



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

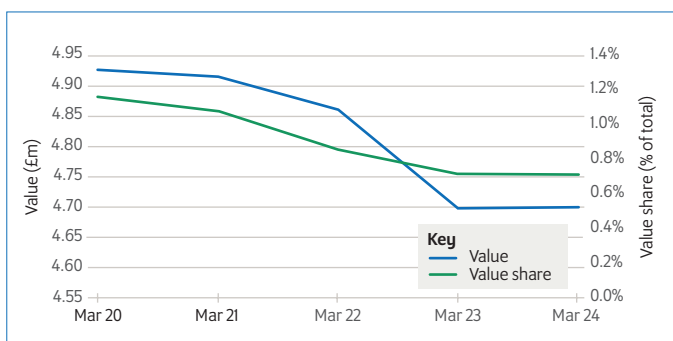
The rights to fish for salmon and fish of the salmon kind are part of ancient rights held by The Crown in Scotland. In many areas these rights have been subsequently granted away by the Crown over the centuries. Those that remain are managed by Crown Estate Scotland. Salmon fishing rights in Scotland are not always bound to the land, titles for fishing can be held separately. The rights to fish are mostly 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.

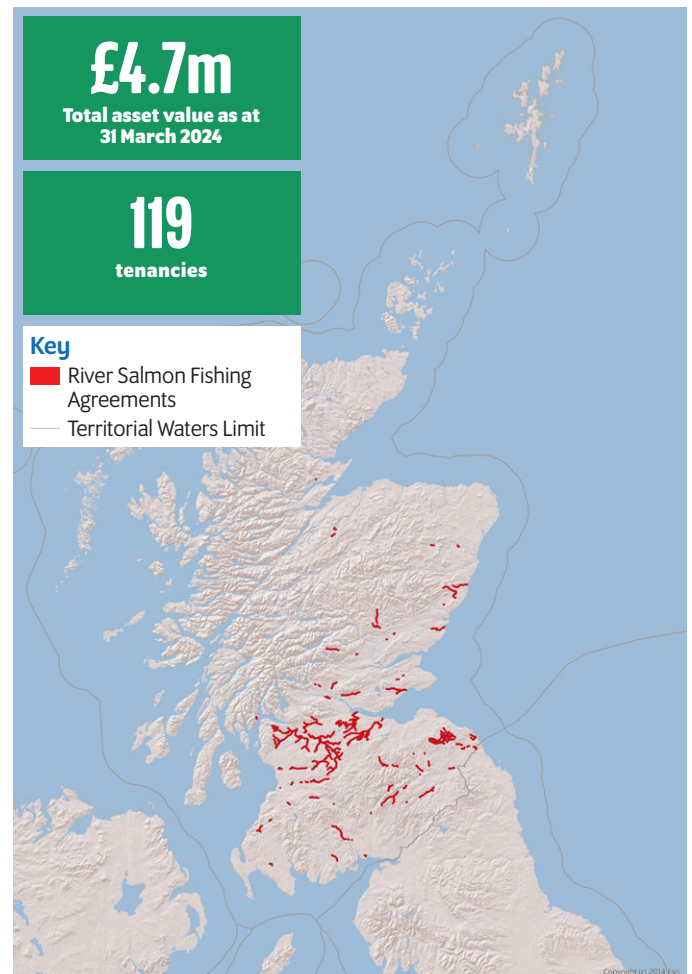
Asset and financial information

Asset information	Value
No of agreements	119
Value (March 2024)	£4.7m
Value share (% of total Estate value, March 2024)	0.7

Salmon fishing – change in value and value share over time

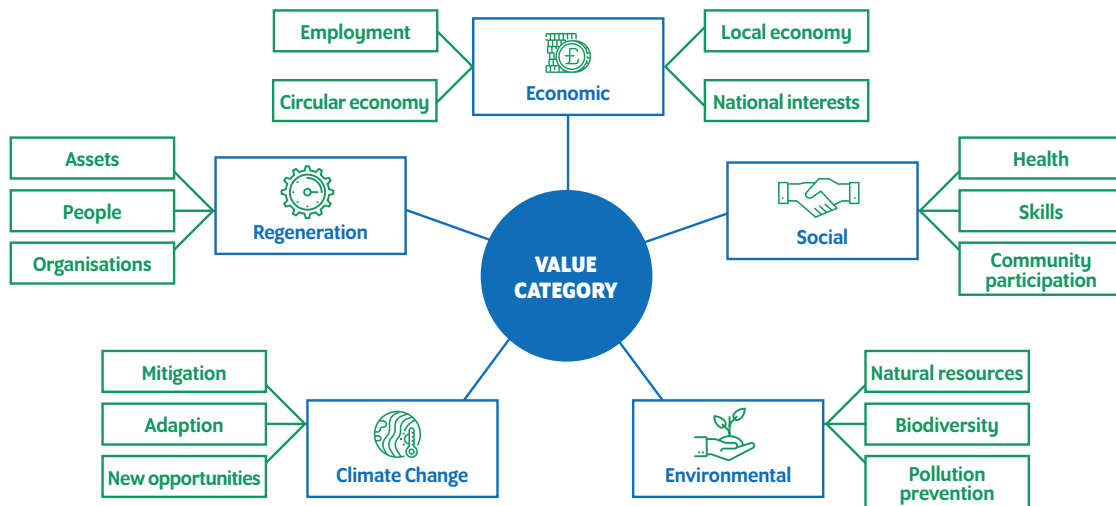


Salmon fishing rights asset map



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

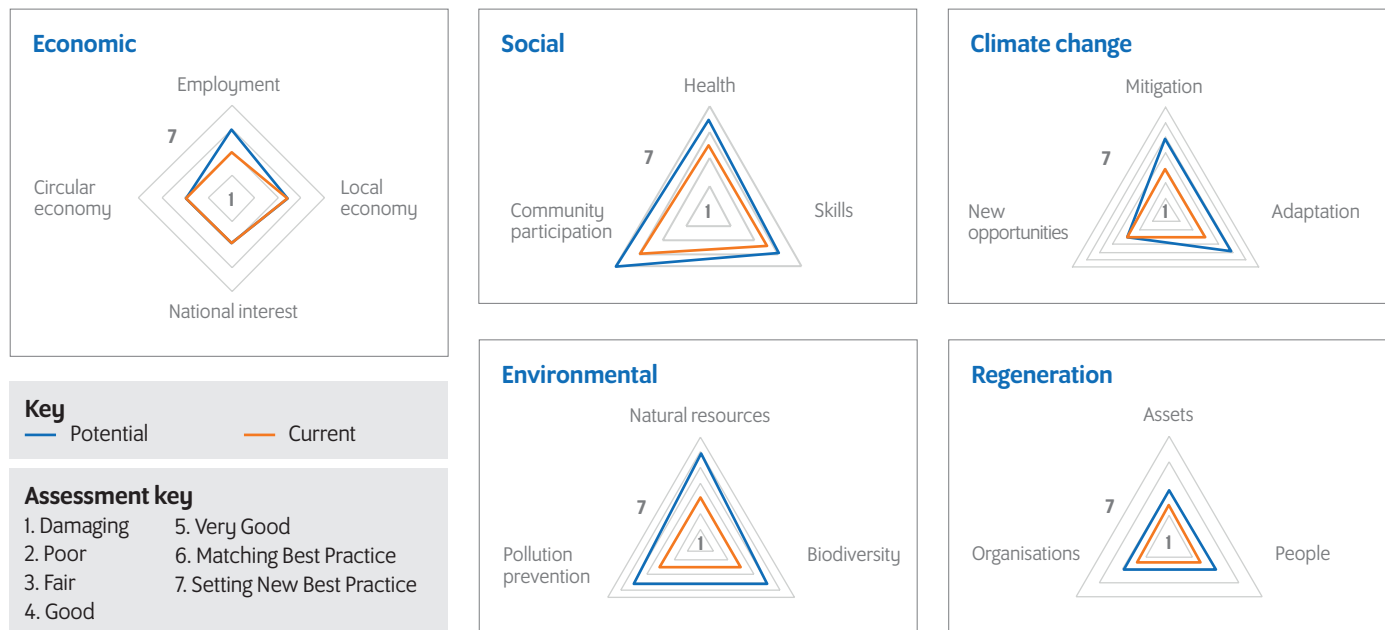
- **Social** – Community participation, especially through attracting young and diverse groups of people to angling. Encouraging angling associations to provide opportunities for all demographics, particularly young people, to get involved in angling.
- **Environment** – Opportunities for wider value particularly in relation to biodiversity and natural resources through the removal of barriers to fish migration.

Opportunities

- Increased activity and presence 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;
- Local angling groups supporting environmental improvements/climate adaptation e.g. tree planting; and
- Crown Estate Scotland are now -part of the Scottish Government Wild Salmon Strategy implementation delivery plan group which provides opportunities for us to work with tenants and partners.

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 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 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.

- From the 2022 season until the end of the 2024 season, all beats on category 3 rivers will have seen their rents rebated by 35% and all tenants on category 2 rivers will have seen their rents rebated by 15%. We are considering our future plans in this area.

Enabler

- Through our Environment Grants fund, we have supported various habitat improvement programmes mostly focussing on removal of invasive, non-native species to improve the biodiversity of the rivers.
- In kind support through direct participation on 4 Fishery Boards and 2 Fishery Trusts.
- Funded an Aquaculture Liaison Manager post and majority-funded a new Wild Salmon Conservation Manager post, both at Fisheries Management Scotland, to support wild salmon conservation through improved liaison with the aquaculture sector.
- We continue to provide funding to the wild salmon fisheries sector including a socio-economic study in conjunction with the Scottish Government's Marine Directorate.

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

Key

- Inactive
- Low
- Medium
- High

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