



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.

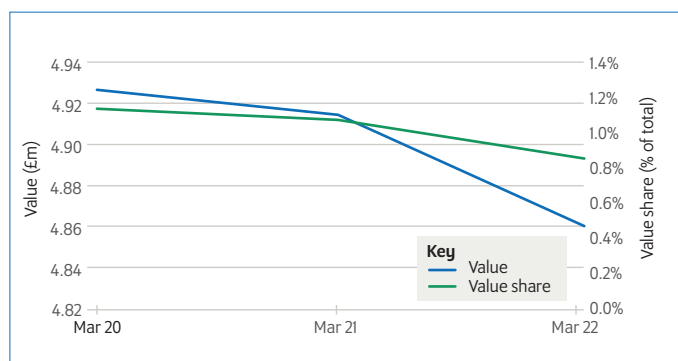
Asset information

No of agreements	120
------------------	-----

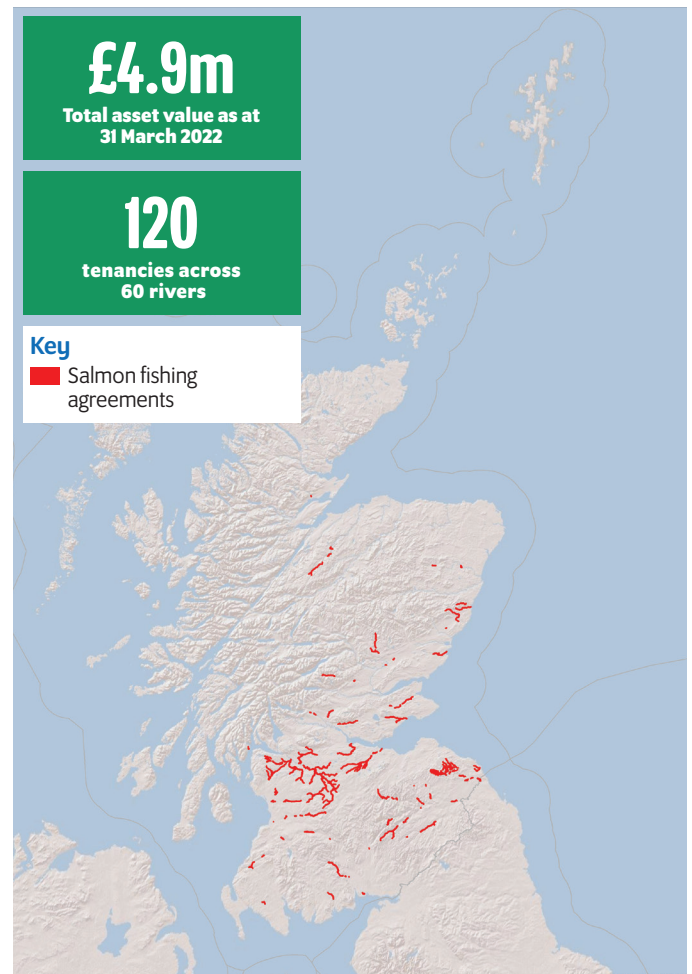
Financial information

Value (March 2022)	£4.9m
Value share (% of total Estate value, March 2022)	0.9

Salmon farming – change in value and value share over time

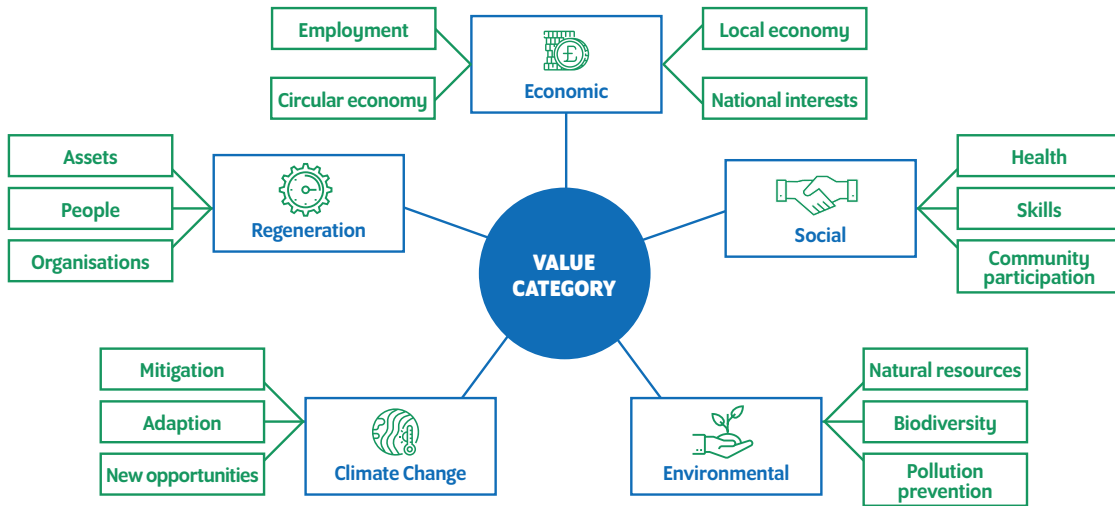


Salmon fishing rights asset map



Map correct as at November 2022. 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

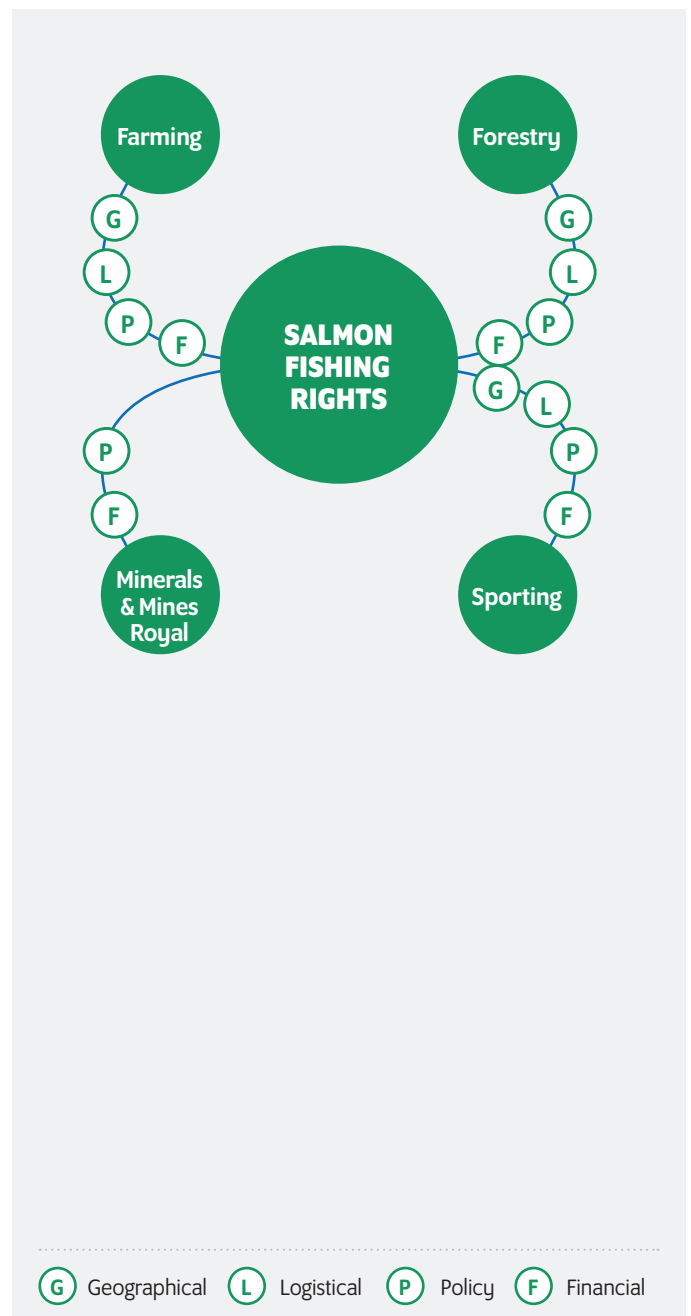
Climate change

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

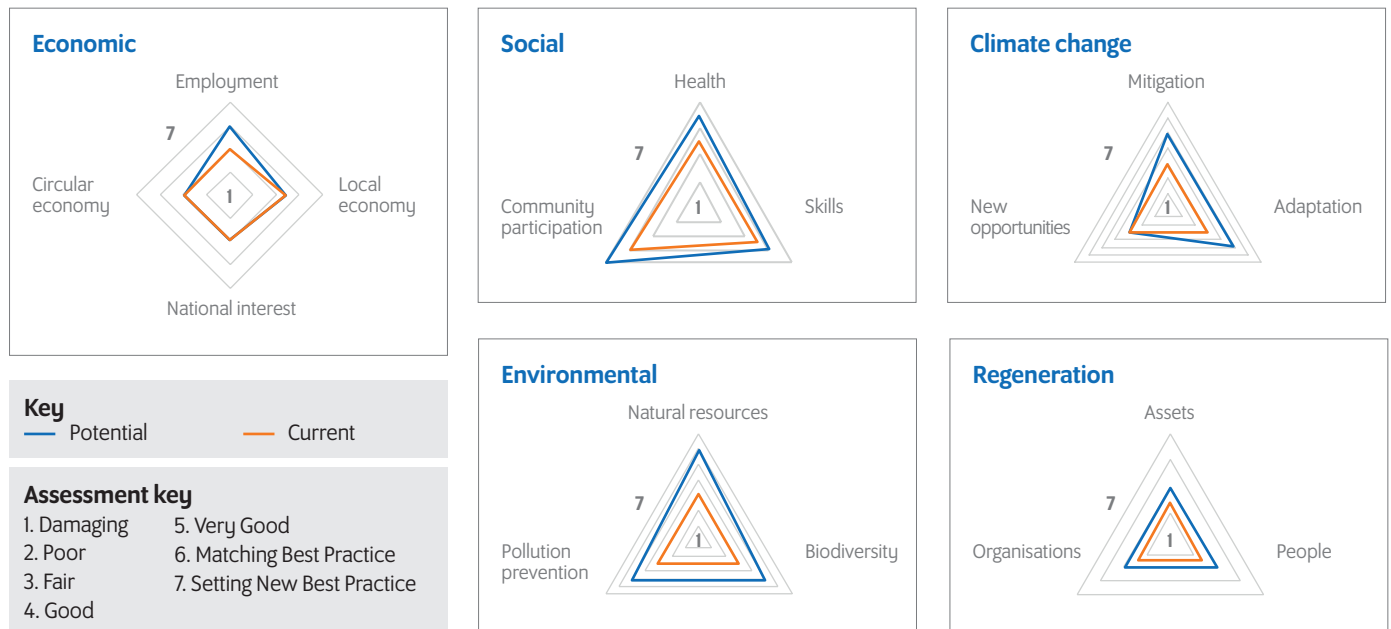
- **Social** – Community participation, especially through attracting young and diverse groups of people to angling. Fisheries Management Scotland are working to provide opportunities for all demographics, particularly young people, to get involved in angling.
- **Environment** – Opportunities for wider 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.
- The launch of the Scottish Government Wild Salmon Strategy implementation plan provides opportunities for Crown Estate Scotland to work with tenants and partners and input into discussions on the development of plans.

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.



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 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.

- For the 2022 season until the end of the 2024 season, all beats on category 3 rivers will see their rents rebated by 35% and all tenants on category 2 rivers will see their rents rebated by 15%.

Enabler

- Through our Environment Grants programme, we are supporting weir removal and removal of invasive non-native species
- In kind support through direct participation on 4 Fishery Boards and 2 Fishery Trusts.
- Funding a post at Fisheries Management Scotland, supporting wild salmon conservation through improved liaison with the aquaculture sector.
- We continue to provide funding to the wild salmon fisheries sector including funding for all Boards & Trusts to produce Fishery Management plans.

Coordinator

- Currently into the second year of a Local Pilot with Forth District Salmon Fishery Board (FDSFB) which has given FDSFB the opportunity to take on local management of Crown salmon fishing rights within the Forth District 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 Pilot.

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		Low	Low	
Local economy		Low	Low	Low
National interests		Low	Low	
Circular economy				
Social				
Health		Medium	Low	Low
Skills		Low		
Community participation		Medium		
Environmental				
Natural resources		Medium	Medium	Low
Biodiversity		Medium	High	Low
Pollution prevention		Low		Low
Climate change				
Mitigation				Low
Adaptation		Low	Medium	
New opportunities				Low
Regeneration				
Assets				Low
People				Low
Organisations				Low

Key

- Inactive
- Low
- Medium
- High

Published November 2022
Original material © Crown Estate Scotland

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

Head Office

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

www.crownstatescotland.com

Glenlivet

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

www.glenlivetestate.co.uk

@CrownEstateScot
 www.linkedin.com/company/crown-estate-scotland