

# Land Reform: community ownership and beyond

Land Reform Unit, Scottish Government



The Scottish  
Government  
Riaghaltas na h-Alba

Dr Simon Cuthbert-Kerr, Head of Land Reform Unit





The Scottish Government  
Riaghaltas na h-Alba

Dr Simon Cuthbert-Kerr, Head of Land Reform Unit

Flickr.com/Zak355



# Why community ownership?

Community groups use ownership of assets for a wide range of things. So far in this financial year alone, we've had:

- Community growing space
- Woodland
- Community hub
- Leisure space
- Workshop and industrial units
- Elderly care centre
- Social housing
- Shops
- Post office
- Orchard





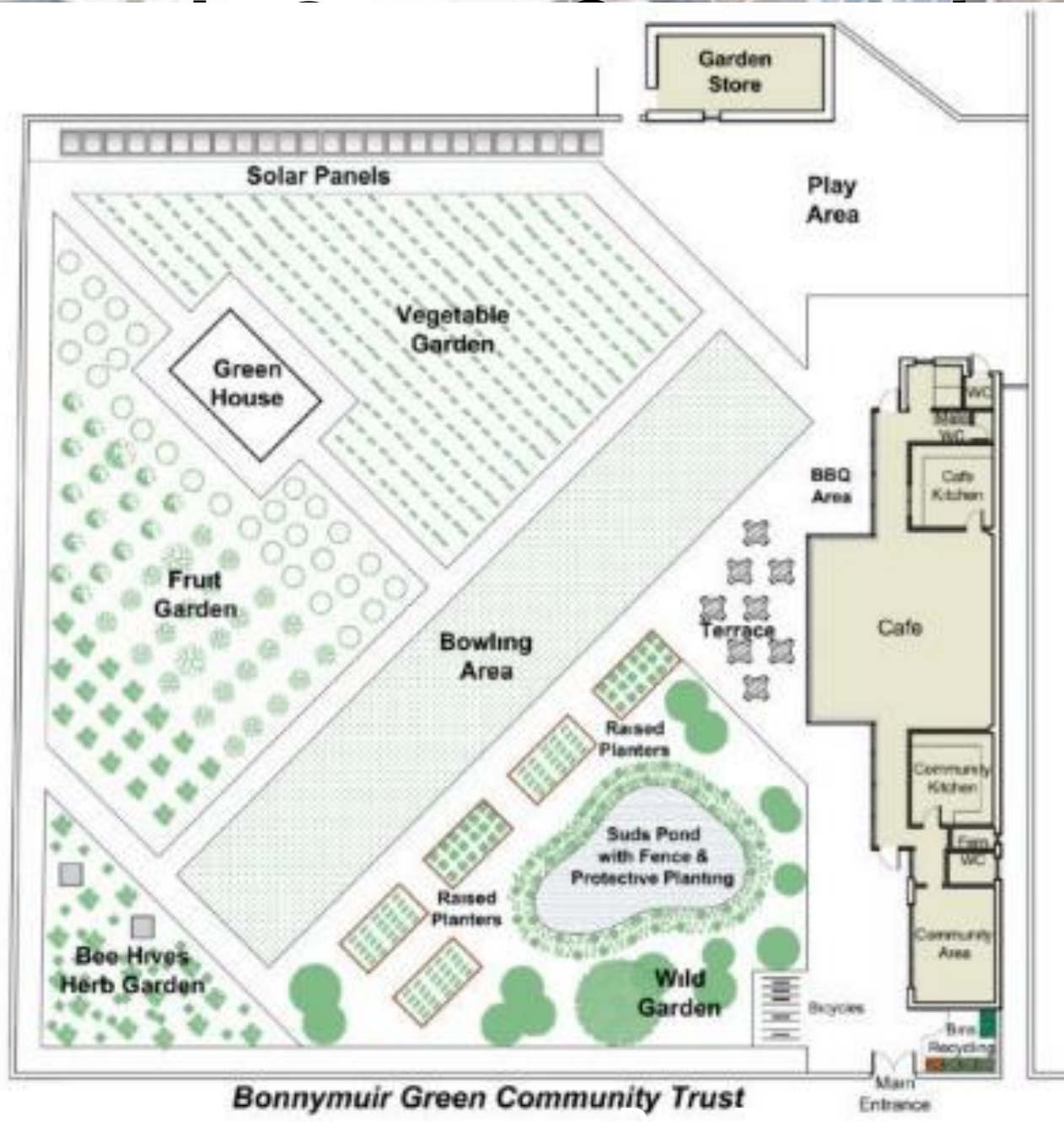
# Bonnymuir Green Community Trust





Bonn

Trust



Dave Thomson, Head of Community Land Team



The Scottish Government  
Riaghaltas na h-Alba



# What are the routes to community ownership?

There are a number of routes open to community groups to get ownership of assets:

- Negotiated sale
- Community Right to Buy (Part 2)
- Community Right to Buy Abandoned, Neglected or Detrimental Land (Part 3A)
- Asset Transfer

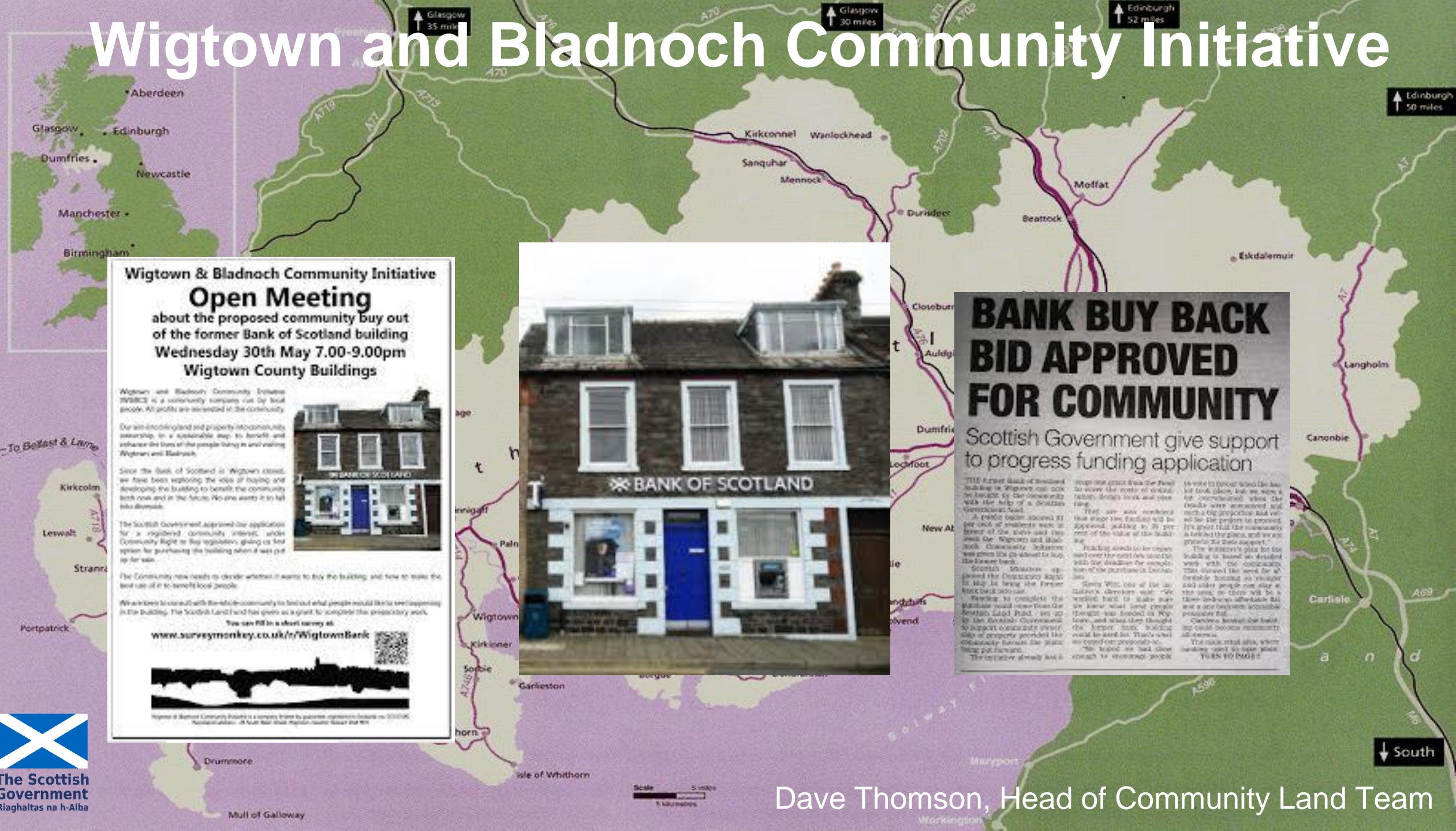
There are more options on the way:

- Community Right to Buy Land to Further Sustainable Development (Part 5)
- Compulsory Sale Orders





# Wigtown and Bladnoch Community Initiative



**Wigtown & Bladnoch Community Initiative**

## Open Meeting

about the proposed community buy out of the former Bank of Scotland building  
 Wednesday 30th May 7.00-9.00pm  
 Wigtown County Buildings

Wigtown and Bladnoch Community Initiative (WBCI) is a community company run by local people. All profits are reinvested in the community.

Our aim is to bring land and property into community ownership in a sustainable way, to benefit and enhance the lives of the people living in and visiting Wigtown and Bladnoch.

Since the Bank of Scotland in Wigtown closed, we have been exploring the idea of buying and developing the building to benefit the community both now and in the future. No one wants it to fall into disrepair.

The Scottish Government approved our application for a registered community interest under Community Right to Buy legislation, giving us first option for purchasing the building when it was put up for sale.

The Community now needs to decide whether it wants to buy the building, and how to make the best use of it to benefit local people.

We are keen to consult with the local community to find out what people would like to see happening in the building. The Scottish Land Fund has given us a grant to complete this preparatory work.

You can fill in a short survey at [www.surveymonkey.co.uk/r/WigtownBank](http://www.surveymonkey.co.uk/r/WigtownBank)



Wigtown and Bladnoch Community Initiative is a company limited by guarantee, registered in Scotland no. SC211436. Registered address: 1st Floor, Bank Street, Wigtown, Dumfries and Galloway, Scotland, G87 9HT



## BANK BUY BACK BID APPROVED FOR COMMUNITY

### Scottish Government give support to progress funding application

THE former bank of Wigtown building in Wigtown could soon be bought by the community with the help of a Scottish Government fund.

A public notice allowed 21 potential investors to bid for the bank building, which was valued at around £1.5 million. The bank building was valued at around £1.5 million.

Scotland's Ministers approved the Community Right to Buy legislation in May 2015, giving the community the first option to buy the building when it was put up for sale.

The Scottish Government has approved the application for a registered community interest under Community Right to Buy legislation, giving us first option for purchasing the building when it was put up for sale.

The Community now needs to decide whether it wants to buy the building, and how to make the best use of it to benefit local people.

We are keen to consult with the local community to find out what people would like to see happening in the building. The Scottish Land Fund has given us a grant to complete this preparatory work.

You can fill in a short survey at [www.surveymonkey.co.uk/r/WigtownBank](http://www.surveymonkey.co.uk/r/WigtownBank)

Wigtown and Bladnoch Community Initiative is a company limited by guarantee, registered in Scotland no. SC211436. Registered address: 1st Floor, Bank Street, Wigtown, Dumfries and Galloway, Scotland, G87 9HT



The Scottish Government  
Riaghaltas na h-Alba

Dave Thomson, Head of Community Land Team





The Scottish Government  
 Land Fund each  
 matter which rou  
 Community grou  
 fund.



The Scottish  
 Government  
 Rialtas na h-Alba



the Scottish  
 orts, no  
 cessed this

Dave Thomson, Head of Community Land Team



# Roadshows

- 2 April – Galashiels: Scottish Borders Campus
- 21 May – Glasgow: The Pyramid at Anderston
- 3 September – Perth: AK Bell Library
- 15 October – Inverness: Inverness College UHI

Attendance at these can be booked through Eventbrite. Just head to [Eventbrite.co.uk](https://www.eventbrite.co.uk) and search for 'community right to buy'.



# How do I find out more?



## POLICY

# Land reform

From: [Cabinet Secretary for Environment, Climate Change and Land Reform](#)

Directorate: [Environment and Forestry Directorate](#), [+1 more ...](#)

Part of: [Communities and third sector](#), [Environment and climate change](#), [Farming and rural](#)

## Overview

## Latest

## Policy actions

[Scottish Land Commission](#)

[Scottish Land Fund](#)

[Community right to buy](#)

[Community right to buy abandoned, neglected or detrimental land](#)

[Crofting community right to buy](#)

## Community right to buy

Community right to buy allows communities in Scotland to apply to register an interest in land and the opportunity to buy that land when it comes up for sale.

- [how to form a community body](#)
- [apply to register an interest](#)
- [registration process](#)
- [right to buy process](#)
- [community right to buy abandoned, neglected or detrimental land](#)

## How to form a community body

We have produced the following templates and guidance on how to form a community body compliant with the Land Reform (Scotland) Act 2003, and how to apply to register an interest:





# Context

## Programme for Government 17-18

*Our land is vital to our wellbeing, prosperity and sense of national identity. It is important that we look after our land and continue to improve its productivity in terms of economic, social and environmental terms. Land reform, in both urban and rural contexts, is already making an important contribution to making Scotland a more successful country for the benefit of all.*

### Key features

All of Scotland's land

Social justice and human rights

Cross cutting

### Key issues

Diversity of ownership

Scale and concentration

Fiscal and tax arrangements

Inclusive and sustainable development

Engaging and empowering communities



The Scottish  
Government  
Riaghdaise na h-Alba

Pauline Davidson, Head of Land Reform Policy & Legislation Team



# Legislation and Policy

The Land Reform (Scotland) Act 2016 provides for:

- A Scottish Land Rights and Responsibilities Statement
- The Scottish Land Commission, to drive forward and advise Ministers on future reform
- A Register of Controlling Interests in land
- Guidance on engaging communities in decisions about land
- Further Community Rights to Buy

Policy development

- Maintaining momentum
- Further reform
- Scottish Land Commission





## Scottish Land Rights and Responsibilities Statement

- Widespread support during the consultation on the Bill.
- Applies to everyone
- Foundation for all land decisions and for further land reform
- First in the world



# What it says

## Vision

*A Scotland with a strong and dynamic relationship between its land and people, where all land contributes to a modern and successful country, and where rights and responsibilities in relation to land are fully recognised and fulfilled.*

## Six principles

- Respect relevant human rights in relation to land
- More diverse pattern of land ownership and tenure
- More local communities should have the opportunity to own, lease or use buildings and land
- High standards of land ownership, management and use
- Improved transparency of information about the ownership, use and management of land
- Greater collaboration and community engagement





# What it does

Provides the framework for all land matters

Articulates and embeds human rights in relation to land

Scottish Ministers must promote its principles

- Principle 6 - Guidance on engaging communities
- Informs other frameworks eg National Planning Framework

Land Commission must have regard to it

- Developing protocols

Ongoing programme of engagement and promotion

Evaluation and review

Pauline Davidson, Head of Land Reform Policy & Legislation Team



# Increasing transparency

Register of Controlling Interests in Land

Will enable engagement with people making decisions about land

By looking behind opaque land ownership structures

Scope

- unincorporated associations
- partnerships
- trusts
- overseas entities
- other contractual arrangements

Timescale - secondary legislation

- operational 2021



The Scottish  
Government  
Riaghaltas na h-Alba

Pauline Davidson, Head of Land Reform Policy & Legislation Team



# Further reform

Policy development and engagement on key issues

- Embedding human rights
- Engaging and empowering communities
- Diversity of ownership especially increasing community ownership
- Scale and concentration of ownership
- Inclusive and sustainable development
- Fiscal and tax incentives
  
- Scottish Land Commission – programme of research and recommendations to Ministers for further reform
- Future legislative changes



## Contacts

[simon.cuthbert-kerr@gov.scot](mailto:simon.cuthbert-kerr@gov.scot)

[dave.thomson@gov.scot](mailto:dave.thomson@gov.scot)

[pauline.davidson@gov.scot](mailto:pauline.davidson@gov.scot)

# Questions and discussion