



## Glenfinart Walled Garden Project Business Plan



Ardentinny Community Trust Ltd.  
(SC245169/SCO34235)  
October, 2010. (revised July 2011)



Glenfinart Walled Garden

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## GUIDING PRINCIPLES

We propose that this project should provide:

- Restoration
- Education
- Health enhancement
- Accessibility
- Social inclusion
- Eco friendliness

These guiding principles are supported by the following objectives of Ardentinny Community Trust Ltd.

- a) To provide, in the interests of social welfare, facilities for recreation and other leisure time activity available to the public at large within the village of Ardentinny and the surrounding landward area – as defined by Ardentinny Community Council boundaries (the Operating Area) – with a view to improving their conditions of life.
- b) To preserve, restore and improve the environment in the Operating Area through the provision, maintenance and/or improvement of public open space and other public amenities and other environmental and townscape regeneration projects, and in doing so, to seek wherever appropriate (but subject to appropriate safeguards to ensure that the public benefit so arising outweighs any private benefit thereby conferred on private landowners) to carry out works of reclamation, remediation, restoration and other operations to facilitate the use for those purposes of land whose use has been prevented or restricted because of previous use.
- c) To promote for public benefit the preservation (whether wholly or in part) of buildings and other structures of historic and/or architectural significance located within the Operating Area.
- d) To advance education and to promote training programmes and opportunities for the benefit of residents of the Operating Area particularly among young people and the unemployed.

They are also in tune with some of the key themes of:  
The Forestry Commission, i.e.,

- Climate change
- Community development
- Access and health

the aims of Loch Lomond and The Trossachs National Park, in which the garden is situated, i.e.,

- To conserve and enhance the natural and cultural heritage of the area
- To promote sustainable use of the natural resources of the area
- To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public, and
- To promote sustainable economic and social development of the area's communities

and the five strategic objectives which underpin the Scottish Government's core purpose, i.e.,

- Wealthier and fairer
- Healthier
- Safer and stronger
- Smarter
- Greener

**How will we deliver?**

## **RESTORATION**

It is the intention of the Trust to restore the Grade 2 B listed wall of the garden and the garden landscape as a community asset. This will be achieved by accessing grant funding and through fund-raising/donations. Restoration need not only apply to the physical structure but to the health and well-being of all who visit or participate in the garden's activities.

## **EDUCATION**

We hope the project will provide education at many levels. We plan to

- employ an experienced horticulturalist/trainer who will train the young and unemployed through one or more of the government's schemes. This will also provide an income to help sustain the project.
- contact local schools and children's nurseries and make space available for projects such as Grow from seed; Grow and Eat; Plant identification; Wildlife recognition and preservation; Nature in the community.
- also make the above available to the students who attend the outdoor centre in Ardentinnny. These youngsters come from all over the Strathclyde area, often from disadvantaged backgrounds.
- offer courses in arts and crafts and life skills. These are planned for year 2/3 of the project. One of the great strengths of the area is our varied and comparatively large artistic community. Many of whom have already become involved in the project by donating their works in order to raise funds. We plan to build on that local strength.

- To encourage visitors to go beyond the garden walls and experience and learn from the many forest and countryside walks in the surrounding area.

## **HEALTH ENHANCEMENT**

The restoration of the garden will re establish a resource within the community for the provision of organic fruit and vegetables that the garden will produce. Produce will be available at affordable prices to local residents and businesses and the general public. It is planned to contribute to a green box scheme, which is already operating from nearby Strachur and to supply restaurants and health food outlets in the surrounding area. This will provide an additional income stream to the garden.

For those trainees, volunteers and anyone else involved in working in the garden, there are obvious health benefits, including outdoor exercise and social interaction. We would also hope that visitors would experience and enjoy a sense of wellbeing derived from the various aspects of their time in the garden.

## **ACCESSIBILITY AND SOCIAL INCLUSION**

We aim to provide affordable, healthy produce as well as activities and outreach work, which will greatly increase access to produce for people on low incomes and the elderly within the local area. At present organic fresh produce has a significant premium resulting in those on low incomes being unable to afford healthy produce.

We wish to encourage ownership by the wider community by welcoming local volunteers in a variety of fields. We plan to design specific areas of the garden for those with special needs so that they may participate and enjoy its produce and to ensure that the entire garden is accessible to all. We also intend to deliver activities to encourage the elderly and young people to participate, as well as parents with children. We have already made contact with the Green Gym in Cowal, which is an initiative which boosts people's health and well being at the same time as improving their natural environment. We plan to approach other organisations who work with people with special needs, with a view to setting up programmes for their clients.

There is also some overlap here with Education as we intend to work with the young and long-term unemployed in our training schemes.

## **ECO FRIENDLINESS**

We intend to abide by organic principles regarding everything we grow in the garden. By promoting the sale of affordable, organic produce to residents and nearby villages and towns, we hope to minimise air miles, thus reducing our carbon footprint. We plan to source our energy through wind and/or water, with the surplus feeding into the grid, providing a small income. All garden waste will be composted and we will use composting toilets. Apart from those with disabilities, all

visitors will be encouraged to walk from the centre of the village, along the beach path, to access the garden, thus reducing carbon emissions and encouraging exercise.

## HISTORY OF THE GARDEN

Henry Pige-Leschallas was a successful businessman of Huguenot origin who lived during the 1880's and 90's with his wife and six children at Highams, a large country house at Sunningdale in Surrey. In 1874 he inherited the estate of his cousin John Leschallas. At the age of 63, in 1893, he bought Glenfinart, as a second home for use in the summer and as a shooting estate.



Glenfinart House c.1900

The house had belonged to the Douglas clan. It boasted 47 rooms and an estate that extended to nearly 8000 acres. The house and estate passed on to other members of the Leschallas family until 1926 when, for financial reasons, it was sold to the Forestry Commission and became Britain's first forest park.

The house was then used and occupied by various different groups, such as The Friendship Holiday Association, which used it for package holidays during WW2. It provided the Officers' mess and WRNS quarters for HMS Armadillo, a training establishment for RN Commandos and, after the war, it became Glenfinart House Hotel. It was eventually destroyed by fire in the 1960's and only the Tower remains.



Glenfinart House today

The estate contained a very large garden that is situated between the Tower and nearby Loch Long. It was very well maintained and contained not only fruit and vegetables, known as the kitchen garden, but a large rose garden. A full time resident gardener and staff maintained it in magnificent condition and we have photographs and a painting supplied by a descendent to evidence this.



The Garden c.1900

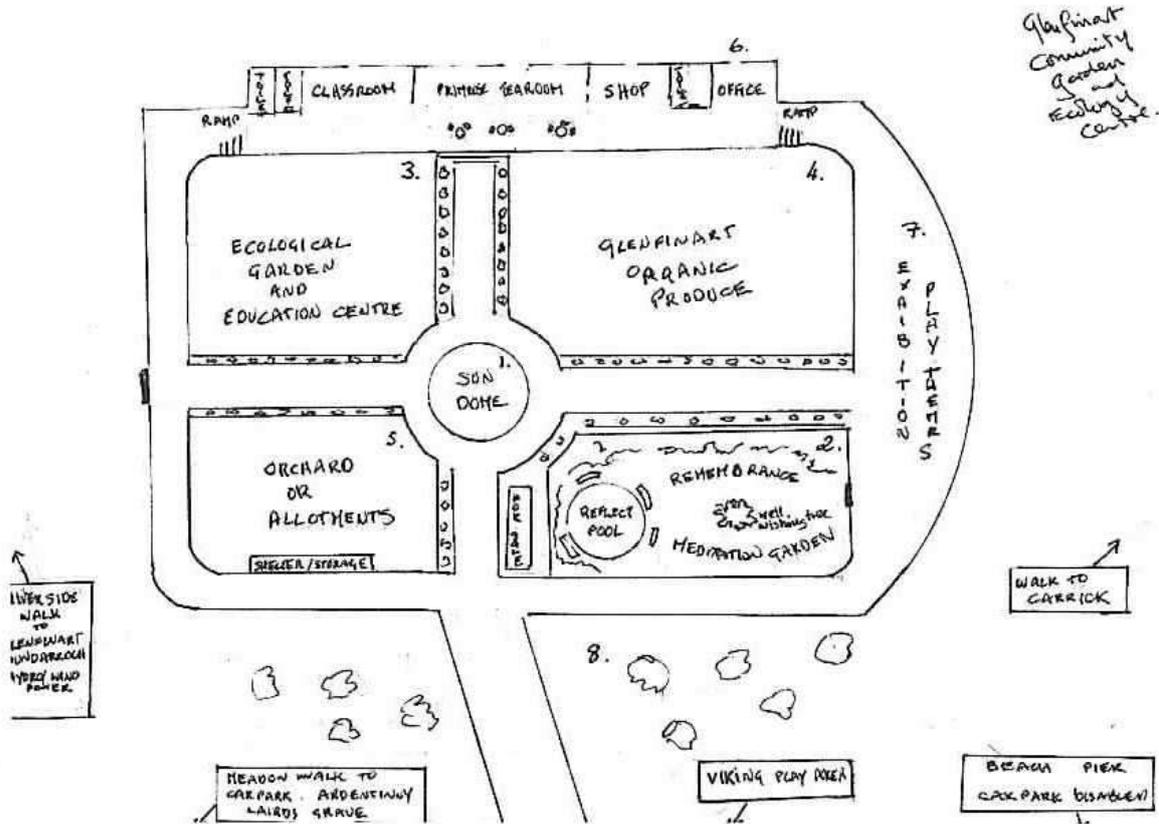
The garden is surrounded by a large stone wall for weather protection and as a heat source for the greenhouses. It should be noted that the wall is of particular significance, being one of only two of its kind in the UK as it has a curved wall and separate curved corner. It is grade 2B listed. The garden has been used at various times over the years by the Forestry Commission, and other individuals for poultry and pig farming. But, in the main, it has been left neglected for long periods of time. The surrounding wall has deteriorated in places and requires restoration.



Curved wall at north end

## A LONG-TERM VISION

This is a long-term, overall vision (see sketch below) of what the garden might become, prompted largely by the suggestions provided by the community via our local survey and by photographs of the original Victorian Garden.



1. Sundome. This is imagined as a round structure of wood and glass built to artisan standards.
2. Remembrance and Meditation Garden. Lin Li and Andy McLintock and artists and gardeners from Kilmun and Ardentenny have already volunteered in the design of this garden. It will incorporate a reflective pool and a well wishing tree which is based on Yoko Ono's Olive Tree in the gardens of the Guggenheim, Venice. Particular attention would be given to the history of Loch Long from World War 2 until the present time. It is envisioned that summer schools, not only in art and crafts but in Conflict Resolution, Social History and Ecology could provide income.
3. Ecological Garden. The purpose of this garden would be to provide education in organic gardening to schools groups, those in further education and other groups and individuals. Included topics would be composting, propagation, planting, use of plants for food and medicine, recycling and conservation and wild life.

4. Glenfinart Garden Produce. This garden is intended as a sustainable social enterprise, providing affordable healthy produce, reducing food miles and supporting the local economy. Examples of produce are strawberries and other berries, apples, pears, vegetables, cut flowers and herbs. Distribution through sale at entrance; Back2Roots organic boxes, Strachur; Inveraray Fish Van, Post Office, Cothouse Petrol Station, and shops & restaurants in Dunoon and the surrounding area.
5. Orchard or Allotments. An orchard would provide income and education. Allotments would provide income through leasing of plots. It would be essential that allotment holders followed the Walled Garden's organic principles.
6. Construction of wooden buildings/restoration of bothies. Toilets and Disabled Access are included. A Primrose Tearoom (retaining the name of the former tearoom in Ardentinny) would provide light refreshments, including home baking and soups. A small shop selling artifacts from recycled materials, locally crafted goods, e.g., pots made from ponticum wood, willow baskets, high quality knitwear. It would seem feasible to attract volunteers to help in the running of the tearoom and shop. A classroom/museum space provides for talks, a small permanent exhibition on the history of the Walled Garden, short films, working space for groups on historical topics and ecology and biodiversity. School and family groups from 'across the water', e.g. Greenock and beyond will find that there is a wealth of history in the lochs and hills of Ardentinny and Glenfinart from the Iron Age, though to Vikings, Drovers, Clans, Fishing, Farming and Forestry. Wildlife abounds, including red squirrels, deer, pine marten, seabirds, moths, butterflies, & bees.... Classes in Rag Art; Woodturning and Carving; Willow weaving; Ceramics; Knitting; and Art would be presented by local artists. Office for Project Manager and Head Gardener/Trainer. All staff, volunteers and trainees would have child protection/vulnerable adults accreditation.
7. Outdoor Exhibition/Play Space. This space would enable adults and children to wander freely through the different gardens. Edges would be filled with miniature fruit trees and flowering bushes, with space for visiting exhibitions of a high standard, attracting some income.
8. Outside the garden signposts direct to different walks:
  - Meadow Walk to Main Car Park, Ardentinny Hotel, Outdoor Adventure Centre, Laird's Grave.
  - River walk to Dundarraich, Glenfinart Hotel, Envisioned Hydro Electricity supply and Wind Farm.
  - Hill and Loch Walk to Carrick via Knapp

- Beach Walk to envisioned Viking themed Play Area, Barbecue and picnic area, car park (disabled), and envisioned pier at end of beach (allowing direct return to Cove and Greenock in the summer)

## ACHIEVEMENTS SO FAR

To date, the Community Trust has achieved the following:

1. A survey of all households in the polling district of Ardentinnny to determine whether or not the residents would support a community purchase of Glenfinart Walled Garden.

Up to date survey results are as follows:

Voters' Roll (including those that have elected not to appear on the public register) = 160

Number of surveys returned = 112

Votes in favour of a community purchase = 85

Votes against a community purchase = 23

'Don't know' = 4

2. A survey and condition report by a local architect, which was forwarded to and used by the District Valuer in carrying out the survey and valuation subsequently requested jointly by the Forestry Commission and the Trust.
3. Preparation and submission of Application to Buy the Walled Garden under the terms of the National Forest Land Scheme and receipt of approval from the Director of Forestry in October 2010.
4. Networking and securing advice and support through ABSEN, HIE, DTAS, LEADER and CWA with membership of DTAS and CWA. Attendance at seminars and events organized by ABSEN, HIE, DTAS, Loch Lomond and The Trossachs National Park and others.
5. Applications for grant funding in preparation or made to Firstport, HIE, Cooperative Community Fund, Awards for All, Forestry Commission Seedcorn Fund, LEADER, and Trusthouse Charitable Foundation.

6. Fact finding visits to Bute Produce Community Garden in Rothesay and to Amisfield Walled Garden in Haddington.



Fact-finding visit to Bute Produce

7. Fund raising through the sale of donated arts and crafts by local artists and from stalls at local events.
8. Approaches for involvement in future education and training of children and young people and in social inclusion to Argyll Training, SCVO (Community Jobs Scotland programme), Actual Reality Outdoor Centre, Dunoon Allotment Society, and the Green Gym.
9. First success in funding from a Dragon's Den win at the ABSEN Annual Conference in Campbeltown in 2010, which brought £500 to buy a polytunnel for use to grow early cash crops for immediate income when garden is in use.



Trust Convenor Dennis Gower at ABSEN Conference

10. Application to and award of £1500 from HIE which, with own funds, paid for legal advice, fees covering future costs of conveyancing, Constitutional changes and a loan agreement form.
11. Application to and award of £1000 to Forestry Commission Seedcorn Fund to cover initial administration and start-up costs.
12. Registration and provision of Annual Returns and accounts to Companies House and OSCR.
13. Held two Extraordinary General Meetings of the Trust Membership in order to accept resignations of outgoing Directors, appoint new Directors; and to make changes to the Articles of the Trust to satisfy National Forest Land Scheme requirements.
14. Prepared and distributed an information flyer to residents and the general public and publicised all significant events and achievements on our website, local notice board and in the local press.
15. Set up web page [www.glenfinartgarden.org](http://www.glenfinartgarden.org) and Facebook page <http://www.facebook.com/pages/Glenfinart-Walled-Garden/199296330114540?sk=wall> plus the facility to make online donations at [www.mycharity.com/ArdentinnyCommunityTrustLtd](http://www.mycharity.com/ArdentinnyCommunityTrustLtd).



16. Applied for funds for a part-time, self-employed Project Development Officer whose job description is as follows:

**ARDENTINNY COMMUNITY TRUST LTD  
WALLED GARDEN PROJECT**

**Post :** Project Officer (Fixed term Part-time)

**Salary:** £30,000 pro rata (£10,000 pa )

**Reports to:** Trust Convener and Board of Directors

**Location :** Ardentinny

**Description of the Project**

Ardentinny Community Trust's application to buy the former Glenfinart House Walled Garden has been accepted by Forestry Commission Scotland and we now have nine months in which to raise the purchase price of £10,000, having at present raised nearly half through local effort.

There are long term plans to restore the Grade 2B Listed wall. More immediately it is hoped to establish a working garden producing affordable, organic fruit and vegetables alongside an orchard and more formal leisure gardens, whilst creating opportunities for employment and training. The garden aims to be eco-friendly and to embrace all ages and abilities with specifically designed education programmes and activities.

**General**

Overall responsibility : the post holder will prepare funding applications in support of future plans. The post holder will identify funding sources, prepare funding applications and supporting information including community consultations and engagement where required. The post holder will update the Business Plan, including financial information as the funding package develops. The post holder will report to the Trust through the Convener.

This post is funded by grant aid from Leader and Highland and Islands Enterprise and local fund-raising.

The post is anticipated to be delivered on a self-employed consultancy basis for a period of nine months following review of a three months initial period. The post is part-time, involving a twelve hour week at a weekly rate of £192.30, payable weekly or monthly.

**Key Areas of Responsibility**

- Identify key areas of opportunity for funding for purchase and development of the Project;
- Plan and cost the development works and equipment requirements;
- Work with Directors, Trust members and other volunteers to maximize the benefits of the Project;
- Community engagement and consultation;
- Prepare tender documentation for development works;
- Provide timely and accurate information to the Board of the Trust.

**Essential Qualities**

- Experience of preparation of funding applications;
- Experience of project planning;
- Ability to analyse a wide range of information and make clear recommendations;
- Ability to work under own direction;
- Ability to work in a modern PC environment, including use of MS Office, email and the internet;
- Good understanding of the private, public and Third Sector in the local area;
- Good communication skills;
- Good interpersonal skills;
- Full driving licence

**Desirable Qualities**

- Previous community space project experience;
- Previous funding success with relevant funds;
- Willingness to work flexibly and do "out of hours" and "out of area" work.

## ACTION PLAN

Year	Action	Timescale	Expenditure*	Revenue	Outcome
1	Buy Glenfinart Walled Garden	Dec. 2011  Dependent on completion date	£10,000 + solicitors' Fees £1,000	£5,000 in grants + fund raising	Community acquisition of Glenfinart Walled Garden
1	Insure property	Dec 2011	£500	£500 FCS grant	Property insured
1	Employ self-employed part-time project manager	Oct 2011 – Sept 2012	£10,000	£10,000 grant LEADER & Awards 4 All	Manager in post to manage project and secure further funding
1	Buy Polytunnel	March 2011	£500 (bought)	£500 grant Firstport	First cash crop
2	Secure wall, entrances.	Jan 2012	£1500	FCS Grant	Site security
2	Clear site	Jan 2012	£1,500	Grants + fund raising	Garden ready for soil prep and planting
2	Recruit horticulturalist/trainer	Feb 2012  Yearly contract	£24,000	£24,000 hoped for grant LEADER	Trainer in place to start trainee programmes + plan garden
2	Employ 2 trainees through Community Jobs Scotland	March 2012	£24,350	£24,350 Community Jobs Scotland	Ability to start work on garden produce & formal layout
2	Sow and reap strawberry cash crop	March-July	£90	£1,000	Income
2	Begin wall repairs	Mid 2012	£23,000	Grant aid	Restoration
2	Purchase work shed  Portakabin or similar	Spring 2012	£5000	£5000 donation	Site has secure shelter and storage
2	Install wind/water energy source	Summer 2012	£22,000	Grant aid	Power self-sufficiency + revenue from grid

Year 3

We anticipate the continuation of the Government's Community Jobs Scotland employment scheme whereby a government grant will enable us to train and provide jobs for young unemployed who will work under the supervision of the horticulturalist/trainer to continue to take the garden forward. We also expect our energy source to earn an annual income of approximately £5,000.

Year 3 should also see full production from the produce garden, supplying local residents and small shops and businesses. This along with a local veg box scheme could provide a potential income of £5,000 and rising, in future years.

It is planned to continue work on the wall and to restore buildings formerly attached to the garden, funded by grant in aid. In future years additional income is anticipated from a tearoom and other activities such as summer schools, arts and craft exhibitions and courses, when the appropriate space and amenities have been provided.

\*All figures quoted are approximate and will be subject to dictates of commercial and other factors at the time of commissioning. Costings have been obtained for most of the work to be undertaken but these will be subject to future estimates of need, economy and up-to-date quotations.

## **SUSTAINABILITY OF THE PROJECT**

It is proposed that the project is developed as a social enterprise, which will bring regular income from the sale of affordable organic fruit and vegetables to offset running costs. In time other income is anticipated from courses, exhibitions and the supply of surplus energy to the grid.

The project will provide employment and training in an area where both have been limited in the past.

The organic equivalent of growing vegetables is more sustainable and environmentally friendly than more intensive horticultural methods.

Composting of waste material on site will reduce its impact on the environment, and use of innovative technologies from the renewable sector will be actively encouraged.

Recycling of rainwater will be established at an early stage.

Activity days on site will also make the project more sustainable, as income streams will be generated through family events, seasonal activities and festivals.

## **PROJECT MANAGEMENT**

The project manager will report to the Trust Directors through the Convenor on a monthly basis.

There will be an overview of the budget at each meeting.

The garden duties will be undertaken by a horticulturalist trainer and two employed trainees.

An advisory group - Friends of the Walled Garden - will be established to act in a supportive role to the project.

Volunteers will be welcome and encouraged.

A marketing and sales strategy will be put in place to organize the structure of the box scheme, hotel and business supplies etc.

## **RISK ASSESSMENT**

### **HEALTH AND SAFETY ASSESSMENT AND RISK MANAGEMENT**

An assessment will be undertaken for the garden activities and tool/machinery handling.

All volunteers will be given training in tool handling and other activities taking place on site.

First Aid equipment and fire fighting equipment will be in place on site and an accident record book will be kept.

All accidents will be reported and investigated, with any follow up action required being implemented.

A copy of the Trust's Health and Safety Policy is available on request.

## PROJECT DEVELOPMENT RISK ASSESSMENT AND RISK MANAGEMENT

The following details potential risks and remedial action to minimize it.

NATURE OF RISK	PROBABILITY	POTENTIAL CONSEQUENCES	HOW TO MINIMISE
Lack of volunteers	Medium	Slower development of garden	Volunteer support & info. on becoming involved.
Risk from manual work	Medium	Injury to worker/volunteer	Health & Safety Plan put in place. Workers/ Volunteers trained in safe use and best practice of tools/lifting
Lack of funding to proceed with project	Medium	Inability to take project forward at proposed pace	Funding strategy developed. Fall back options. Phased approach for incremental devt.
Lack of projected income to ensure sustainability of project	Medium	inability to maintain project due to lack of income	Detailed cash flow. Potential projections. Core income streams identified plus future potential development.

## MONITORING AND EVALUATION OUTLINE

### Volunteer Participation

All volunteer involvement will be recorded and reported on.

### Participation Feedback

Information will be recorded in age/ability appropriate ways to improve the development of the garden project and address any relevant issues that may arise.

### Feedback from support agencies

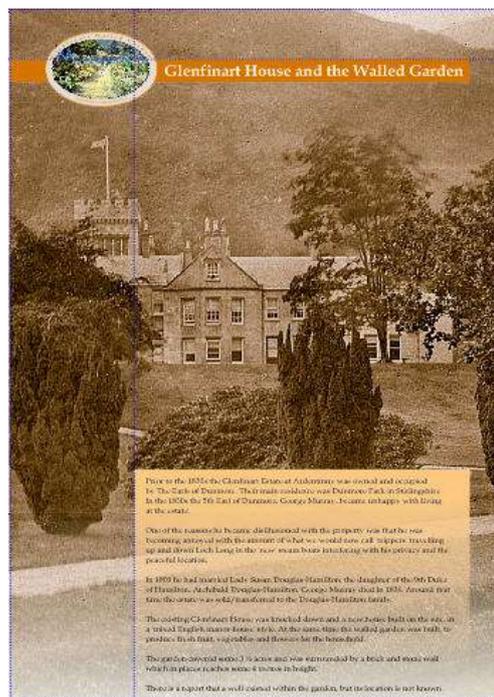
A 3 monthly update will be provided to all support agencies involved to explain progress and future plans on site. Feedback will be requested to support future development plans.

## Development of the Project using feedback information.

At the 3 monthly meeting, time will be allocated to discuss feedback from volunteers, support agencies etc., To establish development routes and address any issues arising. Regular input via Ardentenny Outdoor Centre should also be actively encouraged. Friends of Glenfinart Walled Garden will be established as a support group to encourage the project and make suggestions for future development and expansion.

## OUTREACH

The Trust will continue to disseminate information on the project via the community website [www.ardentenny.org](http://www.ardentenny.org), the garden web page [www.glenfinartgarden.org](http://www.glenfinartgarden.org), its Facebook page <http://www.facebook.com/pages/Glenfinart-Walled-Garden/199296330114540?sk=wall> and also on the For Argyll, Rural Gateway and funders' websites. It will also continue to send press releases to local press and, where appropriate, other media, including television. We will also continue to take our exhibition/fund-raising stall to venues both in and outwith the village.



Walled Garden Exhibition panel

We are also planning the following fund-raising events:

- A raffle
- September 2011 – a garden party with an auction of promises and art, at which there will be a sponsored HulaHoop for Horticulture event.
- October 2011 – Cowalfest Walking Festival. Welcome to visitors and leading two walks.
- November 26th 2011 – Bag Packing at Morrisons.

- November/December 2011 – Christmas Markets for EWE products. These are well-designed local crafts which will be sold in aid of the garden project.
- January 2012 – A Cello concert in Dunoon.

In the future other products for sale will be a dedicated 'brick in the wall'; a named rose for the rose garden; a tree or bench of remembrance.

We hope to establish A Friends of Glenfinart Walled Garden Association which will continue fund-raising in to the future and similarly to form a Walled Garden kids club with membership providing fun workshops, garden events, a newsletter and online presence.

When we eventually have a shop and exhibition and training space, there will be more local goods on sale and more of an opportunity to engage with more of the public through exhibitions and training courses in a variety of subjects.

We hope too to continue to engage with local businesses and to enable us to receive mutual benefit. Ardentenny Outdoor Centre is keen to collaborate with us on the further education of their clients. It would be hoped that local holiday accommodation will benefit from out of season lets from our prospective course participants and that local restaurants in the Cowal area will take advantage of fresh, affordable, organic produce on their doorstep.

In the longer term, when the wall is completely restored, we envisage attracting even more visitors to experience our almost unique and very special walled garden and to enjoy this equally special location.

## **SUMMARY**

Forestry Commission Scotland offered the community of Ardentenny the opportunity to buy Glenfinart Walled Garden through the National Forest Land Scheme in 2010. In order to identify a desire/need to buy, all the residents were surveyed and 76% of respondents voted 'Yes'. In the survey they were also asked to say what they thought the garden should be used for. The majority were in favour of re-establishing it as a working garden, producing affordable fruit and vegetables, alongside a more formal, leisure garden. In addition, it was suggested it also be used for training and job creation and to provide a facility for all ages and abilities, from the village and beyond, with specifically designed education programmes and activities to meet their needs. In the longer term it is also the intention to restore the Grade 2B listed wall to its former state. This is supported by the Trust's Community Futures profile which stated 'There is a strong desire by many in the community to preserve the deteriorating physical heritage that adds character and charm to the village'.

In order to continue 'the conversation' with the community, a letter to residents and a flyer outlining our plans and inviting donations and/or a formal response for volunteers have been distributed and two open Trust EGMs have been held. The first to revive the Trust for the purpose of proceeding with the Walled Garden project on the community's behalf and the second to approve the adoption of an amendment to the Trust's Constitution to comply with NFLS requirements. The latter was adopted unanimously.

In addition we have also agreed to collaborate with Ardentinn Outdoor Centre which hosts children from inner-city schools and beyond on a weekly basis; The Dunoon-based Green Gym; and local businesses and those further afield who would be interested in buying organic garden produce.

Community Trust members have also made research visits to similar projects, i.e., Bute Produce and Amisfield Walled Garden in East Lothian which have proved very helpful in providing ideas and advice.

As a result of our consultations, we have drawn up a short list of guiding principles, i.e.,

- Restoration
- Education
- Health Enhancement
- Accessibility
- Social Inclusion
- Eco friendliness

These, in turn, concur with paragraphs a) to d) of the Trust's objectives; are in tune with some of Forestry Commission's key themes and the Loch Lomond and The Trossachs National Park's aims as well as the Scottish Government's 5 strategic objectives.

Once we have bought the garden we plan to employ a horticulturalist/trainer who will train the young and long-term unemployed through one or more of the government's schemes, e.g., Community Jobs Scotland. There will be opportunities for residents and others, e.g., from the Green Gym project, to volunteer to help develop the garden, grow organic produce and so benefit themselves and the environment.

We hope to tackle inequalities and be socially inclusive by collaborating with Ardentinn Outdoor Centre in educating visiting children, often from disadvantaged backgrounds, in areas such as Growing from Seed, Grow and Eat, Plant identification, and Nature in the Community and also by offering training opportunities to the youth and long-term unemployed of the neighbouring town of Dunoon and nearby villages. With specific reference to the Ardentinn community,

the project will provide the opportunity for residents to participate in and/or enjoy the produce and development of the garden.

Visitors to the garden will be encouraged to go beyond the garden walls and experience and learn from the many forest and countryside walks in the surrounding area. All the garden waste will be recycled. We will use composting toilets and our energy requirements will be sourced through wind and/or water with surplus feeding to the grid. Any surplus income generated will be reinvested in the project, thus making it financially sustainable.

We hope to make communities healthier with the availability of affordable organic fruit and vegetables. We will also encourage the able and less able to enjoy the different aspects of the garden divided as follows: The Ecological Garden and Education Centre; The Glenfinart Organic Produce Garden; The Orchard; The Remembrance and Meditation Garden; and The Play Area.