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.

2. Asset summary

Scotland has some of the best sailing waters in Europe and demand for mooring space is high. Whilst navigation in coastal waters is a public right, the laying of a permanent mooring, or other equipment to hold a vessel, requires consent from the relevant landowner. For seabed, this consent will nearly always come from Crown Estate Scotland. We operate a licensing system to provide security of tenure for boat owners, whilst protecting the interests of other marine users. Crown Estate Scotland owns a marina outright, at Rhu near Helensburgh, and has a number of leases in place with commercial marina operators.

Asset information

| No of agreements | 816 |
| No of tenants    | 775 |

Financial information

| Value (March 2022) | £4.8m |
| Value share (% of total Estate value, March 2022) | 0.9 |

Marinas & Moorings – change in value and value share over time

Map as at November 2022 is representative only and does not include all marina lease agreements. Under the Open Government Licence, we give free access to our open datasets and map which can be found on our Spatial Data Hub which gives access to view and download spatial data, PDF maps for download, and our interactive 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
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 marinas and moorings, key areas identified with potential for increased wider value include:

- **Social** – opportunities in terms of skills whereby marine tourism is seen as a career of first choice.
- **Environment** – pollution prevention opportunities, particularly in relation to waste from vessels.

**Opportunities**

- Boat-based tourism has proved resilient throughout the pandemic. Businesses are taking the opportunity for sustainable growth and interest from boat owners in moving their boats further north away from traditional cruising waters has been noted.
- There continues to be appetite for communities to develop, own and / or manage coastal zone infrastructure such as marinas, moorings and associated onshore facilities in ways that can underpin place-based regeneration initiatives.

**Threats**

- An ageing demographic profile and the sector failing to keep pace with changes in the leisure tourism market.
- Erosion of the market for leisure sailing, loss of skills and expertise for supply chain and support services.
- Repair and maintenance of marine assets remains a challenge for all organisations, compounded by volatility in supply chain availability and pricing.

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.
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.

**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 marinas and moorings, some examples of our activities include:

**Asset Manager**
- **Economic** – The marinas and moorings that we lease provide a significant source of employment and make a significant contribution to the local economy, particularly in remote, coastal locations.
- **Social** – We lease to local moorings associations, recognising how important these facilities are to local communities.

**Investor and Enabler**
- **Economic** – We invested £500k to update and expand the Thomas Telford Corpach Marina in Fort William which will provide new jobs, increased facilities for local people and tourists, as well as significantly upgrading marine facilities for locally-owned and visiting vessels.

**Enabler**
- **Economic and Social** - We undertook a socio-economic assessment of the benefits generated from private boat moorings and made several recommendations to increase additional benefits.
- **Economic** – Supporting marine leisure tourism by providing information, knowledge and expertise at a local and national level.

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 increases considerations regarding wider value are embedded into decision making.

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<th>MARINAS &amp; MOORINGS</th>
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The table uses the following key:

- **Inactive**
- **Low**
- **Medium**
- **High**

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Financial info as of March 2022, other information as of October 2022. Some figures in this profile have been rounded.

Since publishing the asset value figures for 2020, this asset was reclassified so figures here may be different than original, however the total asset value has remained the same.

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