





JOINT MEETING OF THE TWEED FORUM MEMBERS & TWEED AREA ADVISORY GROUP

I 1:15am Tuesday 27th May 2014 in the Salmon Room at The Buccleuch Arms Hotel, St Boswells

Agenda

- I. Welcome, introductions and apologies
- 2. Minutes from the Joint Meeting on 8th October 2013 and Matters Arising (5 mins)
- 3. Tweed Forum Projects (20 mins)
 - 3.1. Eddleston Water Project (5 mins)
 - 3.2. Collaborative Action Coordinator round up (5 mins)
 - 3.3. Peatland Action (5 mins)
 - 3.4. Till Restoration Project (5 mins)
 - 3.5. Project activity snapshot (report)
- 4. Tweed Forum Policy/Strategy update (15 mins)
 - 4.1. Land Use Strategy (10 mins)
 - 4.2. SRDP & NFM policy input (5 mins)
- 5. Fallago Environment Fund (5mins)
- 6. Biosecurity Plan (20 mins)
- 7. RBMP update (20 mins)
 - 7.1. Conditions and Challenges update (10 mins)
 - 7.2. 2nd plan development (10 mins)
- 8. AOCB (5 mins)
- 9. Date of Next Meeting
- 10. Lunch

MINUTES OF THE JOINT MEETING OF THE

TWEED FORUM MEMBERS & TWEED AREA ADVISORY GROUP

I I am Tuesday 8th October 2013 at The Buccleuch Arms, St Boswells

I. Welcome, introductions and apologies

Present:

Bob Kay (Chair) (TForum) Angela Foss (SEPA) Stuart Pudney (NW) Moira Gallagher (SAC) Chris Badenoch (TForum) Ruth Reaney (NE) Derek Robeson (TForum) David Green (SBC) Sallie Baillie (FCS) Nicola Bissett (TForum) Anna Griffin (SEPA) lane Rosegrant (BFT) Tracy Hall (TForum) Chris Spray (UNESCO/Dundee Uni) Ian Buchanan (SEPA) Hugh Chalmers (TForum) Simon Henderson Andy Tharme (SBC) Luke Comins (TForum) Kirsten Thorburn (SEPA) James Hepburne Scott Bob Cussen (NE) Andrew Midgely (SLE) Christina Tracey (FCS) Quintin Donald (SGRPID) Andrew Miller (NNPA) Grant Vanson (SEPA) Heather Forbes (SEPA) Andrew Panter (SNH) Mary Weatherby (NE)

Apologies:

Nina Clancy (NFUS)

Charlotte Colver (NCC)

Mike Fraser (RSPB)

Jacqueline McPake (EA)

Andrew Seward (EA)

Jamie Smith (FCS)

Nick Yonge (RTC/TFn)

Jim Heslop (EA)

Joan Sanderson (NCC)

BK welcomed everyone to the joint meeting and round table introductions were made.

2. Minutes from the Joint Meeting on 15 May 2013 and Matters Arising

BK asked the group to approve the minutes of the Joint Meeting of 15th May 2013 and these were agreed with the following matters arising:

Action: LC to share new invasives data with AG. LC confirmed that this is still in progress.

Action: HC to circulate MSc project to BC DONE

Action: AG, AT and DR to ensure streamlining of stakeholder consultations where possible.

Ongoing.

Action: TForum to circulate notice of upcoming RSFS meetings in the catchment. DONE

3. Tweed Forum Projects

3.1. Eddleston Water Project

HC gave a presentation (attached to minutes). LC commented that Bowanhill represented a microcosm of the Land Use Strategy and how land use can be managed for multiple benefits. CS added that the Eddleston was probably the most highly monitored catchment in the UK.

3.2. Cheviot Futures (Phase 2) & Bowmont Glen Flood Risk Management

TH gave a presentation (attached to minutes) with members also being referred to the circulated written report. TH highlighted that this was the last project update, with Cheviot Futures II coming to an end in January 2014. SB enquired if the James Hutton Institute monitoring program was longterm and TH confirmed that it was. BC asked for confirmation that the K-Line demonstration didn't promote additional abstraction and TH replied that

sustainable/alternative water supplies were firmly promoted. BK congratulated TH on all her hard work and the strong legacy that CFII would leave behind.

4. Tweed Forum Policy/Strategy update

4.1. Land Use Strategy

AT and DR gave a short presentation on progress to date, followed by a feedback workshop for some of the recently prepared mapped outputs. DR explained that the maps illustrated 'existing/stock' data , some of which could be merged as datasets to produce ecosystem service maps. Example maps were shown of soil carbon resource and land erosion risk. The group were split into 4 and rotated around the 4 maps. Feedback on the maps is recorded below:

- 1) Current timber provision map
 - Merging of intensive conifer and broadleaf woodland is misleading and counterproductive
 - The conifer forests seem to show a snapshot in time and looks more detailed for FCS managed forests.
 - Good level of detail and fairly easy to understand and consistent with other GIS output maps.
 - Need to overlay onto SEPA WFD pressure map.
 - Need to know predictions for afforestation
 - Is this part of the LUS?
 - It's a start!
 - Have you excluded/reduced Designated sites?
 - Need to know more on management and purpose of forest.
 - Need more explanation about maturity of woodland. Is it just commercial woodland? Is it assumed that conifer is commercial?. Is it ecological value?
 - Need to be clear of purpose of map- high/low- what does it mean? Layers need drawing out.
- 2) Water Regulation Capacity Map
 - Need OS context to help.
 - Does it take account of ground water?
 - Talk to Rebecca Badger at SEPA regarding Ecosystem Services approach.
 - Too many layers using same colours- confusing.
 - Current or potential capacity?
 - Where are the 6 case study areas? I need to see their boundaries.
 - How does it use forestry?
 - Don't really understand terminology of map, what does regulation mean?
 - Difficult to orientate without towns or something on map.
 - What does 'IT' mean.
 - Would be good to make each catchment as per the Gala Water to give context to map.
- 3) Recreation (Non motorised access)
 - Wild food provision is a distraction. Bathing waters not clearly shown nor diving recreational areas. No high use recreation areas shown. 'Non-motorised' is questionable. We all use cars to get to a place. Cragbank NNR de-classified as of I/I/I3. Not showing recreation per see. Not showing frequency of use. Not showing Glentress? Forestry Commission Forests- where are the popular forests? Newcastleton not showing up. SEPA has wider scale maps such as wild swimming, canoeing etc.
- 4) Eddleston Water SCI Map (Sediment input maps based on Phase I habitat data, 30 yr average Oct rainfall and slope.).
 - Just appears to be showing low risk slopes.
 - Scales need adjusting. Scale useful for consistency with other maps, but need an
 individual map description of scale- ie what is it showing.
 - Lots of No data.

- Scale skewed to low.
- High risk areas are hard to see on middle map.
- What does this map mean?? SCIMAP...'This map shows...etc.' Better key and explanation of data used. No Jargon and abbreviations please.

DR and AT summarised the main feedback points from 2 of the maps and reiterated that these maps were stock maps and it will be interesting to see how these will be developed by the GIS mappers to help inform the next stage of the LUS process- 'Opportunities and Constraints stage.' An update will be provided at the next AAG meeting but people were welcome to contribute through the ongoing Stakeholder engagement process before then.

5. RBMP Update

5.1. Update and discussion on Current Condition and Challenges for the Future report

AG gave a presentation (attached to minutes). HC enquired re. enforcement of GBRs and AG confirmed this was likely.

5.2. Update on shape of second plans and engagement during 2014/15

AG gave a presentation (attached to minutes). AG asked about status of Tweed Biosecurity Plan and LC replied that progress had been disappointing and it was agreed that it should be a regular agenda item to maintain momentum and monitor progress. AM was concerned about mixed messages if the Land Use Strategy pilot and AAG engagement processes were combined and asked for clear language. AG noted this point.

6. AOCB

No AOCB.

7. Date of next meeting

To be confirmed.

3. Tweed Forum Projects (20 mins)

3.1. Eddleston Water Project (5 mins)

The re-meandering work at Cringletie and Lake Wood withstood the December floods reasonably well and are vegetating up rapidly. Similar work is being planned upstream at Shiphorns where a 700m stretch will be re-meandered and a weir removed. Works on the upper Eddleston at Craigburn are being planned. The river here is little more than a ditch and the plan is to restore the whole wetland/mire ecosystem through the placement of log jams. I3ha of planting at Ruddenelys was recently completed and plans are being drawn up for planting and wetland creation works nearby at Wester Deans and North Cloich.

The Eddleston was recently upgraded from Bad to Poor under the WFD classification. It is hoped that we might be able to get to Moderate by the end of the year. In theory it is possible to achieve Good status although this will require some major re-alignment of the river South of Eddleston village.

3.2. Collaborative Action Coordinator round up (5 mins)

Sub-catchment	Activity					
Ettrick &Yarrow.	Annelshope; Construct 3 flood ponds and Tha riparian planting					
	Whitehope, Singlie and Kirkhope. Plant 10ha riparian woodland with SRDP.					
	Cossarshill. Install 6 plastic dams in eroding peat ditch					
	Mountbenger; Install 6 wooden dams in eroding peat ditch					
	Ettrickbridge. Advice on pond construction.					
Teviot	Bowanhill. Complete 300m new channel, 4ha new floodplain woodland, SRDP					
	Hoscote. Riparian conifer woodland management advice with Scottish Woodlands					
Leithen Water	Leithen Estate. Arrange Black Grouse unharvested crop site					
Eye Water	Hopestead. Buffer strip maintenance. Heughhead. Advice on riparian					
,	management					
Tweed	Lowood; River bank reinforcement maintenance for SBC					
Bowmont	Halterburnhead; completion of 35ha of native woodland planting. SRDP					
	Venchen toll; 1.8ha riparian planting.					
	Cheviot Futures Steering Group					
	Kelsocleuch visits to log jams and Tha tree planting					
Eddleston	Complete remeandering and planting at Lake Wood and Cringletie					
1	Shiphorns; negotiate consent and draft design for remeandering, CAR licence,					
	felling licence,					
	Craigburn, negotiate river restoration activities and CAR licence					
	Ruddenleys, complete 13ha tree planting, 3 ponds, 12 logjams					
	Wester Deans; negotiate works for 2014					
	North Cloich; negotiate works for 2014					
	2 x Schools visits, 4 x other visits from students and policymakers, inc LUS					
	group, Eddleston Community Council					
	Mimas score assessment meeting					
Other	RHET schools day at Kelso					
	SNIFFER conference with NFM Models					
	Maintain and enhance NFM Models					
	Flood Education Advisor visit					
	Allan Water Project mentoring; site visits and visit to potential planting site on					
	the Allan water, and presentation at Cafe Scientifique					
	Talk to Innerleithen PROBUS club					
	Working the Tweed; Artistic project presentations					
Dead Burn	Preliminary visits to discuss landowner attitudes.					

3.3. Peatland Action (5 mins)

Tweed Forum were asked by SNH to assist with this project and we are doing this in conjunction with Southern Uplands Partnership. 2 part time project officers have been recruited – Maggie Magee in the Borders and Emily Taylor covering Dumfries and Galloway. Peatland Action is a Scottish Natural Heritage led project which aims to increase the awareness and understanding of the importance of peatland as a carbon store and for their wider ecosystem benefits.

- The main features are :-
 - 1. Funding for capital works associated with peatland restoration on peat over 50cm depth.
 - 2. Demonstration events and sharing skills and knowledge of peatland restoration techniques.

£5M was allocated from the Scottish government to the project for the financial year 2014/15, for capital works and demonstration events. There is a deadline of 11th June 2014 for submitting applications and this will be the only application round this year.

In 2015/16 there will either be further opportunity for capital work applications or a focus on demonstration events and awareness raising to land managers, contractors, advisers and the public, depending on the status of the new SRDP.

Currently in the Scottish Borders, there are 2 project applications being finalised and several other sites are being followed up with the aim of getting applications in before the approaching June deadline. There will be a Peatland Action event held in the area in the Autumn which will provide an opportunity to see examples of restoration work -, possibly in action - and information on the techniques and resulting benefits.

The Peatland Action project officers in the Scottish Borders (Maggie Magee) and Dumfries & Galloway (Emily Taylor) are working closely together to share information and results.

3.4. Till Restoration Project (5 mins)

The Till River Restoration Strategy (TRRS) development phase is now complete and the move is underway to begin the implementation phase. December 2013 saw the appointment of Tracy Hall as the Project Officer, to follow on from the completed delivery of the successful Cheviot Futures project from late January 2014.

The implementation phase aims to work in partnership with land owners and land managers to undertake work towards delivering measures identified within the TRRS, where these measures are appropriate and feasible, and there is a willingness to consider their implementation. Initial focus will be on the Lower Wooler Water and the River Till between Doddington Bridge and Redscar Bridge, discussing the TRRS and restoration issues and potential measures proposed with all relevant stakeholders as part of the development of management plans.

The ford at Haugh Head is also a site for initial focus with a view to developing and agreeing a final solution with those interested parties including land owners, land managers, and statutory partners. This structure represents the final significant barrier to fish passage within the Till catchment, and the wider Tweed system and as such is of particular importance and interest. All parties have expressed a keen interest in working together to identify and secure a solution.

The implementation phase of Till Restoration continues to operate as a three-way partnership approach between Tweed Forum, Environment Agency and Natural England.

3.5. Project activity snapshot (report) - see below at end of report

4. Tweed Forum Policy/Strategy update (15 mins)

4.1. Land Use Strategy (10 mins)

LUS pilot mid stage progress- Tweed Forum is working with Scottish Borders Council and GIS Mappers 'Environment Systems' to produce a Land Use Strategy (Pilot) Framework for the Scottish Borders. The project commenced in April 213 and will report to Scottish Government in April 2015. The project is nearing the end of stage 2 (Stakeholder Engagement) of a 3 stage programme. Tweed Forum is responsible for delivering the Stakeholder Engagement element. Stage 1 ran from April 2013 to September 2013 and involved gathering baseline mapping data. Approximately 70 data sets were received by SBC. From these data sets, Environment Systems generated 19 Natural Capital/Stock (Ecosystem Service) Maps.

Stakeholder engagement- Over the 6 month winter period (October 2013 to March 2014), Tweed Forum implemented their Stakeholder Engagement Action Plan by engaging with key representatives of most of the relevant Land Use sectors in the Borders. All key Government Agencies and land based Non - Government organisations, along with farming and land owning bodies were contacted and LUS meetings or workshops held with them. Seven case study catchments (Yarrow, Ettrick, Leet, Gala, Ale, Eye, Eddleston) were identified for closer public engagement . In association with SBC staff and Dundee University staff, 14 workshops were held (2 in each catchment). As a result of issues raised at the introductory meetings, Environment Systems generated 8 Opportunity Maps for the Borders. Key land use issues raised included: Woodland expansion, Biodiversity enhancement, Flood management, Food security, Water pollution, Carbon storage and Recreational enhancement. The Stakeholder Engagement element went well.

Work remaining to be done- During April 2014, Tweed Forum compiled an External Stakeholder Engagement Report. This will be used by SBC to help generate a Main Issues Report, which will be put out to consultation over the summer. Stage 3 of the LUS process will involve development of a map based Land Use decision enhancing tool and writing of a Framework. This map based tool will be put out to public consultation in the autumn of 2014. Tweed Forum will be involved in demonstrating the tool to key Stakeholders.

4.2. SRDP & NFM policy input (5 mins)

Given the winter flooding issues across the country, Natural Flood Management (NFM) issues are high on the political agenda. Tweed Forum has had a busy winter and early Spring working on a range of new and existing sites. New contacts have been made to assist in promotion of NFM techniques, especially with SRUC.

Education and awareness raising - During the autumn, on the education side, Dublin Institute of Technology students visited Eddleston. Priorsford Primary School pupils also visited the site. There was a visit to Eddleston with Stephen Frame, Education Scotland Flood Resilience Development Officer. I5 French and Flemish sheep farmers and 48 Dutch students visited the Crookston NFM site. In November we worked with Royal Highland Education Trust & Border Union Agricultural Society at Borders Food & Farming Education day at which 200 pupils attended. The Tyne, Wear, Tees, Northumberland and Forth Rivers Trusts all visited Eddleston in February to swap notes about restoration work. We assisted with Cheviot Futures Demonstration Day in the Bowmont Valley in November, which was an awareness raising event for land managers and government staff. Participants came from as far as Cotswolds and Yorkshire. The last of the summer agricultural shows attended with the NFM models, were Yarrow and Ettrick Show & Yetholm Shepherds Show. NFM related articles were published in the 'Scottish Wildlife Trust' magazine, the 'Scottish Field' magazine and a small article in 'Scotland Outdoors'. Chris Spray spoke about the Eddleston project at a Water Retention event in Brussels and also at the annual River Restoration Conference. We have recently hosted an RRC visit to Eddleston as well as a group of Swedes.

Developing communications and influencing policy - In the Spring, Tweed Forum invited a Scottish Government delegation (for staff working on the new SRDP 2 Scheme) to Cringletie and Lake Wood,

to view the work of Forum and also to offer assistance with development of the new SRDP programme options. Tweed Forum sat on and inputted to the CAP Reform 'Greening Measures' sub group. Tweed Forum assisted with ongoing work on the SEPA funded NFM Manual. Professor Davy McCracken is encouraging SRUC to engage more fully with Tweed Forum. Tweed Forum attended a high level policy event at which key stakeholders with a policy remit (NFUS, SRUC, SLE, SG, etc), discussed what the key issues will be regarding land management in the near future. How to best implement the required outcomes was discussed. Good contacts were made with SRUC Education (Prof David McKenzie) and Head of Countryside and Environment (Niall Evans). Tweed Forum has since held meetings with Naill Evans and invited a team of education staff to visit the Borders in the early summer. An SRUC/Tweed Forum event/farm walk has been organised for June 10th at Bowanhill farm, on the River Teviot floodplain above Hawick.

Delivering practical NFM projects - There are a significant number of new and ongoing projects in the Eddleston, Bowmont, Gala Water, Teviot & Ettrick valley catchments . For example in the Bowmont catchment at Kelsocleuch, 80m of river bank protection, 70m grade control logjams, I ha riparian planting and I0 bar apex logjam work is complete. At Venchen Toll, planting of I.8ha of floodplain woodland has been undertaken. At Venchen Hill, planting and maintenance of 7.2ha of floodplain riparian woodland has been done. In the Eddleston catchment at Ruddenleys, Craigburn, Portmore and Wester Deans, riparian planting, log flow restrictors and moorland management is underway, taking the total planting to date to 60ha. At Whitehope in the Ettrick catchment, 7ha of riparian native woodland planting is complete. At Mountbenger, 3ha of deep peat ditch (100m) blocking has been done with assistance of volunteers from John Muir Trust who own the neighbouring property at Glenlude. Future re-meandering work is proposed at Shiphorns (re-meandering of 400m of main river), on the Eddleston Water and stream re-profiling work (proposed at Craigburn), also on the Eddleston Water. At Ruddenleys, I5ha of riparian woodland, flow restrictor log jams, ponds and hedge planting have been completed. 5ha of floodplain tree planting has been completed at Cringletie and Lakewood around the new meander sites there.

5. Fallago Environment Fund (5mins)

There have been two rounds of funding so far. Both were heavily oversubscribed and only a proportion could be supported – see below for details.

Project name	Total Project		Grant Offer from FEF		
	Co	st			
Round I					
Coldstream Football Club		66,916	£	4,500	Near completion
Redpath Village Hall	£	27,662	£	13,800	About to start
St Boswells Village Hall - Hall Refurbishment: Provision of Disabled Facilities	£	420,000	£	9,600	Near completion
Hawick Saxhorn Band - Sounding Hawick's Brass	£	8,900	£	3,256	Complete
Widows and Bairns Bronze - Eyemouth & District Fishermen's Association	£	106,284	£	53,142	Pending match
Gunsgreen House Trust - Core Funding			£	15,000	£5k/year for 3 years
sub-total	£	629,762	£	99,298	
Round 2					
Chirnside Community Centre	£	394,932	£	35,000	
Coldingham Priory Community Archaeology Project		5,976	£	2,980	
Record, Conserve, Restore: Surveying at Talla & Gameshope Valleys		18,250	£	9,150	
River Tweed & Countryside Centre	£	23,164	£	11,582	
Westruther Village Hall Energy Efficiency/ Sustainability Project	£	18,440	£	9,220	
A Son of Kelso on the Somme	£	9,250	£	4,625	
sub-total	£	470,012	£	72,557	
total	£I	,099,774	£	171,855	

6. Tweed Biosecurity Plan (20 mins)

The plan was finalised in 2011. Whilst we continue to control invasive non-native plants throughout the catchment, we are aware that there are many actions that remain unaddressed and it is timely to review progress and re-prioritise actions. The plan can be viewed at: http://www.rtc.org.uk/Tweed Biosecurity Plan Final Verl.pdf

We will put the action tables up on the screen and run through them on the day.

7. RBMP update (20 mins)

7.1. Conditions and Challenges update (10 mins)

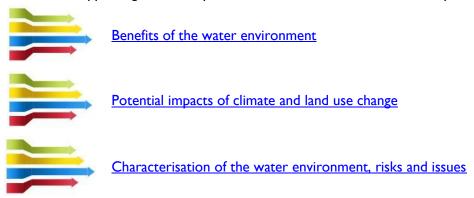
We'd like to remind you that the *Current Condition and Challenges for the Future* consultations for both the Scotland and Solway Tweed basins are currently open. These consultations ask your views on the significant water management challenges requiring action we have identified for the second river basin management plan. The consultations are officially open until June 2014, however we urge you to respond at your earliest convenience in order to inform the currently developing second plans.

You can read and respond to the consultations online using our new, easy to use, consultation tool:

- Current condition and challenges for the future: Scotland river basin district
- Current condition and challenges for the future: Solway Tweed river basin district

Please note you can save, and return to complete your response at any time - this function also allows you to share your draft with others if you wish.

You can view supporting data in maps, charts and lists in three associated separate data applications:



SEPA have also updated the waterbody information sheets. These are now searchable for 2008, 2011 and 2012 at: http://www.sepa.org.uk/water/river basin planning/waterbody data sheets.aspx

7.2. 2nd plan development (10 mins) – a presentation will be given on the day

- 8. **AOCB** (5 mins)
- 9. Date of Next Meeting

Project activity snapshot May 2014

Activity	Value	Comment					
Ale Water		Wetland related works largely on hold until Langhope Rig funding secured.					
Bowanhill	£35k	Work now complete and looking good. The farmer is pleased with the outcome. A mini example of the LUS with benefits to farming production, biodiversity, WFD, flood management, woodland expansion, carbon etc. SCRUS/Forum education event schedule in June.					
Old Manor Bridge	£90k+	Bridge transferred back to the Estate with funding package and they hope to start work in the Spring.					
Catchment Model	Models beginning to look a bit tired but should get another year out of them. Need to think of way of replacing them.						
Cheviot Futures 2	£425k	Completed mid January. All targets met under LEADER with only a slight underspend.					
Eddleston Phase III	£500k +	Re-meanders survived the floods reasonably well with only a minor repair having to be made. Planting just complete at Cringletie and Ruddenleys. Further restoration works to the main stem planned at Shiphorns and Craigburn. Working up further habitat improvements at Cloich and Wester Deans. Spoke at RAFTS conference on Eddleston.					
Fatlips Castle	£225k	Interpretation plaque now in place Parking improvements just completed.					
Glenkerie offset	£50k	Works complete on St Marys Loch burns, Whitehope Burn, wetland creation at Gamescleuch and blocking of ditch at Cossarhill.					
Tweed Invasives Project	£900k to date and circa £70k pa	The final year of Interreg support which on the one hand has given a generous intervention rate (75%) but has come with a level of bureaucracy not previously encountered before. Prospect of second phase less certain now.					
Till Restoration Strategy	£300k+	Budget secured for year 1. Tracy Hall was appointed to the job in late January. Haughhead ford remains the priority but NCC proving hard work.					
Coldingham Priory Bowmont-Glen Flood Risk Management Project	£300k	Retention now paid this marking the end of this project. 35ha of planting at Halterburn now complete. Further log jams completed at Kelsocleuch. Roxburghe Estates have taken the lead on the blanket sediment management license but time is running out.					
Eye Water Diffuse Pollution Control		No recent practical works. Spoke at the SG diffuse pollution conference in November. However, Eyemouth beach was upgraded in status.					
Policy work	£60k/yr for 2 yrs	We continue to input to the NFM Policy Gp and associated groups/events. Inputting to SRDP options and measures and had the SG SRDP team visit earlier in the year.					
NFM handbook	£15k (only £1500 for TF)	Part of the JBA and JHI team with the task of writing a handbook on the how, what and where of NFM. Publication substantially delayed.					
Land Use Strategy	£70k	See update in papers.					
Gordon Moss	£1.5k	Ownership investigation complete. SWT considering their position.					
Peatland Action	£45k over 2 years	er 2 restoration work in East. SUP have contracted a project officer to recruit projects in the					
River Tweed and Countryside Education Centre	£15k	Working with BUAS on a Centre of Excellence for Land/water management. Feasibility grant secured from Fallago Fund.					
Consultancy work	£3k	Some minor botanical surveying, otter surveys and farm plan work completed for private individuals.					