

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

The rights to fish for salmon and fish of the salmon kind are part of ancient rights held by The Crown in Scotland. In many areas these rights have been subsequently granted away by the Crown over the centuries. Those that remain are managed by Crown Estate Scotland. Salmon fishing rights in Scotland are not always bound to the land, titles for fishing can be held separately. The rights to fish are let to local angling associations and groups. Our leases require these rights to be operated in line with national conservation legislation and to adopt voluntary measures required by local District Salmon Fishery Boards.

We do not let or operate coastal netting rights which supports the Scottish Government conservation aims of wild fishery reform to reduce exploitation of vulnerable stocks.

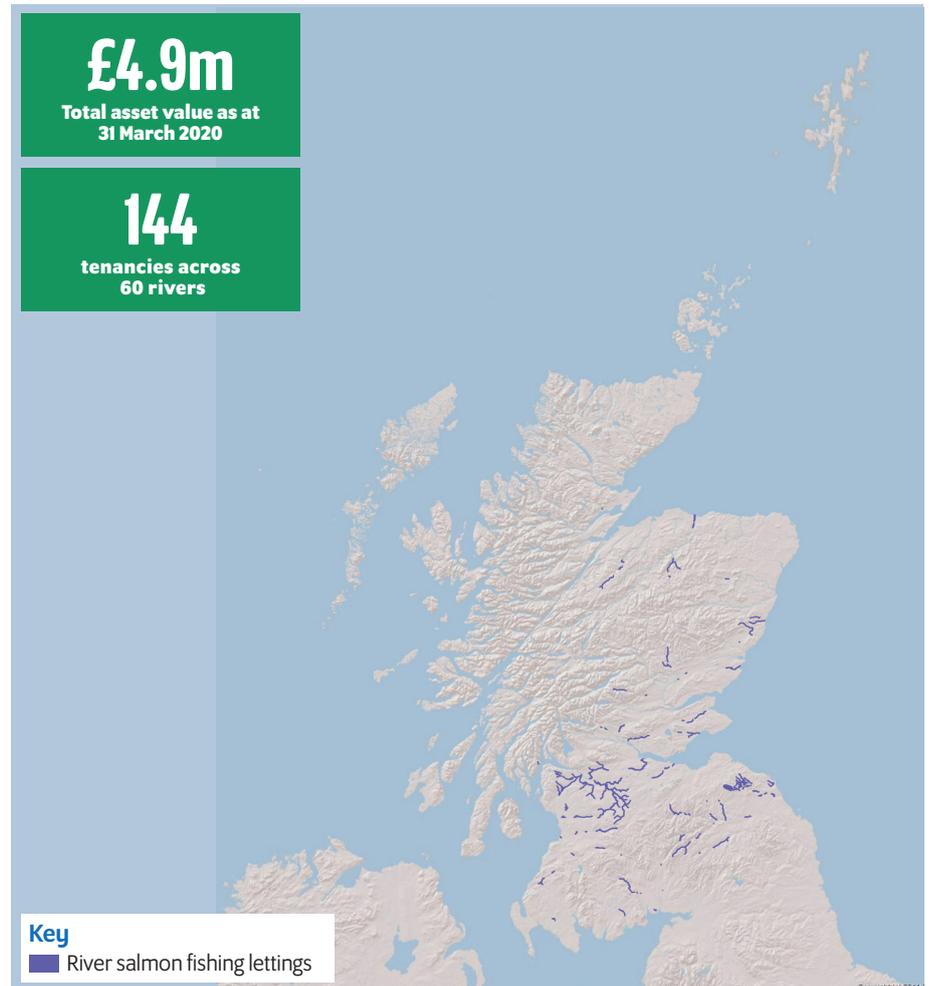
Asset information

No of agreements	144
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Financial information

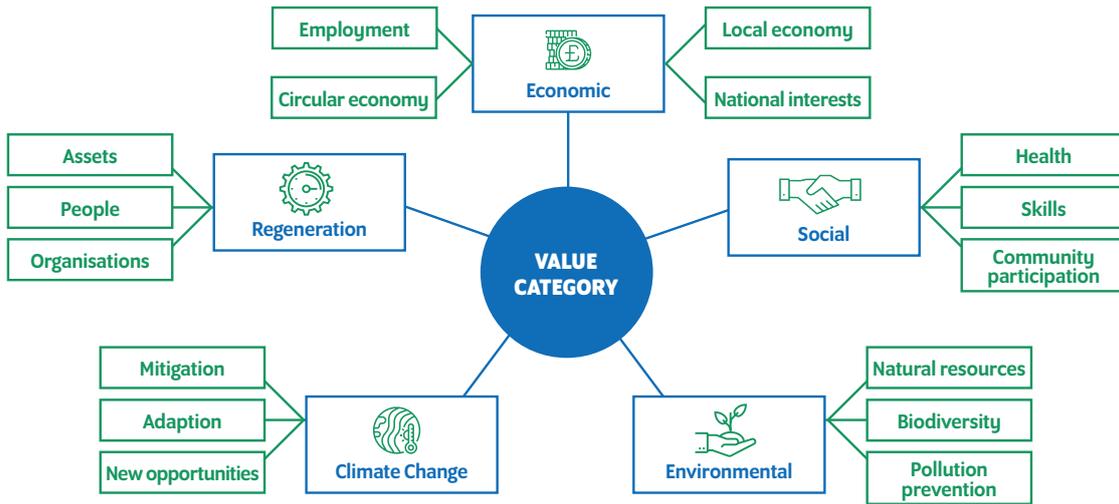
Value (March 2020)	£4.9m
Value share (% of total Estate value, March 2020)	1.2
Yield (net revenue + valuation change, 2018/19-2019/20)	4.1
Contribution (% of Crown Estate Scotland net revenue, 2019/20)	1.2

Salmon fishing rights 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

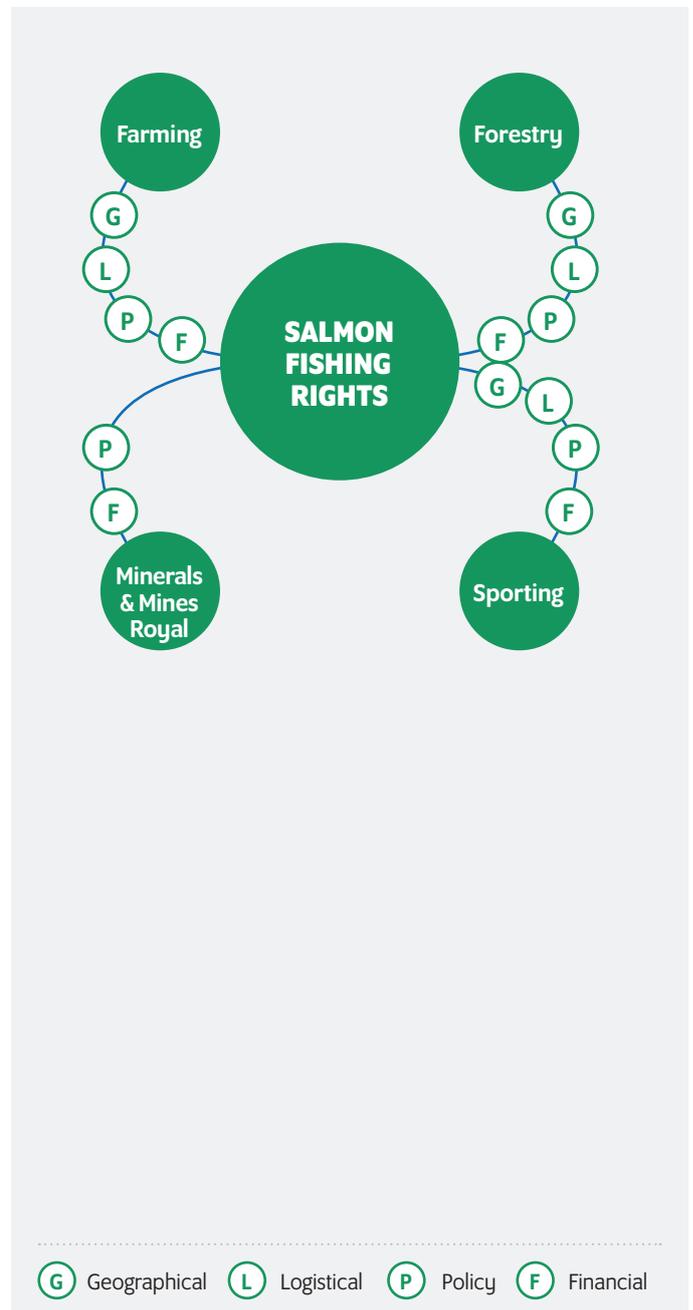
Climate change

- 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



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 salmon fishing rights, key areas identified with potential for increased wider value include:

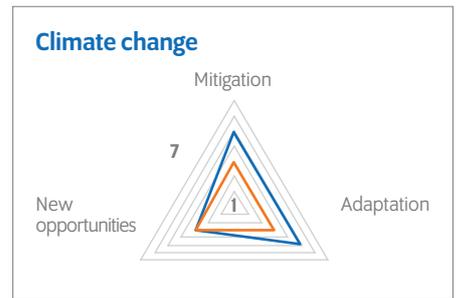
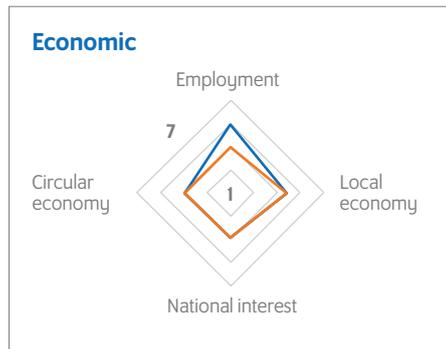
- **Social** – Community participation, especially through attracting young people to angling. Fisheries Management Scotland are working to provide opportunities for all demographics, particularly young people, to get involved in angling.
- **Environment** – Opportunities for wider value particularly in relation to biodiversity and natural resources through the removal of barriers to fish migration.

Opportunities

- Increased activity can lead to greater monitoring and reporting of biodiversity;
- Removal of barriers to fish migration expands potential for salmon spawning;
- Attracting young anglers into the sport, supports regeneration of angling clubs;
- Links to agro-tourism / eco-tourism expands market for river fishing; and
- Local angling groups supporting environmental improvements/climate adaptation e.g. tree planting.

Threats

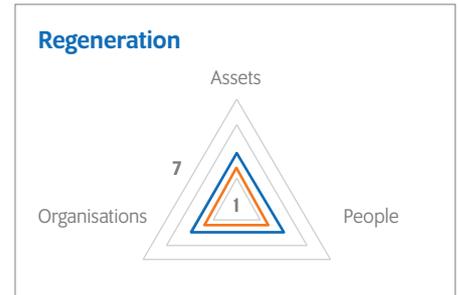
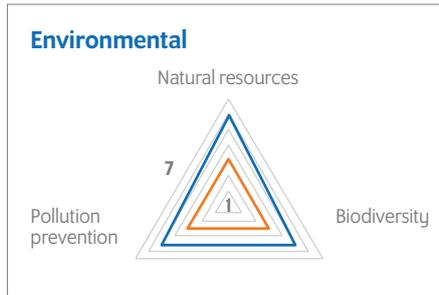
- Wild Atlantic salmon decline;
- Climate change related changes to river flow and temperature;
- Sub-optimal riparian management;
- Impacts on fish migration in international waters;
- Interactions with farmed salmon; and
- Value of beats decline further undermining economic contribution and reducing active management.



Key
— Potential — Current

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 salmon fishing rights, some examples of our activities include:

Asset manager

- Provision of leases to local angling associations provides local access to salmon fishing at a reasonable price.

Enabler

- Sitting on steering groups to support barrier removal e.g. for the River Almond.
- Funding a post at Fisheries Management Scotland, supporting wild salmon conservation through improved liaison with the aquaculture sector.
- Supporting Marine Scotland projects e.g. a juvenile assessment as part of the national electrofishing project and a project improving salmon genetic stock identification.

Coordinator

- Entering an agreement with the Forth District Salmon Fishery Board (DSFB) to enable Forth DSFB to take on extra responsibility over relevant salmon fishing rights and work to provide a greater variety of fishing opportunities. As part of the agreement, we are funding a development officer post to support delivery of the project.

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.

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

Key	
Inactive	Inactive
Low	Low
Medium	Medium
High	High

Head Office

Quartermile Two
2nd Floor
2 Lister Square
Edinburgh
EH3 9GL
Tel: 0131 260 6070
enquiries@crownestatescotland.com

www.crownestatescotland.com

Glenlivet

Main Street
Tomintoul
Banffshire
AB37 9EX
Tel: 01479 870 070
info@glenlivetestate.co.uk

www.glenlivetestate.co.uk

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[@CrownEstateScot](https://twitter.com/CrownEstateScot)

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