



SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

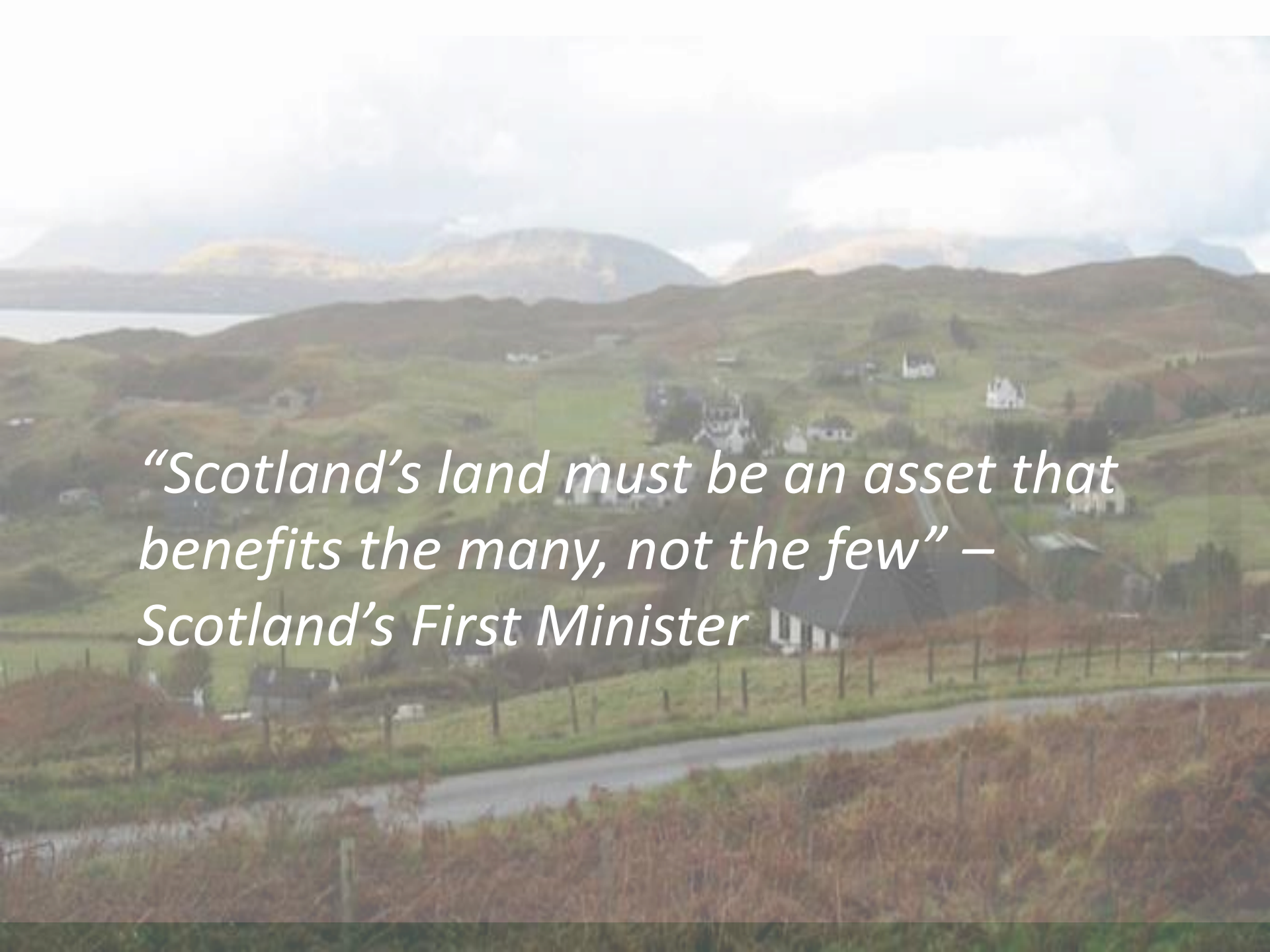
Land Reform and Community Led Housing in Scotland

CCLT and SOSH 25th October 2022

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A scenic landscape of rolling hills and mountains in Scotland. In the foreground, a road winds through a field of brown, autumnal vegetation. The middle ground shows a small village with several white buildings and a church spire. The background features large, rugged mountains under a cloudy sky, with a body of water visible on the left side.

“Scotland’s land must be an asset that benefits the many, not the few” – Scotland’s First Minister



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- Brief introduction to the Land Commission
- Land Reform in Scotland
- How land for housing works – market failure?
- Land Reform and Community Led Housing
- Land Reform Bill Consultation



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The Scottish Land Commission

- NDPB
- Established April '17
- 5 Land Commissioners
+ 1 Tenant Farming
Commissioner



We stimulate
fresh thinking;
support change
on the ground; &
advise
Government and
Parliament on
legislative and
policy change



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Our Focus

New ideas on how we own and use land to meet Scotland's ambitions for recovery, net zero and a wellbeing economy



REFORMING
LAND
RIGHTS



ACCOUNTABILITY
AND
RESPONSIBILITY



REFORMING
LAND
MARKETS







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Why Land for Housing Matters:

- Meeting housing need and demand
- Affordability and choice
- The economy
- Climate change and active travel
- Rural repopulation
- Health and wellbeing





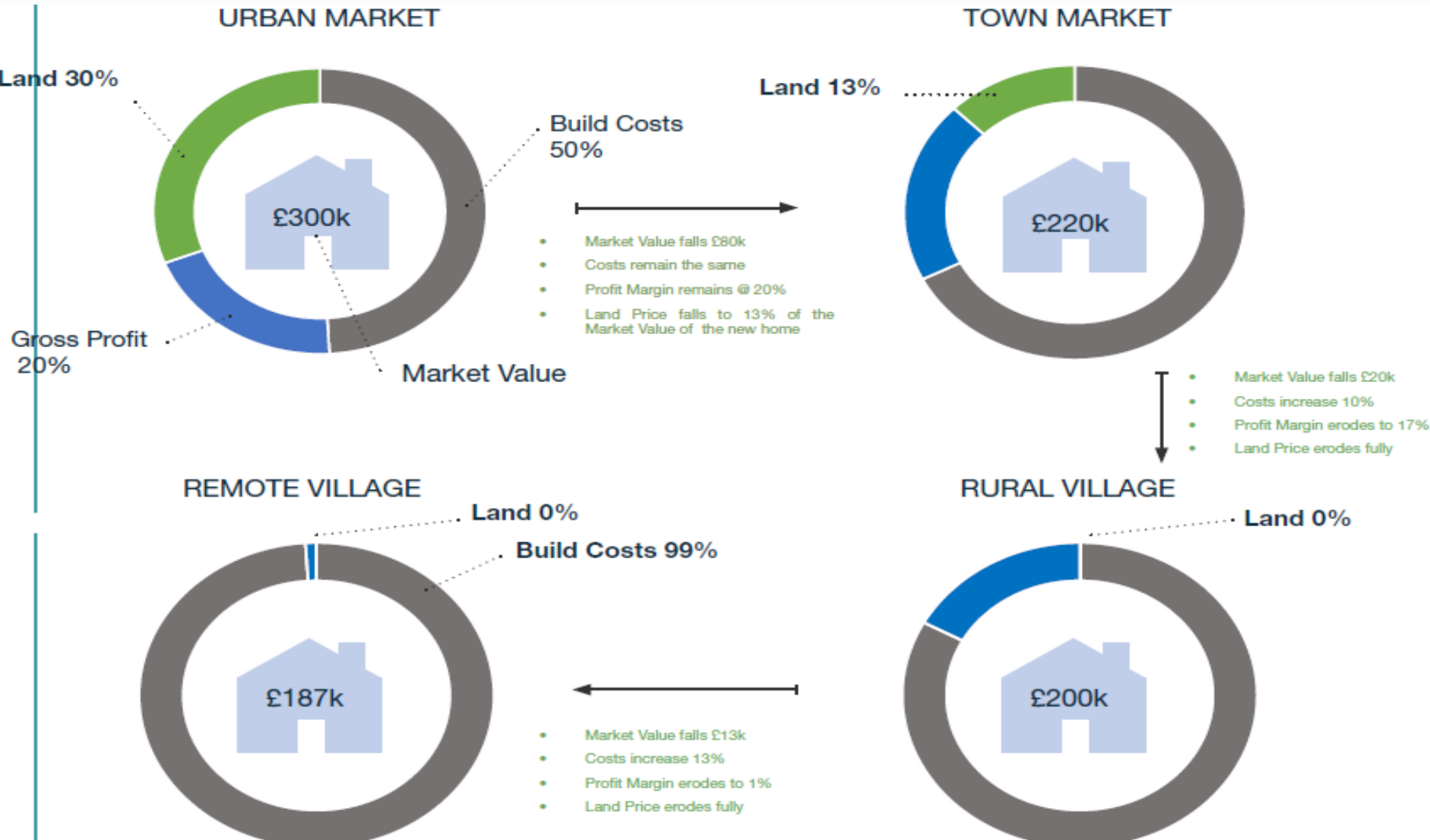
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- Developers focus on high value greenfield sites to reduce risk and maximise profit
- Decline in development of brownfield land since 2007 and decline of SMEs
- Most rural areas do not have the value for volume housebuilders
- Significant new build affordable housing programme – for unmet need



Land Values, Profit ; Where Developers Build







- Staffin, Isle of Skye



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Community Ownership & Community Empowerment

Isle of Gigha:

- Population Growth
- Better wealth distribution
- Increase in participation in decision making





New Land Reform Bill

- Measures to regulate the market in large scale land transfers
- Public Interest Test for Large Scale Land Transfers
- Test could see land split into lots for sale or the land offered in whole or parts to local constituted community bodies



Timescale for Bill

- Consultation closes – 30th October 2022
- Main policies finalised – December 2022
- Cabinet clearance – June 2023
- Bill Introduced – September 2023