

# COMMUNITY OWNERSHIP IN SCOTLAND

**A baseline study**

*September 2012*



**COMMUNITY  
OWNERSHIP  
SUPPORT SERVICE**

**Development Trusts Association Scotland**



Data informing this report was collated and analysed by Lauren Leeman and Tom Black of Community Ownership Support Service at Development Trusts Association Scotland. The report was written by Tom Black.

Community Ownership Support Service  
DTA Scotland  
54 Manor Place  
Edinburgh  
EH3 7EH

T: 0131 2252080

E: [coss@dtascot.org.uk](mailto:coss@dtascot.org.uk)

W: [www.dtascommunityownership.org.uk](http://www.dtascommunityownership.org.uk)

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## Executive Summary

Through this study, Development Trusts Association Scotland (DTAS) has sought to establish the current scale and nature of community ownership of assets across Scotland. The research was conducted by DTAS' Community Ownership Support Service (COSS).

The study seeks to assist in measuring the impact of, and targeting future, policy interventions aimed at increasing the number of assets in community ownership in Scotland. Specifically, it aims to:

1. Provide a baseline against which to measure the impact of policy interventions (including COSS support) on levels of community ownership;
2. Inform the development of policy interventions around community ownership, including targeting of the COSS service, through for example identifying cold spots in geographical or thematic terms;
3. Build an evidence base that can be used to raise the profile of the scale and nature of community ownership and influence wider public policy.

The study brought together data held by public and third sector bodies that have disposed of property to community organisations or that have some other involvement in the process of community asset acquisition. The findings relate only to the outright ownership of title to fixed property such as land, buildings, and land related rights (such as sporting, riparian, or minerals rights), and to ownership of major energy installations and, in one case, a ferry. Leases and management agreements have not been included.

There are an estimated 75,891 assets owned by a total of 2,718 community-controlled organisations in Scotland, and with an estimated combined value of just over £1.45 billion. Collectively these assets comprise 463,006 acres (187,372 hectares) in area, equivalent to 2.38% of Scotland's land area. The vast majority of this area (95%) comprises 17 large rural estates under community ownership.

73,151 assets in community ownership are units of housing owned by 84 community-controlled housing associations, housing co-operatives and rural development trusts. The total value of this housing stock is estimated at just over £0.8 billion. Community ownership of housing is excluded from the detailed analysis within the report.

2740 assets are what might be termed 'community assets'; those that bring benefit to, or can be accessed by, the whole community they are intended to serve. We estimate the combined value of these assets is just over £0.65 billion. Detailed information was uncovered in relation to 376 of these assets, which were used as the basis for identifying key trends in community asset ownership in recent years.

Community assets are used for a vast array of purposes. The most common include community halls, amenity uses (e.g. greenspace), business lets, cafes or restaurants, educational uses, grocery retail, heritage preservation and interpretation, renewable energy generation, and sports facilities.

The timeline for community asset acquisitions shows a total of 315 assets coming into ownership over the past 20 years, with a rapid growth in the number of acquisitions completed in the lead up to the launch of the first Scottish Land Fund in 2001 and the enactment of the Land Reform (Scotland) Act 2003. Since peaking

at 34 acquisitions in 2003, the number of acquisitions would seem to have leveled-off and is now in the teens each year.

Two-thirds of community ownership is to be found in remote rural areas, while those areas provide a home to just 6.5% of the population. In sharp contrast, just over one in every twenty community-owned assets can be found in large urban areas while 38.9% of the population lives in such areas. DTAS believe there are likely to be a range of inter-connected reasons behind this geographical distribution, including differences in property values between areas, levels of community cohesion and capacity, and regional variances in the availability of funding and technical support for community ownership. However, further research into the factors underlying the difference in levels of uptake between urban and rural areas may prove valuable.

The vast majority of community-owned assets are to be found in areas that do not experience marked levels of deprivation, with over 90% located in the 80% least deprived and just 3% in the 5% most deprived areas (as measured through the Scottish Index of Multiple Deprivation). Again, there may be various reasons for this pattern, such as differing levels of capacity, aspiration or opportunity. DTAS believes it would be worthwhile examining further the distribution of assets in relation to specific measures of deprivation - such as levels of income, unemployment, educational attainment, and geographical access to key services. It may also be worthwhile (but less simple) to identify the extent to which the successful ownership of assets has led communities out of relative deprivation.

Assets have come into community ownership through a variety of routes and from different landowning sectors. Acquisitions on the open market have to-date remained the principle route to ownership for community organisations in Scotland, and several public funding mechanisms have played a significant role in enabling these acquisitions, notably Highlands and Islands Enterprise's discretionary funding, the first Scottish Land Fund (2001-06), and Big Lottery Funds' Growing Community Assets programme.

Several public policy mechanisms (voluntary and statutory) designed to increase the flow of assets from the public sector into community ownership were introduced from 2003 onwards. These have met with varying success, with the National Forest Land Scheme, operated by the Forestry Commission Scotland, being responsible for 13 acquisitions by community organisations, the Community Right to Buy for 12, and the Crofting Community Right to Buy for none. The transfer of assets at less than best consideration, in particular from the public sector, has been a notable route into asset ownership for communities, with 22 such cases uncovered through this research, many in recent years.

# 1. Introduction

The Scottish Government's Housing, Regeneration, the Commonwealth Games and Sports Directorate have requested this study of Development Trusts Association Scotland. Its overall aim, as far as is possible, is to establish the current scale and nature of community ownership of assets across Scotland so as to assist in measuring the impact of, and targeting future, policy interventions aimed at increasing the number of assets in community ownership in Scotland.

Development Trusts Association Scotland (DTAS) is the national trade association and peer-learning network for development trusts. DTAS provides a wide range of members' benefits, raises the profile of the development trust movement with local and national government, and provides advice and training to new and existing development trusts.

The Community Ownership Support Service (COSS) is operated by DTAS and was funded by the Scottish Government in 2011/12 initially for one year. The service was set up to provide support (e.g. advice, training, information on good practice) to community-based groups in Scotland looking to take on land or building assets for the benefit of their community, and to provide support to local authorities wishing to transfer such assets to communities.

COSS has been granted funded by the Scottish Government to continue for a further three years (2012/13 to 2014/15). As part of this agreement, COSS will make its support available to all communities throughout Scotland. However, it will target delivery of more intensive support towards those areas where community ownership and 'asset transfer' (see glossary) are low in comparison to population and levels of deprivation, taking into consideration the data presented in this report. DTAS intend to revisit this study in future years to provide an up-to-date picture of community ownership in Scotland and identify changes over time.

DTAS recognise that ownership of property is not a route that every community will choose to go down; some will seek other ways to gain more control over or involvement in the local issues that matter to them. However, our experience is that, where the circumstances are right, ownership of an asset can play a very significant role in empowering communities.

The Scottish Government is taking increasing interest in the transformative potential that asset ownership holds for communities, and developing public policy that supports this. Examples include: it's Community Empowerment Action Plan (2009), which promotes the model and highlights some successes; the consultation on a Community Empowerment and Renewal Bill (underway at the time of writing), which proposes a range of new measures aimed at enabling communities to take on local assets, and; a review of existing and potential new land reform measures also set to take place this year. Similar moves have taken place in England, for example: various funding initiatives that emerged following the Quirk Review of community ownership and management of assets in 2007; the establishment of the Asset Transfer Unit to provide technical support to community organisations and landowners under the auspices of Locality, and; measures brought in under the Localism Act such as the community right to build.

## 2. Aims and Scope of the Study

The study aims to identify the current scale and nature of community ownership of assets in Scotland so as to:

4. Provide a baseline against which to measure the impact of policy interventions (including COSS support) on levels of community ownership;
5. Inform the development of policy interventions around community ownership, including targeting of the COSS service, through for example identifying cold spots in geographical or thematic terms;
6. Build an evidence base that can be used to raise the profile of the scale and nature of community ownership and influence public policy more widely.

For the purposes of this study, assets are taken to be fixed property such as land, buildings, and land related rights such as sporting, riparian<sup>1</sup>, or minerals rights, as well as major installations such as energy generating equipment and, in one case, a ferry<sup>2</sup>. Many community organisations will own various small movable assets; most of these items will depreciate rapidly over time, for example ICT equipment or minibuses, and were thus excluded from the study. Small-scale energy installations (those with a rated generating capacity of less than 10KWp) have also been excluded.

The study is concerned only with ownership of title; it does not cover assets leased in any form nor management agreements.

The study is primarily concerned with those assets that can be classified as 'community assets' – that is those that bring benefit to, or can be accessed by, the whole community they are intended to serve. While housing, and in particular social and affordable housing, clearly brings benefits to wider society, it cannot be considered a community asset in the same way as the primary beneficiaries are the individual(s) occupying it.

This research does not seek to explore the factors that determine whether community ownership becomes a success or liability, nor the scale or nature of social, economic or environmental impacts that can result from successful asset ownership. There is now a growing body of independent research into these topics (see for example Joseph Rowntree Foundation, 2011; Skerrat, S., 2011; SQW, 2007; SQW, 2012).

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<sup>1</sup> Riparian rights are the rights of a landowner in respect of a natural watercourse on or adjacent to their property.

<sup>2</sup> Indeed the only community-owned vehicle included in the study is the ferry MV Glenachulish owned by Isle of Skye Ferry CIC.

### 3. Methodology

The study sought to collate data gathered by public and third sector organisations that may have disposed of property to community organisations or that have some other involvement in the acquisition process, for example the provision of technical assistance or funding, registration of community interests under part 2 of the Land Reform Act (Scotland) 2003, or as trade associations and other national support networks. It is largely reliant on these secondary sources of data, although some limited primary research was conducted (see below).

A letter was sent out to the organisations listed in Appendix A. This introduced COSS and the aims of the study and asked for data on community-owned assets across the range of fields listed in Appendix B. Letters were sent out on 13<sup>th</sup> September 2011 asking for responses by 7<sup>th</sup> October 2011. In an attempt to increase the response rate, a second letter was sent out on to those who had not responded on 11<sup>th</sup> October 2011 asking for responses by 4<sup>th</sup> November 2011. For local authorities, this was sent out via the Association of Chief Estates Surveyors and Property Managers in the Public Sector (ACES) who assisted in trying to ensure it reached relevant contacts.

The study was reliant on data provided by a wide range of organisations, each of which collate datasets on community assets for various purposes. It was inevitable, therefore, that significant gaps existed in the data in relation to what the study sought to uncover. Further information was therefore gathered through an extensive internet search and through e-mail or telephone conversations with a small number of survey respondents as well as community organisations that own a significant number of assets. This resulted in improvements in the data<sup>3</sup> and uncovered a number of additional community-owned assets. Findings were then tabulated and analysed in order to provide baseline information and uncover key trends as discussed in the following sections.

The draft final report was then sent out to all survey respondents on 27<sup>th</sup> September 2012, to enable them to check the accuracy of the findings and notify any assets that had come into community ownership since the initial survey in 2011. The findings given in this report can therefore be said to reflect the position at September 2012.

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<sup>3</sup> For example: in many cases the year that title was acquired was later than the year they were awarded funding; some proposed acquisitions were never completed (often due to inability to secure sufficient finance); a small number (four) of assets moved out of community ownership as the organisations involved went into liquidation, and; valuation data or data used to arrive at an estimated valuation were gleaned.

## 4. Scale of Community Ownership in Scotland

Our research gathered detailed data relating to a total of 376 community assets owned by 287 separate community organisations. The sheer variety in the nature of these assets is impressive, ranging from large highland estates to renewable energy installations, from village greens and woodland to multi-purpose centres (or 'hubs') providing a range of local services, and from cafes to local shops and petrol stations. Collectively these 376 assets comprise 459134<sup>4</sup> acres (185805 hectares) in area, and have a combined estimated value of £179,649,237<sup>5</sup>.

However, research commissioned by the Scottish Government (see Skerrat, S., et al, 2008) estimates that there are close to 3000 village halls and other community buildings (collectively termed 'rural community facilities', or RCFs, by the authors) in existence across rural Scotland, and that around 80% (2400) of these are community-owned. The resources available to this study did not allow for the vast majority of these RCFs to be researched in sufficient detail to include them in our analysis in the following sections of this report, although detailed information was gathered on 36 such facilities, which are included within the cohort of 376 assets.

In contrast, DTAS' experience is that the vast majority of community centres to found in urban locations tend to be owned by the local authority rather than the community organisations that may manage or use them. This was further corroborated in conversation with the Scottish Council for Voluntary Organisations (SCVO).

Combining our findings with the estimates for rural community facilities given in the Skerrat et al study gives a figure of **2740 'community assets'** owned by an estimated **2651 organisations** (assuming each RCF is owned by a separate body). We estimate the combined value of these assets is just over **£0.65 billion** (£652,449,237)<sup>6</sup>.

Similarly, although community-owned housing is not included in the detailed analysis contained in the remainder of this report, some interesting headline figures were arrived at from the data gathered for this asset class. There are a total of 73,151 units of housing owned across 84 community-controlled housing associations, housing co-operatives and, to a much lesser extent, rural development trusts. The total value of this housing stock is estimated at just over £0.8 billion (£802,408,507)<sup>7</sup>.

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<sup>4</sup> Data on the size of assets was not always available for smaller types of assets e.g. village halls, shops and petrol stations. Conservative estimates of these were therefore made.

<sup>5</sup> This is a conservative estimate based on the best available information from: book value, value reported by community organisation, acquisition price, or the value of funding packages (where development of the acquired asset took place). In a number of cases where no reliable information was available, conservative estimates were made by assigning nominal values to certain types of asset.

<sup>6</sup> Skerrat, S., et al, 2008, found that two-thirds of Rural Community Facilities were more than 50 years old and required improvements to make them fit for purpose. This was taken into account in arriving at this conservative estimate.

<sup>7</sup> This figure comprises:

1. Net asset values (the book value minus value of liabilities such as Housing Association Grant and any other grants required to be re-paid should the stock be sold) of the housing stock for 68 Registered Social Landlords (RSLs), taken from the most recent (2011) accounts held on the Scottish Housing Regulator's RSL register <http://www.scottishhousingregulator.gov.uk>, plus;
2. The book value of housing stock for five RSLs whose accounts did not deduct HAG or other re-payable grants, plus;
3. The acquisition price of housing stock for eight other housing bodies, plus;
4. Estimated values of housing stock owned by the remaining three housing bodies.

Housing assets have come into community ownership at various points over the past four decades, depending on when the organisation was established and whether housing stock was transferred in entirety or incrementally through acquisition and development (or both). Stock transfers have tended to come from local authorities, the former Scottish Homes, and Glasgow Housing Association<sup>8</sup>. In other cases, existing properties may have been purchased from tenant-owners or private landlords, while new build sites will have been bought from a variety of public and private sector sellers.

Working with SCENE, we uncovered 17 community renewable energy schemes (both 100% community-owned and joint ventures involving private and community sector partners) that have planning consent but are not yet operational. Once built, the community-owned generating capacity of these schemes will total 41,325 KWp (41 MW), representing a major community asset class with significant revenue generating potential. These assets have not been included in the aggregate figures given in this section or the remainder of the report.

Therefore, taking 'community assets' and housing in community ownership together, there are an estimated **75,891 assets** owned by a total of **2,718<sup>9</sup> community-controlled organisations** in Scotland. These assets have an estimated combined value of over **£1.45 billion** (£1,454,857,744).

Collectively these assets comprise **463,006 acres** (187,372 hectares) in area, equivalent to **2.38% of Scotland's land area**. The 17 large rural estates<sup>10</sup> (those over 3,000 acres) under community ownership represent the vast majority of this area, at 438,407 acres (177,417 hectares) or 94.7%. A summary of the scale of community-owned assets, by category, is shown in Table 1.

Within this, 76 development trusts in the DTAS membership own 'community assets', i.e. non-housing assets. (Total DTAS membership at September 2012 was 186 full or provisional members). The 139 such assets owned by these bodies encompass the full range of purposes identified in the following section. The estimated combined value of 'community assets' owned by our members is £63,803,339 (or 9.8% of the estimated total value of such assets in Scotland).

17 DTAS members also own housing, comprising 8946 units, with an estimated value of £101,120,379 (or 12.6% of the estimated total value of community-owned housing in Scotland). Therefore, a total of 76 development trusts in the DTAS membership own just over 9,000 (9085) assets, representing 12% of all community-owned assets in Scotland, with a combined value of £164,923,718 (or 11.3% of the estimated value of all community-owned assets in Scotland).

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<sup>8</sup> Jim Harvey, Glasgow and West of Scotland Forum for Community-Controlled Housing Associations, 16<sup>th</sup> May 2012.

<sup>9</sup> 17 organisations own both housing and 'community assets'.

<sup>10</sup> Includes legally recognised rights of medieval origin over the area defined as the Forest of Birse Commonty, held by Birse Community Trust.

<b>Table 1: Scale of Assets in Community Ownership in Scotland</b>				
<b>Category</b>	<b>No. of assets</b>	<b>No. of bodies holding title*</b>	<b>Estimated value</b>	<b>Percentage of total estimated value</b>
Housing	73,151	84	£0.8 billion	55.2%
Community village halls /	2400	2400	£0.49 billion	33.8%
Other 'community assets'	340	287	£0.16 billion	11.0%
<b>Total</b>	<b>75,891</b>	<b>2,718</b>	<b>£1.45 billion</b>	<b>100%</b>
* several organisations hold title to assets in more than one category				

## 5. Purposes of Community Ownership

A wide range of assets are to be found in community ownership across Scotland, including buildings, amenity land, whole rural estates, commercial forestry, and development plots. Table 2 reveals the vast array of purposes that the cohort of 376 assets we researched are being put to. Note that many assets are used for more than one purpose.

Prominent uses include:

- Amenity uses (e.g. non-commercial woodland, other greenspace)
- Lets to businesses
- Cafes / restaurants
- Educational and training uses
- Grocery retail
- Heritage (e.g. heritage interpretation centres)
- Renewable energy generation, and
- Sports and fitness facilities.

39 community-owned buildings acted as multi-purposes centres or 'hubs', providing for at least three distinct services or types of activity. It should also be remembered that by far the largest use of 'community assets' is as community halls, the majority of which do not feature in our detailed research.

The purposes to which community assets are put vary depending on local needs, the skills and entrepreneurialism of the community in question, and the type of asset acquired. With this in mind, Aitken, et al (2011) have identified a typology of groups acquiring assets, as follows:

**Stewards:** *small, mainly volunteer-run groups with a single long-standing asset (usually a building) used largely for hiring out space to local community groups and residents. These groups often acquired their asset as a legacy or gift. They usually have a low income and rarely any paid staff. Stewards see success in terms of maintaining the asset and making it available to the immediate community.* Examples might include a village hall or treasured greenspace.

**Community Developers:** *medium-sized organisations, often with a range of assets, involved in local service delivery and partnerships. These organisations normally have paid staff and a mix of income sources. They are more likely to have acquired their assets by design.* An example would be the ownership and operation of a multi-purpose centre with a shop, sports facilities, crèche or nursery, and provision of educational services.

**Entrepreneurs:** *organisations running larger, more professionalised social enterprises, still community based but with a mix of assets for social and commercial purposes and a comprehensive business model. These organisations were more likely to have capital-intensive assets and to have acquired them by design.* An example would be the ownership and development of a large rural estate including the creation of new housing, business units and renewable energy generation, with the long-term goal of sustaining or growing the local economy, employment and population.

<b>Table 2: Purposes of Assets in Community Ownership<sup>11</sup></b>		
<b>Purpose</b>	<b>No. of assets</b>	<b>% of assets</b>
Agriculture <sup>12</sup>	17	4.5
Amenity <sup>13</sup>	77	20.5
Arts (e.g. gallery)	11	2.9
Business lets	36	9.6
Cafe / restaurant	25	6.6
Childcare	9	2.4
Citizens advice	3	0.8
Community hall	36	9.6
Education & training (incl. employability)	30	8.0
Development plot (various purposes)	14	3.7
Entertainment (e.g. cinema, bar)	7	1.9
Grocery retail	31	8.2
Health & social care	8	2.1
Heritage (e.g. exhibition, museum)	34	9.0
Horticulture	5	1.3
Manufacturing (incl. crafts)	14	3.7
Maritime (e.g. harbour, pier, pontoon)	11	2.9
Minerals rights	1	0.3
Multi-purpose hub <sup>14</sup>	39	10.4
Office <sup>15</sup>	21	5.6
Petrol retail	14	3.7
Post office	15	4.0
Radio station	3	0.8
Retail (other) (e.g. gifts)	9	2.4
Re-use / re-cycling	5	1.3
Renewable energy <sup>16</sup>	33	8.8
Sports & fitness	34	9.0
Sporting & fishing rights <sup>17</sup>	2	0.5
Timber (commercial) <sup>18</sup>	19	5.1
Tourist accommodation	20	5.3
Tourist information	9	2.4
Transport	4	1.1
Whole estate (crofting)	11	2.9
Whole estate (deer forest)	5	1.3
Whole estate (other)	6	1.6
Youth development	9	2.4

<sup>11</sup> From a total of 376 assets researched. Individual assets may fulfill more than one purpose.

<sup>12</sup> Whole estates (crofting) are included in this figure

<sup>13</sup> Includes open greenspace, woodland, play parks, church land, etc.

<sup>14</sup> Refers to buildings providing for three or more distinct uses

<sup>15</sup> Refers to offices used by the community organisation owning the asset

<sup>16</sup> These installations have a combined operational capacity of 13,972 kWp (14MWp). Installations with a generating capacity of less than 10kWp were not included. Harnmeijer, A, et al, 2012, gives a total of 20.2 MW operational capacity in community ownership

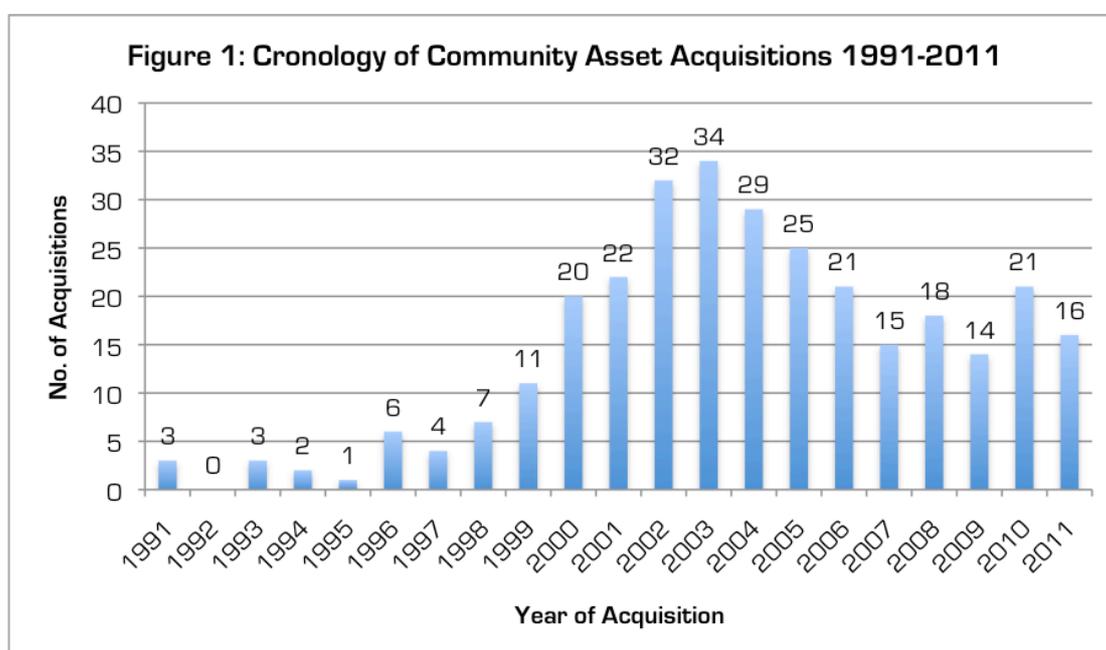
<sup>17</sup> This figure represents those sporting and fishing rights not purchased as part of an estate (organisations owning whole estates typically hold these rights too).

<sup>18</sup> Includes areas of 'crofter forestry'.

## 6. Chronology of Acquisitions

In DTAS' experience, many community-owned village halls and similar facilities to be found in rural Scotland were gifted to the local community by landowners or purchased / built through local fundraising efforts several decades ago. This is supported by the Skerrat et al (2008) study, which states, "Almost two-thirds of [Rural Community Facilities] were reported to be more than 50 years old" (p7). For the most part, therefore, community ownership of these types of facility is unlikely to have been influenced by recent public policy initiatives. Some of the 36 community halls included in our detailed analysis may be an exception, being more recently acquired.

Figure 1 shows the number of assets acquired by community organisations in Scotland each year between 1991 and 2011. These total 304 of the 376 community assets within the dataset we researched - a further 10 had been acquired during 2012 up to the end of September.



There is a clear trend showing a rapid growth in the number of acquisitions completed in the lead up to the launch of the first Scottish Land Fund in 2001 and the enactment of the Land Reform (Scotland) Act 2003<sup>19</sup>. While only 12 transactions have been completed to-date under the provisions contained within this legislation, its creation signaled attitudinal change on the part of the Scottish Government towards land ownership, and some commentators have suggested that it has been indirectly responsible, in part at least, for an increase in the number of community asset acquisitions since (Scottish Government, 2012b).

Moreover, prior to the introduction of the 2003 Act, several high profile community 'buy-outs', in particular those in the Highlands and Islands such as the purchase of The Isle of Eigg in 1997 and of Knoydart Estate in 1999, likely served to increase other communities' appetite for ownership of key local assets (Hunter, J., 2012).

<sup>19</sup> Part 2 of the Land Reform (Scotland) Act 2003 contains the Community Right to Buy provisions; Part 3 contains the Crofting Community Right to Buy provisions.

However, it was most likely the availability of grant funding and related technical assistance, in the shape of the Scottish Land Fund and support provided through Highlands and Islands Enterprise, that in a practical sense led to so many community assets being acquired in the first half of the 2000's. 2003, two years after the launch of that fund, saw the highest number of acquisitions over the period, at 34.

Since this peak, the number of acquisitions would seem to have leveled off somewhat and is now broadly in the teens each year. The first Scottish Land Fund closed in 2006, and was replaced by The Big Lottery Fund's Growing Community Assets programme. This similarly funded the purchase of assets by community organisations, albeit with a greater emphasis on enabling more urban communities to take on assets and on the development of assets already in community ownership.

A recent policy drive towards increased asset transfer, including the launch of the joint Scottish Government & COSLA Community Empowerment Action Plan in 2009 and the introduction of the Disposal of Land by local Authorities (Scotland) Regulations in 2010, has sought to instigate the necessary cultural change within public sector bodies and remove some of the red tape previously associated with such transactions. This has been coupled with the funding of the Community Ownership Support Service, which in it's first year of operation saw enquiries from 185 community groups or organisations interested in taking on assets. The vast majority of these were however at a very early stage in developing their proposals.

## 7. Geographical Distribution by Local Authority Area

Table 3 below shows the number of community-owned properties in each of Scotland's 32 local authority areas, and their proportion of the total assets in community ownership across Scotland. It also gives information on the proportion of Scotland's population that reside in each area, and the amount and proportion of land under community ownership within the local authority boundary.

It is clear from these figures that community ownership is most prevalent in areas that are primarily rural in nature and in the north of the country. In particular, community bodies own almost 40% of the landmass in Eilean Siar (Western Isles), a far higher proportion than in any other local authority area. This phenomenon is explored further in the following section.

While the figures shown in Table 3 can be used to compare levels of community ownership across local authority areas, and as a baseline against which compare change over time, it should not be used as a 'league table' of the performance of local authorities themselves in supporting community ownership. Assets may have come into community ownership through various routes - via gift / asset transfer or sale at market value, and from the private, public, or third sectors (see section 10). Having said that, in areas where community ownership is low or non-existent, and where local communities have aspirations to take on assets, the creation of opportunities for asset transfer from the local authority could provide a useful route to increasing the successful ownership of assets by communities in those areas.

The number of assets in community ownership does not necessarily reflect the diversity of the community sector in an area. In several local authority areas a large number of assets are concentrated in the ownership of a single community organisation. Examples include Inverclyde Community Development Trust, which owns all six community-owned assets in Inverclyde, and West Kilbride Community Initiative Ltd, which owns seven of the ten community-owned assets in North Ayrshire.

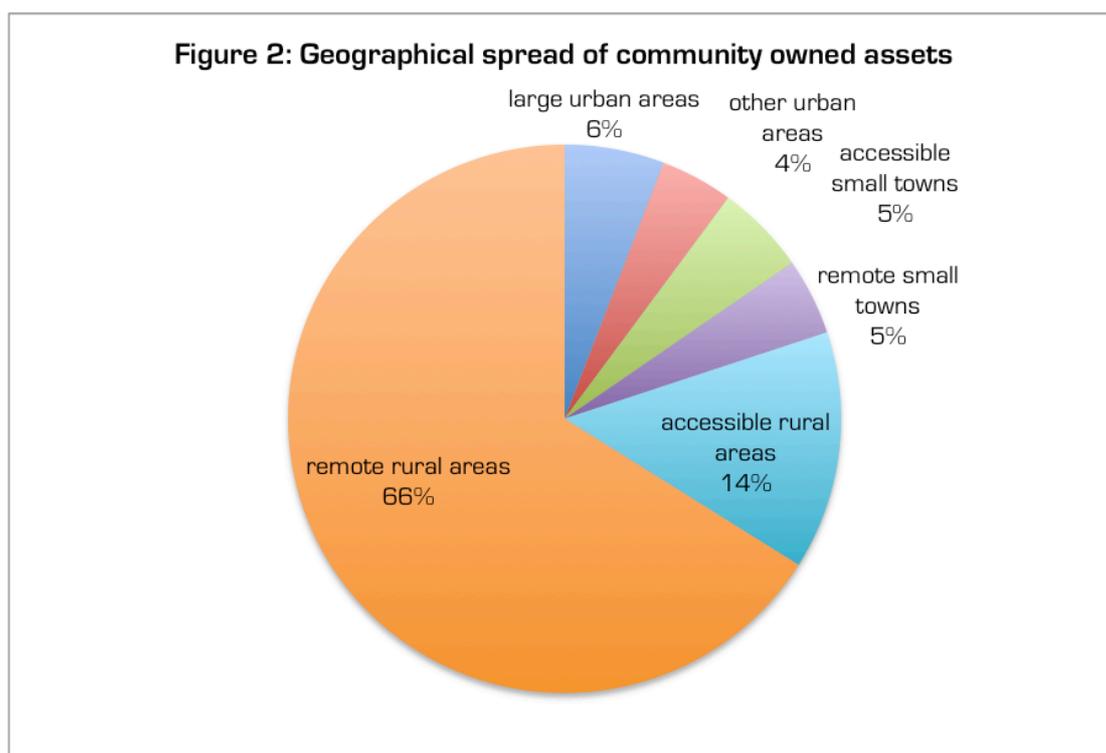
<b>Table 3: Community-owned Assets by Local Authority area</b>					
<b>Local Authority area</b>	<b>No. of community-owned assets</b>	<b>% of community-owned assets (Scotland)</b>	<b>Popn of Local Authority area as a % of Scotland popn</b>	<b>Area (km sq.) in community ownership</b>	<b>% of Local Authority area in community ownership</b>
Aberdeen City	0	0.00	4.16	0.00	0.00
Aberdeenshire	23	6.12	4.71	43.27	0.69
Angus	1	0.27	2.12	0.00	0.00
Argyll & Bute	59	15.69	1.71	34.14	0.49
Clackmannanshire	0	0.00	0.97	0.00	0.00
Dumfries & Galloway	13	3.46	2.84	0.05	0.00
Dundee City	0	0.00	2.76	0.00	0.00
East Ayrshire	8	2.13	2.30	0.52	0.04
East Dunbartonshire	2	0.53	2.00	0.00	0.00
East Lothian	1	0.27	1.87	0.01	0.00
East Renfrewshire	1	0.27	1.71	0.00	0.00
Edinburgh City	2	0.53	9.31	0.01	0.00
Eilean Siar	26	6.91	0.50	1212.54	39.48
Falkirk	0	0.00	2.94	0.00	0.00
Fife	6	1.60	6.99	0.16	0.01
Glasgow City	18	4.79	11.35	0.03	0.02
Highland	92	24.47	4.24	563.49	2.20
Inverclyde	6	1.60	1.53	0.00	0.00
Midlothian	6	1.60	1.55	0.02	0.01
Moray	16	4.26	1.68	0.65	0.03
North Ayrshire	10	2.66	2.59	0.77	0.09
North Lanarkshire	2	0.53	6.25	0.02	0.00
Orkney Islands	25	6.65	0.39	0.24	0.02
Perth & Kinross	5	1.33	2.83	0.37	0.01
Renfrewshire	1	0.27	3.26	0.01	0.00
Scottish Borders	10	2.66	2.16	0.80	0.02
Shetland Islands	20	5.32	0.43	0.03	0.00
South Ayrshire	3	0.80	2.13	0.00	0.00
South Lanarkshire	5	1.33	5.97	0.02	0.00
Stirling	12	3.19	1.72	0.90	0.04
West Dunbartonshire	1	0.27	1.73	0.00	0.00
West Lothian	2	0.53	3.30	0.00	0.00
<b>Total</b>	<b>376</b>	<b>100</b>	<b>100</b>	<b>1858.05</b>	<b>N/A</b>

NB: Figures include only 36 of the estimated 2400 community halls in community ownership.

## 8. Geographical Distribution by Urban-Rural Classification

Figure 2 shows the proportion of community-owned assets located in each category under the Scottish Government's 6-fold urban-rural classification scheme. Table 4 shows the percentage of Scotland's population living in areas covered by each category.

Two-thirds of community ownership is to be found in remote rural areas, while those areas provide a home to just 6.5% of the population. In sharp contrast, just over one in every twenty community-owned assets can be found in large urban areas while 38.9% of the population lives in such areas.



**Table 4: Percent of population (Scotland) in each category within the Scottish Government's 6-fold Urban/Rural classification scheme**

Category	Large Urban Areas	Other Urban Areas	Accessible Small Towns	Remote Small Towns	Accessible Rural	Remote Rural
% of population	38.9	30.6	8.5	3.8	11.6	6.5

We suspect there may be a combination of reasons behind this pattern of geographical distribution, and have attempted to outline these below.

**Affordability:** there is considerable variation in the value of properties between areas, for example properties in cities such as Edinburgh and Aberdeen (where there is significant demand for property) typically fetch far higher prices than those in more rural locations such as Moray or The Western Isles. This will have a direct bearing on the ability of community organisations to acquire such property at market value.

**Levels of need and community capacity:** areas where there is significant market failure may experience a high proportion of local communities willing to work to take on assets and run services from them. Market failure occurs commonly where economies of scale do not exist, for example in areas of low population or where the populace has low average income levels. However, need must be coupled with entrepreneurial culture and skills if it is to equate to a community having the wherewithal to seek and take control of local assets in order to deliver services. The attitude of “if we don’t do it, no one else will” is perhaps historically to be found most commonly in parts of the Highlands and Islands. This is highlighted in a recent study by Woolvin (2012), which cites a DEFRA (2003) report stating “... *community capacity building and volunteering are disproportionately important in rural areas, both in their own right and as a significant underpinning to service delivery*” and going on to suggest that particular characteristics of rural areas such as geographical dispersion and high costs of infrastructure provision “*leads to higher levels of self-sufficiency / community delivery of services being required / expected – for historical reasons and in order to make services viable*”. This is further correlated with data (NCVO, 2002, cited in Woolvin, 2012) on levels of volunteering (per 1,000 of population) which are higher in rural areas than the UK average, and data on the number of charities in Scottish local authority areas per 10,000 of population, which is highest in Shetland, Western Isles, Orkney, Argyll & Bute, and Highland respectively (OSCR, 2008, *ibid*). In contrast the number of charities relative to population is particularly low in some central belt areas, for example it is lowest in North Lanarkshire.

**Availability of funding and technical support:** Several public funding streams that have explicitly supported the acquisition and development of assets by communities have been available to rural communities only. These include the Scottish Land Fund, Highlands & Islands Enterprise discretionary funds, The Scottish Rural Development Programme, and LEADER+. Coupled with this, technical and project management support has been available through rural development agencies such as Highlands and Islands Enterprise and more recently Rural Direct.

**Public policy measures:** As outlined in section 10, there are several public policy instruments in Scotland aimed at increasing the flow of assets from the public sector to community organisations. Of these, the Community Right to Buy and Crofting Community Right to Buy can only be used by rural communities in Scotland, while the National Forest Land Scheme is likely to be utilised by rural communities in the vast majority of cases by the very nature of the assets it offers communities an opportunity to own<sup>20</sup>. Together, these three mechanisms have been used to enable 25 community asset acquisitions.

However, while the geographical distribution of asset acquisitions to-date has been predominately rural in nature, this may be set to change. The pattern of enquiries to COSS during its first year of operation (2011/12) is somewhat different, as shown in Figure 3. Urban areas account for 35% of enquiries received by COSS in that period, compared with 10% of acquisitions to-date.

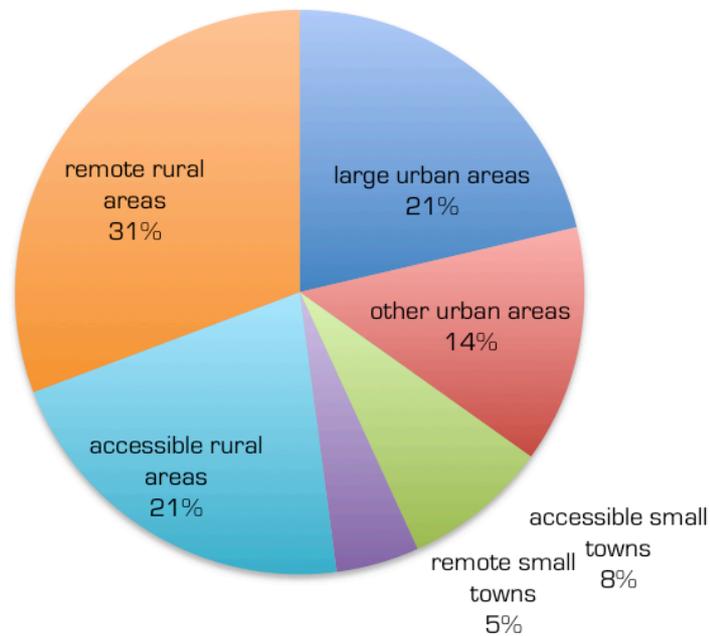
While it is difficult to pinpoint the exact reasons for this, it may indicate the beginnings of an increase in awareness amongst, and support from, local authorities in relation to community ownership and asset transfer. This in turn is likely to be driven in part by the current reductions in public spending and the need to re-think how local services are delivered, alongside an increase in interest from communities. Indications of such a shift in attitude were identified in the final report

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<sup>20</sup> Although applications under NFLS are not restricted according to size of settlement population that will benefit.

of the Promoting Asset Transfer Project<sup>21</sup> (Development Trusts Association Scotland, 2011, p.30).

**Figure 3: Geographical spread of enquiries to COSS, 2011 -12**

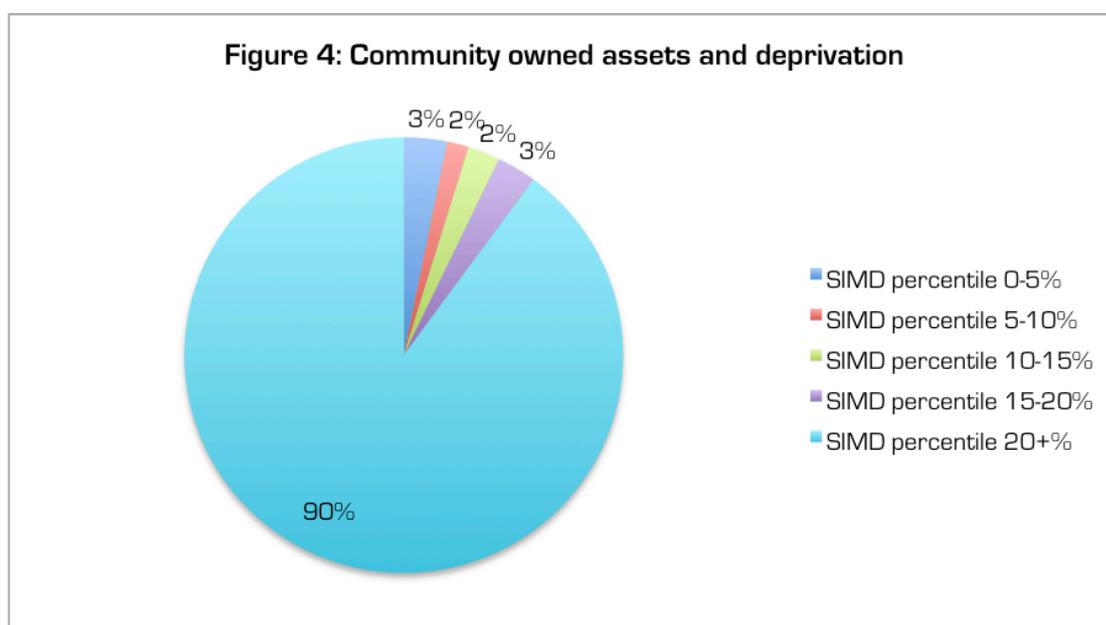


<sup>21</sup> Promoting Asset Transfer was an initiative of the Development Trusts Association Scotland, conducted during 2009-2011 and funded by the Scottish Government and Lankelly Chase Foundation. It involved: research into the extent of local authority policy and practice relating to asset transfer at that time; a series of good practice seminars aimed at community organisations and local authorities, and; a number of demonstration projects that sought to move specific asset transfer proposals forward.

## 9. Community Ownership in Relation to Deprivation

Figure 4 shows the spread of community-owned assets in relation to levels of deprivation in the areas they are located in, according to the Scottish Index of Multiple Deprivation (SIMD) 2009. SIMD percentile 0-5% relates to the areas that are within the 5 percent most deprived, while SIMD percentile 20%+ relates to those areas that are within the 80 percent least deprived.

The vast majority of community-owned assets are to be found in areas that do not experience marked levels of deprivation, with over 90% located in the 80% least deprived and just 3% in the 5% most deprived areas. The distribution of COSS enquiries during 2011/12 in relation to deprivation under SIMD 2009 is broadly similar. There may be various reasons for this pattern, such as differing levels of capacity, aspiration or opportunity between communities.



However, care must be taken when drawing conclusions from analyses involving SIMD. DTAS' experience of mapping community-owned assets is that they can often be located in pockets of relative affluence surrounded by areas experiencing deprivation, whereas the asset (and community organisation) in question serves the population of this wider area.

Moreover, SIMD is a composite measure of deprivation across seven domains: income, unemployment, health, educational attainment, housing conditions, incidence of crime, and geographical access to key services<sup>22</sup>. In many cases, community ownership may be driven by, and aimed at addressing, deprivation in any one of these – geographical access to services being a common driver in rural areas for example. However, relative deprivation in one domain may not be apparent in aggregate figures representing all seven domains. Further analysis of the spread of community-owned assets in relation to specific domains within SIMD may therefore be worthwhile.

<sup>22</sup> covering shopping, post office, petrol station, primary and secondary schooling, and GP facilities.

Furthermore, where assets have been acquired, and their subsequent development and the related delivery of local services have been successful, it is possible this may have been a factor in moving some areas out of relative deprivation. For example, where an area is classified as deprived due to poor geographical access to key services and the community acquired an asset enabling the delivery of those services in the locality. This requires verification through further investigation, and is more likely to have been the case where the community in question acquired the asset(s) some time ago.

## 10. Routes into Community Ownership

Assets may come into community ownership through a variety of routes and from different landowning sectors. Acquisitions on the open market have to-date remained the principle route to ownership for community organisations in Scotland. Various public funding mechanisms, identified below, have played a significant role in enabling such acquisitions.

Several public policy mechanisms (voluntary and statutory) designed to increase the flow of assets from public to community ownership have been introduced from 2003 onwards. These have met with varying success in terms of number of community asset acquisitions enabled, and are outlined below, along with information on the scale of acquisitions under each mechanism.

### a) Sectors disposing of assets into community ownership

Details of previous ownership were identified in just 124 of the 376 cases of community ownership researched. A high proportion (69, or 55.6%) of those acquisitions were from public landowners including Forestry Commission Scotland, Scottish Government, Ministry of Defense, Crown Estate, Highlands and Islands Enterprise, a number of local authorities and, in one case each, Scottish Natural Heritage and the National Health Service. 39 (31.5%) of the 124 disposals were from the private sector, while 16 (12.9%) were made by third sector bodies, for example Church of Scotland, Housing Associations or National Trust for Scotland.

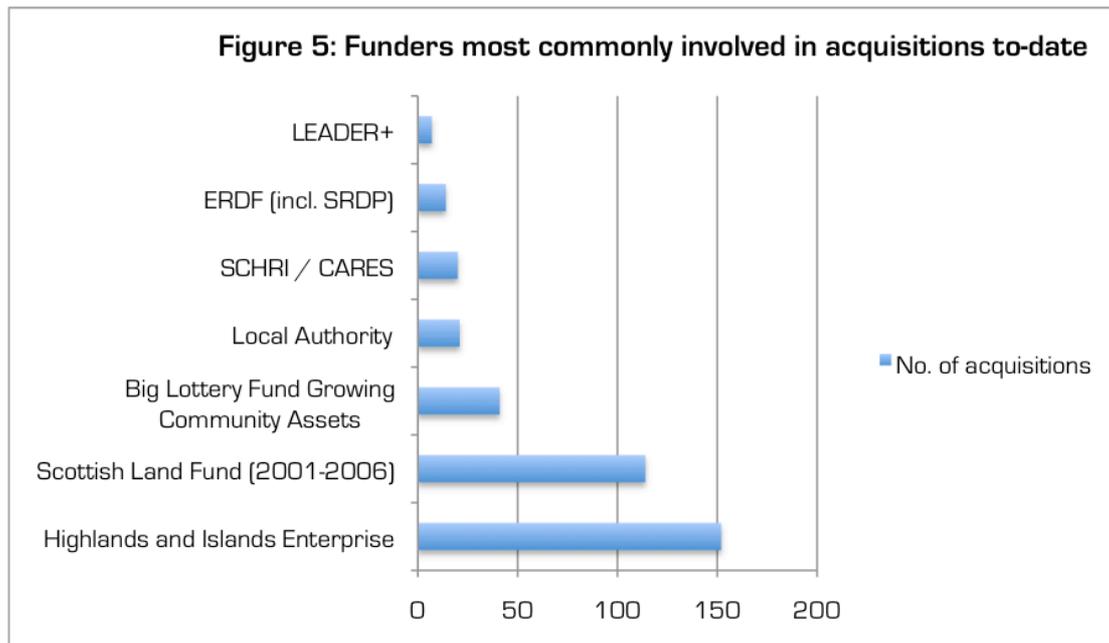
However, the sources of the majority of data gathered for this study were public sector bodies, which may have skewed the data. Overall we suspect that historically a greater proportion of assets than above have come into community ownership from the private sector, in particular many community halls (or the land on which they are sited) were gifted by local landowners or wealthy philanthropists.

### b) Financing community ownership

It stands to reason that the availability of suitable finance is a key determinant of success in communities' efforts to acquire assets. For example, a lack of suitable finance was cited as the main reason why 9 of 13 communities that received Ministerial approval for their Community Right to Buy (see below) have so far failed to make a purchase (Scottish Government, 2012b).

Sources of finance for acquisition costs were identified for two-thirds (251) of community-owned assets researched. Those funders most commonly involved in funding packages for acquisition are shown in Figure 5. Note this data does not necessarily reflect the amount of funding provided overall by each funder, but rather how often each funder was involved.

Funding programmes such as the Highlands & Islands Enterprise discretionary fund, Scottish Land Fund (2001-2006), and Growing Community Assets have clearly played a key role in enabling community groups to take ownership of assets. Further sources of funding not detailed in Figure 5 have included other Scottish Government and Big Lottery Fund programmes, charitable trusts and foundations, private donations and local fundraising. Loans (primarily from social lenders) were used to raise purchase costs in seven cases, and community share issues in a further seven.



### c) Community Right to Buy under the Land Reform (Scotland) Act 2003

The Community Right to Buy (CRtB) provisions contained within Part 2 of the Land Reform (Scotland) Act 2003 enable Community Bodies (as defined in the Act) representing rural areas in Scotland with less than 10,000 population to register an interest in purchasing eligible land. Following registration, once the land in question is offered for sale the Community Body has a six-month period of exclusivity during which it can conclude the purchase at the value agreed by the parties or set by the District Valuer. The right to buy requires a willing seller; it does not involve compulsory purchase of land. Registrations last for 5 years, after which the Community Body can apply for re-registration.

The policy objective behind the Land Reform (Scotland Bill) was “*to remove land-based barriers to the sustainable development of rural communities*”. In order to achieve this, the Land Reform Policy Group, established in 1998, espoused the need to diversify the pattern of land ownership and management in rural Scotland so as to decrease the concentration of ownership and management in a limited number of hands, and to increase community involvement in the way the land is owned and used (Scottish Government, 2012b).

To-date, 188 Community Bodies have been established with a view to registering an interest in property under the Act, and 151 applications to register a community interest in land have been made. 100 of these applications have been approved by Scottish Ministers, and the right to buy has been triggered (i.e. the community body has had the opportunity to buy land) in 34 cases.

A recent review (Scottish Government, 2012b) of the evidence available on the implementation and progress of the Land Reform (Scotland) Act 2003 to-date cites a number of barriers limiting the uptake of CRtB. These include: land not coming onto the market, or being withdrawn from sale; the administrative requirements associated with the legislation – in particular the application procedures – being too complex and onerous for Community Bodies to meet, and; applications being rejected due to being too late or failing to meet a particular requirement (see also Wightman, 2007). Other challenges for Community Bodies have included the timescale for raising funds to conclude a purchase (for large and

complex purchases six months has been too short); lack of information on the condition and running costs of the asset; lack of appropriate guidance and support, and; lack of leadership and strategic approach by the Community Body.

For these reasons it is not surprising that, since its introduction, just 12 assets have been purchased by 10 organisations through this mechanism. Details of these purchases are given in Appendix C. This is a very modest proportion of the 169 community assets that have been acquired since the Act came into force, and very low given that 469 (89.3%) of the 525 settlements in Scotland are able to apply to register an interest in land under CRtB.

However, The Scottish Government has set up a Land Reform Review Group, in July this year, tasked with generating “*innovative and radical proposals on land reform*” (Scottish Government, 2012c). The Group will make recommendations for improvements that can readily be made to existing legislation, as well as for other mechanisms that could promote and secure further land reform. It will also put forward views on how the impact of its recommendations might best be measured, monitored and assessed. In addition, the Scottish Government’s consultation on a proposed Community Empowerment and Renewal Bill introduces the possibility of a community right to buy for urban communities.

#### **d) Crofting Community Right to Buy under the Land Reform (Scotland) Act 2003**

The Crofting Community Right to Buy (CCRtB) provisions contained within Part 3 of the Land Reform (Scotland) Act 2003 give Crofting Community Bodies (as defined in the Act) the right to acquire and have control over the croft land where their communities live and work. Again, the policy aim is to remove barriers to sustainable rural development by empowering those communities. The right is a form of compulsory purchase order – crofting communities do not need to wait for the land to come onto the market in order to purchase it.

However, only two applications have been made under the CCRtB to-date, and no Crofting Community Body has yet utilised the Act to the point where croft land has been acquired. Again a number of barriers to uptake are cited in the Scottish Government (2012b) review: CCRtB is seen as complex and resource intensive to comply with; there are concerns it may be unworkable in practice; there is a lack of awareness and promotion of the mechanism; there is a lack of funding and guidance, and; a there may be a lack of fit between the CCRtB and other recent reforms in crofting legislation and policy (MacLeod, 2010, *ibid*). Legal challenge by the landowner, citing breach of EU Human Rights law, has been a further issue in one of the two applications, making the process lengthy and costly for both parties.

#### **e) National Forest Land Scheme**

The National Forest Land Scheme (NFLS) is an administrative scheme established by Forestry Commission Scotland (FCS) in 2005 to give community organisations, recognized non-governmental organisations (NGOs), and appropriate housing bodies the opportunity to buy or lease National Forest Land<sup>23</sup> where they can provide increased public benefits. A review of the operation and effectiveness of the NFLS was conducted this year on behalf of DTAS by John Hollingdale of the Community Woodlands Association. Much of the information in this section draws on that review.

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<sup>23</sup> National Forest Land is the forests, woods, open land and other property owned by Scottish ministers on behalf of the nation, and managed by Forestry Commission Scotland.

There are five parts to the NFLS:

- **Community Acquisition by purchase or lease:** gives communities the opportunity to buy or lease National Forest Land, irrespective of whether it has been put up for sale.
- **Sponsored Sale of Surplus Land:** gives communities and recognised Non-Governmental Organisations (NGOs) the opportunity to buy National Forest Land which is surplus to FCS requirements.
- **Land for Woodland Crofts:** gives communities the opportunity to buy National Forest Land in order to create woodland crofts.
- **Community Renewables:** gives communities the opportunity to buy or lease National Forest Land to develop renewable energy schemes.
- **Land for Affordable Housing:** allows Registered Social Landlords and other housing bodies to buy National Forest Land for affordable housing.

In total, 35 applications have been approved to-date across all five parts of the scheme. Of these, 12 proposals were for surplus land (including one by an approved NGO), 10 were for community acquisitions, 10 were for affordable housing, two were for leases for renewable energy schemes and one was a woodland crofting application.

24 sales have been completed to-date, 13 of these to community organisations as shown in Appendix D. Of the remaining applications, in four cases the applicant has been unable to complete the purchase, and has withdrawn their application, while the remaining seven cases are still in progress.

In its initial design, the NFLS adopted many criteria from the Community Right to Buy provisions contained in part 2 of the Land Reform (Scotland). However, applications are assessed by an independent evaluation panel, which makes recommendations to the Director of FCS. Following Director approval, applicants have 18 months to complete the sale (or lease), rather than the six months given under the Community Right to Buy legislation. In addition, the discretionary nature of the scheme has allowed for its considerable evolution; eligibility criteria and application processes have been refined in the light of experience, additional options for purchase have been created, and a leasing option introduced.

Nonetheless, a number of external factors have conspired to limit the effectiveness of NFLS in terms of the number of acquisitions to-date. Again, lack of funding, including the closure of the first Scottish Land Fund, which was anticipated by FCS as the most likely funder for major woodland acquisitions, has had a bearing in this regard. Other issues have centred on the valuation process, the challenges in demonstrating net additional public benefit, and the administrative burden for applicants that may, at the application stage, have limited human resources. However, the scheme continues to receive applications and, in relation to the number of proposals approved to-date, *“...has been responsible for more successful community acquisitions than the much more vaunted Community Right to Buy”* (Hollingdale, 2012).

#### **f) Asset Transfers**

Our research identified 22 disposals of property to community organisations at below valuation or market price. The majority of these asset transfers were from local authorities, with most taking place prior to the introduction of the Disposal of Land by Local Authorities (Scotland) Regulations 2010. Five transfers were from

the private sector and four were from third sector organisations (including Church of Scotland). Details are shown in Appendix E. It is worth noting that although these asset transfers took place after 1998, the gifting of land and buildings to communities, in particular by wealthy philanthropists and royalty, has a long history.

For the most part, the transfers identified have enabled the new owners to attract significant levels of investment into their communities in order to develop a wide range of local services and facilities. In some cases, such as those involving Arrochar and Tarbet Community Development Trust and Dunbar Community Development Company, grants from the disposing organisation made up part of the investment package.

However, in some cases restrictive burdens and conditions were placed on the title, for example disproportionate 'clawback' clauses that restrict onward disposal options for an unlimited period of time, or conditions that limit the use of the asset beyond the purposes set out in the community organisation's current business plan. Such conditions can have a limiting effect on the community organisation's ability to derive community benefit from the asset over the long-term.

Experience from the first year's operation of DTAS' Community Ownership Support Service is that, if the number of successful asset transfers from the public sector into community ownership is to increase, several issues require to be addressed, including:

- The need to enable all public bodies, not just local authorities, to transfer assets into community ownership at less than best consideration.
- Achieving culture change within large public sector bodies, in particular increased recognition of the potential benefits of asset transfer, addressing perceptions that asset transfer is tantamount to "selling off the family silver", and shifting attitudes towards – and perceptions of – risk (versus opportunity loss).
- The need for every public authority to produce an asset transfer policy and procedures, with cross-departmental 'buy-in'. These should be fair, transparent, applied in a consistent manner, proportionate (in terms of resources required by community groups and local authorities in moving through the process), and aimed at achieving best value.
- Timescales for transfer. A robust and balanced assessment of viability requires adequate time; therefore communities need a sufficient period of notice that an asset may be available for transfer. Rushing the process is in no-ones' interests and only serves to increase the risk of failure pre- or post-acquisition.
- Lack of accepted methods for arriving at a discount against 'best consideration', and fears around accountability for discounts given.
- State Aid implications (perceived and real).
- The provision of sufficient information to community bodies to enable them to make an informed assessment of the suitability of local assets for their purposes.
- Moving away from disproportionate 'clawback' conditions and other restrictive burdens that limit the ability of the community organisation to use

the asset for maximum community benefit or to generate income and become more self-sufficient.

- Building the capacity of community bodies to become more business like and to be able to demonstrate good governance as well as the benefit or impact that their work (or proposal) brings.
- A more creative and collaborative approach from local authorities in relation to service delivery that is dependent on assets and involves the third sector.

## 11. Further Research Needs

This study has been carried out with very limited resources, relying principally on secondary data provided by public sector bodies and third sector intermediaries. Community acquisitions may have taken place without support or funding from those who participated in the study, particularly further back in time, and therefore may not have been identified as part of this study.

Improvements to the data available on community ownership could be made in relation to:

- Village halls, community centres and sports facilities in community ownership
- Historical asset acquisitions (pre-1990s)
- Transfers from the public, private and third sectors
- Acquisition price, value at point of acquisition, and current value

With the postcode data that exists for the 376 community assets researched here, it is possible and, DTAS believes, desirable to examine further the distribution of assets in relation to specific SIMD domains. For example, in relation to levels of income, unemployment, educational attainment, and geographical access to key services. Building on this, the possible reasons behind the geographical distribution of community-owned assets, in particular the difference in levels of uptake between urban and rural areas, also warrant further investigation. This might cover, for example, the influence of variances in availability of assets, group demographics and skill levels, and availability of support (technical and financial).

Despite the increase in relevant research in recent years (see for example SQW, 2012), there remains something of a gap in understanding of the impacts or benefits of successful community ownership, including the demographic make-up of populations benefitting, the specific nature of benefits, and the extent to which they can be attributed to asset ownership. Research into the extent to which asset ownership may (or may not) have helped move some areas out of relative deprivation (as measured under SIMD) would certainly be of interest.

## **Appendix A: Organisations Responding to Study Survey**

### **Third Sector Intermediaries**

Community Energy Scotland  
Community Resources Network Scotland  
Community Retailing Network (data taken from case studies on their website)  
Community Transport Association  
Community Woodlands Association (national estimate, no data held on individual cases of ownership)  
Development Trusts Association Scotland  
Federation of City Farms and Community Gardens  
Glasgow and West of Scotland Forum of Housing Associations  
Scottish Council for Voluntary Organisations (national estimate, no data held on individual cases of ownership)  
Sustainable Community Energy Network (SCENE)

### **Government Agencies**

Big Lottery Fund Scotland  
Forestry Commission Scotland  
Highlands and Islands Enterprise  
Scottish Government, Community Assets Branch

### **Local Authorities**

Aberdeenshire Council  
East Dunbartonshire Council  
City of Edinburgh Council  
Comhairle Nan Eilean Siar  
Perth and Kinross Council  
Renfrewshire Council

## Appendix B: Data Fields Surveyed

1. Name of owner
2. Name of asset (if any)
3. Postcode
4. Type of Asset
5. Size of Asset
6. Current Use of Asset
7. Name of Previous Owner
8. Previous Use of Asset
9. Date of Acquisition by Community Organisation
10. Acquisition price
11. Market Value (at point of acquisition)
12. Current Market Value
13. Number of units (housing assets only)
14. Installed or consented capacity (renewable energy assets only)

NB: Many respondents did not or could not provide data relating to a number of fields.

## Appendix C: Successful purchases under the Community Right to Buy provisions, Part 2 of the Land Reform (Scotland) Act 2003

Table 5: Successful purchases under Part 2 of the Land Reform (Scotland) Act 2003								
Community Body	Asset	Location	Size (acres)	Current use of asset	Previous owner	Previous use of asset	Date of acquisition	Value at acquisition
CB00006 - Crossgates Community Woodland	Woodland, Crossgates	Fife	36.7	Amenity	The Coal Authority	Amenity	24/05/2005	£150,000
CB00008 - Assynt Foundation	Drumrunie Estate	Highland	12013.8	Whole estate (deer forest land)	Trustees of Edmund Hoyle Vestey	Whole estate (deer Forest land)	14/06/2005	£415,000
CB00009 - Assynt Foundation	Glencanisp Lodge	Highland	101.5	Tourist accommodation	Trustees of Edmund Hoyle Vestey	Estate lodge building	14/06/2005	£775,000
CB00010 - Assynt Foundation	Glencanisp Estate	Highland	36841.6	Whole estate (deer forest land)	Trustees of Edmund Hoyle Vestey	Whole estate (deer Forest land)	14/06/2005	£2.5 Million
CB00014 - Silverburn Community Limited	Chisholm Tank plot, Silverburn	Midlothian	0.198	Community hall	Scottish Water	Water storage tank	10/10/2005	£125,000
CB00034 - Neilston Development Trust	Former Bank, Neilston	Renfrewshire	2	Multi-purpose community hub	National Australia Group	Bank building	24/11/2006	£210,000
CB00043 - Comrie Development Trust	Cultybraggan Army Camp	Perth & Kinross	88.4	Business lets, allotments, heritage	The Secretary of State for Defence	POW camp	14/09/2007	£350,000

Community Body	Asset	Location	Size (acres)	Current use of asset	Previous owner	Previous use of asset	Date of acquisition	Value at acquisition
CBO0075 - Benbecula Sport and Leisure Community Company	Benbecula Sports & Leisure Centre	Eilean Siar	29.9	Sport and leisure centre	Defence Estates	Rough grazing land	31/03/2010	£25,035
CBO0111 - Bute Community Land Company	Rubodach Forest, Bute	Argyll & Bute	1733.9	Amenity, timber	Sir and Lady Attenborough	Forest land	23/07/2010	£1.4 Million
CBO0107 - Camuscross and Duisdale Initiative	Allt Duisdale Reservoir	Isle of Skye, Highland	39.56	Development plot (community hub, hydro plant)	Scottish Water	Water reservoir	26/10/2010	£6,475
CBO0115 - Catrine Community Trust	St. Joseph`s Chapel and Priest`s House, Catrine	East Ayrshire	0.5	Multi-purpose community hub, business lets	The Trustees of the Diocese of Galloway	Manse and church buildings	10/06/2011	£225,000
CBO0112 - Machrihanish Airbase Community Company	Machrihanish Airbase	Argyll & Bute	1025	Farmland, business lets (airport, renewable energy)	Ministry of Defence	Farmland, business lets (airport, renewable energy)	11/5/2012	£1

## Appendix D: Successful community purchases under the National Forest Land Scheme

Table 6: Successful purchases by community organisations under the National Forest Land Scheme						
Community Organisation	Asset	Location	Size (acres)	Current use of asset	Date of acquisition	Value at acquisition
North West Mull Community Woodland Company	West Ardhu and Langa mull forests	Argyll & Bute	1707.5	Amenity woodland, timber, development plot (housing, forest crofts, workshop units, education, woodland burials)	2006	£340,000
Birse Community Trust	Slewdrum Forest	Aberdeenshire	412.67	Amenity woodland, timber	2006	£160,000
Laggan Forest Trust	Strathmasie Forest	Highland	47	Visitor centre for mountain biking, pony trekking, etc.	2006	£75,000
Ford Community Project Ltd	Land at Ford	Argyll & Bute	6.5	Community centre	2008	£170,000
Burghead Thistle Junior Football Club	Land at Burghead	Moray	3.46	Football pitch	2008	£20,000
Badluarach and Durnamuck Community Woodland	Badluarach and Durnamuck woods	Highland	21	Amenity woodland	2009	£7,000
Kilfinan Community Forest Company	Acharossan Forest	Argyll & Bute	309	Amenity woodland, timber, horticulture, development plot (renewable energy, forest croft)	2010	£130,000
Bennachie Access Group	Gaudiedale strip	Aberdeenshire	0.25	Amenity	2009	£5,000
Birse Community Trust	Balfour Wood	Aberdeenshire	595	Amenity woodland, timber	2010	£291,000
Latheron, Lybster & Clyth Community Development Company	Rumster Forest	Highland	98	Development plot (renewable energy scheme)	2009	£80,000
Sleat Community Trust	Tormore Forest	Highland	1087	Timber, amenity, development plot (renewable energy)	2011	£330,000
Broadford & Strath Community Company	Land at Broadford	Highland	49	Recreation and tourism	2011	£35,000
Ardentinny Community Trust	Ardentinny Wall Garden	Highland	3.46	Horticulture, visitor attraction	2012	£10,000

## Appendix E: Asset Transfers

Table 7: Asset Transfers *								
Disposing body	Acquiring body	Asset	Value at disposal	Disposal Price	Previous Use	Current Use	Date of Transfer	Funding leveraged
Aberdeenshire Council	Birse Community Trust	Finzean Old School, Aberdeenshire	At least twice the disposal price	£55,000	School (dis-used)	Office, meeting rooms, Birse Parish Archive	2002	Unknown
Aberdeenshire Council	The Boyndie Trust	The Old School, Boyndie, Aberdeenshire	£28,000	£1	School (dis-used)	Visitor centre, training for people with learning disabilities (café, woodturning, textiles, gift shop, plant nursery)	2003	£1 Million
Aberdeenshire Council	Scottish Traditional Boat Festival	The Salmon Bothy, Portsoy	£60,000	£1	Dis-used	Heritage exhibition, community hall, office, gift shop	2008	£300,000
Argyll & Bute Council / Loch Lomond & Trossachs National Park Authority	Arrochar and Tarbet Community Development Trust	Development plot, Arrochar, Argyll & Bute	Unknown	£1	Car park	Arrochar and Tarbet Community Campus: community hall, IT suite, visitor information	2008	£1.155 Million
Charitable body (unknown)	Birse Community Trust	Bucket Mill, Birse, Aberdeenshire	Unknown	£0	Dis-used	Woodworking mill	1999	Unknown
Dumfries & Galloway Council	Upper Eskdale Development Group	Eskdalemuir primary school, Upper Eskdale, Dumfries & Galloway	Unknown	£1	School (dis-used)	Multi-purpose community hub: bistro, arts & crafts studios, meeting / training space	2007	Unknown
East Lothian Council (acquired under Section 75 agreement)	Dunbar Community Development Company	Development plot, Hallhill, East Lothian	Unknown	£1	Unknown	Hallhill Healthy Living Centre: Sports facility with squash courts, 3 football, 2 rugby, and one all weather pitches	2000	£2.7 Million

Disposing body	Acquiring body	Asset	Value at disposal	Disposal Price	Previous Use	Current Use	Date of Transfer	Funding leveraged
General Trustees of the Church of Scotland	Douglas St Brides Community Group	St Brides Centre, Douglas, South Lanarkshire	£140,000	£1	Church hall	Multi-purpose hub: training, events, meeting and office spaces, café, gym	2011	£1.2 Million
General Trustees of the Church of Scotland	Douglas St Brides Community Group	Car park adjacent to St Brides Centre, Douglas, South Lanarkshire	Unknown	£1	Car park	Car park	Unknown	N/A
Highland Council	Kilmuir and Logie Easter Action and Development Group	Land adjoining Milton Primary School, Milton, Highland	£5,000	£1	Unknown	Community hall	2008	£1.13 Million
Midlothian Council	Loanhead Community Learning Association	Development plot, Loanhead, Midlothian	£200,000	£1	Unknown	The Cabin community centre: education, volunteering, recreation	2009	£800,000
Portsoy Maritime Heritage Trust	Scottish Traditional Boat Festival	Boatshed, Portsoy	£46,000	£1	Dis-used	Development site for manufacturing of traditional boats, training, visitor accommodation	2011	N/A
Private landowner (unknown)	Island of Hoy Development Trust	Development Plot, Hoy, Orkney Islands	£20,000	£1	Rough grazing	Site for 900KWp wind turbine	2011	£1.5 Million
Private landowner (unknown)	Birse Community Trust	Finzean Sawmill	Unknown	£0	Dis-used	Woodworking mill	1999	Unknown
Private landowner (unknown)	Birse Community Trust	Land at Finzean Sawmill	Unknown	£500	Unknown	Yard in connection with woodworking mill	2003	N/A
Scottish Borders Council	Coldingham Public Hall Committee	Mortuary, Coldingham, Scottish Borders	Unknown	Unknown	Mortuary	Coldingham Luckenbooth: Book shop and store	2010	Included in subsequent entry

Disposing body	Acquiring body	Asset	Value at disposal	Disposal Price	Previous Use	Current Use	Date of Transfer	Funding leveraged
Scottish Borders Council	Coldingham Sands Community Company	Public toilets, Coldingham, Scottish Borders	Unknown	Unknown	Public toilet block	Coldingham Luckenbooth: post office, shop, café and visitor information	2010	£242,000
Scottish Borders Council	Newlands Community Development Trust	Development plot, Romano Bridge, Scottish Borders	Unknown	£1	Unknown	Sports and events space, library, IT suite, playgroup / nursery, dining area for school	2008	£2.04 Million
Sir and Lady Attenborough	Bute Community Land Company	Rhubodach Forest, Argyll & Bute	£1.4 Million	£356,520	Forestry land	Forestry and recreation	2010	£280,000
Slains Estate	Collieston and Slains Community Trust	Area known as the Rivie, Collieston, Aberdeenshire	Unknown	£5,000	Rough grazing	Development plot for new community centre and amenity space	2007	N/A
Stirling Council	Gargunnoch Community Trust	Gargunnoch Community Hall, Gargunnoch, Stirling	£300,000	Unknown	Community hall	Community hall: plan for expanded range of activities, GP's surgery, office space for let, café	2012	£300,000 re-furb planned
West Dunbartonshire Council	Renton Community Development Trust	Existing building, Renton, West Dunbartonshire	£115,000	£1	Community Education Centre	Ma Centre: youth club, childcare, elderly day care, restaurant, conferencing facilities, and a small theatre.	2009	Unknown

\* Information in this table is based on responses to our study survey or conversations with the community organisation in question.

## Glossary

**Asset:** property (e.g. land, buildings, major energy installations) and related rights such as sporting, riparian, or minerals rights.

**Asset transfer:** *“the transfer of an asset from the public or private sector to community organisations at less than market value”.* (Scottish Government & COSLA, 2009)

**Community controlled organisation:** an organisation that is not-for-private-profit, has a defined geographical area of operation (typically at the level of village, neighbourhood, town or similar), is accountable to those who live within that area, and is democratically run. The majority of people who serve on its management committee or Board must live within the organisation’s area of operation and be elected or appointed through a transparent process open to all who live within that area. Such organisations may exist to serve the interests of the whole community of place or specific communities of interest within this.

**Community-owned:** title to the property is held by a community-controlled organisation.

**Development trust:** a community-controlled organisation that seeks opportunities to trade and exists to further the broad social, economic, environmental and cultural regeneration of a specific community of place.

**Market failure:** *“An economic term that encompasses a situation where, in any given market, the quantity of a product demanded by consumers does not equate to the quantity supplied by suppliers. This is a direct result of a lack of certain economically ideal factors, which prevents equilibrium.”* (Investopedia, 2012).

**Third sector:** *“the range of organisations that are neither public sector nor private sector. It includes voluntary and community organisations (both registered charities and other organisations such as associations, self-help groups and community groups), social enterprises, mutuals and co-operatives”.* (National Audit Office, 2012).

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