Crown Estate Scotland BUILLE ESTATE Autumn / Winter 2020

ScotWind launches Coping with COVID-19

Sustainable Communities Fund



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Foreword

SIMON HODGE Chief Executive, Crown Estate Scotland

The six months since our last Bulletin have seen some radical changes in how we all live and work in Scotland, the UK and beyond.

y last Bulletin foreword centred on Scotland's themed year for tourism, the Year of Coasts and Waters 2020, and how it related to our work on the Estate. It was published in March – and had we known just how much life would change in the interim, we could hardly have chosen a better subject to contrast with the experiences to come.

COVID-19 has impacted us all in different ways, but one thing that has remained is the need for Crown Estate Scotland to deliver for our tenants, partners and communities.

You'll find examples of that throughout these pages, including the launch of Scotland's first offshore wind leasing round in a decade, a partnership with North Ayrshire Council, a new fund to support communities' sustainable action, and the purchase of an exciting development site near Montrose.

Now, as we work with the private, public and third sectors to build a 'green recovery', Crown Estate Scotland's core remit – delivering sustainable development and lasting value – has never felt so relevant.

We welcome all feedback, comments or queries Please email enquiries@crownestatescotland.com or visit our website www.crownestatescotland.com for more information.

GENERAL

LOCKDOWN EX

COVID-19 and lockdown have impacted us all in different ways. We asked some of our team, partners and tenants to give us an insight into some of the challenges and opportunities they have faced since lockdown and restrictions were introduced and what the future might look like for them.

Michael Durno, tenant farmer, Glenlivet Estate

For our tenant farmer, Michael Durno, COVID-19 has had minimal effect on his day to day life on Auchorachan Farm.

The 1150 hectare farm of mostly rough country is situated on the Glenlivet Estate, and Michael keeps 550 blackface ewes and 160 suckler cows.

Spring is a busy time of year for farmers, so when lockdown was introduced Michael was rarely off the farm and kept busy with calving, lambing and spring groundwork.

Although markets did continue to operate throughout lockdown, it was harder to manage breeding stock as buyers were unable to inspect them due to the social distancing measures in place.

Breeding bulls had to be sold via online auctions, which worked very well for Michael who managed to sell one of his bulls to someone located as far away as Somerset.

The biggest disruption of COVID-19 to working life has been the cancellation of agricultural shows.

Michael explained: "The biggest disruption of COVID-19 to working life has been the cancellation of agricultural shows. Both The



Royal Cornwall Show and the Royal Highland Show were cancelled, and I was scheduled to judge at both. All the other local shows have also been cancelled too, and so our shop window as pedigree cattle breeders has been forced online.

"One positive we have seen is very high demand for local red meat which has resulted in stable prices for cattle and sheep. Hopefully there will be continued loyalty from consumers, and they will keep supporting Scotch beef and lamb!"



Willie Reid, Maintenance Supervisor, Crown Estate Scotland

Our Maintenance Supervisor Willie Reid and his team help maintain over 80 farms and 41 residential properties across 30,000 hectares of land.

Following Government guidance and risk assessments we carried out, the team now travel to sites in separate vehicles, have lots more protective equipment to carry and wear and works require additional planning to ensure they can be carried out in line with distancing measures. Equipment must also be sanitised after each use, so the time between jobs being carried out is often longer.

The biggest challenge for us as a team is not being able to physically help each other due to social distancing

During Phase 1 and 2 of lockdown, the team only carried out emergency works, and were called

out to site on average three times per week. They have now returned to working full hours and are performing most activities with the exception of those that require going inside properties or farm buildings (unless the issue is deemed a health and safety risk).

Willie Reid, Maintenance Supervisor said: "I would say that the biggest challenge for us as a team Is not being able to physically help each other due to social distancing. Before COVID-19, if one of our colleagues was physically struggling, we would jump in and help out. The difference now is we must plan and think of different ways of getting these works done safely and in line with guidance.

"Although it certainly has taken some getting used to, we work in some beautiful countryside and feel fortunate not to have been stuck indoors at a desk all day every day. Every cloud...!"

Lisa Farley, Centre Coordinator and Volunteer Manager, The Scottish Dolphin Centre, Moray

The Scottish Dolphin Centre is a tenant of Crown Estate Scotland and is run by Whale & Dolphin Conservation, the leading charity dedicated to the protection of whales and dolphins.

The Centre is located in Spey Bay, and between the months of April and September in particular, visitors often see dolphins and other wildlife close to shore.

Following the introduction of lockdown measures and the closure of the centre, Centre Coordinator and Volunteer Manager Lisa Farley and her team began work on an operational plan looking at when and how they could reopen.

With July and August usually seeing around 900 visitors a day, and the Centre providing significant revenue to the charity, they knew how important it was to start trading again as soon as it was safe and practical.

The Centre is comprised of a shop and cafe, both of which have now reopened. The shop opened in September, but the team were able to reopen the cafe as a takeaway in July.

Visit the website for the centre at www.dolphincentre.whales.org to find out more or follow @Dolphinsighting on Twitter Lisa said: "We've received a fantastic response to reopening as a takeaway café, with high visitor numbers to the centre enjoying delicious cakes and soup on offer as part of our reduced menu. We've implemented enhanced cleaning measures and have a bubble team of six staff working in the café and managing crowds and queues and it has worked well so far.

We received a fantastic response to reopening as a takeaway café

"It really helped to receive a rent holiday from Crown Estate Scotland, but the challenge for us now is to encourage visitors to visit the centre once the typical holiday season ends. We also need to look at how we can reintroduce activities and tours we usually run with restrictions in place."

Tony Bennett, Community Marine Officer, Bidwells

A significant part of our Community Marine Officers' work is meeting with people, community groups and associations 'on site'.

This may be to discuss proposed projects such as the laying of a new trot of visitor moorings, trying to resolve issues between different individuals or simply helping someone with their mooring and/or licence application.

There is still a significant and dramatic reduction in boats visiting from further afield

Tony Bennett is one of the Community Marine Officers who work for us through Managing Agents Bidwells, and he covers the Argyll and Bute area. The arrival of COVID-19 bought an abrupt end to face-to-face meetings. Even when the initial lockdown eased, it was not possible to travel to various sites due to the emergency ferry timetables that had been introduced.

During the rare visits that were possible it quickly became obvious to Tony that COVID-19 was having a dramatic effect on the marine sector.

By the start of May, more than a month into lockdown, Lochs Feochan and Melfort had a combined total of just three boats afloat; in a typical year they would normally have had more than 100 vessels sitting on moorings by this time.

The only vessel movements Tony observed were limited to those of the ferry operations, fish farm support vessels and the Northern Lighthouse Board.

There was (and still is) a significant and dramatic reduction in boats visiting from further afield, which was to be expected. Perhaps of greatest surprise to Tony was the reduction in private boats being launched. This reduction continued after lockdown had eased.

Discussions Tony has had with boat owners, association officers, marinas and boatyards have confirmed many boat owners have decided that



it simply isn't worth the expense of launching for just a couple of months' use. Some are concerned about the ongoing risks posed by COVID-19 whilst others have taken the decision to carry out repair work on their boats during the summer months rather than the usual winter maintenance.

Boatyards and marinas are concerned that as a result of this they will have insufficient winter work to keep their staff busy. It appears that, along with much of the wider economy, the marine leisure sector will be affected by COVID-19 for some time to come.

New £750k fund to support communities' green recovery

e have launched a new fund designed to support local regeneration and sustainable development around Scotland's coast.

The Sustainable Communities Fund is made up of two different programmes – a Community Capacity Grants Programme and an Environment Grants Programme.

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These programmes reflect our drive to invest in and enable green recovery at a local level

Annie Breaden, Head of Policy at Crown Estate Scotland, said: "We know that across Scotland communities sometimes struggle to get local projects off the ground because they cannot source support early enough. Now more than ever these communities need the opportunity – and funds – to put their plans into action.

"The community capacity funding is designed to help kickstart long-term change, driven by local people, while the environment programme will support projects that are 'oven-ready'.

"Together these programmes reflect our drive to invest in and enable green recovery at a local level. We want to help communities get on with doing what they do best – responding to local needs in a way that provides lasting benefits."

Find out more

www.crownestatescotland.com/what-wedo/sustainable-communities-fund



COMMUNITY CAPACITY GRANTS PROGRAMME

Open to coastal communities, this grant provides support for community projects that contribute to local regeneration and sustainable development. Grants will range from £10,000 – £50,000. The deadline for the first round of grants is 8 October 2020.



ENVIRONMENT GRANTS PROGRAMME

Providing grants of £5,000 – £20,000 for projects which deliver environmental benefits within 18 months of award.



£9.7m Scottish Crown Estate revenue distributed to coastal communities

S cottish Ministers have allocated £9.7m to coastal communities across Scotland. The funds were generated by the Scottish Crown Estate's marine assets in 2018-19.

The funding, which comes from the second year of devolved management of Crown Estate assets, is up by more than £2m on 2017-18 and is more than double the funding available under the UK Government's old Coastal Communities Fund.

The £9.7m has been allocated to the 26 local authority areas which have coastlines, with funding based on their share of the adjacent sea area.

The scope of the fund has been broadened this year in response to COVID-19, with local authorities now able to directly support businesses, including third sector organisations, affected by the pandemic.

At Crown Estate Scotland, we return all net revenues to Scottish Government for public spending, with the funds from marine assets being redistributed to eligible local authorities. In 2017-18 we returned £9m and in 2018-19 we paid £11.4m.

Related, but different

The story on this page and page 8 include some things that may sound similar, but are different. Here's how to distinguish them:



SCOTTISH CROWN ESTATE (SCE)

The collection of property, including land and seabed, which is held in right of the Crown in Scotland.



CROWN ESTATE SCOTLAND

The organisation that manages the Scottish Crown Estate on behalf of Scottish Ministers.



SCE REVENUE FUNDING

Money awarded to coastal local authorities by the Scottish Government. The funds are based on SCE revenues from marine assets located 0-12 nautical miles.



SUSTAINABLE COMMUNITIES FUND

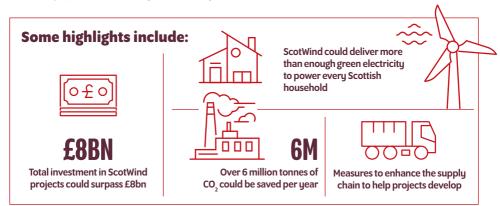
A fund set up by Crown Estate Scotland to support local regeneration and sustainable development.

Green light for multi-billion pound investment in Scotland's net zero economy

e are excited to have launched the first round of offshore wind leasing in Scottish waters for a decade.

The multi-billion pound investment opportunity will form a major part of Scotland's green recovery.

The round, called ScotWind Leasing, enables companies at the cutting edge of offshore renewables to apply to build Scotland's new generation of offshore wind farms and help power the transition to a net zero future.



It's anticipated that ScotWind will significantly increase the amount of power generated from offshore renewables, a major step towards meeting the Scottish Government's target of Scotland being net zero by 2045. John Robertson, Crown Estate Scotland's Head of Energy & Infrastructure said, "Offshore wind is currently one of the cheapest forms of new electricity generation and Scotland is perfectly poised to host major new projects, with a wellestablished energy skills sector as well as some of the best natural marine resources in Europe."



Scotland's Energy Minister, Paul Wheelhouse MSP, said: "The launch of ScotWind – the first offshore wind leasing round to be administered in Scotland – is a very important milestone for Crown Estate Scotland and Scottish Ministers, but also marks another pivotal moment for the development of our offshore wind sector and also presents an opportunity to help develop our strategic economic response to the COVID-19 pandemic.

"As we emerge from the crisis, we have a chance to re-imagine the Scotland around us, and to begin building a greener, fairer and more equal society and economy, one in which wellbeing, fair work and social justice are prioritised."

Since launch there has been a significant level of interest from investors and developers.

More information on how ScotWind Leasing will work can be found here

Please send any questions or queries relating to ScotWind Leasing to scotwind.leasing@crownestatescotland.com

£500k to support sustainable offshore wind development in Scotland

e have announced £0.5m for the sustainable development of offshore wind in Scotland, helping the country work towards meeting net zero targets.

The funds comprise £300k for Scottish Offshore Wind Energy Council (SOWEC) projects and £200k for environmental research.

SOWEC was established in partnership between the public sector and the offshore wind industry to co-ordinate a Scotland-wide response to the Offshore Wind Sector Deal and focus on specific shared priorities in Scotland.



New research on net zero opportunities for Scotland's ports

e have published a new report which shows how Scotland's ports and harbours can tap into the huge potential created by the development of offshore wind in the years to come.

The research, carried out by technical consultants Arup, found that while Scotland already has a strong and thriving ports sector, there are various steps that could be taken to maximise the future potential of Scottish ports to host the major offshore wind projects set to come to Scotland.

These steps, if applied successfully, could ensure that Scotland's ports are ideally placed to support the major expansion of offshore wind in Scotland, and help the country take a major stride towards net zero.

The recommendations of the report include:

- Taking steps to increase the port capacity that is suitable for large scale offshore wind developments
- Establishing a national strategic approach to how offshore wind port facilities are developed
- Developing new optimal operation & maintenance facilities which open up the right opportunities for Scotland's ports

Director of Marine for Crown Estate Scotland, Colin Palmer, said: "This is an important piece of work, which should act as a roadmap for both public and private sectors in Scotland to ensure that our ports and offshore wind sectors collaborate effectively and maximise the potential that offshore wind can bring to communities.

Scotland is a world-leading destination for the development of low carbon energy

"Scotland has fantastic port facilities as well as some of the best offshore energy resources in the world; making sure these two are successfully aligned can help us take a giant leap towards our net zero commitments, and help to build a green economic recovery for Scotland."

Find out more

www.crownestatescotland.com/maps-andpublications/download/506

New study highlights extra community benefits of Local Energy Systems

e recently commissioned a study into the additional value which can be generated for communities which adopt local energy systems.

The report from this study considers a place where both offshore and onshore generation is feeding in to an island-based energy system – in this case, Orkney's Surf'n'Turf project – and explores the wider value that adoption of such a system can bring to the local community.

The use of economic modelling and wellbeing assessments can be helpful to all the stakeholders in development projects

Mark McKean, Development Manager for Crown Estate Scotland, said:

"These findings give us real insight into how the addition of onshore systems components to any offshore renewables projects might benefit and impact communities. They also show that the use of economic modelling and wellbeing assessments can be helpful to all the stakeholders in development projects, giving them a better understanding of the wider value on offer from those projects."

Find out more

www.crownestatescotland.com/maps-andpublications/download/465

Key findings of the study

In addition to immediately quantifiable benefits to the local economy, the Surf 'n' Turf project brought wider value to the community in a range of ways:

A high proportion of investment in the operation of the project recirculates within and is retained by the local economy on Orkney





It has a positive effect on wellbeing, with stakeholders overwhelmingly agreeing that the Orcadian community is proud to be part of such a ground-breaking initiative



It demonstrates Orkney's potential as a site for further renewables deployment and, in combination with other projects, has led to the identification of Orkney as a 'hydrogen hub'



It has created jobs and training in maintenance, gas engineering and hydrogen transportation. It has also created stimulus to develop hydrogen training locally in Orkney, and has contributed to the retention of working population and graduates in the islands

Rural tenants have their say

Tenants have shared feedback on our current performance and what our future priorities should be.

recent survey has helped us measure and monitor our rural tenants' satisfaction in how we support them and their businesses. Almost 50% of our residential and agricultural tenants responded, and encouragingly the feedback shows the rating of all aspects of our service has increased, with clarity and openness rating particularly well.

Some of the key highlights include:

71%

Respondents who felt that the frequency of contact that they have with us was appropriate and met their needs

6.8/10

In relation to our managing agents Savills, respondents were most positive about Savills' professionalism 8.4/10 Satisfaction levels with

repairs carried out

Respondents think that our priorities over the next few years should include



repairs and maintenance

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communication with tenants

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support for business planning



improving the role of managing agents.





Our work in these areas includes



Continuing and completing a conditions survey across all residential and farm buildings



Promoting Integrated Land Management Plans across core holdings



Developing a natural resource innovation fund for tenants



Respondents identified the following as wider key concerns over the next few years







repairs and maintenance



tenancy sustainability as tenants aged

Thank you to all who took the time to have their say – feedback is important in helping Crown Estate Scotland support tenants and their businesses.





Opportunity for new entrant farmer



ppercleuch Farm, on Crown Estate Scotland's Applegirth Estate, is available for a new entrant to let.

Uppercleuch Farm extends to approximately 148 hectares with a range of buildings including a four bedroom farmhouse. It will be let on a 10 Year Modern Limited Duration Tenancy (MLDT) and would be well suited to a young or new entrant.

In addition, a further 63 hectares (155 acres) of bare land on the adjacent Chipknowe holding is being offered to rent in two separate lots on 10 year MLDT.

Attracting new entrants to Scottish farming is crucial to the ongoing vitality, resilience and competitiveness of the sector

Savills' Mark Fogden, Property Manager for the Applegirth Estate said: "Attracting new entrants to Scottish farming is crucial to the ongoing vitality,



resilience and competitiveness of the sector and is a key objective of Crown Estate Scotland. Uppercleuch is a first class livestock farm which, following the decision by the existing farm tenant to retire, provides a wonderful opportunity for a new farming business to establish itself on the Applegirth Estate. This follows the very successful let of a neighbouring farm to a young family last year."



Conditions survey work nears completion

n 2018 Crown Estate Scotland commissioned a full repairs and conditions survey for rural properties across the Whitehill, Fochabers and Glenlivet Estates, to identify any maintenance or repair required for each property.

Urgent and high priority works were carried out in the year following the survey, and the remainder of the works were on course to be completed when COVID-19 lockdown came into force and disrupted the process.

We are pleased to say that since the initial restrictions were relaxed, work has begun again on the remaining projects and they are moving toward completion.



Forestry update

ost outdoor forestry activity was cleared to begin again once COVID-19 lockdown moved into Phase 2, but our forestry team have had challenges to overcome as they got back to work.

Physical distancing has been the biggest adjustment for our team to get to grips with. To make sure they comply with distancing measures while when carrying out works and moving between sites, our team have made a number of changes to their working practices – including travelling individually in separate vehicles, which increases transportation costs and isn't always practical.

Many of the works which went on hold during the early lockdown period have now restarted and in many instances are completed.

Forestry restocking works planned for March 2020 on our Glenlivet Estate came to a halt, but tree planting contractors were back on site in July and all works are now complete.

Planned timber harvesting was delayed until August, as lockdown saw the closure of many sawmills. Those works have now started again with an estimated completion date of October 2020.

Following Forest Industry Safety Accord guidance, the team will continue work to safely deliver sanitation felling of diseased larch, and commence planning for the spring 2021 restocking.

20th year for Clyde in the Classroom

ver 3,100 school pupils have successfully completed the 20th year of the fantastic Clyde in the Classroom project supported by Crown Estate Scotland.

Running from January to March this year, the project encourages children to explore ecosystems within their local area and facilitates collaborative learning through the care of fish.

Dr William Yeomans, Executive Officer at the Clyde River Foundation said "This is a self-contained, hands-on and locally focused science experience. It's more relevant than ever nowadays and a big thank you to everyone who took part and to our funders".



Montrose to benefit from major new investment by Crown Estate Scotland

e have purchased a commercial development site near Montrose, Angus. The 123-acre Zero Four site has been bought from ISLA Developments at a cost of £3.7m, and forms part of our organisation's longterm plans to invest in renewable energy and the expansion of the blue economy to deliver wider value for Scotland.

The site is considered to have strong potential for supporting the development of key sectors such as offshore renewables, as well as retail and hospitality, bringing major benefits to the

Earlier this year we announced our intention to invest £70m in support of coastal community regeneration

area around Montrose and helping to kick start a green economic recovery in the region.

Earlier this year we announced our intention to invest £70m in support of coastal community regeneration, green energy and sustainable food production over the next three years.

RURAL



Zero Four in numbers



123 acres near Montrose, Angus



£3.7m

Bought from ISLA Developments at a cost of £3.7m



£70m

Crown Estate Scotland are investing £70m in supporting coastal communities

Andy Wells, Director of Property for Crown Estate Scotland, said: "We're very pleased to be able to make this announcement today, which we hope can deliver tangible benefits to the local community in the years to come. The site holds a great deal of potential and will allow us to build on the strong partnerships we already have in the marine energy and ports sectors.

Zero Four is an exciting investment opportunity that could not have come at a better time for Montrose

Angus Council Leader, Cllr David Fairweather said: "This is fantastic news for Montrose and a further ringing endorsement of the huge potential that Angus has through its flourishing role in clean growth through our Mercury Programme."

"Zero Four, Montrose is an exciting investment opportunity and could not come at a better time, given the pressures and uncertainty spread through the coronavirus pandemic."

Historically, the site was the first operational RAF training airfield in the UK, with the Zero Four name emanating from the original runway call sign 04 22. The site has planning permission for a Mixed Use business park, with outline proposals including industrial units, offices, food retail / services, a helidrone port and hotel, leisure & conference facilities.

Find out more https://zero-four.co.uk

New liaison with the salmon farming industry

F isheries Management Scotland has appointed Polly Burns as its Aquaculture Interactions Manager – a new post funded by Crown Estate Scotland and Marine Scotland – to act as a liaison with the salmon farming industry.

The creation of this new role follows the May 2020 publication of recommendations by the Salmon Interactions Working Group about managing the relationship between wild and farmed salmonids, and the conservation of wild salmonids.

In her new role, Polly will work to develop and maintain professional relationships with people and organisations in the industry, supporting the production of environmental management plans (or successor arrangements) and monitoring strategies to understand and address local impacts on wild salmonid fish.



Find out more You can reach Polly at polly@fms.scot



New Edinburgh 'hub' for Crown Estate Scotland

t's the start of a new chapter as we are moving to a new central Edinburgh base in Quartermile 2.

The end of our current lease at our existing office, without the option for renewal, meant that a new location was required. The space will act as a hub for staff, partners and tenants to meet and collaborate once current restrictions are lifted.

Quartermile 2 is built on the site of the old Royal Infirmary of Edinburgh. Crown Estate Scotland will use part of a floor of the building which already hosts a range of businesses and neighbours The University of Edinburgh.

The move to the new hub is scheduled for December 2020 and tenants, suppliers and stakeholders will receive more information in due course.

We've carefully chosen a space that will enable us to combine home and office working

Alastair Milloy, Director of Finance & Business Services, said: "As we continue developing the business to deliver our £70m investment plans, we're really excited about the prospect of moving into our new home. We've carefully chosen a space that will enable us to combine home and office working, offers active travel facilities for staff and has excellent IT infrastructure to keep us connected with colleagues and partners around Scotland."

Meet Kirstin Gardner, our new Development Manager

Starting a new role is often exciting – but also a little daunting! Our new Development Manager Kirstin Gardner had the added pressure of joining Crown Estate Scotland's Marine team on the very first day of lockdown. We wanted to find out more about how her experience has been so far.

Hi Kirstin! What has it been like to start a new job in Lockdown?

I started working for Crown Estate Scotland on Monday 23 March, which is the day we all went into lockdown in Scotland. I've been working from my new office (the living room) with my new assistant (my dog, Norah) ever since. It's certainly a very different way to start a new job.

Luckily, video conferencing and chat software have helped me meet and stay connected with my new colleagues. Although we are now all reasonably well acquainted, I have no idea how tall anyone might be!

What does your role cover?

As a Development Manager in the Energy and Infrastructure Team I work across two different areas: offshore Wind, and cables and pipelines. In my offshore wind role, I am supporting the launch of ScotWind Leasing, and I represent Crown Estate Scotland in BEIS's recently announced Offshore Transmission Network Review project. On the cables and pipelines side, alongside our managing agents, I am the point of contact for our subsea cable and pipeline tenants.

What kind of things are you involved in on a day-to-day basis?

One of the great things about my job is that it is so varied. One day I can be focussed on tenancy agreements, and the next I can be in a (currently virtual) meeting room with stakeholders, working to develop policies that will enable growth and investment in Scotland.

What are the most exciting things on the horizon in your area?

For me, one of the most exciting things to be a part of with regards to Energy and Infrastructure is the growth of the offshore wind sector in Scotland, and lending support to other new sectors that will facilitate Scotland's transition to net zero.

What's the best thing about your job?

I really enjoy working with my new team. I am surrounded by a group of bright, passionate individuals that are dedicated to their jobs and delivering on Crown Estate Scotland's role of promoting sustainable development and the green recovery.

Vacancies at Crown Estate Scotland

We frequently have vacancies for roles within Crown Estate Scotland. Please keep an eye on www.linkedin.com/company/crown-estate-scotland and www.crownestatescotland.com/about-us/careers for opportunities as they arise.



For me, one of the most exciting things to be a part of with regards to Energy and Infrastructure is the growth of the offshore wind sector in Scotland

Head Office

From December 2020 our new address will be:

Quartermile Two 2nd Floor 2 Lister Square Edinburgh EH3 9GL

Tel. 0131 260 6070 enquiries@crownestatescotland.com

Glenlivet

Main Street Tomintoul, Banffshire AB37 9EX

Tel: 01479 870 070 info@glenlivetestate.co.uk

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

www.glenlivetestate.co.uk www.crownestatescotland.com

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