



Gannochy Trust Estate Strategy 2021 – 2031

1. Introduction and Context

The purpose of this Estate Strategy is to provide a long-term strategic plan for the management and development of the Trust’s estate to ensure it supports our strategic priorities, and to ensure its continued fitness for purpose and legislative compliance. The strategy is an internal document and sets out:

- A set of overarching principles for each of the land-use categories within the Trust’s estate;
- areas of focus for specific parts of the estate; and
- a framework for the prioritisation of development and management activity.

The guiding document for the Trust’s strategic direction is the original Trust deed prepared by A.K. Bell, which requires that the estate is “to be held for the benefit of the community of Perth and District” with the “object of adding to and preserving the amenities of the City of Perth”. These principles remain enshrined in sections 2.1 and 2.2 of the current Supplementary Deed of Trust which was adopted in November 2021. The Trust’s Strategic Plan 2021-26 has interpreted A.K. Bell’s wishes for the 21st century and identifies five strategic pillars; the Estate Strategy will support these pillars with a particular emphasis on Improving Lives and Enhancing the Environment. The Estate Strategy has a 10-year timeframe to reflect the time needed to anticipate, plan, and implement estate and property related work. Identified outcomes have been set as short term (1-3 years), medium term (4-6 years), and long term (7+ years).

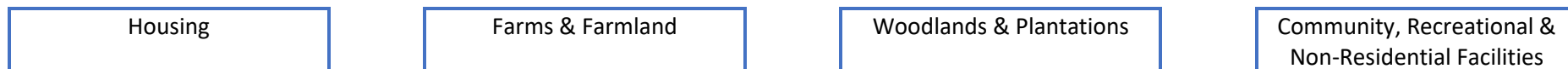
2. Background Information

The Trusts’ estate comprises 698 acres, of which 538 acres are agricultural holdings with a further 69 acres being woodlands and plantations. There are 282 houses and a range of non-residential buildings which provide community facilities and support the operation of the Trust. A more detailed breakdown is provided at Appendix A and a map of the estate is included at Appendix B.

The Trust produced a Masterplan in 2016 to provide a strategic framework and vision for the long-term development of the estate and the Estate Strategy compliments and develops the themes in this document. The Masterplan will be reviewed and updated to reflect the approved Estate Strategy.

3. Estate Strategy Principles and Priorities

For the purposes of this strategy the Trust’s estate has been divided into four broad land use categories as follows:



The tables below set out the overarching principles that the Trust will apply in the management and development of these uses to meet its strategic priorities and identifies areas of focus and outcomes for specific parts of the estate within each category. The principles and potential for acquisitions, disposals and new developments are also identified.

Housing

Overarching Principles						
Careful maintenance and upgrading of existing housing and redevelopment of stock that is no longer fit for purpose. Consider further new build development where appropriate. Development of green spaces and facilities to enhance the environment and create a sense of community and wellbeing for tenants.						
	Land Use Sub-Category		Areas of Focus		Intended Outcomes	Timescale
1.	General Housing	1.1	Original houses refurbishment programme	1.1.1	Reduction in carbon footprint of housing	Medium
				1.1.2	Increased number of fully refurbished houses	Short
		1.2	New housing development	1.2.1	Development of area zoned for housing in LDP	Medium
		1.3	Tree management plan for housing area	1.3.1	Implement tree management plan and replacement programme	Medium / Long
2.	Sheltered Housing	2.1	Provision of support service	2.1.1	Review support service & implement changes	Short
		2.2	Gannochy Avenue redevelopment	2.2.1	Review fitness for purpose & development options	Medium
3.	Market Rent Housing	3.1	Use and tenure	3.1.1	Consider alternative use or potential as affordable rent when appropriate between tenancies	Medium
4.	Gannochy Community Hall	4.1	Hall as main community facility	4.1.1	Review fitness for purpose and development / relocation options	Medium
5.	Community Green Spaces	5.1	New greenspaces associated with housing	5.1.1	Identify use and design of spaces through consultation and implement work	Short
		5.2	Existing greenspaces incl. Curly / pond	5.2.1	Identify further improvements through consultation and implement work	Short

Farms and Farmland

Overarching Principles						
Management primarily for community & environmental objectives - formal and informal recreation; landscape enhancement; biodiversity and carbon management, whilst recognising that most land will remain in agricultural production. Provision of land for future housing development or community facilities. Active management in partnership with tenant farmers, including increased biodiversity, carbon reduction, and organic practices.						
	Land Use Sub-Category		Areas of Focus		Intended Outcomes	Timescale
1.	Farmland	1.1	Fields	1.1.1	Move towards organic practices on good quality agricultural land retained for farming use	Medium / Long

				1.1.2	Potential development of additional woodlands and biodiversity improvements on poorer quality land or to create strategic links e.g. Kincarrathie to Quarrymill	Medium / Long
		1.2	Field margins and boundaries	1.2.1	Reinstate hedgerows / tree avenues to enhance biodiversity	Medium / Long
		1.3	Path network	1.3.1	Development of network to improve connectivity	Medium
		1.4	Lease arrangements	1.4.1	Consider opportunities and options for consolidation of 3 farm leases and grazing licence	Short / Medium
2.	Farm buildings	2.1	Gannochy / Muirhall Farm consolidation	2.1.1	Release Gannochy farm buildings for redevelopment & new housing/community uses	Medium / Long
		2.2	Upper Muirhall Farm	2.2.1	Potential to redevelop buildings/site as part of lease consolidation or development opportunity	Medium / Long

Woodlands and Plantations

Overarching Principles						
Enhancing the environment by management for species diversity and biodiversity. Improving lives through the provision of facilities and land for recreation.						
	Land Use Sub-Category		Areas of Focus		Intended Outcomes	Timescale
1.	Deuchny and Plantations	1.1	Woodland management	1.1.1	Develop and implement woodland management plan to deliver environmental improvements	Short / Medium
		1.2	Path network	1.2.1	Development of network to improve connectivity	Medium
2.	Quarrymill	2.2	Woodland and water management	2.2.1	Develop and implement woodland management plan to deliver environmental improvements	Short / Medium

General Community, Recreational and Non-Residential Land and Facilities

Overarching Principles						
Improving lives of tenants and the local community through the provision and development of facilities and land for recreation. Enhancing the environment by management for species diversity and biodiversity.						
	Land Use Sub-Category		Areas of Focus		Intended Outcomes	Timescale
1.	Estate Path Network	1.1	Expansion and development	1.1.1	Review and develop network to improve strategic links	Short / Medium

2.	Quarrymill Coffee & Gift Shop	2.1	Development potential	2.1.1	Review of development and expansion potential to expand use with partner organisations	Short / Medium		
3.	Quarrymill Woodland Park	3.1	Signage and interpretation	3.1.1	Review and implement new signage provision for woodland park	Short		
				3.2	Recreation and environmental education	3.2.1	Review current recreational facilities and identify potential areas for improvement of facilities	Medium
						3.2.2	Review environmental education provision and potential to expand to cover wider estate	Medium
4.	Cricket Pavilion and Pitches	4.1	Pavilion development potential	4.1.1	Identify further development needs through consultation & undertake feasibility review	Short / Medium		
				4.2	Management of pitches	4.2.1	Continued improvement of squares and outfield	Short / Medium
5.	Kincarrathie / Trust Office Campus	5.1	Duke of Edinburgh Office	5.1.1	Review relationship to ensure efficient use of facility	Long		
		5.2	Trust Office & Kincarrathie Grounds	5.2.1	Review use & maintenance regimes to increase biodiversity	Short / Medium		
6.	Bellwood Park	6.1	Management and development	6.1.1	Review lease and management arrangements with PKC	Long		

Acquisitions, Disposals and Developments (incl. Estate-wide Activity)

Overarching Principles						
The acquisition of assets that support the Trust's strategic objectives will be considered, particularly where contiguous with the existing estate. New developments will be considered where they meet the Trust's strategic objectives and are supported by an appropriate business case. There will be a general presumption against the disposal of assets. Demolition and redevelopment will be considered where buildings are no longer fit for purpose and to support strategic priorities.						
	Potential Opportunities		Areas of Focus		Intended Outcomes	Timescale
1.	Upper Springland Site	1.1	Acquisition from Capability Scotland	1.1.1	Review options for acquisition of site including development for MND	Short
				1.1.2	Acquisition and development of site	Medium / Long
2.	Charity Hub	2.1	Development potential	2.1.1	Identification of need and review of options for development of facility including potential locations	Medium

3.	Estate-wide Carbon Management	3.1	Introduction of low carbon technology and carbon off-set	3.1.1	Carbon reduction with net-zero target by 2045	Medium / Long
4.	Market Rent Housing	4.1	Disposal	4.1.1	Consider potential for disposal of outlying residential properties where appropriate	Medium / Long

4. Implementation, Measurement and Review

The strategy will be delivered through two main work streams – the annual estates work programme which deals with ongoing refurbishment and maintenance of the existing facilities; and the Trust’s development plan which deals with development work such as new housing and additional footpaths. The tables above are based on a more detailed strategy matrix which identifies a range of options, opportunities, constraints, and management issues for each of the land use areas, and this will be reviewed and updated on an annual basis as part of the estates work programme and development plan preparation. The delivery of both work streams will be measured through regular reporting to the Board of Trustees.

The areas of focus will be reviewed on an annual basis in line with detailed matrix review outlined above and the overarching principles will be reviewed every three years to ensure they remain aligned with the Trust’s strategic objectives.

Appendices:

Appendix A – Property and Estate Summary

Appendix B – Map of Estate

Supporting Documents:

Estate Strategy Matrix

The Gannochy Estate Masterplan July 2016

Property and Estate Summary - August 2021

Buildings

Residential

Affordable Rent (General Housing)	
Original 2 Bedroomed	13
Original 3 Bedroomed	133
Langley Cottages	3
Gannochy Terrace	6
New Housing Expansion	48
	<hr/>
	203
Affordable Rent (Pensioner Housing)	
Gannochy Avenue (incl. Office)	23
Gannochy Walk	19
Kinmond Court	21
	<hr/>
	63
Market Value Rent (Investment Properties)	
Main Estate/Pitcullen Cres	5
Gowanbank Flats	2
Ex Farm Cottages/Houses	5
Groundsmans House & Parklands	2
	<hr/>
	14
Other Residential	
Associated with farms	2
	<hr/>
	2
TOTAL RESIDENTIAL BUILDINGS	<hr/> <hr/>
	282

Non Residential

Operational	
Office	1
Bothy, Doo'cot & Workshop	3
	<hr/>
	4
Community and Leased	
Cricket Pavilion & Community Hall	2
Quarrymill Coffee Shop & Duke of Edinburgh	2
Kincarrathie House	1
	<hr/>
	5
TOTAL NON RESIDENTIAL BUILDINGS	<hr/> <hr/>
	9

Farms

Full Agricultural Tenancy	
Gannochy and Muirhall Farm	1
Whinniemuir Farm (Fields only)	1
Short Limited Duration Tenancy	
Upper Muirhall Farm	1
	<hr/>
TOTAL FARMS	<hr/> <hr/>
	3

Land

Farms and Farmland

	Acres
Fields	
Gannochy and Muirhall	370
Upper Muirhall	62
Whinniemuir	68
Hatton Fields (Grazing Licence)	29
	<hr/>
	529
Farm Buildings etc.	
Gannochy	3
Muirhall	4
Upper Muirhall	2
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	9
TOTAL FARMS	<hr/> <hr/>
	538 Acres

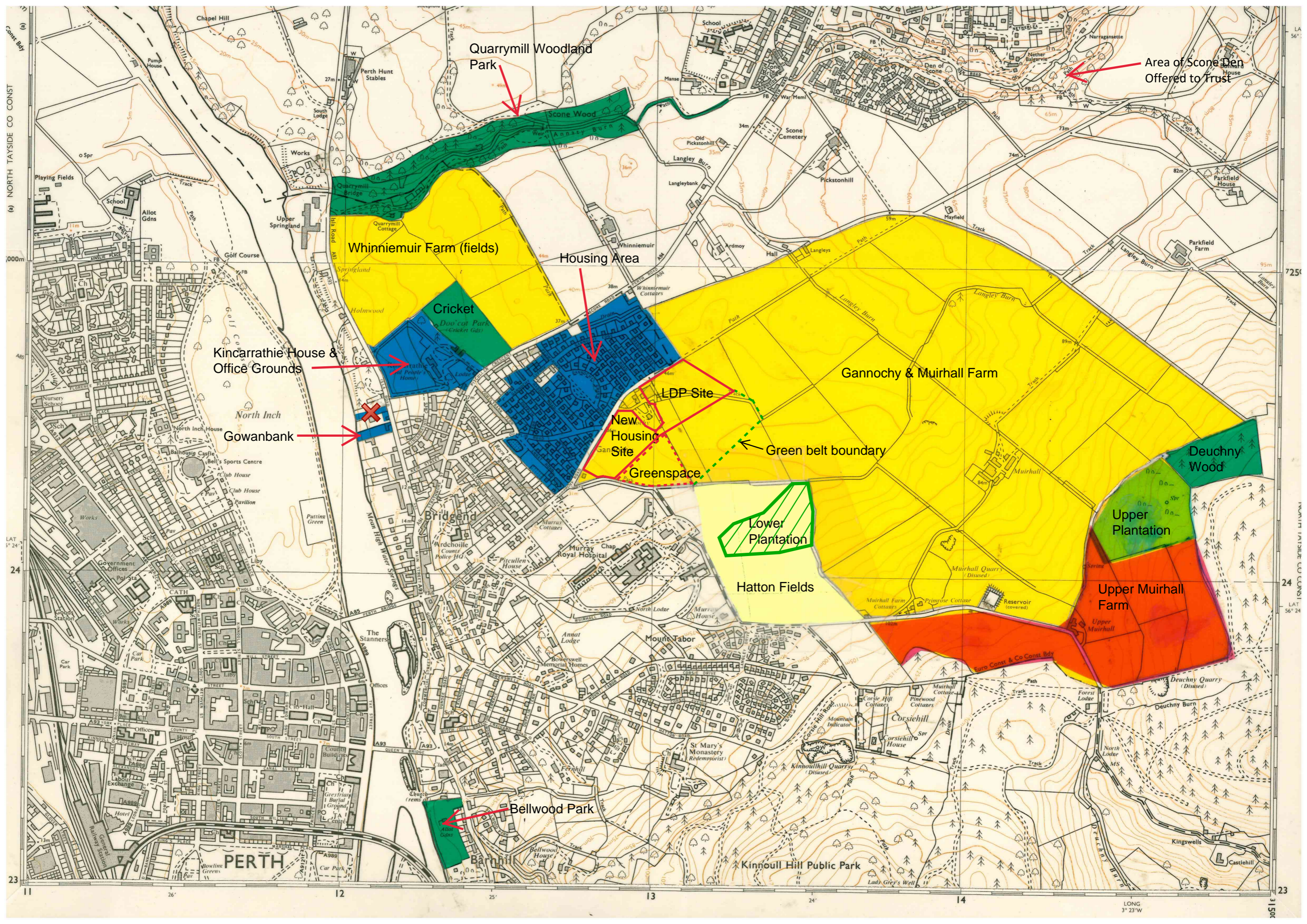
Woodlands & Plantations

	Acres
Woodlands	
Quarrymill	30
Deuchny Wood	10
	<hr/>
	40
Plantations	
Hatton Fields Plantation	11
Upper Plantation	18
	<hr/>
	29
WOODLANDS & PLANTATION TOTAL	<hr/> <hr/>
	69 Acres

Housing and Other Buildings

	Acres
Housing	
Main Housing Area	60
Langley Cottages	0.5
Farm Cottages	0.5
	<hr/>
	61
Other Buildings/Areas	
Office, Pavilion and Cricket	11
Kincarrathie House & Grounds	13
Bellwood Park	5.5
	<hr/>
	29.5
HOUSING & BUILDINGS TOTAL	<hr/> <hr/>
	90.5 Acres

OVERALL ESTATE TOTAL AREA	697.5 Acres
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Quarrymill Woodland Park

Area of Scone Den Offered to Trust

Whinniemuir Farm (fields)

Housing Area

Cricket

Kincarrathie House & Office Grounds

Gowanbank

LDP Site

New Housing Site

Greenspace

Green belt boundary

Lower Plantation

Hatton Fields

Gannochy & Muirhall Farm

Deuchny Wood

Upper Plantation

Upper Muirhall Farm

Bellwood Park

Kinnoull Hill Public Park

PERTH

