



# Other Seabed 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 Seabed includes a wide range of activities such as reclamation works, regulating leases, dredging, berthing facilities, flood defences, bridges and tunnels. Two examples to illustrate the range of activities in this category would be the regulating lease with RSPB at Skinflats nature reserve where a managed realignment project has recently been undertaken to support climate adaptation, and Hound Point in the Forth Estuary, where the seabed is occupied by offshore tanker berths and oil handling facilities, owned and operated by BP and Forth Ports.

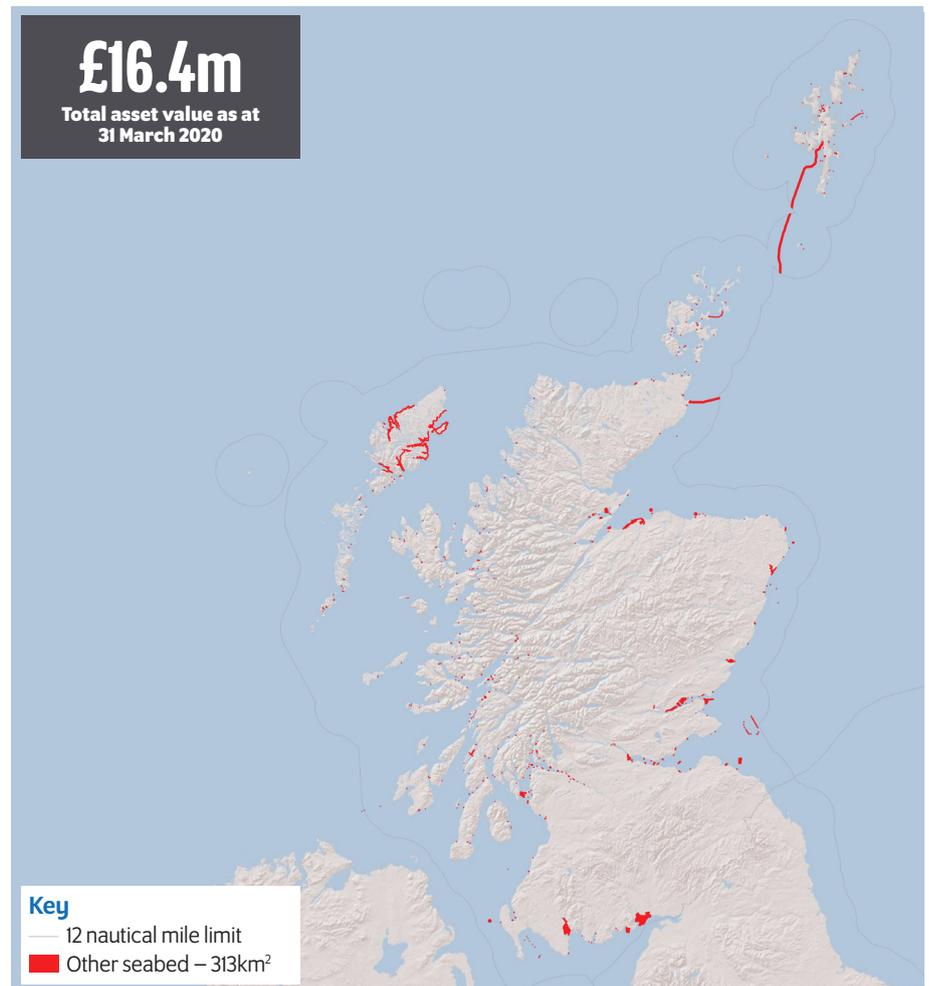
### Asset information

No of agreements	771
No of tenants	321

### Financial information

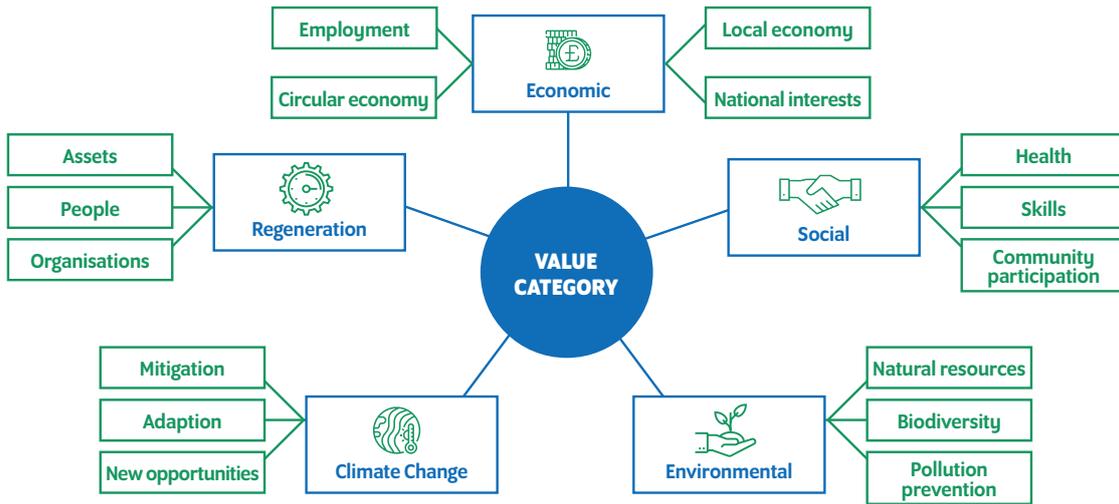
Value (March 2020)	£16.4m
Value share (% of total Estate value, March 2020)	3.9
Yield (net revenue + valuation change, 2018/19-2019/20)	18.0
Contribution (% of Crown Estate Scotland net revenue, 2019/20)	10.7

## Other seabed 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

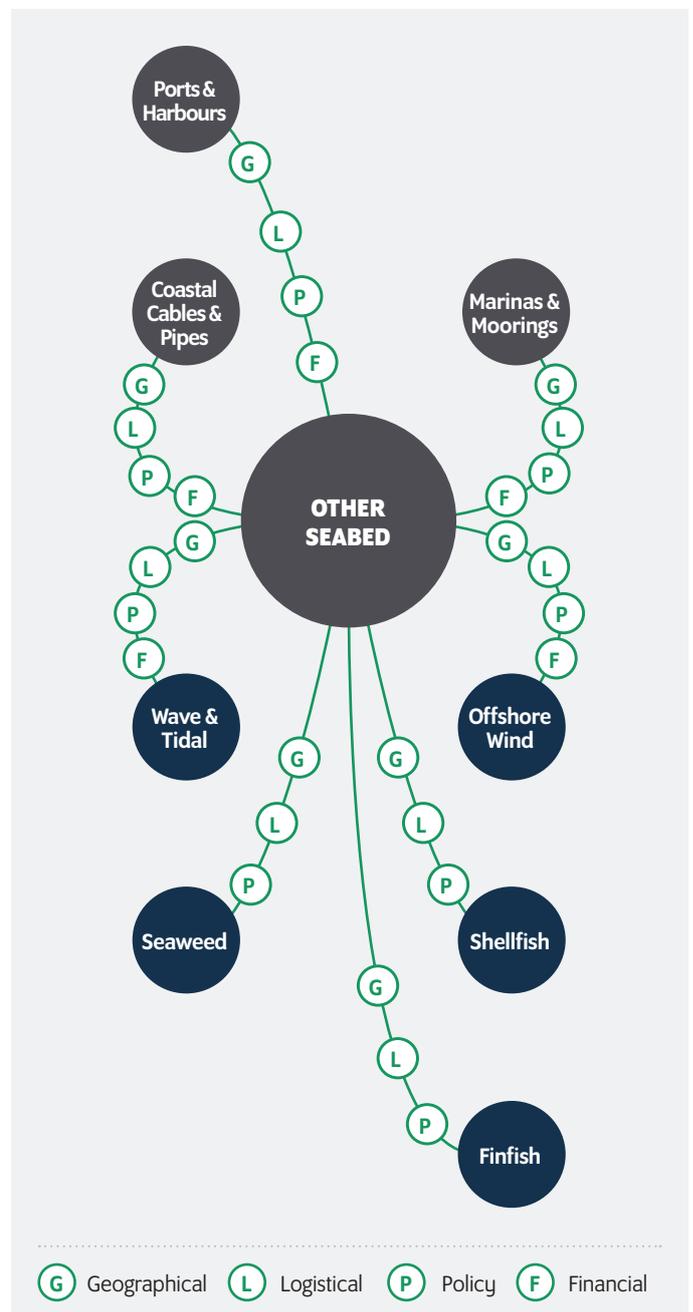
##### Climate change

- 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 seabed, key areas identified with potential for increased wider value include:

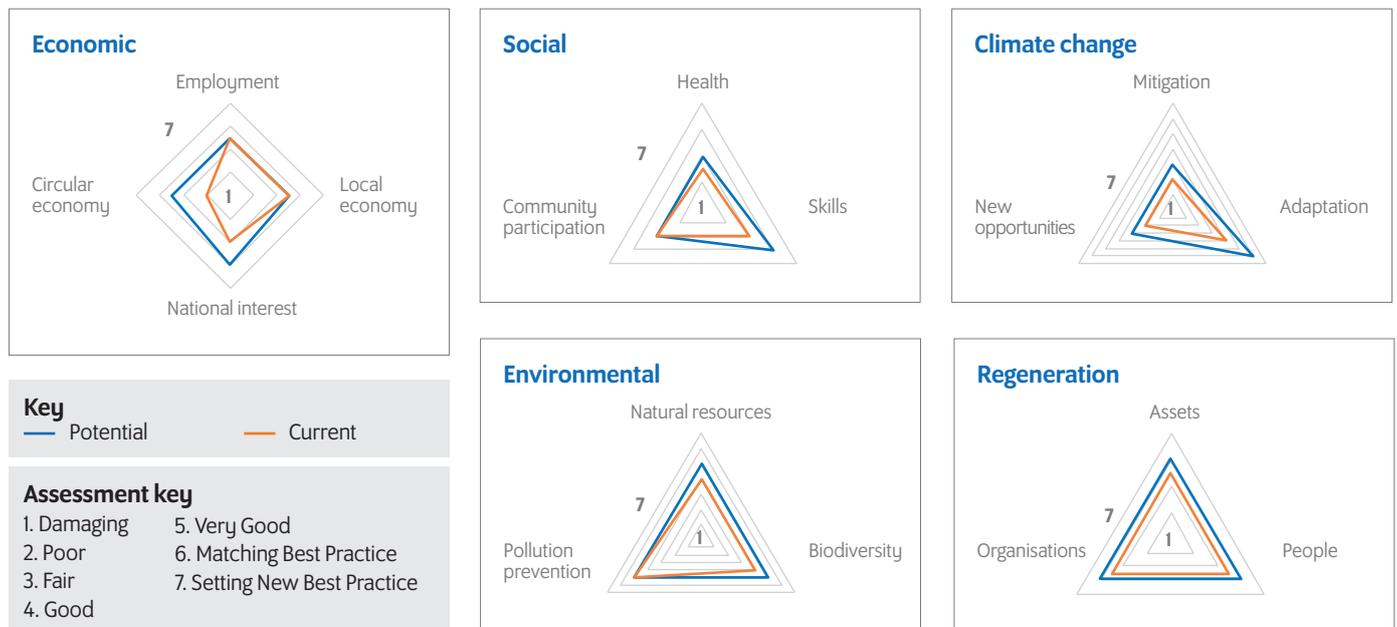
- **Economic** – increased opportunity associated with infrastructure supporting national interests e.g. harbours and bridges. Also circular economy opportunities in terms of dredged material.
- **Climate change** – adaptation opportunities relating to management of coastal habitats and coastal defences.

### Opportunities

- Increased level of local management of foreshore by providing regulating leases to appropriate organisations;
- Future developments in alternative energy supplies requiring new berthing or infrastructure; and
- Support blue carbon stores and biodiversity through management of coastal habitats.

### Threats

- Risk of changes to the seabed, including intertidal habitats, due to sea level rises and more extreme storm events; and
- Risks and significant costs to tenants due to the effects of climate change and adaptation required to keep infrastructure operational.



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 Seabed, some examples of our activities include:

#### Asset manager

- Providing a variety of agreements to support the operations of our tenants.

#### Coordinator

- Working with local authorities (Orkney Islands, Shetland Islands and Comhairle nan Eilean Siar) on our local management pilots scheme in relation to the management of seabed assets.

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.

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

Key	
<span style="background-color: #f2f2f2; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px;"></span>	Inactive
<span style="background-color: #00b09b; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px;"></span>	Low
<span style="background-color: #0056b3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px;"></span>	Medium
<span style="background-color: #1a202c; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px;"></span>	High

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