



SCOTTISH LAND COMMISSION  
COIMISEAN FEARAINN NA H-ALBA

## Good Practice Guidance: Providing information on who owns land in Scotland

As part of our Protocol on Transparency of Land Ownership and Land Use Decision-Making we recommend that landowners prepare a summary of land use and management which should be made available online to the local community.

To help with this, we have developed a template that sets out the kind of information that should be shared. This includes information about who owns the land and who manages the land. It also includes sections that summarise the main objectives of land management alongside key activities and priorities. The template aims to help landowners and managers compile relevant information that can be shared.

The information should be made available so that local people can find out who owns land and how to contact them, and also so people can understand how land is being used and managed in the area. This should encourage sharing of ideas and partnership working, and ultimately facilitate better-informed decisions and build stronger relationships for all involved. It is useful for local people to know about land management priorities and any changes that are planned so that they can get involved in issues that are likely to impact them. This might lead to engagement exercises that identify opportunities to share aspirations and solve problems.

This template can be tailored to suit different kinds of landholdings and we have included two examples of completed summaries, one rural and one urban. The examples show how the template could be used and the kind of information that might be included.

The template can be downloaded, populated with information about you and your landholding, and then shared with the local community. If you have a website, it could be posted there; or if not, relevant local group(s) might be able to put it on their website(s). You might also consider writing an article about it or publishing it in a local newsletter or newspaper, displaying it on a local noticeboard, or in any other practical way that might suit your community.

If you have questions or would like any further guidance on the protocol or the template, please contact the Good Practice Team at:

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Summary for [Estate / Landholding]

[Date prepared]

## Summary of Land Ownership and Management

This template has been produced to support the Good Practice Protocol on Transparency of Ownership and Land Use Decision-Making. It provides a suggested format for sharing summary information about land ownership, use and management. It can be tailored to reflect your particular circumstances or amended to include any additional information that would be helpful to share.

<b>Landholding</b>	<i>This should set out the name of the estate or landholding or provide some details about the land held, in line with information that would be published in the Land Register.</i>
<b>Land Register Title Number (s)</b>	<i>Include title numbers from the Land Register if known.</i>
<b>Area</b>	<i>Note the area of the land and specify the units used (e.g. acres or hectares).</i>
<b>Location</b>	<i>Include information about the general location of the land.</i>
<b>Landowner</b>	<i>It should be made clear who the landowner(s) is/are and what the status of the landowner(s) is/are (e.g. company, partnership, Trust, charity).</i>
<b>Those with significant influence in or control over land</b>	<i>Details should be provided setting out anyone with significant influence in or control over the land other than the landowner, in line with information which is to be detailed in the Register of Persons holding a Controlled Interest in Land.</i>
<b>Overall purpose of management</b>	<i>This should outline the main aim of managing the land. Why do you own the land? What are your main priorities?</i>
<b>Overview of management</b>	<i>This section should set out how the land is managed, including the main activities (economic, social and environmental). It should summarise:</i> <ul style="list-style-type: none"><li><i>• how different types/areas of land will be managed or developed;</i></li><li><i>• key stakeholders involved in the management of the land, who are not named elsewhere in the summary; and</i></li><li><i>• any significant changes planned in the near future.</i></li></ul>
<b>Alignment with local or national plans [OPTIONAL]</b>	<i>If applicable, you may wish to mention how the management of the land aligns with any local or national strategic plans.</i>
<b>Contact details</b>	<i>Set out the main contact details for the owners, managers or agents and any local contacts, including addresses, emails and phone numbers. You can also include any relevant website addresses.</i>

**Summary of Land Ownership and Management for Fearainn Na h-Alba**

April 2020

<b>Landholding</b>	Fearainn Na h-Alba
<b>Land Register Title Number(s)</b>	LND12345, LND67890
<b>Area</b>	440 hectares
<b>Location</b>	North-West Landshire, two miles from village of Folkstown
<b>Landowner</b>	Fearainn Family Trust
<b>Those with significant influence in or control over land</b>	Grayson Bramley
<b>Overall purpose of management</b>	The estate is managed to provide an income to support its employees and is a long-term investment for the Bramley family. In addition, the land is managed to enhance biodiversity and to provide environmental education through access and educational activities. The estate is supportive of community aspirations, including a local housing initiative.
<b>Overview of management</b>	<p>The farming activities are a high priority and include running a suckler cow herd and hill sheep flock, with some limited cropping on low ground for winter fodder. The farming enterprises are managed in-hand by a farm manager and two part-time/seasonal workers.</p> <p>Whilst the main aim is to run the farm as an efficient business, the following aims are also important:</p> <ul style="list-style-type: none"> <li>• Biodiversity (high priority) – provision and maintenance of habitats for wildlife and flora</li> <li>• To maintain the condition and features of the woodland areas (high priority) – regular maintenance and upkeep of wooded areas, monitoring and health checks</li> <li>• To maintain and improve the condition of lochs on the landholding (low priority) – monitoring and removal of invasive pond weeds, regular quality checks, annual biodiversity surveys</li> <li>• To provide access for recreation and education purposes (medium priority) – maintenance of natural paths on the land, provision of maps and information, signposting and information boards, managed by a part-time Ranger</li> <li>• To support a local aspiration for more affordable housing (medium priority) – through the provision of appropriate sites for development.</li> </ul>



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<b>Alignment with local or national plans [OPTIONAL]</b>	<p>Part of the landholding is a SSSI and is managed with guidance from SNH. The Site Management Statement can be found at: [INSERT LINK]</p> <p>Part of the land in the southern area of the landholding has been identified in the Local Development Plan for a small housing development.</p>
<b>Contact details</b>	<p><b>Agent:</b> Mr PJ Duncan Byker Land Management Firm 1314 High Street Big City Scotland</p> <p>Email: <a href="mailto:Pj.duncan@byker.com">Pj.duncan@byker.com</a> Telephone: 0121 555 666</p> <p><b>Head Ranger:</b> Ms Tabitha Walker Fearainn Estate Office Birchwood View Upper Landington Landshire Scotland</p> <p>Email: <a href="mailto:tabby.walker@fearainn.com">tabby.walker@fearainn.com</a> Phone: 01567 303 202</p>



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**Summary of Land Ownership and Management for Townville Development Site**

April 2020

<b>Landholding</b>	Townville Development Site
<b>Land Register Title Number(s)</b>	BGC12345
<b>Area</b>	75 hectares
<b>Location</b>	Big City
<b>Landowner</b>	Big City Developments
<b>Those with significant influence in or control over land</b>	Oldson Pension Fund Trustees
<b>Overall purpose of management</b>	The site is being managed for a multi-purpose development, comprising luxury housing, a hotel, retail units, and offices.
<b>Overview of management</b>	<p>This site is being managed for a large-scale commercial development that will enhance the economic wellbeing of the Townville area and provide employment opportunities and housing.</p> <ol style="list-style-type: none"> <li>1. Maximising economic return of landholding (high priority) – selling all residential units and leasing all business units, attracting a high-quality hotel to the area</li> <li>2. Housing development (medium priority) – creation of an attractive and high-quality housing development, part of site for mid-market rental and shared equity housing to be delivered by Big City West Housing Association</li> <li>3. Retail and office development (high priority) – attracting high quality businesses to area to create a high-end retail development, leasing all retail and office units.</li> </ol> <p>Development will take place over a seven-year timescale, with four phases of development.</p>
<b>Alignment with local or national plans [OPTIONAL]</b>	<p>The site for housing development features in the Local Development Plan.</p> <p>The hotel development aligns with the Big City Strategic Tourism Development Plan.</p>
<b>Contact details</b>	<p><b>Project Manager:</b> Miss Victoria Green Big City Developments Economist House Station Street Big City Scotland</p> <p>Email: <a href="mailto:v.green@bigcity.org.uk">v.green@bigcity.org.uk</a> Phone: 0121 555 66 77</p>