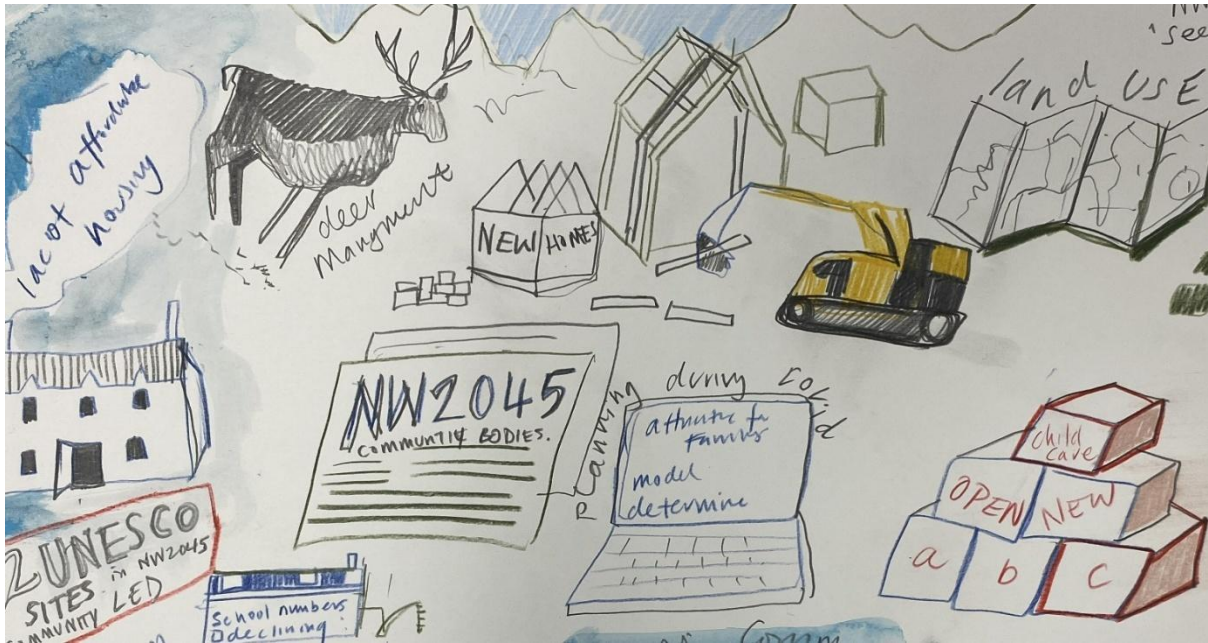


# NORTHWEST2045 REGIONAL LAND USE PARTNERSHIP LAND+ HANDBOOK SUMMARY

A community-led approach to collaboration,  
for the benefit of people and place.

2021-2026





© Charlotte Watters – part of a Graphic Illustration pilot

The RLUP Team: Rachel Skene, Lizzie Williams and Sara Harkins, with input from the NW2045 RLUP Board and team.

This work has been developed in collaboration with many parties, and the team are extremely grateful for support and input throughout the process from, in particular:

- *The Communities of the NorthWest2045 area*
- *Assynt Development Trust: the Anchor organisation without whom this work would not be possible*
- *The NorthWest2045 Collective and Steering Group*
- *The Highland Council*
- *The wider RLUP Board*
- *Scottish Land Commission*
- *The NW2045 Natural Capital working group for the Natural Capital Baseline Assessment, and all those who contributed to that work*
- *And our funders – see below.*

Front cover design: © Nadine Malcom, Due North Studio. Printed on recycled uncoated paper.

**A full version of this Handbook can be found at:**

[www.northwest2045.scot/rlup-land-handbook](http://www.northwest2045.scot/rlup-land-handbook) - or use the QR code:



**With thanks to our funders and supporters throughout this work:**





## CONTENTS

<b>What is the NW2045 Regional Land Use Partnership?</b>	<b>1</b>
<b>Origin of the NW2045 RLUP</b>	<b>2</b>
<b>Structure of the NW2045 RLUP</b>	<b>2-3</b>
<b>Four key areas of focus for RLUP pilots as determined by ScotGov</b>	<b>3</b>
<b>The NW2045 RLUP Land+ Approach</b>	<b>4</b>
<b>Conversations and Connections &amp; Consolidating the themes</b>	<b>4</b>
<b>A focus on natural capital</b>	<b>5-6</b>
<b>Themes from Land+ Community conversations – 2023-24</b>	<b>6</b>
<b>Themes from Land+ conversations with Estates – 2023-24</b>	<b>7</b>
<b>At Home in Mackay Country – November 2025 onwards</b>	<b>8</b>
<b>Principles emerging from this work</b>	<b>9</b>
<b>Lessons learned from this work</b>	<b>10</b>
<b>Next steps: Land+ Snapshot: January – March 2026</b>	<b>11</b>
<b>Elphin Gathering – March 2026 ... and beyond</b>	<b>12</b>

© Rachel Skene and Mackay Country Archive, Strathnaver Museum

## WHAT IS THE NORTHWEST2045 REGIONAL LAND USE PARTNERSHIP?

Our RLUP is not an externally-imposed, short-term project to deliver pre-determined objectives. It is a **long-term approach to helping people in the area work together** to find solutions to issues.

Our RLUP creates a **neutral space** where the **whole ‘community of place’** (residents, crofters, landowners, land managers) as well as local and national government can **get involved in discussions and decisions** about how land is used, and the challenges and opportunities around land-use, and explore **solutions that benefit local people, nature, and wider society.**

Our RLUP creates a **communication channel** between communities of place and the regional and national decision makers, to **ensure our voice is heard.**

Our RLUP **does not tell people what to do** or decide which issues matter most. Instead, it supports **people to make those decisions together.**

Our RLUP aims to **create the right conditions to catalyse positive change** – by building **trusting relationships, encouraging open, respectful conversations,** and **engendering a sense of agency and hope** that change *is* possible.

This **positive energy** – when generated within the community of place – is itself a powerful **catalyst for change.** It is from this foundation that **opportunities can be seized,** and work can flourish which directly serves the needs of people and nature in the region.

Our RLUP asks people to be open to embarking on a shared journey, without knowing exactly where it will lead. The hope is that by **collaborating in genuine partnership, people will feel empowered** to create the future that this special place needs.

We hope that people are inspired by the vision of **catalysing regenerative change** in their own place.

## THE NW2045 RLUP LAND+ HANDBOOK SUMMARY

This is a brief summary of the NW2045 RLUP Land+ Handbook. The full version comprises the many strands of work that have taken place since the inception of the NorthWest2045 Regional Land Use Partnership (NW2045 RLUP) pilot in 2021. This summary provides an overview of the origin of the RLUPs; the approach trialled within the NW2045 area; the Principles that were developed and the invaluable lessons learned throughout the process, and an indication of the next steps for this work.

A full version of this Handbook can be found at: [www.northwest2045.scot/rlup-land-handbook](http://www.northwest2045.scot/rlup-land-handbook).

### ORIGIN OF THE NORTHWEST2045 REGIONAL LAND USE PARTNERSHIP

NW2045 is a cross-sectoral collective of organisations established in 2020 to address the many various socio-economic-environmental issues in the region. Through a community-led process, the NW2045 produced the [NW2045 Community Vision](#) in 2021:

- *Vision 1: A place that is attractive for young people and families to live and work*
- *Vision 2: A model for a new diverse rural economy*
- *Vision 3: A place where communities can determine their own prospects*



Map showing the NorthWest2045 area in Scotland

In 2021 the Scottish Government established five pilot Regional Land Use Partnerships (RLUPS) across Scotland. The aim of the RLUPs was to support stakeholders within an area to collaborate to make decisions about land use in a fair and inclusive way, and to bridge the gap between local engagement, opportunities, priorities and national ambitions. This is particularly necessary because of the urgent and bold changes in land use that are required to meet Net Zero and nature restoration targets.

Because our cross-sectoral collaborative model was established in the area, the NW2045 was an appropriate location for one of the five pilot RLUPs. The four other pilot RLUP were all hosted within established bodies, eg a National Park or Regional Economic Partnership.

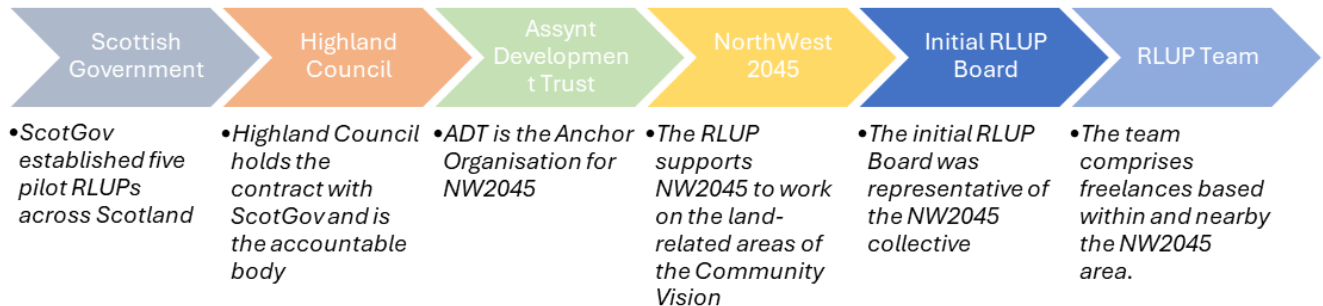
### THE STRUCTURE OF THE NW2045 REGIONAL LAND USE PARTNERSHIP

The NW2045 RLUP has an unconventional governance structure:

- The Highland Council holds the contract with the Scottish Government and is the accountable body for the RLUP.
- The NW2045 is not a constituted entity; therefore Assynt Development Trust (ADT) provides the service of Anchor Organisation for various NW2045 initiatives.

- The Highland Council receive the RLUP funding from the Scottish Government on behalf of ADT.
- The RLUP team comprises various freelance contractors working to ADT.

The diagram below outlines this structure:



The NW2045 RLUP is the only community-led pilot RLUP. Whilst this presents some challenges in terms of institutional capacity, it is also a valuable opportunity to avoid some of constraints of working within a conventional institutional structure, and to create something truly valuable and fit-for-purpose for the people and land of this special place.

#### FOUR KEY AREAS OF FOCUS FOR THE RLUPS

The Scottish Government initially tasked the national programme of RLUPs with focusing on four key areas. The team took these abstract concepts and made them relevant and applicable to this area and the work needed here.

1. **Stakeholder collaboration:** implementation and delivery of a stakeholder engagement strategy.
  - ➔ *How can we involve people in discussions and decisions about land use effectively and appropriately, and support more people to feel they have agency in these processes?*
2. **Data:** identification of relevant data sets required for development of Regional Land Use Framework (RLUF).
  - ➔ *What information exists, and what further information can we usefully gather about land use, and how can we make this available for more people?*
  - ➔ *Our 'RLUF' is represented by the Principles developed throughout the work – see p9.*
3. **Identification and agreement of regional priorities / opportunities / challenges.**
  - ➔ *What are the important issues and opportunities regarding land use - and the way that is changing - for people in this area?*
4. **Natural Capital:** identification of regional Natural Capital assets, and exploring what 'taking a natural capital approach' means in this area.
  - ➔ *What does 'taking a natural capital approach' mean; what is the potential impact from the emerging natural capital market on the wider community of place, and what opportunities are there for communities to be involved and benefit in a meaningful way?*

## THE LAND+ APPROACH

The NW2045 RLUP initiated a pilot approach that we called ‘**Land+**’; a reference to the way that land issues are connected to so many other areas of life.

This is a fundamentally community-led approach to ScotGov’s asks. Through this approach we aspire to **involve the whole community of place**. ‘Community of place’ in this context includes all those within a geographic area – **crofters, landowners, all those working on the managers, and the wider community – who have an interest in – and a collective responsibility for – the needs and future of the land and community.**

The Land+ work focused initially on the Kinlochbervie Community Council area as a manageable area to pilot this approach. The Land+ team also reached out to ‘land decision makers’ (landowners, their representatives, and land managers) across the area.

Three ‘**Community Co-leads**’ were recruited to help design and take forward the Land+ approach. We were fortunate to work with such a dynamic group representing diverse sectors and generations of the community.

The work comprised several phases:

### **Phase 1: Conversations and Connections**

In Kinlochbervie, the Land+ Co-Leads spent 100+ hours discussing community issues with residents of the Kinlochbervie Community – not in public meetings, but on a 1:1 basis, and deliberately striving to speak with those whose voices may be ‘less heard’.

The Land+ team also spoke to representatives from 19 of the 27 estates for whom contact details were available.

The conversations started with loose questions around land use and people’s connection to the land – now. Conversations were free-flowing, not based on a structured interview.

### **Phase 2: Consolidating the themes**

In Kinlochbervie the information from conversations was assimilated into 12 themes (see page 6), which were discussed with the Kinlochbervie School Pupil Parliament (Primary and Secondary pupils), as a vital part of working with the Children and Young People.

The NW2045 team has since been working collaboratively to address the priorities that arose from these conversations.

For emerging themes from the conversations with land decision makers, see page 7.

### **Phase 3: A focus on natural capital**

From our **community-led, place-based perspective, ‘taking a natural capital approach’** meant understanding the newly emerging **natural capital markets from a community**

### PERSPECTIVE FROM THE TEAM

*“The community-up approach of this work was the primary attraction for me to join as local co-lead. After twenty years of community work, I had become disillusioned with the countless and ineffective community consultations and their intentions of bringing meaningful change. The considered approach of this project has succeeded in reaching and inspiring people from across our community to get involved. It is vital this work is continued to steer positive and sustainable land use changes, meeting the needs and goals of our community. We feel empowered; we feel we have control; it is new and exciting.”*

**Denise MacDonald NW2045 RLUP Land+ Local Lead Kinlochbervie NW2045 (and third sector professional; crofter; Chair of Parent Council)**

**perspective:** can natural capital markets help to **build community wealth** in the most holistic sense? How can the community of place have **genuine agency** in these important, long-term decisions? How **can the risks of natural capital markets** – ie that they further exacerbate inequalities - be mitigated?

Our first step was to undertake a **baseline Natural Capital Assessment** of the whole area, which was a valuable learning exercise, and a foundation for further natural capital-related work.

Additional funding from the Facility for Investment-Ready Nature in Scotland (FIRNS) allowed the Land+ team to explore these issues further, working with experts in the private and academic sectors (Eleanor Harris - Natural Capital and Carbon Lead, Galbraith, and leading natural capital academic Professor Mark Reed, SRUC).

The project worked at the level of **Crofting Township** as an essential unit of decision making about land use in this area. It did not focus on the conventional Woodland and Peatland Carbon Codes; instead we explored how a **‘North West Biodiversity Unit’** could support biodiversity enhancements on common grazings, and how a **‘Just Transition Carbon Unit’** could fund home energy efficiency measures in this area of high domestic fuel poverty.

As a preliminary step to building **community understanding and agency** around this emerging issue, the team worked with the Kinlochbervie schools to explore pupils’ and families’ relationship with the land, and created a **‘Community Land+ Manifesto’**.

A brief study on forms of **Collaborative Governance** helped the team to consider appropriate structures for a community group such as the NW2045 to develop Natural Capital projects.

Like many others, we are still exploring the opportunity of natural capital markets. From our observations, the projects currently making progress are those of a significant scale and near to industries which have a vested interest in nature-based solutions to improving the ecosystem services on which they depend (ie a whisky company needing a consistent supply of clean water). Enabling conditions are also required for community-crofting-landowner collaboration of this nature: mutual trust; certainty in wider systems such as agri-environment support schemes; long-term security.



Working with children throughout the North West Sutherland schools, exploring what land means to them.

However, this was very important learning experience, and the team continues to learn from the many other efforts underway across Scotland, and to seek natural capital opportunities that would contribute to community wealth building in the most holistic sense, in the NW2045 area.

THEMES EMERGING FROM THE KINLOCHBERVIE COMMUNITY LAND+ CONVERSATIONS ~ 2023-24



This work is part of the NorthWest2045 Land+ project. For more info please contact Sara Harkins [kinlochbervie.estate@outlook.com](mailto:kinlochbervie.estate@outlook.com).



The Land+ team spoke to representatives from 19 of the 27 estates across the NW2045 area for whom contact details were available. These are the findings:

- All share the common desire to **preserve the beauty of the NW2045 landscape** and many are actively engaged in the **conservation and restoration** of the land.
- All were **interested in the possibilities that engaging with NW2045 RLUP** might bring.
- Many were **not aware of the level of disadvantage** within the communities in the area.
- Some are actively involved in meaningful community engagement, but the majority - whilst respecting the community - are **more reactive than proactive in their engagement**.
- Some (but not all) of those whose land is crofted appear to be more engaged and in tune with the challenges of living and working in the NW2045 area.
- Most of the crofting estates (with the exception of one) have **issues around absentee crofters**.
- The **majority are against the idea of wind farms**, with a few open to the possibility of small-scale community development. One has actively explored a bigger scheme which was rejected at planning.
- Several have extensive **tree planting plans**.
- Whilst most recognise the economic benefit of tourism, only a **few estates are actively involved in tourism**; some estates are concerned about the **damage to the land caused by tourism**.
- All are aware of **deer management issues, with differing viewpoints**.
- Some have concerns about the **strategies of their neighboring estates, which are in direct contrast** to their own. Others are interested in **collaborating more closely** with their neighboring estates.
- Most were interested in **carbon credits but many were concerned** about it being an emerging market and a lack of knowledge. Only a few estates are actively progressing in this area.
- Some of those with salmon farms in their vicinity were **not in favour of salmon farms**.
- Most were **very interested in a potential NW2045 Apprenticeship model**.



© Lizzie Williams

## AT HOME IN MACKAY COUNTRY: THE CARRYING STREAM FLOWS ON

**A new collaborative community** project is underway, connecting recent work by NW2045, particularly that undertaken by Sophie Clark (as detailed in the RLUP Land+ full handbook [here](#)) and Strathnaver Museum. The project will link more recently gathered knowledge with archives from the Mackay Country Community Project *Back to the Future*, launched in 2004. This was a project inspired and created by local communities which itself emerged from the EU Life demonstration *Dùthchas Project*, which aimed to enable sustainable local development defined and implemented by local folk themselves.

**Together** we are focusing on placemaking and the Intangible Cultural Heritage (ICH), also referred to as *Living Heritage*, relating to the 'knowledge and practices concerning nature and the universe'. We expect to explore language (particularly Gaelic and Norse place and plant names), oral traditions (stories, songs / poems, music, ceilidh culture), feelings and attachment to place (concepts of Dùthchas), memories, spirituality and world view (concepts of rurality, placemaking).

**Who we are:** Strathnaver Museum and NW2045 RLUP, have joined forces to lead the project. Rachel Skene (NW2045) and Fiona Mackenzie (Strathnaver Museum) are working with Ronnie Lansley as Tradition Bearer in Residence and Apprentice Sophie Clark to connect past and current activity, with input from across the area.

**What we hope to achieve:** The project comes 20 years since the publication of *At Home in Mackay Country*. This project aims to consider:

- the state of our cultural heritage today;
- identify how / if it has changed; and
- how it continues to evolve to meet today's challenges and opportunities.

**We intend that during the project:**

- *At Home in Mackay Country* is shared and celebrated with a new audience;
- Living Heritage practitioners and tradition bearers find contemporary ways to contribute to placemaking, including linked to local and regional planning partnerships;
- Learning from tradition bearers to further explore this knowledge sharing as part of building community resilience, in meeting the socio- economic- environmental challenges facing us today and improving health and wellbeing.
- A programme of work to promote and transmit ICH based on the findings of our project is collectively designed for 2027, and funding sought to carry this forward.

### At Home in Mackay Country

The carrying stream flows on

For more information, scan the QR code:

A project brought to you by:

Made possible thanks to funding from:



[www.strathnavermuseum.wixsite.com/at-home-in-mackay-co](http://www.strathnavermuseum.wixsite.com/at-home-in-mackay-co)

<https://www.facebook.com/groups/829078276542729>

## PRINCIPLES AND LESSONS LEARNED FROM THIS WORK

Throughout the process the team learned many important lessons and developed a set of Principles (see below) which inform the way we try to achieve collaboration across the community of place, and to catalyse positive, lasting change across the area.

### TEN PRINCIPLES GUIDING THE NW2045 RLUP APPROACH

These Principles, which emerged during the Land+ work, represent our approach: they are our **‘Regional Land Use Framework’**.

The Principles acknowledge and respect that communities in this area have experienced multiple short-term, externally-imposed projects which have relied on volunteer input from a small, over-stretched group of people, and have often ended without achieving long-term, transformational change.

In this work we are striving for something **radically different**, and aspire to **support a genuine collaboration and respectful dialogue that empowers the community of place to achieve the change** they define as necessary. Therefore we will continue this work ensuring:

1. The NW2045 RLUP will **respect the knowledge, experience and expertise** of people within the community of place.
2. **People within the community** – those who have a **long-term commitment** to the well-being of the place – will be at the heart of the work, and are **supported by a wider team** who are also ‘of’ the area, who understand the full reality of life in the North West.
3. Provision should be made within the budget to **pay for the time of these ‘Community Co-Leads’**, rather than relying on voluntary input, in order to:
  - a. Ensure that **different demographics** within the community are represented.
  - b. **Mitigate volunteer fatigue and elite capture** (ie only those who can afford - in terms of finances or time - to volunteer get involved).
  - c. Underline / emphasise that **people’s time and input is valued**: they are experts of their place.
4. The voices of the **children and young people** will be integral to conversations about long-term changes in land use. The approach will also respect the ‘carrying stream’ of knowledge from older generations, and seeks to strengthen **intergenerational and cross-community links**.
5. The team will find ways to **encourage ‘hidden voices’** – those within the community who may not normally express their opinions publicly - to be heard.
6. The **Community Council** should be the node of democracy from whom the project seeks the mandate to proceed; who hold us to account, and who are consulted and involved as appropriate.
7. The approach will strive to be **grounded, practical and useful**, and make all **communications accessible and jargon-free**.
8. The project will strive to **flex and adapt** to changing circumstances, and work with other local initiatives for **maximum efficiency and effectiveness**, and to avoid duplication of effort.
9. Whilst being embedded in ‘the place’, the approach will **integrate knowledge and expertise** from the wider national, UK and international conversations, to ensure that the community benefits from any appropriate **opportunities**.
10. The approach will strive for **reciprocity and exchange**: to optimise and build on the **capacity and skills that already exist** within the place: the **‘local asset base’** in the widest, most holistic sense.

## LESSONS LEARNED FROM THE NW2045 RLUP APPROACH

Our methodology is unconventional; it takes time, and is therefore expensive, but when done well it can deliver genuine and lasting results through the new connections and collaborations that are created. Some essential factors for success:

- **Time, patience, persistence and energy** are required to deal with multi-faceted, complex reality.
- It is beneficial to work directly with people who are **of / from the community**, who have **energy, enthusiasm, 'bandwidth', tenacity and investment in the future of the place**, and people who are **respected within the community**.
- **Diversity within the team** - intergenerational and cross-sectoral – is important.
- **Remunerating** people for their time, wherever possible, is important - to avoid volunteer fatigue and elite capture.
- Ensure the **children and young people** are involved: they are the future.
- **Foster genuine, mutual trust and respect** within and beyond the project team.
- Ensure people know they are **listened to**, have a **voice and agency**, and are **connected**: this engenders a sense of **empowerment**, which can **catalyse change**.
- Being **present in the community** – able to attend meetings of the Community Council and other bodies – fosters connections more organically.
  - This 'soft presence' helps build **trusting relationships, reaching beyond the 'usual suspects' to lesser heard voices, and building a holistic picture** of the community's views and concerns.
- Personal connections help people to **share knowledge**: often this knowledge is all that is needed to **stimulate and enable change to happen**.
- Technical vocabulary does not enthuse people: it is important to use **accessible language and focus on clear, practical concepts**.
- **External 'experts' must communicate clearly** and be careful to involve people **meaningfully and respectfully**.
  - These **external advisors / experts must learn** from working within a community.
- **Abstract concepts** - climate and nature crises, and natural capital – **often do not resonate** with people, especially when they are facing more urgent, tangible challenges.
  - These issues are often less abstract when they are framed in terms of more relatable impacts on daily life, eg money saving through increased energy efficiency, or the benefits to children of connection with nature.
- The groundwork of creating connections **builds resilience and connections** to equip the community of place for future challenges.
- There is no 'quick win' when it comes to Natural Capital projects, but **an RLUP can help make concepts more accessible and support communities of place to understand the opportunities, and potential trade-offs**.
  - For all partners to have the confidence to commit to a long-term project requires **certainty and stability** in many variables: both external factors (including agricultural subsidies), and all relationships pertaining to the land.
- We continue participate in wider **knowledge sharing initiatives** within Scotland.

This work requires a willingness to embark on a **journey without a predetermined destination**. We hope that people are **inspired by the vision of catalysing regenerative change in their own place**.

## WHAT'S NEXT? THE LAND+ SNAPSHOT AND BEYOND

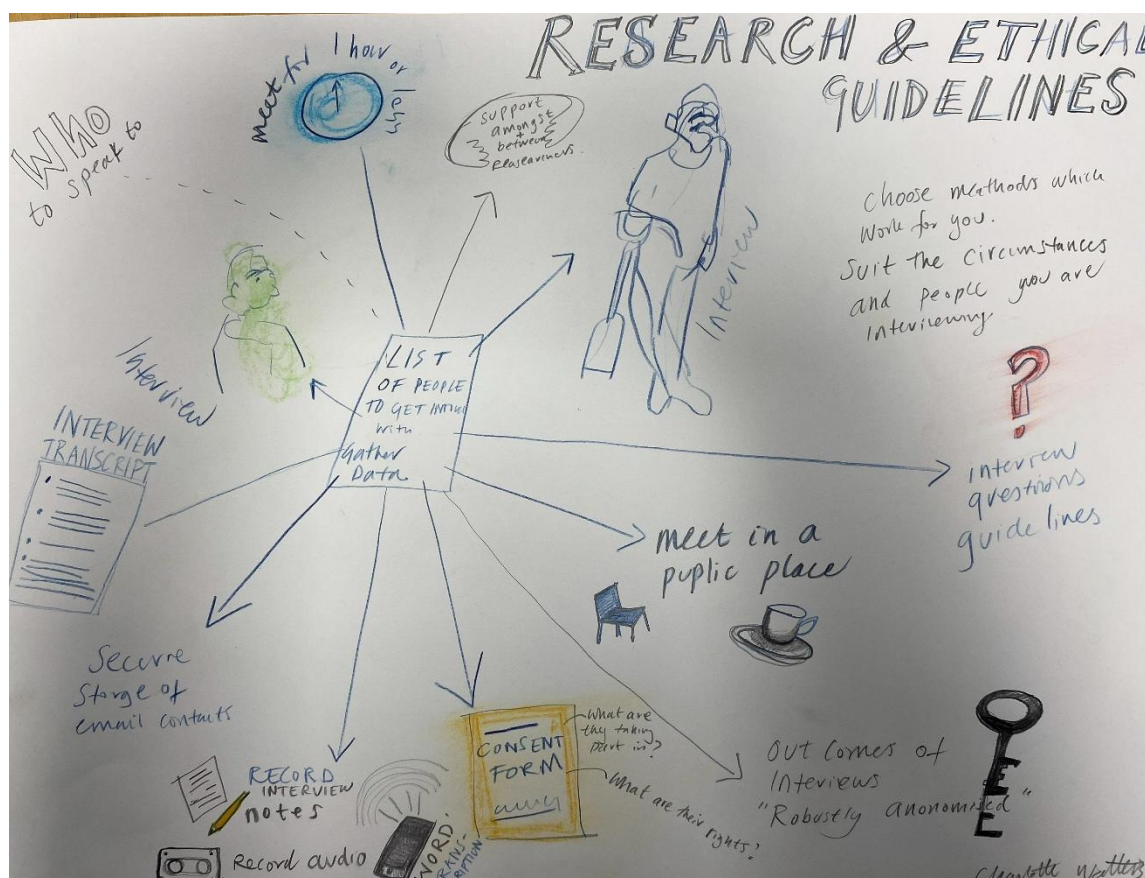
Nationally the RLUPs are in a transition phase from pilot status to becoming formal initiatives. The existing RLUPs are supporting the development of the National RLUP Framework which will inform how the RLUP programme is rolled out across Scotland in the future. The NW2045 RLUP team continues to champion our community-led, place-based approach at all levels.

Meanwhile, our NW2045 RLUP work continues to be based on our Land+ Principles and Lessons Learned, which do not stipulate *what* should be done or *what* issues should be focused on; rather they show *how* people can collaborate on land use issues in this area.

In early 2026, the team took the next step in the Land+ process: exploring land use issues across the wider NW2045 area. A team of **Community Co-Leads** was recruited to hold conversations with a wide range of people within their own communities about what they perceive to be the most important land-related issues here: **what are the challenges and opportunities? How can we overcome challenges and make the most of opportunities?**

There was less time and resource available for this phase, so it was not as intense as the Land+ KLB work. However, it has generated a valuable 'snapshot' of the main challenges and opportunities around land across the area. We therefore refer to it as our **'Land+ Snapshot' work**; read more about the detail of the work [here](#) on NorthWest2045.scot → Our work → Land.

We intend to repeat this Snapshot process periodically as resources allow, to inform the focus of the RLUP work as it develops.



© Charlotte Watters – part of a Graphic Illustration pilot

## THE FIRST NW2045 RLUP GATHERING – ELPHIN MAY 2026

At the end of the Land+ Snapshot work, our **first NW2045 RLUP Gathering** will be held in Elphin.

The purpose of this Gathering is several-fold:

- To introduce our RLUP approach to those who have not been directly involved.
- To share findings of the Land+ Snapshot work, and hear reflections from those present.
- To discuss how the RLUP can support collaboration across the area to overcome challenges, make the most of opportunities.
- To identify the way forward for the NW2045 RLUP for 2026 and beyond.

The event will bring together **members of the NW2045 collective**, people from the area who have been **involved in the recent RLUP research**, and **representatives of regional and national bodies** with an interest in land issues in this area. These include the Crofting Commission, Scottish Land Commission, Scottish Environment Link, Community Land Scotland, Scottish Land & Estates, NatureScot, Highland Council, Highlands & Islands Enterprise, Highlands & Islands Climate Hub, and Highland Adapts.

We know that there are various **challenging issues on which participants hold different positions**. We cannot shy away from this; providing a **space for respectful, neutral dialogue** is an essential part of our way of working. By bringing together a **wide range of perspectives**, we hope to **better understand the issues and find common ground** on which to move forward towards a **hopeful vision for the future**.

The involvement of external bodies enables us to benefit from their regional and national influence and – importantly – it ensures that the **reality of our area is well understood** so that it can be accurately represented.

This gathering may lead to the creation of some form of light-touch **‘Core Collaboration Group’** for the NW2045 RLUP, or similar, to support collaboration and share information.

We aim to hold further **annual RLUP Gatherings**, varying the location across our huge area, and we look forward to **supporting collaboration for the benefit of this spectacular place**.



*Pulling together: the power of the Highlands. © Anne McGee*

## A FINAL WORD

*“To my knowledge, after many years of community development, this is the first time the folk on the ground have seen such an active and empathetic interest taken in them and their communities. The involvement of young local people with an enduring connection to the land and culture is refreshing and a hugely hopeful sign.*

*What must not happen is that all this wonderful work is parked and forgotten, it is vital that Government do not leave progress becalmed due to lack of funding when this could be transformative to this area and other rural parts of the country.”*

**Frances Gunn,  
Chair of Up North Development Trust, Chair of Flow Country World Heritage Project,  
Chair of NW2045 and NW2045 RLUP and 5<sup>th</sup> generation crofter.**

