



Other Rural Asset Profile

1. Context

Crown Estate Scotland manages property – including buildings, land, coastline and seabed – on behalf of the Scottish people.

We work in a way that:

- Generates prosperity and value for all of Scotland;
- Supports the growth of sustainable business and industry in Scottish seas and on the coast;
- Makes places better for those who live, work and visit there;
- Promotes sustainable ways of producing energy, food, and other products; and
- Creates opportunities for people to use and benefit from the Scottish Crown Estate.

The Scottish Crown Estate Act 2019 requires us to manage the assets in a way that is likely to contribute to the promotion of improvement of economic development, regeneration, social wellbeing and environmental wellbeing. To do this, we need to understand the wider value delivered by the assets and our management activities.



Asset profiles have been developed for the Estate's 21 asset classes. The profiles include information on financial returns, the public benefits delivered through our management activities, and our view of the opportunities for wider value creation.

The analysis has been undertaken in-house, using qualitative assessment and expert judgment.

2. Asset summary

Other rural assets consists of a diverse range of assets used for a variety of purposes. They include for example, commercial agreements relating to water supplies and ski facilities at Glenlivet Estate. Also agreements for nature conservation sites with Scottish Wildlife Trust at Roslin Glen and Kingston Lein. Other agreements include a variety of uses such as providing sites for digital communications masts, car parks and community facilities such as golf courses, bowling greens and games fields.

Asset information

No of agreements	138
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Financial information

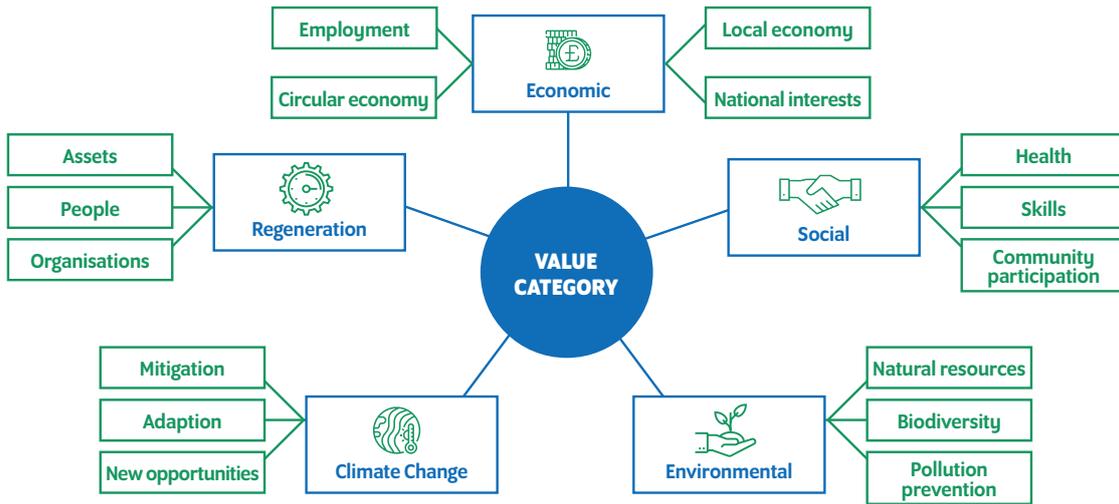
Value (March 2020)	£2.7m
Value share (% of total Estate value, March 2020)	0.6
Yield (net revenue + valuation change, 2018/19-2019/20)	10.7
Contribution (% of Crown Estate Scotland net revenue, 2019/20)	0.4

Other rural asset map



Map is correct as of November 2020. An up to date map is available on our website: <https://www.crownestatescotland.com/what-we-do/map>

3. Understanding Value



Five value categories have been identified:

- Economic;
- Social;
- Environmental;
- Climate Change; and
- Regeneration.

Each value category has a set of three or four indicators. The indicators are relevant for all Scottish Crown Estate asset classes and also align with Scotland’s National Performance Framework and the UN Sustainable Development Goals.

Measures of success

Economic

- Employment** – jobs created or safeguarded
- Local economy** – local businesses are active in the supply chain and provide local employment
- National interests** – benefiting Scotland’s national economy / showing leadership
- Circular economy** – increasing efficiency / reducing waste in processes and products

Social

- Health** – reflects / promotes good health at local or national level
- Skills** – stakeholders gain valuable skills
- Community participation** – community is an active stakeholder and participant

Environmental

- Natural resources** – resources used / maintained in a sustainable way
- Biodiversity** – biodiversity is protected/strengthened
- Pollution prevention** – pollution is decreased / not increased

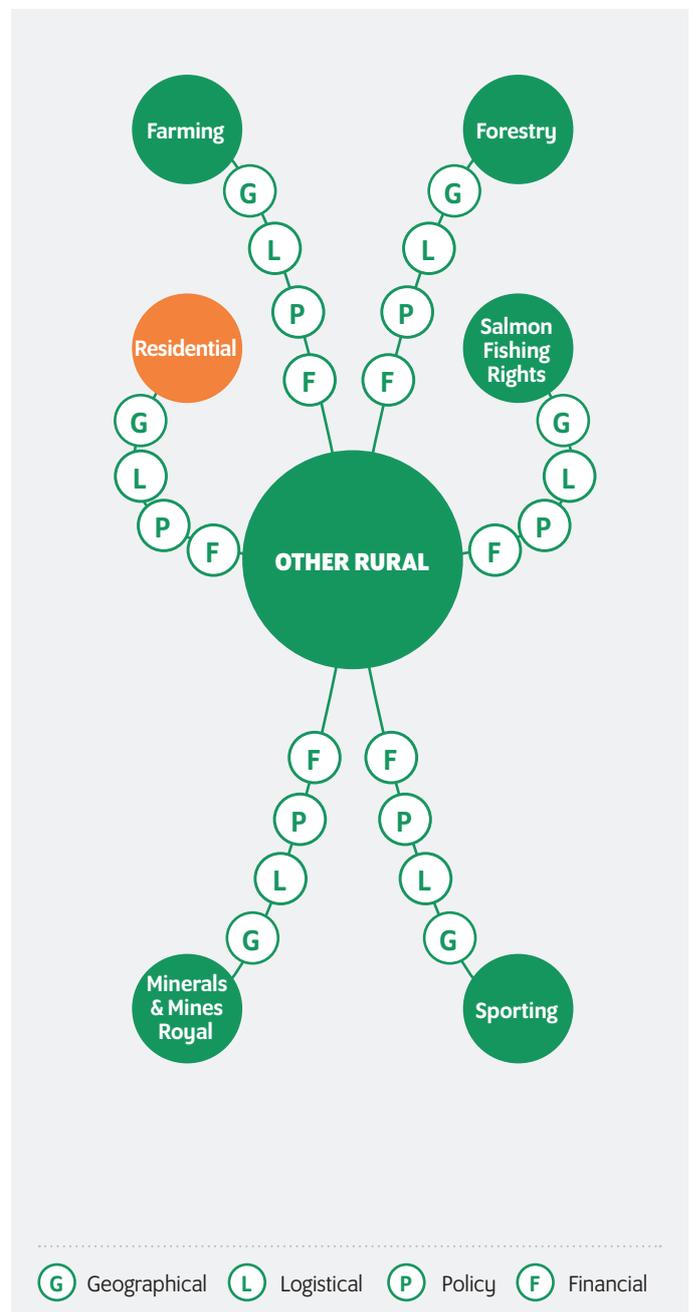
Climate change

- Mitigation** – low or zero emissions
- Adaptation** – actions increase resilience / reduce risk
- New opportunities** – new, low or net zero emissions activities/ businesses/products pursued

Regeneration

- Assets** – positive impacts on associated assets
- People** – people are enabled or empowered
- Organisations** – activities involve collaboration with other organisations

Connected assets



G Geographical **L** Logistical **P** Policy **F** Financial

4. Potential for Wider Value

The diagrams below demonstrate the wider value currently generated by the asset class as a whole and indicate where we consider there is potential to deliver increased wider value. This is influenced by a range of factors including the inherent value of the assets, tenant activity, regulator activity and other external factors.

For other rural, key areas identified with potential for increased wider value include:

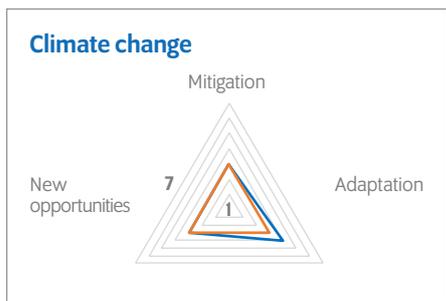
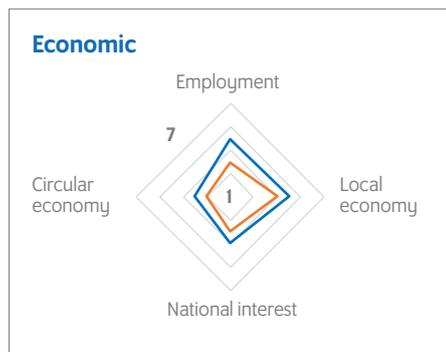
- **Economic** – There is the opportunity to use the assets to development new business opportunities supporting the rural economy and creating local jobs.
- **Regeneration** – Opportunities relating to regeneration have also been identified at Glenlivet and Fochabers.

Opportunities

- Potential for more diversification of rural land to deliver public goods and local services in relation to renewable energy, battery storage and recreation changes due to Brexit and wider tourism factors; and
- Increased popularity for outdoor recreation and rural tourism (walking, biking, camping, glamping and hutting etc).

Threats

- Impact of climate change on the ski industry and water supplies.

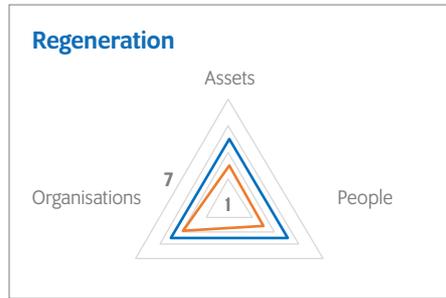
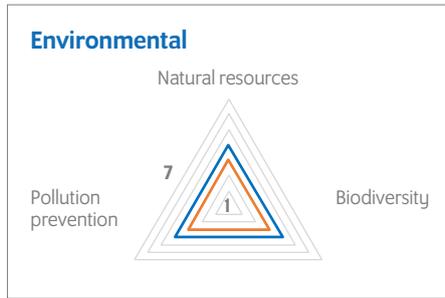


Key

— Potential (blue line) — Current (orange line)

Assessment key

1. Damaging	5. Very Good
2. Poor	6. Matching Best Practice
3. Fair	7. Setting New Best Practice
4. Good	



This full value potential is indicated by the blue line. The actual average performance of the assets as currently managed is shown by the orange line. The opportunity for delivering enhanced value is the stretch between the orange line and the blue line.

Where potential and actual performance are the same the orange line will hide the blue line beneath it. No weighting has been applied to any indicator.

5. Benefits delivered by Crown Estate Scotland

Our latest Corporate Plan sets out our four roles:

Investor

Investing in, for example, property development, as well as building external partnerships and supporting staff.

Asset Manager

Careful management of leases and agreements, as well as direct management of forestry and mountain bike trails.

Co-ordinator

Supporting other Scottish Crown Estate managers by, for example, coordinating spatial information.

Enabler

Empowering others by supporting local plans and projects, providing access to property and helping address barriers to sector growth.

For other rural land, some examples of our activities include:

Asset manager

- Supporting installation of telecommunication masts in remote locations which facilitate emergency services and community broadband.

Enabler

- Proactive in establishing the Tomintoul and Glenlivet Landscape Partnership which over five years has delivered a wide range of local benefits including stabilising and opening Blairfindy Castle; preserving Scalan Mills; Cairngorms Dark Sky Park launched; sustainable flood protection works; new woodland and other habitats created; and local education resources.

Coordinator

- Active discussions with community organisations about land transfers and leases.

The table below presents our assessment of the significance of the benefits that we currently deliver through these four roles. Our Corporate Plan sets out actions against these four roles. Over time, we expect the significance of benefits to increase as considerations regarding wider value are embedded into decision making.

OTHER RURAL	Investor	Asset manager	Enabler	Coordinator
Economic				
Employment		Low	Low	
Local economy		Medium	Low	Low
National interests		Low	Low	
Circular economy				
Social				
Health		Low	Medium	
Skills		Low	Low	
Community participation				Low
Environmental				
Natural resources		Low	Low	
Biodiversity		Low	Low	
Pollution prevention		Low	Low	
Climate change				
Mitigation				
Adaptation				
New opportunities				
Regeneration				
Assets		Low	Low	
People		Low	Low	
Organisations		Low	Low	

Key	
	Inactive
	Low
	Medium
	High

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Published May 2021
Original material © Crown Estate Scotland

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