



# Marinas & Moorings 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

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.

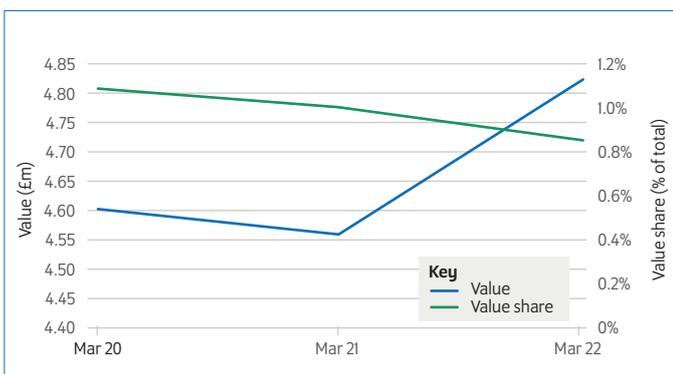
### Asset information

No of agreements	816
No of tenants	775

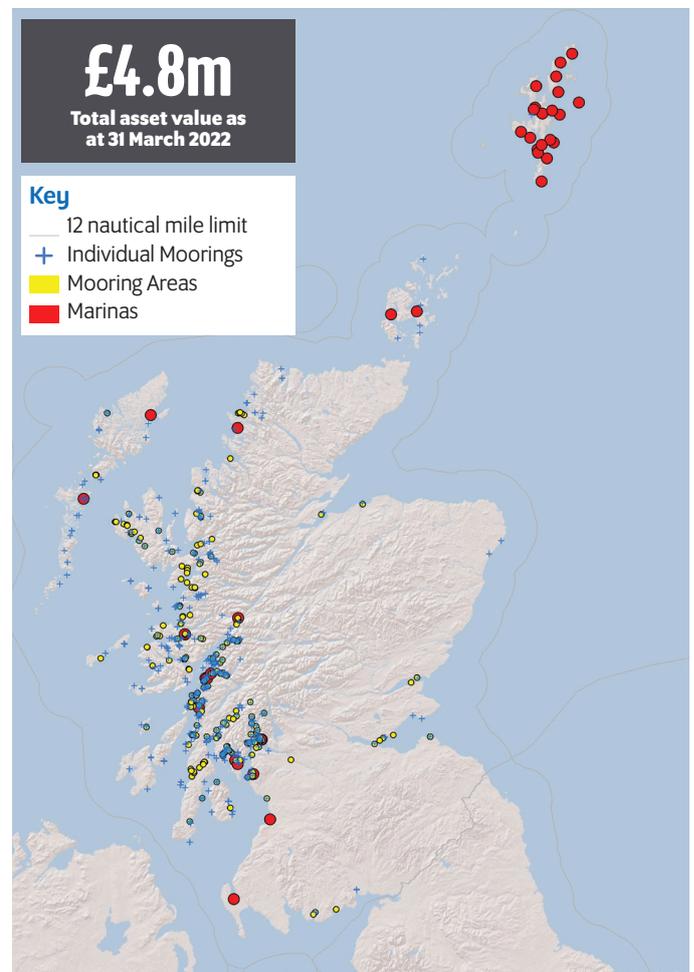
### Financial information

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

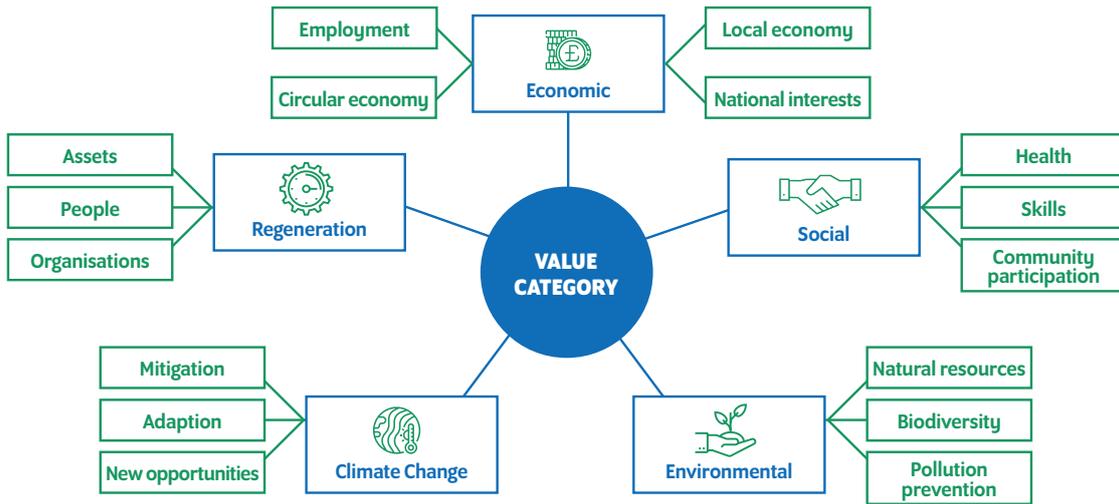


### Marinas and moorings asset map



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

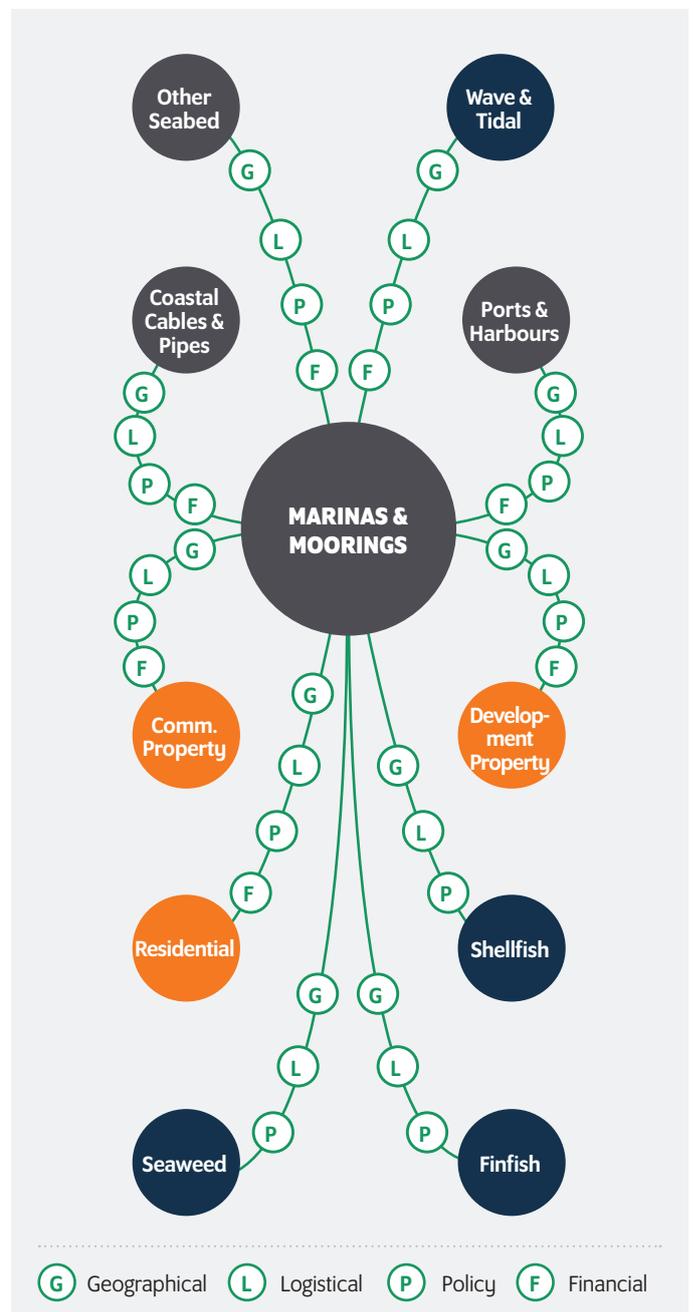
##### Climate change

- 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

#### 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 marinas and moorings, key areas identified with potential for increased wider value include:

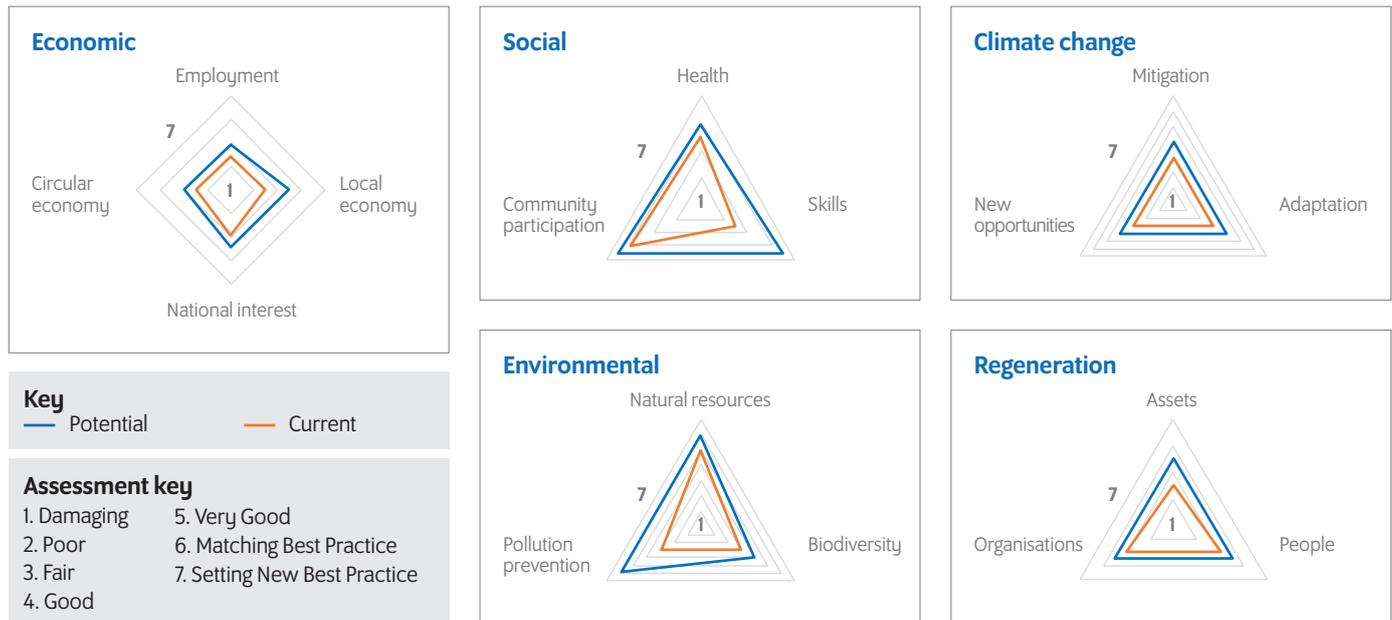
- **Social** – opportunities in terms of skills whereby marine tourism is seen as a career of first choice.
- **Environment** – pollution prevention opportunities, particularly in relation to [waste from vessels](#).

### 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.

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.

#### 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 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 increase as considerations regarding wider value are embedded into decision making.

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

Key
<span style="background-color: #f0f0f0; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px;"></span> Inactive
<span style="background-color: #00b0c0; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px;"></span> Low
<span style="background-color: #0070c0; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px;"></span> Medium
<span style="background-color: #003366; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px;"></span> 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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