



# Sporting 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

The sporting rights to shoot game and deer across our four rural estates are let to a number of shooting associations and syndicates. The lease arrangements include a requirement for these to be managed sustainably and in line with best practice.

The rights to fish across the four rural estates are let to local angling associations and groups and to fish on these rivers, a permit is needed from the leaseholder.

The leasing arrangements require these rights to be operated in line with national conservation legislation and to adopt other voluntary conservation measures instituted by the relevant local District Salmon Fishery Boards.

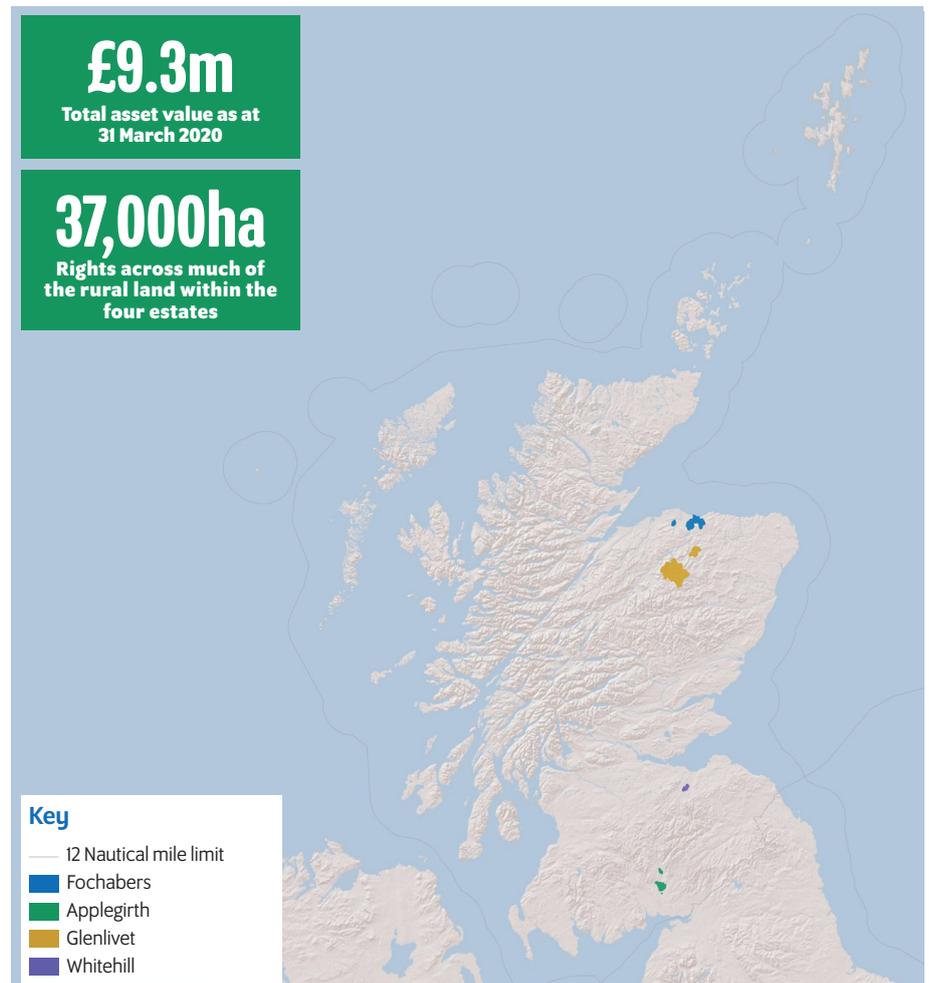
### Asset information

No of agreements	37
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### Financial information

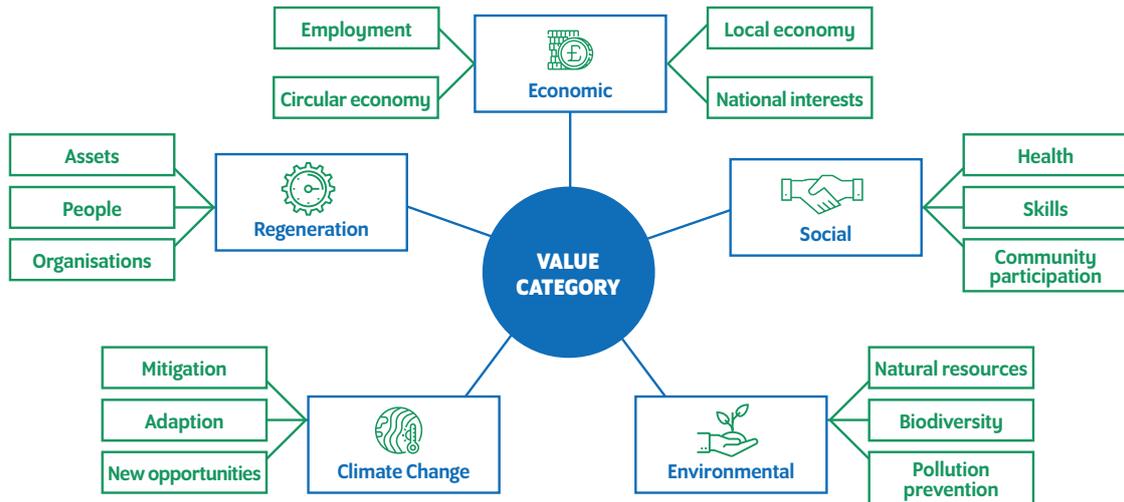
Value (March 2020)	£9.3m
Value share (% of total Estate value, March 2020)	2.2
Yield (net revenue + valuation change, 2018/19-2019/20)	-6.5
Contribution (% of Crown Estate Scotland net revenue, 2019/20)	0.1

## Sporting 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

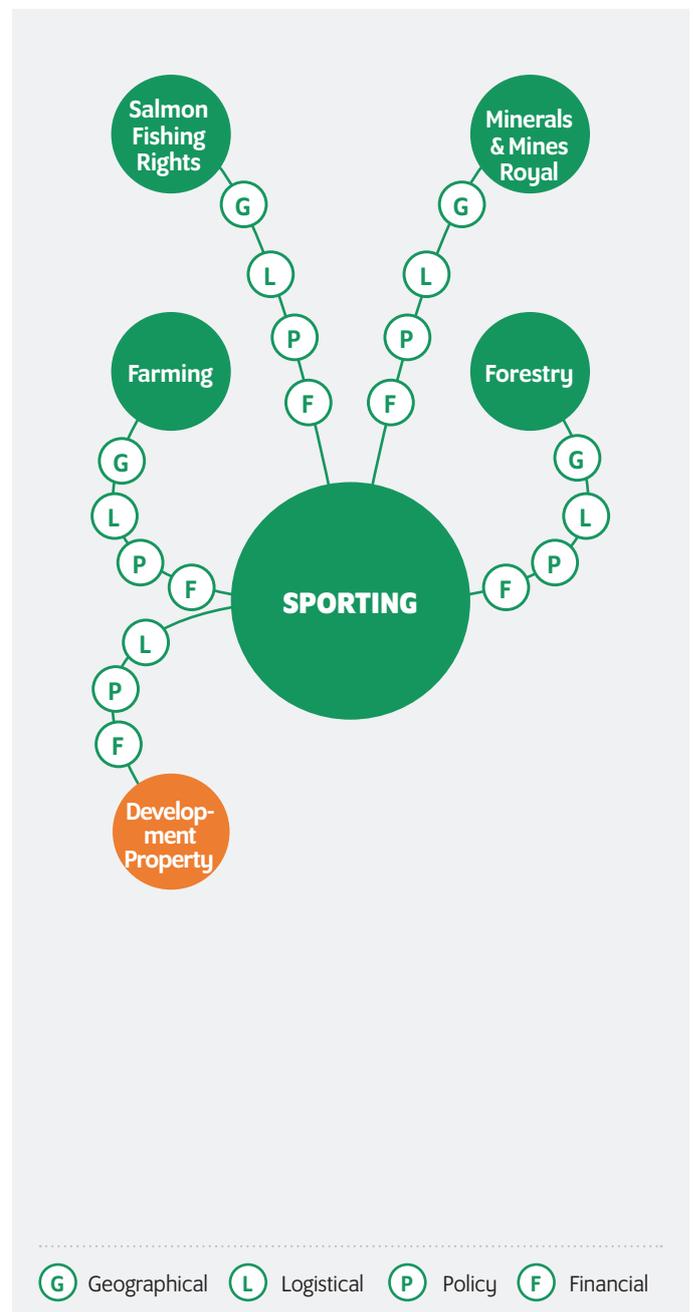
##### Regeneration

**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 sporting, key areas identified with potential for increased wider value include:

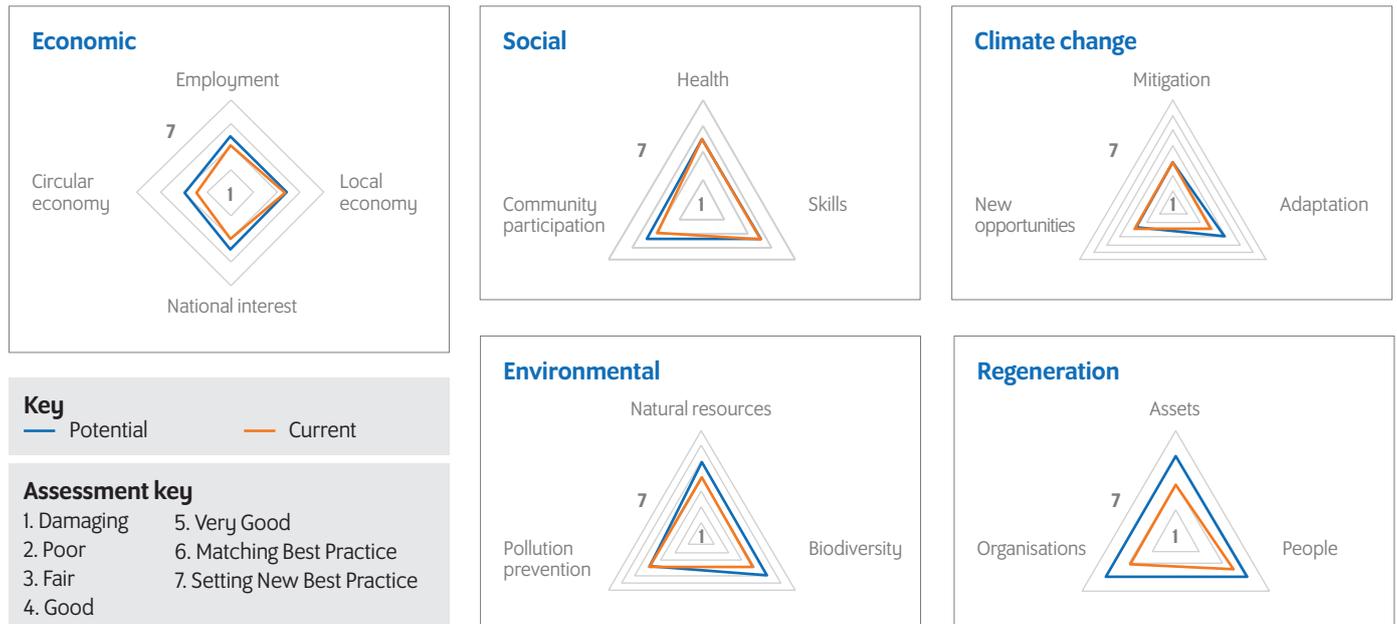
- **Environmental** – Some potential for increased wider value has been identified in relation to natural resources and biodiversity through moorland management, deer management and woodland creation.

### Opportunities

- Sustainable land management approaches such as native woodland creation;
- Increased local involvement in decision making; and
- Increased interest in countryside activities lead to greater demand.

### Threats

- Warmer drier winters and wetter summers impact on regional biodiversity;
- Increased reforestation impacts on shooting and hunting landscapes making them less suitable for activity;
- Shooting and stalking become increasingly politicised and value drops as a result; and
- Sporting interests decline putting livelihoods at risk.



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 sporting, some examples of our activities include:

#### Asset manager

- Managing interactions between deer management groups and farm tenants.

#### Enabler

- Member of the East Cairngorms Moorland Partnership which works to contribute to the aims of the National Park, the National Park Partnership Plan and Cairngorms Nature Action Plan through moorland management, specifically contributing to woodland and scrub expansion; peatland restoration; raptor and other priority species conservation; and landscape enhancement.

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.

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

#### Key

- Inactive
- Low
- Medium
- High

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