



SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

Minutes of the meeting of the Scottish Land Commissioners held on Tuesday 2nd April 2019, Northern Lighthouse Board, Edinburgh.

Attendees:

Andrew Thin (Chair), Lorne MacLeod, Megan MacInnes, David Adams (Land Commissioners), Bob McIntosh (Tenant Farming Commissioner) Shona Glenn, Posy MacRae, Hamish Trench (Scottish Land Commission)

Apologies: Apologies were received from Dr Sally Reynolds, Land Commissioner

In Attendance:

Martin Valenti (VDL Taskforce Director) and Mark Robertson (Ryden) for Item 2.
Christa Reekie, Neil Rutherford and Craig Duncan (Scottish Futures Trust SFT) for Item 3.

There were no declarations of interest made.

1. Minutes of previous meeting 5th March 2019

The Commissioners agreed the minutes of the meeting as a true and accurate record subject to the following amendment:

- Under 'Land for Housing and Development' paragraph 6 sentence to read 'Commissioners asked that the connections to supporting rural housing and **repopulation** are signalled more clearly in the plan.'

It was agreed that action 05031901 is being held to be discussed at the next quarterly business meeting.

Actions 05031902 and 05031904 have been completed. It was agreed to discuss action 05031903 later in the year.

Action 05031903	LRRS Protocols to be added to the agenda for a forthcoming Commissioners meeting.
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As a matter arising the Chair reminded Commissioners to complete and return the governance form to internal auditors BDO as part of their governance review.

2. Vacant and Derelict Land Collaboration: Progress report and discussion on next steps

Hamish provided Commissioners with an update on the vacant and derelict land initiative. The creation of the taskforce has brought a collective energy, focus and effort to tackling vacant and derelict land. It is gaining momentum as a national priority and feeding into several strands of Scottish Government work including connections with the place principle, the Scottish National Investment Bank and the National Performance Framework 4. He advised that the collaboration has broadened to include the Scottish Futures Trust and Scottish Enterprise who, along with SEPA and the Commission, will form the Strategic Board.

Martin advised of the culture shift that is happening, with more organisations looking at vacant and derelict land as an opportunity such as Glasgow City Region Partnership. It was suggested that the Commission should document the process of culture and policy change as a useful wider example.

Shona advised that the Commission's work is taking place in three phases:

1. An initial analysis by Ryden to provide a clearer strategic understanding about the types of vacant and derelict sites, common characteristics and challenges.
2. Identify a number of demonstrator sites to develop and test the systemic changes needed.
3. Mainstream the systemic changes on how to approach vacant and derelict land – so that delivery is embedded in the way organisations work.

Mark Robertson presented the findings from the analysis of 60 sites and the characteristics of the challenges of vacant and derelict land. Mark advised that a future challenge for the Commission is to get ahead of the system to prevent how sites get on the Vacant and Derelict Land Survey.

It was suggested that clean up responsibilities for land owners should be looked at in more detail so that the cost is not passed back to society.

Shona advised that the taskforce has made good progress and the next phase of work by the Commission will develop further engagement with local authorities. Hamish commented that the taskforce is progressing several workstreams including aligning data and funding streams, market propositions, community engagement and greening. Hamish also advised that the Commission is partnering with Central Scotland Green Network for their annual conference with a focus on transforming vacant and derelict land.

Commissioners agreed upon the importance of the continued involvement of the Commission and asked staff to consider the following in particular:

- Whether 'vacant and derelict land' is the right language to frame this given what we now understand of the sites and opportunities;
- The need for a coalition of ambition and focus on the 'agency' role to make change happen alongside the necessary analysis of sites and barriers;
- Having clear milestones for success together with a clear view of when the Commission's role in this work will be completed – ie the point at which we will have 'mainstreamed' delivery;

3. Land Value Capture

Shona introduced the paper and advised that Scottish Government have asked for advice on land value capture to help inform Stage 3 of the Planning Bill. Shona highlighted key points from the paper:

- Land value capture is a tool for place making rather than revenue raising
- The focus on existing use value needs to be looked at as part of a wider systemic approach including the use planning policies to deliver land value
- The public sector, and planning policies, need to take an active role in land assembly and public interest led development
- The public and private sectors need to work together to deliver sites and the proposal for Urban Partnership Zones can provide that framework.

Neil and Craig presented the findings from their work and analysis of key areas of consideration in the funding and delivery of infrastructure, focusing on planning-led mechanisms for land value capture.

It was agreed that a proviso recognising dynamic market conditions will be added to the final report regarding the modelling methodology used.

Discussion took place around the structure and focus of the advice the Commission is to provide. In particular Commissioners agreed that:

- Our recommendations and key message should be drawn out of the paper more clearly;
- The language should ensure our advice is widely accessible and understandable;
- The report should be framed as the Commission's initial advice, recognising that significant further work would be required to develop specific models or proposals for land value capture.

It was agreed that Hamish is to discuss further with Scottish Government the focus of advice and timescales.

Action 02041901	Hamish is to discuss with Scottish Government the focus and timescales for land value capture advice.
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Commissioners agreed that the report should acknowledge that the main focus of the work to date on land value capture is focused on urban development. While recognising that the same principles can inform work on rural housing, it was agreed that the Commission should separately consider how this work applies in a rural context, and how our wider work programme relates specifically to the challenge of housing in rural and remote rural areas.

Commissioners agreed to delegate completion of the paper to Hamish and Shona to be signed off with approval by the Chair.

Action 02041902	Hamish and Shona to rework land value capture paper with agreement from the Chair for submission to Scottish Government.
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4. Any Other Business

Scale and concentration report

Hamish provided an update following the publication of the scale and concentration report. The Commission will focus on engagement with the wider public and stakeholders over the next six months culminating at the Commission's conference in October. Commissioners requested hard copies of the reports and briefings.

Action 02041903	Posy to send hard copies of the evidence report, briefing note and infographics to be sent to Commissioners.
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Tenant Farming Commissioner

Bob advised that a press release was to be issued on Wednesday 3rd April announcing a resolution to the Telfers case. The Chair and Commissioners thanked the Tenant Farming Commissioner for his work on finding a resolution.

Next Meeting

Hamish advised that the next meeting will be a visit held in the Borders on 7th May, location to be confirmed. The next formal board meeting will be a quarterly business meeting on 4th June in Inverness.

Action 02041904	Hamish to confirm details for the next Commissioner's meeting on 7 th May.
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Date of Next Meeting: 7th May 2019

**Scottish Land Commission
April 2019**