



SCOTTISH LAND COMMISSION  
COIMISEAN FEARAINN NA H-ALBA

# Programme of Work

Land is at the heart of Scotland's identity, economy and communities. The Scottish Land Commission's role is to stimulate fresh thinking so that the way we own and use land in Scotland helps people to realise opportunities and ambitions.

Our Programme of Work sets out how we will deliver against our three-year [Strategic Plan 2018-21](#). We have committed to keeping our rolling Programme of Work up to date and this sets out the refreshed Programme as at June 2019. This Programme of Work will be kept under review on an annual basis.

Our vision  
is a fair, inclusive and  
productive system of  
ownership, management  
and use of land that  
delivers greater benefit  
for all the people  
of Scotland.



# Objectives

Our work over this three year period will be guided by three strategic objectives:



## PRODUCTIVITY –

To drive increased economic, social and cultural value from our land



## DIVERSITY –

To encourage a more diverse pattern of land ownership with the benefits of land spread more inclusively



## ACCOUNTABILITY –

To ensure decision-making takes account of those affected and responsibilities are met

Our Programme of Work continues to respond to the wider drivers setting the context for land reform, including:

**Land Rights and Responsibilities** – the Scottish Government’s published Land Rights and Responsibilities Statement sets out a clear human rights-based framework for the rights and responsibilities associated with land ownership and use.

**Community Empowerment** – community ownership of land and assets is integral to empowered and resilient communities and should be much more normal across Scotland. The ability for communities to influence and benefit from decisions about land use is as important as ownership.

**Inclusive Growth** – the ability for individuals, businesses and communities to acquire, access and use the land they need is fundamental to a dynamic and productive economy that meets people’s needs in a fair and inclusive way.

**A Land Use Strategy for Scotland** – this sets out a direction of travel towards a more integrated and strategic approach to land use, including assisting with measures to both mitigate and adapt to climate change.

The Programme sets out the major activities we currently intend to undertake, though is not a comprehensive list of all our expected or on-going work. The full scope of activity, associated resources and performance measures are set out in our annual business plans for each financial year.

# Priorities

The Programme of Work is focused on four key areas covering both urban and rural land as set out in our Strategic Plan:

## LAND FOR HOUSING AND DEVELOPMENT

Embedding transformational change to bringing vacant and derelict sites back into productive use, improve land supply for housing and stimulate a more active approach to developing land in the public interest.

## MODERNISING LAND OWNERSHIP

Creating a diverse and dynamic pattern of land ownership in Scotland by making community ownership a normal option across Scotland, diversifying the pattern of private land ownership and further develop recommendations to addressing the issues associated with scale and concentration in ownership.

## LAND USE DECISION-MAKING

Improving the quality and accountability of decision making and support land owners, managers and communities in meeting the expectations of Scotland's Land Rights and Responsibilities Statement and the Guidance on Engaging Communities in Decisions Relating to Land. Review key issues in relation to the influence of tax and fiscal policy in land use decision making.

## AGRICULTURAL HOLDINGS

Increase access to land for those who want to farm, improve the relationships between landowners and tenant farmers and stimulate the tenant and joint ventures farming sector.



# Programme of Work as at April 2019

LAND FOR HOUSING AND DEVELOPMENT	2018/19	2019/20	2020/21
<p><b>Vacant &amp; Derelict Land</b></p>	<p><u>Establish Vacant and Derelict Land taskforce</u> and Scoping report on the challenges to address.</p> <p><u>Publish CSO proposal.</u></p>	<p>Develop and pilot systemic changes to bring vacant and derelict sites into productive use.</p>	<p>Mainstream systemic changes into delivery for vacant and derelict land regeneration.</p>
<p><b>Land Assembly &amp; Place-Making</b></p>	<p><u>Research on historic experience of land value capture.</u></p> <p><u>Research on the nature and prevalence of land banking.</u></p>	<p><u>Recommendations on land value capture</u> to inform stage 3 of the Planning Bill.</p> <p>Review findings on land value capture, land banking and land assembly leading to review of options for long term reform of the housing land market.</p>	<p>Recommendations for long term reform of the housing land market; Developing potential land assembly mechanisms.</p>

# Programme of Work as at April 2019

MODERNISING LAND OWNERSHIP	2018/19	2019/20	2020/21
<p><b>Diversifying the pattern of ownership</b></p>	<p><u>Research and Recommendations on scale and concentration of land ownership.</u></p> <p><u>Research and Recommendations on community ownership.</u></p>	<p>Engagement on the conclusions and recommendations to address scale and concentration of land ownership.</p> <p>Review of options to diversify private land ownership.</p> <p>Implementation of community ownership recommendations through the Community Ownership Leadership Group.</p>	<p>Recommendations on options to diversify private ownership.</p>
<p><b>Public interest governance and models</b></p>		<p>Guidance for charitable and trust status land ownership.</p> <p>Research and Recommendations on Common Good Land.</p>	<p>Guidance on governance models for land ownership.</p>



# Programme of Work as at April 2019

LAND USE DECISION MAKING	2018/19	2019/20	2020/21
<b>Land Rights and Responsibilities Good Practice</b>		<p>Publication of LRRS Protocols and associated casework.</p> <p>Collaborative promotion campaign for LRRS implementation.</p>	<p>Continued promotion of protocols and associated casework.</p> <p>Monitor reach and effectiveness of protocols.</p>
<b>Community Engagement</b>	<p><u>Publication of the LRRS Protocol on Community Engagement.</u></p>	<p>Promotion and casework; Supporting urban community engagement.</p> <p>Baseline measures established; Collaborating on place-based approaches to land use decision making.</p>	<p>Continued promotion and casework.</p> <p>Trialling place-based approaches to land use decision making.</p> <p>Informing Ministers' review of the Guidance on Engaging Communities in Decisions Relating to Land.</p>
<b>Tax and Fiscal policy</b>	<p><u>Research on international experience of Land Value Taxation.</u></p>	<p>Review of potential role of Land Value Taxation.</p> <p>Research &amp; Review of tax and fiscal influences on land reform objectives.</p>	<p>Recommendations on potential tax and fiscal reform.</p> <p>Recommendations on potential role of Land Value Taxation.</p>

# Programme of Work as at April 2019

AGRICULTURAL HOLDINGS	2018/19	2019/20	2020/21
<p><b>Good Practice</b></p>	<p><u>Publication of TFC Codes of Practice, Guidance and associated casework.</u></p> <p><u>Review and recommendations on the Operation of Agents.</u></p> <p>Trial use of mediation.</p>	<p>Publication and promotion of TFC Codes of Practice and Guidance as legislation continues to be enacted. Supporting implementation of the recommendations on the operation of agents.</p> <p>Promoting use of mediation.</p>	<p>Continued promotion of TFC Codes of Practice and associated casework; possibility of amended responsibilities for TFC following Ministerial review in March 2020.</p>
<p><b>Land Availability</b></p>	<p><u>Research and guidance on joint venture options.</u></p>	<p>Promotion of joint venture options; Collaboration on farm 'incubator' model.</p>	<p>Continued promotion of opportunities for succession and new entrants.</p> <p>Sector wide land matching facilitation service in place.</p>
<p><b>Engagement and Review</b></p>	<p>Establishing the Tenant Farming Advisory Forum.</p>	<p>Informing Ministers' Review of the TFC functions.</p> <p>Facilitating the Tenant Farming Advisory Forum.</p>	<p>Continued sector engagement through the Tenant Farming Advisory Forum.</p>