Rural Policy Centre



Community asset ownership in Scotland

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7th December 2015

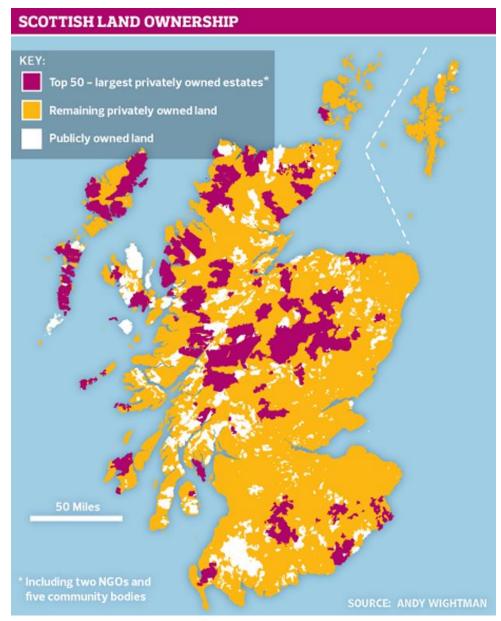
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Overview



- Land ownership in Scotland: background
- Drivers for land reform
- Evaluation of the Community Right to Buy
 - Aim
 - Methods
 - Key findings
- Questions and discussion

Land in Scotland





- More than half of Scotland is owned by fewer than 500 people
- A highly concentrated pattern of private landownership exists (Wightman, 1996, 2013; Lorimer, 2000; Cahill, 2001; Warren, 2009)
- This impacts on most sectors of rural society influencing social, economic and environmental outcomes

Graphic: Observer/Andy Wightman (2013)

Domestic drivers for land reform



- Ageing demographic in rural Scotland, increasing housing and employment pressures, ongoing population decline in certain areas (Thomson 2012)

 Demand for land reform and community ownership of land
- Demand for land reform and community ownership of land and assets in Scotland has often stemmed from a largely rural base (McMorran et al 2014).
- The majority of community ownership examples in Scotland have emerged in the last 20-30 years, e.g. Assynt Crofters Trust (1992), Isle of Eigg Heritage Trust (1997) and the Knoydart Foundation (1999).

Legislative reform





- The Land Reform Policy Group (LRPG) established in 1997
- The LRPG (1999) identified that their objectives could only be achieved by:
 - Increasing diversity in landownership between private,
 public, partnership, not-for-profit and community sectors.
 - Increasing community involvement in local decisionmaking about how land is owned and managed.
- Land Reform (Scotland) Act 2003 (Part 2) introduced measures aimed at addressing greater diversity in ownership through the community right to buy.

Impact evaluation of CRtB



- SRUC and Ipsos Mori evaluated the impact of Part 2 of the Land Reform (Scotland) Act 2003 (The Community Right to Buy) on local communities over the ten year period 2004-2014
- Desk based research
- Development of logic model
- Online survey with community bodies involved at each stage of the CRtB process
- 16 case studies (8 "full" 8 "light")

Logic model



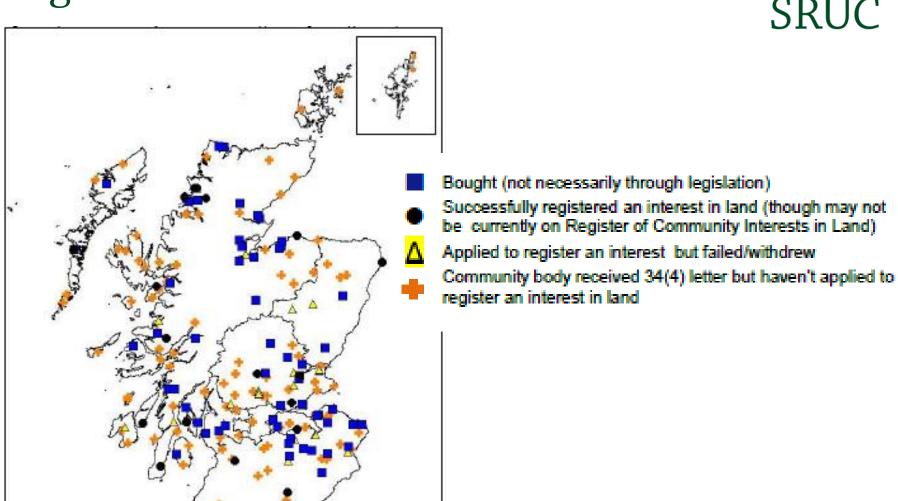
				Outcomes	
Inputs	Activities		Short term	Medium term	Long term
egislation: and Reform (Scotland)	Publicity / awareness raising of CRtB		Increased awareness of Community Right to Buy	Community members feel sense of empowerment	National Outcomes
Act 2003 Community interest /	Community body established		Increase in knowledge and skills from process	Increased community cohesion	Sustainable Economic Growth
Support Awareness of wider	Memorandum and articles of association created		e.g.: - Organisational skills - Negotiation - Communication - Legal requirements Shared awareness and understanding of objectives for community Increased awareness of support agencies Motivation to participate in process	Increased sense of pride in community	Strong, resilient and supportive communities Value natural and built environment, protect it and enhance it Reduced environmental impact More and better employment opportunities
context of community ownership	Development and agreement of proposals for use of the	nunities		Improved relationships between community and support agencies Motivation to participate in other initiatives on behalf of community Increased employment opportunities	
ocal context e.g. concern around community decline	land / land assets	rComm			
ime given by members	Application to register a community interest in land / land assets	OutcomesforCommunities			
of community	Community offered opportunity to purchase land / land assets	ğ			
Advice and guidance from support bodies e.g. Community Land Scotland, HIE, Big Lottery Fund					
	Right to Buy application and community ballot				
unding	Fundraising				
	Land and land assets purchased	Outcome srelated to Land / and Assets	More community involvement in management of land and land assets and decisions about their use	More appropriate use of land and land assets	
				More environmentally sustainable use of land and land assets	
				More diverse use of land and land assets	
		Outcome sn Land Assets		More integrated land use planning	



Key findings

Map of community bodies at different stages of CRtB





Extent of usage of CRtB



174 applications to register interest

206 community bodies approved 94 community bodies registered interest

22 purchases of land or assets Land
came up
for sale in
half of
cases of
interest

Where land did come up for sale, around half successful in purchasing

Outcomes (1)



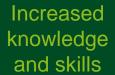
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Time given by members of community	community offered opportunity to purchase land e land assets	Outcon		community	environmental
Advice and guidance from support bodies e.g. Community Land Scotland, HIE, Big Lottery			Motivation to participate in process	Increased employment opportunities	employment opportunities
	Right to Buy application and community ballot				
Funding	Fundraising				
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		Outcome s related to Land / and Assets		More diverse use of land and land assets	
		Outcome sn Land Assets		More integrated land use planning	3

Outcomes (2)









Community cohesion







Involvement in land-based decisions





Factors enabling outcomes



- Formation of community bodies key to providing a focal point for communities and giving communities a voice that they may not have otherwise had.
- Presence of key individuals



- Advice and guidance from support agencies played an

important role in the process.

 Where land/assets have been purchased, a willing seller has helped make the process easier and has helped make a successful purchase more likely.

Barriers to achieving outcomes



- Sustaining interest of community/volunteers over the long term
- Lack of specialist knowledge and expertise
- Securing funding for the valuation figure
- Concerns about community-landowner relations



 Some barriers likely to be partly addressed through new legislation, i.e. Community Empowerment (Scotland) Act 2015 and development of a Community Land Agency.

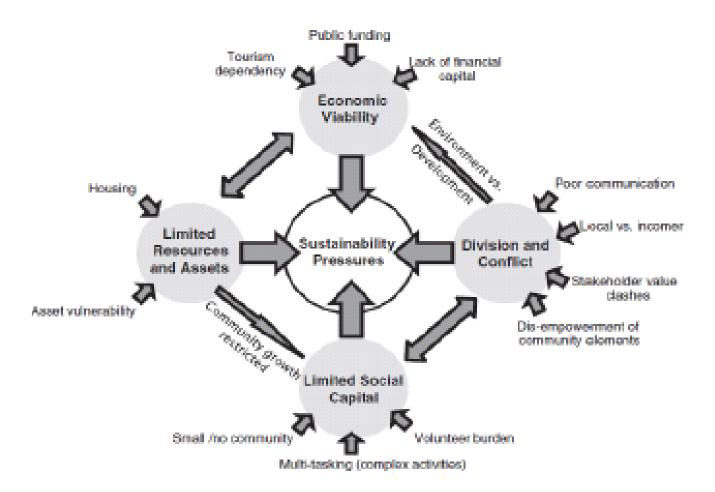


Reflections & broader conclusions



(1)

Figure 2.2: A summary of 'sustainability pressures' faced by case study community buyout communities (McMorran and Scott 2014)



Reflections and broader conclusions (2)



Pre land purchase or transfer [2-7 years]	1-5 years post land purchase or transfer	5+ years post land purchase or transfe	
Confidence to start process Strength of purpose Desire to do something different Doers rather than simply visionaries	Project management Financial & legal skills Securing revenue streams Ongoing estate management	Ability to keep being innovative Identification & realisation of ongoing revenue streams Rotation of Board members Succession planning and	
Persistence and doggedness Administrative & financial skills	Personal negotiation & diplomacy Communication & engagement with community Time and energy	Maintaining community buy-in External engagement & relationship maintenance	
	Board governance External communication & relationship-building Lobbying on behalf of community	Lobbying and policy influence	

Source Skerratt, S. Community land ownership and rural resilience. Research report, Rural Policy Centre, 2011.





Report link - http://www.gov.scot/Publications/2015/10/8581 Keep in touch: @elliebrodie / ellie.brodie@sruc.ac.uk / 0044 131 535 4415