Crown Estate Scotland

BULLETIA

Autumn/Winter 2018

Pace gathers for offshore wind

Supporting marine litter initiatives

Developing our rural estates strategy



Crown Estate Scotland

Oighreachd a' Chrùin Alba

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Welcome to our autumn / winter bulletin for 2018. We hope you'll enjoy this update on a wide range of Crown Estate Scotland's projects and activities.

aving joined Crown Estate Scotland in April this year, I've been on a learning curve, out and about across the rural, coastal, marine and urban land and property that makes up the Scottish Crown Estate.

I've been struck by the dedication of the staff, managing agents and the tenants – their businesses and families – who show real commitment to work in partnership with us and with others to benefit people's lives, the economy and the environment.

JOIN OUR MAILING LIST

To receive occasional email updates on our work please email media@crownestatescotland.com

Cover image: Sailors at Rhu Marina Credit: Murdo McLeod



Foreword

AMANDA BRYAN Chair, Crown Estate Scotland

It's been a busy few months for all of us at Crown Estate Scotland. In particular we've been following the Scottish Crown Estate Bill as it is debated by MSPs in the Parliament. This is hugely important as it will set out the rules and guidelines by which we will operate for years to come.

ne of the changes the Bill proposes is that we will no longer be an 'interim' body but will have permanent status. This will help give certainty to tenants, partners and staff.

It also allows for other bodies to manage parts of the Estate, and we will keep tenants informed as and when any changes of manager take place.

At time of writing, the Bill is at the third and final stage of the parliamentary process, and we hope to be able to share more news on the what the final legislations says, shortly.

Some recent highlights of our work include our consultation on proposed seabed leasing for new offshore wind projects. Thank you to the developers, local councils and others who fed back on what they would like to see the final process look like. We're planning to publish an update soon.

Stage 1 of our Local Asset Management Pilots Scheme has now closed to applications, and we were delighted to receive 13 applications from a variety of bodies. Five of those will now go to the second stage of the process, with an additional six progressing to further discussions with us about different types of agreements and partnerships that can enhance local involvement or management.

We are investing £4.5 million over two years in a range of activity on the four rural estates, including new buildings and infrastructure.

The investment in 2017-18 and 2018-19 will help tenants in their day-to-day operations and will also benefit the wider rural economy in those areas.

This is all just a snapshot. The following pages will give you a chance to get a fuller flavour of our work to help and support our tenants and ensure that the assets we manage benefit the communities who rely on them.

We always welcome comments and queries – please see the back cover for our contact details.



Tenant research programme

rown Estate Scotland is seeking feedback from a wide cross section of its rural and energy and infrastructure tenants.

Tenants being asked to take part have agreements covering offshore renewables (including offshore wind, cables and pipelines and wave and tidal), river salmon fishing and gold & silver (mines royal), as well as mineral, commercial and sporting activities on its rural estates. This follows a similar survey of coastal, agricultural and residential tenants in 2017.

Tenants in the organisation's office and retail property in Edinburgh will also be surveyed.

The survey will offer tenants the opportunity to influence how Crown Estate Scotland can best provide good tenant service – what it does well, and what it can improve.

Fiona Simpson, Asset Manager at Crown
Estate Scotland, said: "Acting as a responsible
landlord is a key element of our commitment to
excellence, and part of that is making sure we
are fully aware of, understand and listen to our
tenants' views. This survey will ensure tenants'
feedback informs the decisions we make over
the months and years to come."

The survey will ask tenants about communication, levels of service, what challenges their business face more generally and where there may be room for improvement. Tenants will be asked to complete the survey anonymously by mid-December.

The study is being conducted by Research Resource, an independent research organisation, and a summary of key results will be made available following completion.

Out and about with our Board

n August the Crown Estate Scotland Board visited Wick as part of their series of meetings in different locations and communities around Scotland.

During the visit, the Board took the opportunity to visit the Beatrice Offshore Wind Farm, and meet with various community groups and representatives.

In early October the Board met at Glenlivet Estate and had meetings with the Scottish Land Commission and representatives from the Cairngorms National Park Authority. The Board, accompanied by the Tenant Farming Commissioner Bob McIntosh, also visited two farms on the Estate to meet with tenants.

Board visit at

Glenlivet Estate



New project aims to increase shared value from Scottish land and property

new initiative aimed at increasing the social, economic and environmental value from land and property has been launched by Crown Estate Scotland.

The Value Project will identify all of the different types of benefits generated from the Scottish Crown Estate, which includes 37,000 hectares of rural land, the seabed and 620 sq km of foreshore. Findings will guide decisions on managing the Estate. The approach will be developed and shared with other organisations to encourage best use of land and property across Scotland.

Crown Estate Scotland is keen to hear from a wide range of people with knowledge and expertise about land, property and different types of value to help ensure the widest range of benefits are taken into account.

Courtney Hyde Peyton, a sustainability professional with 25 years of experience in built environment, resource use, investment and rural development, has been appointed to lead the two-year project. She said, "This is a really exciting project. We want to take public benefit assessment to a new level and place it at the heart of decision-making. I think this work will help Scotland become a recognised leader in using our natural resources to deliver lasting value for this generation and those to come."



Follow @CrownEstateScot for more information and updates





Eleven projects progress towards local management of Scottish Crown Estate

leven out of 13 applications to a new scheme - designed to encourage local management of Crown land, seabed and coastline - will be moving forward in partnership with Crown Estate Scotland.

Crown Estate Scotland's Local Pilots Scheme enables community bodies and local authorities to test new and innovative approaches to sustainable management of the assets. The Scottish Crown Estate includes seabed, just under half of Scotland's foreshore and 37,000 ha of rural land across four estates. These are home to moorings, pontoons, fish farms, agricultural farms and much more.

The scheme received 13 applications for initial assessment. Five of those will now go to the second stage of the Local Pilots Scheme process, with an additional six progressing to further discussions with Crown Estate Scotland about different types of agreements and partnerships that can enhance local involvement or management.

Crown Estate Scotland's Local Pilots Manager Tom Mallows said: "We're very grateful for the thought, time and effort put into the applications by everyone so far. The standard of application was extremely high and came from a wide variety of organisations. It shows the appetite and enthusiasm that exists, and the potential to test different ways of managing natural assets in ways that benefit and empower communities."



The pace gathers for offshore wind

he consultation on Crown Estate Scotland's proposed leasing approach for offshore wind generated lots of valuable feedback from a variety of organisations. This feedback will help guide how the leasing opportunities for offshore wind developers to make the most of the unique opportunities offered by Scottish waters are built up.

Feedback will help developers make the most of the unique opportunities offered by Scottish waters

Hannah Hendron, Crown Estate Scotland's Policy Manager, said: "We received lots of useful feedback on our proposed approach to new offshore wind leasing which was published earlier this year.

"A wide range of stakeholders, including local authorities, offshore wind developers, environmental conservation bodies and more, provided their thoughts and ideas on how we can make new offshore leasing in Scotland work in the best way possible. We are now reviewing the responses and figuring out how best to incorporate this feedback. In the coming weeks we will publish a summary of the responses we received, along with an update on our intended approach to the leasing."

Meanwhile, in July, Beatrice Offshore Wind Farm in the Moray firth generated its first power to the National Grid. When fully operational it will produce enough electricity to power 450,000 homes. The £2.6 billion 588MW project is thought to be the biggest ever private investment in Scottish infrastructure and is expected to boost the economy by £680 million with major opportunities for the local supply chain and hundreds of jobs created.



Beatrice in numbers....



450,000

Enough electricity to power 450,000 homes



£2.6bn

Private investment



£680m

Boost to the economy



100's

Of new jobs

In September, Vattenfall's European Offshore Wind Deployment Centre off the coast of Aberdeen was inaugurated by the First Minister, and representatives from Crown Estate Scotland were there to see this hugely innovative project in Scottish waters come to fruition.

Crown Estate Scotland worked closely with developers and partners on these two major projects in Scottish waters to create opportunities for the type of developments that will help meet Scottish Government's proposed target of half of Scotland's heat, transport and electricity energy needs being met by renewables by 2030.



Paul Wheelhouse MSP, Energy Minister, at the EOWDC inauguration





Study reveals long-term UK floating wind potential

loating wind has an important role to play in supporting the development of the offshore wind supply chain and contributing to 50GW of offshore wind in the UK by 2050, according to a new report.

If the contribution of offshore wind is to continue to grow, then floating wind will be increasingly important, contributing at least 10GW by 2050.

The Crown Estate Scotland-commissioned study by the Offshore Renewable Energy (ORE) Catapult sets out the potential benefits to the UK economy of floating wind development and the different types and costs of government support that may be needed. It is estimated that up to 17,000 jobs and £33.6bn of GVA could be generated by 2050.

The floating wind industry is at an early stage of development. In Scotland, there are currently two operational test and demonstration scale projects. Elsewhere in the UK, there is interest in future floating wind projects at commercial scale, with significant aspirations in Cornwall. However, the report indicates that if the contribution of offshore wind is to continue to grow, then floating wind will be increasingly important, contributing at least 10GW by 2050.

Sian Wilson, Senior Development Manager at Crown Estate Scotland, said, "At a time when the need to tackle climate change has never been greater or starker, and policy support for innovation, industrialisation and regeneration of high quality jobs is increasing, the floating wind opportunity ticks all the boxes. Thousands of UK jobs, global exports and clean and secure energy generation are all up for grabs — if the right government support is in place."

FIND OUT MORE

www.bit.ly/floatingwind

Big deal for marine energy

n September it was announced that the European Marine Energy Centre in Orkney had secured a new deal with Orbital Marine Power to make sure that the developer will continue to use the site for its developments for years to come.

Technology developers are looking at long-term deployments in Scotland

Sian Wilson, Senior Development Manager at Crown Estate Scotland, said: "As the body responsible for leasing of the seabed around Scotland we worked closely with both EMEC and ScotRenewables to help pave the way for this development. We are delighted to see this happen for the Scottish marine energy sector as it demonstrates that the technology developers are looking at long-term deployments."





New lead for energy and aquaculture

olin Palmer has been appointed to lead the development of offshore renewable energy and aquaculture for Crown Estate Scotland.

As Head of Marine, Colin's remit will also include carbon capture & storage and cables & pipelines.

Colin, who was previously Delivery Director with Kite Power Systems, said, "Scotland's seas are hugely important to our economy and our environment so joining the organisation that manages seabed leasing, and a team that has real depth and breadth of expertise, is an incredibly exciting prospect."

Crown Estate Scotland Chief Executive Simon Hodge said, "Research tells us that our tenants and partners really value the expertise of our people. As we develop our long-term approach to managing seabed, coastline and land for the benefit of businesses and communities across Scotland, Colin's appointment further strengthens our ability to contribute to a 'Blue Economy' boom for Scotland."



commercially viable development plan pilot for mussel farming has taken a step forward.

A consortium of Maritek and Ironside Farrar has been selected following a rigorous tendering process. The team will carry out the second stage of the Shellfish Critical Mass Project.

Jointly set up by Crown Estate Scotland, the Association of Scotlish Shellfish Growers and Marine Scotland, the project plans to look at how the future development of the sector can be supported.

The Clyde has been selected to host the project as an area that is distinct, and which already has a good network of organisations who have contributed a great deal of local knowledge and research.

Alex Adrian, Aquaculture Operations Manager at Crown Estate Scotland, said: 'If the first stage of the Critical Mass Project was the theory, this is where we get to see the practical results. Shellfish harvesting has the potential to be a big success story for Scotland with the right support."

Referencing the project during her opening speech to the Association of Scottish Shellfish Growers conference in Oban, Crown Estate Scotland Chair Amanda Bryan said:

"We are looking for two distinct elements. Firstly, a plan for mussel farming in the Clyde marine region which provides 'investment-ready' detail on location, scale and operational criteria for commercial development. One that includes a financial justification — as well as meeting legal and stakeholder requirements and interests. Secondly, a process framework that can be used as a template elsewhere in Scotland."



Four Gold Anchors for Rhu Marina

hu Marina, leased to Quay Marinas by Crown Estate Scotland has been awarded 4 Gold Anchor certification.

Marina Manager Suzanne Bell and her team were presented the award by HRH Princess Royal at a sailing event in September. The Gold Anchor Award Scheme by TYHA (The Yacht Harbour Association) ranges from 1 to 5 gold anchors. Any award is a sure sign of a credible and quality marina with the number of anchors demonstrating the facilities and standard of service available to berth holders as well as compliance with statutory regulations.





Action to benefit Holy Loch sailors

second survey has been conducted in the Holy Loch by Crown Estate Scotland to identify and remove abandoned moorings.

The Clyde's Community Marine Officer working for Bidwells – Crown Estate Scotland's coastal managing agents – inspected every mooring to identify and sticker those which may be abandoned and requiring removal.

Dr Darren Hirst, Partner at Bidwells said: "There is high demand for moorings in the Clyde as it's less

exposed compared to other west coast locations, while still showcasing the beauty of Scotland's coastline. Indeed, many of Scotland's popular mooring areas are at capacity, which makes this kind of exercise crucial.

"With many of the more popular mooring areas reaching capacity, it's important to ensure available space is being used in a way that is fair and well-managed, to benefit sailors and others who use the coastline."



Supporting nationally important infrastructure

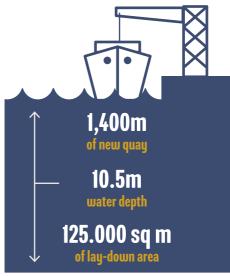
he construction of Aberdeen Harbour Board's £350 million development of additional facilities at Nigg Bay, to the south of the existing harbour, is now well progressed, entering its second year.

The development, due to be completed in 2020, will include 1,400m of new quay, with a water depth of up to 10.5m. It will also create an additional 125,000sqm of lay-down area, making it the largest port in Scotland in terms of berthage.

It is expected that the expansion will support the creation of 2,300 jobs by 2026, as well as providing new and existing customers increased opportunity in decommissioning activity, cruise tourism and the renewables market in Scotland.

Andy Wells, Head of Property at Crown Estate Scotland, worked closely with the Harbour Board to provide the seabed lease and dredging agreements. He said: "It's fantastic to see the progress made at Nigg Bay, with the expansion set to drive economic growth and job creation in Aberdeen and its surrounding communities.

"Aberdeen Harbour is an example of how our team works closely with local authorities, businesses, coastal communities and other partners to give occupation rights to Crown foreshore and seabed."



Supporting Islands' economic development

rown Estate Scotland is working closely with Stornoway Port Authority (SPA) to maximise the enormous potential of its 20-year Master Plan which includes a deep-water port and new marina.

The deep-water port proposal is crucial to accelerating local growth in the burgeoning cruise business, by providing improved facilities for larger ships that cannot currently berth alongside. To develop the cruise market, Stornoway needs a facility for berthing cruise ships up to 350 metres long. This would attract an additional 35 to 40 vessels a year and significantly increase passenger visits, creating new business opportunities throughout the island.

Both these projects will be built partially on seabed managed by Crown Estate Scotland, who have provided help and advice to the port authority to clarify issues relating to properties, titles and leases - including some dating back 130 years.

Paul Bancks, Coastal Asset Manager at Crown Estate Scotland, said: "We've built a fantastic working relationship with the Port Authority, which is helping drive forward the changes needed to make sure Stornoway will be able to maximise its potential as a base for cruise ships. It's been a project which has brought together a number of interested groups in Stornoway and, as the leasing body responsible, we're looking forward to continuing to help the Port Authority maximise the opportunities of the port and marina."

Alex Macleod, Chief Executive of the Stornoway Port Authority, said: "Our Master Plan has the potential to be an economic gamechanger for Stornoway. Working with partners like Crown Estate Scotland, we can build the framework to allow us — and the wider community — to capitalise fully on this opportunity."

A new marina is also planned to overcome a shortage of yacht berths and amenities that is constraining potential growth in marine tourism.



nvironmental charity, Keep Scotland Beautiful, has launched a ground-breaking campaign to raise awareness of the part that land-based litter plays in ocean litter accumulations, and encourage practical action to reduce the problem.

Upstream Battle, supported by Crown Estate Scotland, is the first "source to sea" campaign of its kind in Scotland. The campaign will focus on raising awareness and inspiring action across the entire length of the River Clyde, from its source in the Lowther Hills in the South of Scotland, to Helensburgh and Greenock at the mouth of the Firth of Clyde.

Esther Black, Head of Corporate Operations at Crown Estate Scotland, said: "Litter poses a huge danger to marine wildlife so education projects such as Upstream Battle have a really important role to play in stemming the tide of debris that enters our seas. We're really proud to be supporting this particular project involving the younger members of the local community, helping educate them on the importance of protecting our coastal environments and improving the health of the River Clude."

FIND OUT MORE

Want to find out more or get involved? www.keepscotlandbeautiful.org/ upstreambattle 88%

of people across Scotland are concerned by the extent of litter pollution in our rivers

12.7m

tonnes of waste enters the marine environment every year across the globe

80%

of marine waste originates from irresponsible disposal onshore

Statistics from www.keepscotlandbeautiful.con



#StopThePlasticTide Marine education

uring National Marine Week, members of the Crown Estate Scotland team took part in a beach clean and survey as part of the Marine Conservation Society's Beachwatch programme.

Beachwatch helps people all around the UK to care for their coastline. With marine wildlife under threat from waste and litter in our seas, beach cleans are a good way for all to play their part in turning the tide on litter!

INTERESTED IN ORGANISING YOUR OWN BEACH CLEAN?

Contact the Marine Conservation Society for further information www.mcsuk.org



rown Estate Scotland is funding marine education tours carried out by the Marine Conservation Society (MCS) in Orkney and the Western Isles.

The MCS team will spend a week in each location, running workshops about our seas, shores and marine wildlife with school pupils of a range of ages. A sample of beach cleaning equipment will also be left for schools to share so that they can continue to organise beach cleans and leave a legacy of young people taking ownership of their local coast.





£4.5m investment to support rural tenants

rown Estate Scotland is investing £4.5 million over two years in a range of activity on its four rural estates, including new buildings and infrastructure.

The investment in 2017-18 and 2018-19 will help tenants in their day-to-day operations and will also benefit the wider rural economy in those areas. Some of the works will support tenants in developing and diversifying their businesses, many of whom are situated in remote rural locations.

Some examples of how this investment is being used include:

- Four new large general purpose buildings on farms at Glenlivet
- A range of improvements at other properties to prevent damp and strengthen roofs
- A contribution to Tomintoul & Glenlivet Landscape Partnership works
- Major drainage and tree-planting works on the Whitehill estate
- A new replacement silage pit at a Fochabers farm
- Roof works on several farms at Applegirth

In addition, a programme of electrical and asbestos related works is being carried out, as well as ongoing improvements to farm water supplies.

The investment will help tenants and will also benefit the wider rural economy

Crown Estate Scotland continues to work closely with the Tenant Farming Commissioner on promoting and implementing initiatives such as the amnesty on tenants' improvements and improving communications with agricultural tenants based on the findings of independent tenant satisfaction research.

Developing a new rural estates strategy

rown Estate Scotland is currently developing a rural strategy which will set out how they will continue to meet the needs and aspirations of tenants over the next few years.

The strategy will include all asset sectors (e.g. commercial forestry, mineral activities) and seek to align with other local, regional and national development strategies and community interests to enable Crown Estate Scotland to realise its vision of innovating with land and property to create prosperity for Scotland and its communities.

The strategy will be developed during the winter of 2018-19 and a range of consultation events will take place on the four rural estates (Glenlivet, Fochabers, Applegirth, Whitehill). Crown Estate Scotland welcomes input from all interested parties, and details of the consultation will be published in due course.



Across our rural estates we are responsible for managing...



37,000h of rural land



200 agricultural tenancies

with mixed livestock, dairy and arable farms



5,000h of commercial forestry



mineral activites



tourism enterprises

and other commercial lets



Dumfries and Galloway event for farmers

n 23 October, Crown Estate Scotland hosted an event in conjunction with the Moredun Research Institute to highlight some of the steps needed for greater attention to detail in beef and lamb production.

Titled Grass, Minerals and Flukes, the event took place at the Poldean Farm on the Applegirth Estate, managed by tenant farmer Alisdair Davidson.

Presentations were given by a number of experts on a range of topics including grassland production for livestock systems and the control of liver and rumen flucke in cattle and sheep.

Crown Estate Scotland Head of Property Andy Wells said: "Events like this are hugely beneficial in sharing practical action that farmers can take to plan and prepare for the future developments in the agriculture sector.

"As a landlord, Crown Estate Scotland takes our responsibilities to support our tenants very seriously. We greatly value the partnership we have with the Moredun Research Institute which enables farmers across the Scottish Crown Estate to access up-to-date, cutting-edge, scientific research supporting animal welfare and livestock productivity. This is part of our ongoing investment in a range of activity on our four rural estates, including the provision of new buildings and infrastructure, and knowledge exchange events like this to help our tenant's business prosperity"

Professor Lee Innes, Moredun's Director of Communications said: "Farm events are an excellent forum to discuss and exchange information on a range of different topics relevant to livestock farmers and we are delighted to be working again in partnership with the Crown Estate Scotland to deliver this interesting event with an excellent line up of speakers and topics."





Young farmer gains first tenancy on Glenlivet Estate

first-time tenant has taken over the management of a farm on Crown Estate Scotland's Glenlivet Estate. Alex Smith, 33, was chosen from a list of applicants as the new tenant of Dell Farm, a 320 acre farm in a prime location within the Estate.

The rigorous selection process saw a number of high calibre applicants, but Mr Smith's bid was chosen as the best business and environmental case for the future development of the site. The potential for Mr Smith to diversify income from the farm through improvements to the local wetland habitat and investing in potential tourism income alongside the proposed livestock farming operation, was a major part of the bid's success.

Alex Smith's parents are tenant farmers nearby and as such the family is well-established roots in the Glenlivet Estate and is passionate about its future.

I am delighted to have been chosen as the successful applicant for the Dell farm tenancy. The 10-year lease will allow me and my family to invest in the land and hopefully create a viable and sustainable rural business.

Alex Smith, new tenant farmer

The selection demonstrates Crown Estate Scotland's commitment to the Scottish Government's Farming Opportunities for New Entrants (FONE) initiative.

FIND OUT MORE

www.bit.ly/FONEINITIATIVE

Conditions survey underway

full repairs / condition survey for rural properties across the Applegirth, Whitehill, Fochabers and Glenlivet Estates is now underway.

Inspections to establish the existing condition of the structures and to identify if there is any maintenance or repair work required for each

property is being carried out by managing agents, Savills.

The inspections cover residential units and farm buildings but do not extend to drainage or services. Inspections are phased over a six month period commencing with agricultural units, followed by residential units and finally commercial units.





Forestry apprentice at Glenlivet Estate

ngus Voy, 27, from Inverness has joined Crown Estate Scotland for a forestry apprenticeship from the Scottish School of Forestry and is based on the Glenlivet Estate.

What brought you to Crown Estate Scotland?

The position at Crown Estate Scotland was brought to my attention through my degree at the Scottish School of Forestry. Although there were other opportunities, after meeting with the Forest Manager Nick Page, I was instantly attracted to the beauty of the area and I liked the fact that the position at Glenlivet offered me both the chance to expand on my knowledge of forest management but also offered me the insight into land management in general and the varied work carried out on a day to day basis on a large estate.

On a typical day what are the kind of things you would get up to?

The work is really varied, but some of the things I've been involved in include maintenance of the mountain bike trails (including riding the trails to make sure there are no hazardous trees), fence inspections and visiting working sites and to get an overview of timber harvesting and haulage being carried out on the Estate. I'm also using

data found in the field and composing resulting maps and annotations through Crown Estate Scotland's mapping tool.

How have you found the experience so far?

I have loved my time here so far, it's a small team working in the estate office in Tomintoul but everyone has been really welcoming and offered lots of advice and help when needed. To be able to work out in the field in an area where I would quite happily spend my weekends anyway makes it all the more enjoyable. I am learning every day and the knowledge I am gaining in all aspects of forest management and land management as a whole will only benefit my career in the long run.

What would you say to anyone else who was interested in getting involved in a career in forestry?

I'd encourage them to go for it! If you enjoy the outdoors there is no better way to experience it than by working to make it both sustainable and productive, especially in such a beautiful country. Forestry is growing here and it's a great time to get involved. The type of work is so varied and the unpredictability keeps it exciting.

Head Office

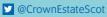
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