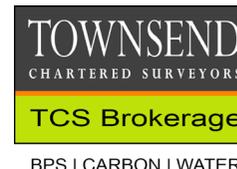


# FACT SHEET 9

## Carbon Code—Woodland Year 1 profit—100ha Commercial

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ITEM	NUMBER	@	£	/UNIT	TOTAL	NOTES
Grant aid (planting)	182,000	@	£1.28	/stem	£232,960.00	Assuming Woodland Carbon Fund (WCF), 60ha sitka spruce @ 2,500 stems/ha and 20ha broadleaf @ 1,600 stems/ha
Grant aid (fencing)	7,900	@	£7.20	/m	£56,880.00	Assuming WCF
Sale of carbon	26,500	@	£12.00	/PIU	£318,000.00	Assuming sold as Pending Issuance Units, on woodland sequestering 330t/ha in total over 45yr period at average £12/PIU. PIU market price and sequestration of individual woodlands can vary
BPS	100	@	£221.56	/ha	£22,155.52	Assuming WCF and land claimed on in 2008, at 2020 Non-SDA entitlement value with 5% reduction and available entitlements. Also assuming claimant makes own BPS claim
Planting cost	100	@	-£2,184.00	/ha	-£218,400.00	Assuming 2,500 stems/ha sitka and 1,600 stems/ha broadleaf (-20% open space), includes supply and plant 182,000 broadleaves and conifers (inc 10% beat -up and 10p/stem spot spray), assuming upland pasture land with minimal ground preparation
Deer fencing	7,900	@	-£10.00	/m	-£79,000.00	Standard specification per grant funding requirements
Validation	1	@	-£1,200.00	-	-£1,200.00	Payment to Soil Association or Organic Farmers and Growers to issue PIUs
IHS Markit registration	26,500	@	-£0.06	/PIU	-£1,590.00	Mandatory payment for registration of PIUs
Management fees	-	-	-	-	-£8,000.00	Woodland design, grant applications, UK forestry standard compliance, Environmental Impact Assessment, administration of Registration and Verification including Carbon Calculation (costs vary case-by-case)
<b>NET INCOME AFTER PLANTING</b>					<b>£321,805.52</b>	£1,306/acre (£3,228/ha) income in first year assuming PIUs sold; woodland should then continue to generate revenue from sales of timber, generation of further carbon units to sell, and further grant funding from WCF year 5 lump sum and future woodland planning grant schemes

- This example is for illustration only, and should not be relied upon without further professional advice and research into the locality and requirements of the Local Planning Authority and national government.
- PIU proceeds are gross of sale costs
- Grant aid could include the Woodland Carbon Fund, Countryside Stewardship or other sources
- Carbon can be sold as WCUs or PIUs
- Basic Payment Scheme, if relevant is subject to further legislative change
- Fencing/tree shelter costs and grant funding are "guesstimated" without mapping data or a site inspection.
- Validation and verification costs are based on standard figures from the Soil Association, but can be subject to variation.
- Most woodland planting requires an Environmental Impact assessment, but the work involved in producing this can vary widely with additional costs sometimes involved.
- Management costs are "guesstimated" at this stage, with detailed costs to follow as required
- It is assumed for the purpose of this example that only low-impact ground preparation will be needed and that no additional cost is needed for infrastructure.