

Ports & Harbours 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.



© Port of Cromarty Firth

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.

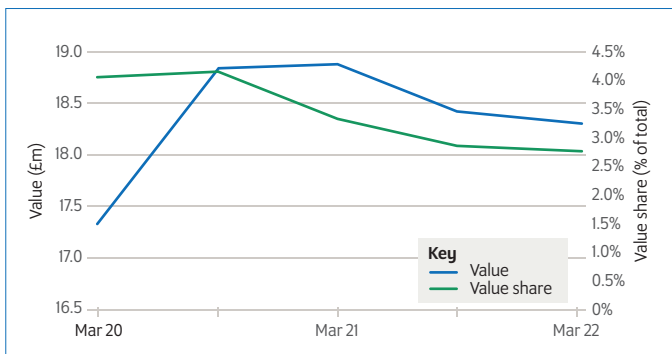
2. Asset summary

Seabed used for permanent reclamation, harbour infrastructure and dredging, form the bulk of Crown Estate Scotland's agreements with the ports and harbours sector. Ports and harbours in Scotland have a range of public and private operators, each with unique governance arrangements. Crown Estate Scotland seabed agreements are granted on a consistent basis whilst reflecting local circumstances. Master Agreements are in place with some Local Authorities, these set a framework for individual agreements and were designed for mutual benefit when dealing with multiple agreements with a single tenant. We work proactively with operators on expansion and development plans.

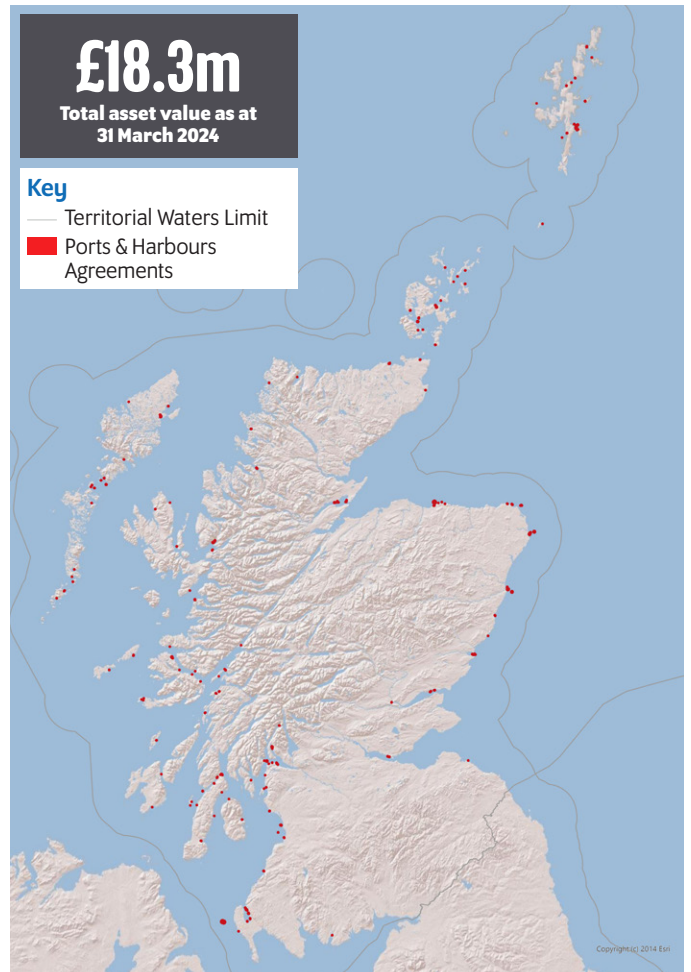
Asset and financial information

Asset information	Value
No of agreements	213
Value (March 2024)	£18.3m
Value share (% of total Estate value, March 2024)	2.7

Ports and harbours – change in value and value share over time



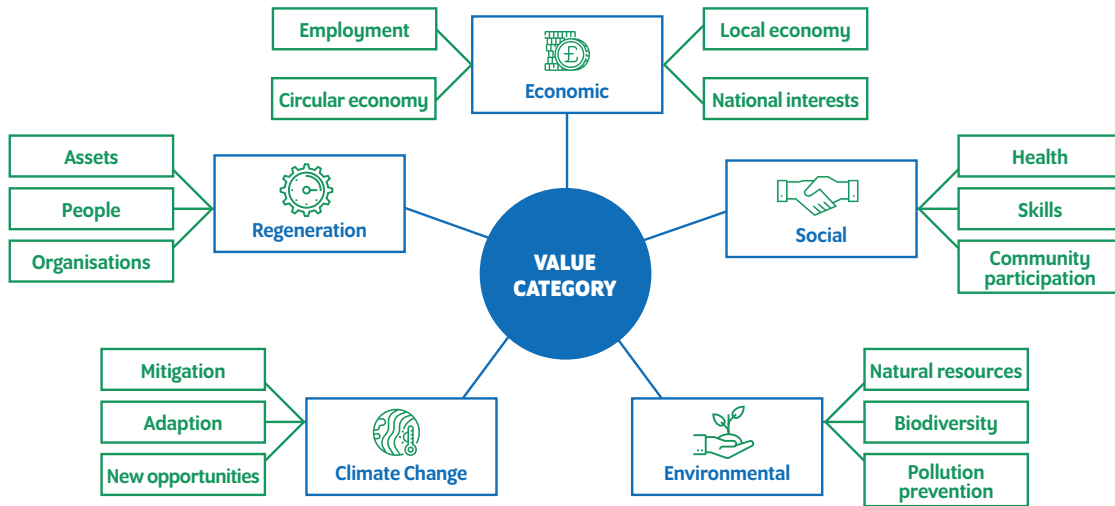
Ports and harbours asset map



© Copyright 2014 Esri

Map correct as at September 2024. 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

Next steps

The Value Project started in 2019 as a direct response to this need to define the wider value of CES’s activities.

In 2023, with the help of Savills Earth we completed development of our new Value Reporting Framework (VRF). This framework will support CES to shape data gathering to inform non-financial metrics and will help to inform our future decision-making, reporting, and monitoring processes.

The VRF seeks to measure the value created through all of CES’s activities, producing quantitative and qualitative data for investment case decision making and annual reporting.

To achieve this a systematic process for measuring value was developed, in which our five wider value categories – climate change, social, economic, environmental and regeneration – were individually assigned a specific value indicator, with each indicator directly tied to its own value creation metric.

We have now incorporated indicators relating to employment, investment, and social cost of carbon into our annual reporting and further indicators will be added going forwards.

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 Ports & Harbours, key areas identified with potential for increased wider value include:

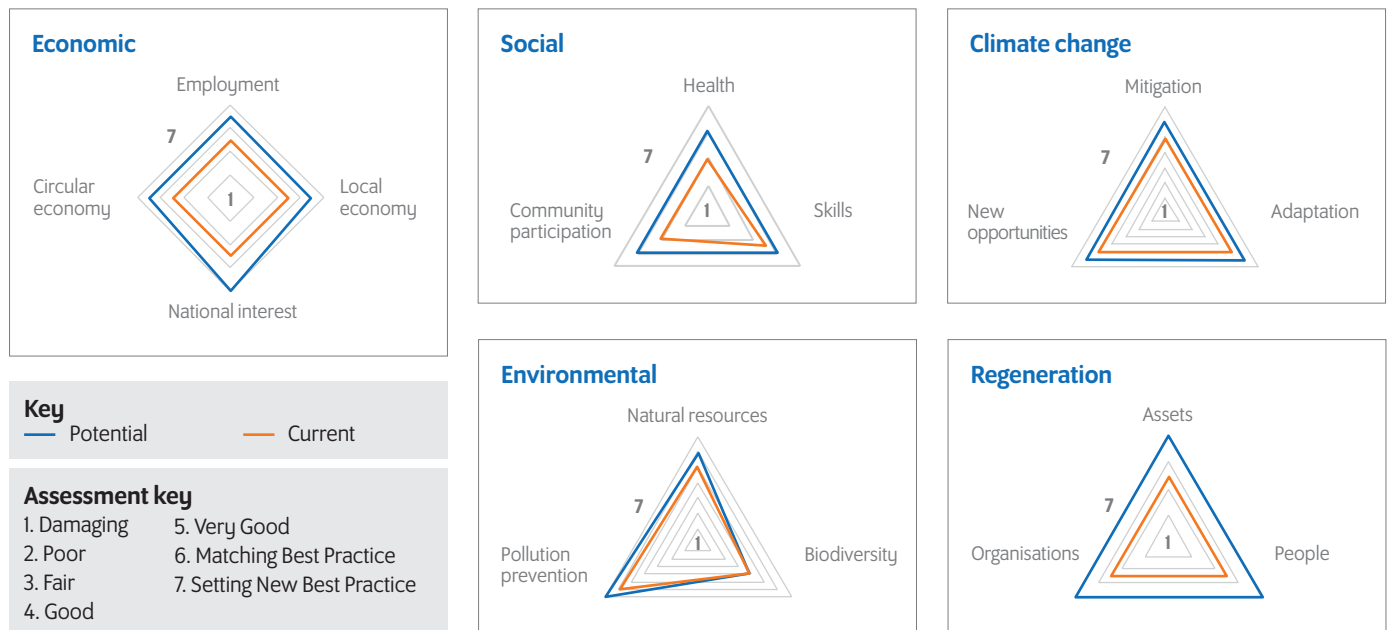
- **Economic** – expansion of offshore wind sector may lead to opportunities in relation to national interests, local economy and employment.
- **Regeneration** – expansion of offshore wind sector may lead to opportunities relating to interactions between associated assets and collaboration between different organisations.

Opportunities

- There are major business opportunities for Scotland’s ports and harbours to provide operations and maintenance, marshalling and manufacturing facilities to the offshore and marine renewables sectors, and to provide oil and gas decommissioning services.
- Providing a base for trade and employment;
- Connecting communities;
- Contributing to protecting the environment within a framework of environmental designations; and
- Using marine plans to create an increasingly effective marine licensing and consents regime.

Threats

- Changes to arrangements for the inspection of animal and plant products under environmental health rules post-Brexit; and
- Environmental and planning issues are one of the most significant challenges for the ports sector.



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 2020-2026 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 ports & harbours, some examples of our activities include:

Asset Manager

- Providing consistent seabed agreements which reflect local circumstances.
- Supporting expansion and development plans.

Enabler

- Engaged with energy ports around Scotland, taking a sector-wide approach to ensure our enabling work and investment builds long-term port capacity & capability. This included funding Scottish Offshore Wind Energy Council (SOWEC) which is carrying out vital sector work including, for example, the Scottish Offshore Wind Strategic Investment Assessment.
- Through our Environment Grants fund, we supported Ullapool Harbour Trust with new solar panels, and Dunbar Harbour Trust with a bicycle rack and pump station.

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.

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

Key

- Inactive
- Low
- Medium
- High

Published April 2025
Original material © Crown Estate Scotland

Financial information as of March 2024, other information as of September 2024. 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@crownestatescotland.com

www.crownestatescotland.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