12600	12650	12700	12750	12800	12850	12900	12950	13000	13050	13100	13150	13200	13250	13300	13350	13400	13450	13500	13550	13600	13650	13700	327500	
Part-time Coordinator - contracted cost (management, development, fund raising) By Yr 7 this post will be funded from other income generating projects developed within the valleys.	15000	15000	15050	15100	15150	15200	15250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	105750
Seasonal Ranger on conservation projects and visitor activities	7000	7000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	106000
Promotional leaflets, publicity and visitor information	3000	2000	0	1000	0	1000	0	0	1000	0	1000	0	0	1000	0	0	0	0	0	0	0	0	0	0	0	0	10000
Fuel and travel expenses (40mile round trip to nearest town at 0.40 per mile, estimating 60miles per week) plus 40 x 20 litre cans of petrol for quad bike	2000	2000	2000	2000	2000	2000	2000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	32000
Core costs of running office base from former Ettrick School. After Yr 12, the cost will be picked up by other projects.	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	0	0	0	0	0	0	0	0	0	0	0	0	0	48000
Forestry Consultancy advice - based on 6 days at £250 per day in Year 1, thereafter 4 days per annum. Costs for timber certification included	1500	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	25500
Equipment - forestry equipment (quad bike, trailer, chainsaws, brashing loppers, pruning saws, PPE)	10000	3000	500		2000				5000					5000													25500
Contribution to forest road repairs based on usage	0	300	300	300	300	300	300	0	300	300	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2700
<b>TOTAL</b>	<b>1006750</b>	<b>88460</b>	<b>58367</b>	<b>52724</b>	<b>63090</b>	<b>51674</b>	<b>51300</b>	<b>31104</b>	<b>45096</b>	<b>34702</b>	<b>29000</b>	<b>27750</b>	<b>28800</b>	<b>24850</b>	<b>23900</b>	<b>23950</b>	<b>24000</b>	<b>24050</b>	<b>24100</b>	<b>24150</b>	<b>24200</b>	<b>24250</b>	<b>24300</b>	<b>24350</b>	<b>24400</b>	<b>1859317</b>	
<b>Net Annual Income / Loss fom Gamescleuch Forest</b>	<b>5338</b>	<b>48698</b>	<b>18051</b>	<b>14574</b>	<b>5428</b>	<b>14765</b>	<b>1944</b>	<b>9987</b>	<b>26631</b>	<b>3653</b>	<b>10416</b>	<b>5800</b>	<b>6625</b>	<b>2450</b>	<b>1275</b>	<b>1000</b>	<b>825</b>	<b>550</b>	<b>475</b>	<b>200</b>	<b>275</b>	<b>450</b>	<b>525</b>	<b>700</b>	<b>975</b>		
<b>Cumulative Cashflow</b>	<b>5338</b>	<b>54036</b>	<b>35985</b>	<b>21411</b>	<b>26839</b>	<b>12075</b>	<b>10131</b>	<b>144</b>	<b>26776</b>	<b>30429</b>	<b>40846</b>	<b>35046</b>	<b>28421</b>	<b>25971</b>	<b>24696</b>	<b>23696</b>	<b>22871</b>	<b>22321</b>	<b>21846</b>	<b>22046</b>	<b>22321</b>	<b>22771</b>	<b>23296</b>	<b>23996</b>	<b>24971</b>		