



Opportunities for more diverse ownership, management and use of land

ROUTE MAP FOR LANDOWNERS

This route map sets out practical steps that owners of land can take to achieve a more diverse pattern of land ownership, management and use. It focuses on how landowners can create opportunities for local businesses, residents or community organisations through purchases, leases and other collaborative working arrangements. This route map supports the Land Rights and Responsibilities Protocols on Diversification of Ownership and Tenure and Negotiating Transfer of Land to Communities.

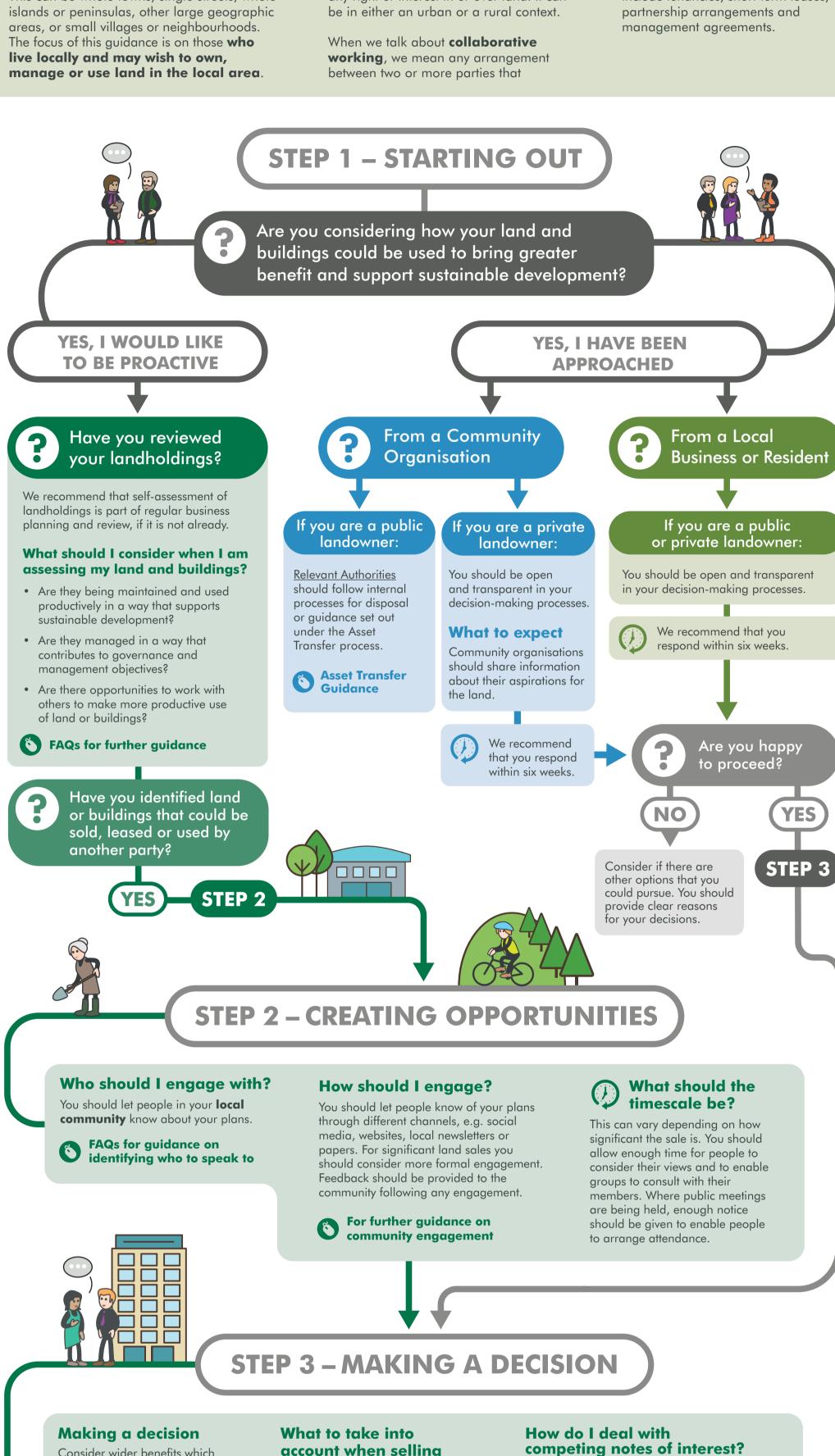
DEFINITIONS

When we talk about **communities**, we mean the individuals who live in a particular place. This can be whole towns, single streets, whole areas, or small villages or neighbourhoods. The focus of this guidance is on those who live locally and may wish to own, manage or use land in the local area.

structures, land covered with water, and any right or interest in or over land. It can

Land includes buildings and other

facilitates the sharing and/or use of resources. Collaborative working can include tenancies, short-term leases,



Consider wider benefits which could impact the local economy, society, and the environment.

Remember that long-term benefits that could outweigh the value of short-term gains. **Unable to sell?** When a change in ownership is

not feasible or appropriate, you

• Those with existing pre-emption rights should be approached first

- · You should then consider offering sitting tenants a right of refusal
- If the parties above do not wish to purchase, what opportunities are there for community ownership?

If you receive competing interests, you can encourage the interested parties to explore solutions and look at options for collaboration.

Dialogue can help all parties to understand each other's aims and lead to better outcomes and stronger relationships. You may want to consider social, environmental, cultural and economic factors, and how

the outset what each party will be responsible for and

what will happen at the end of the agreement. This will

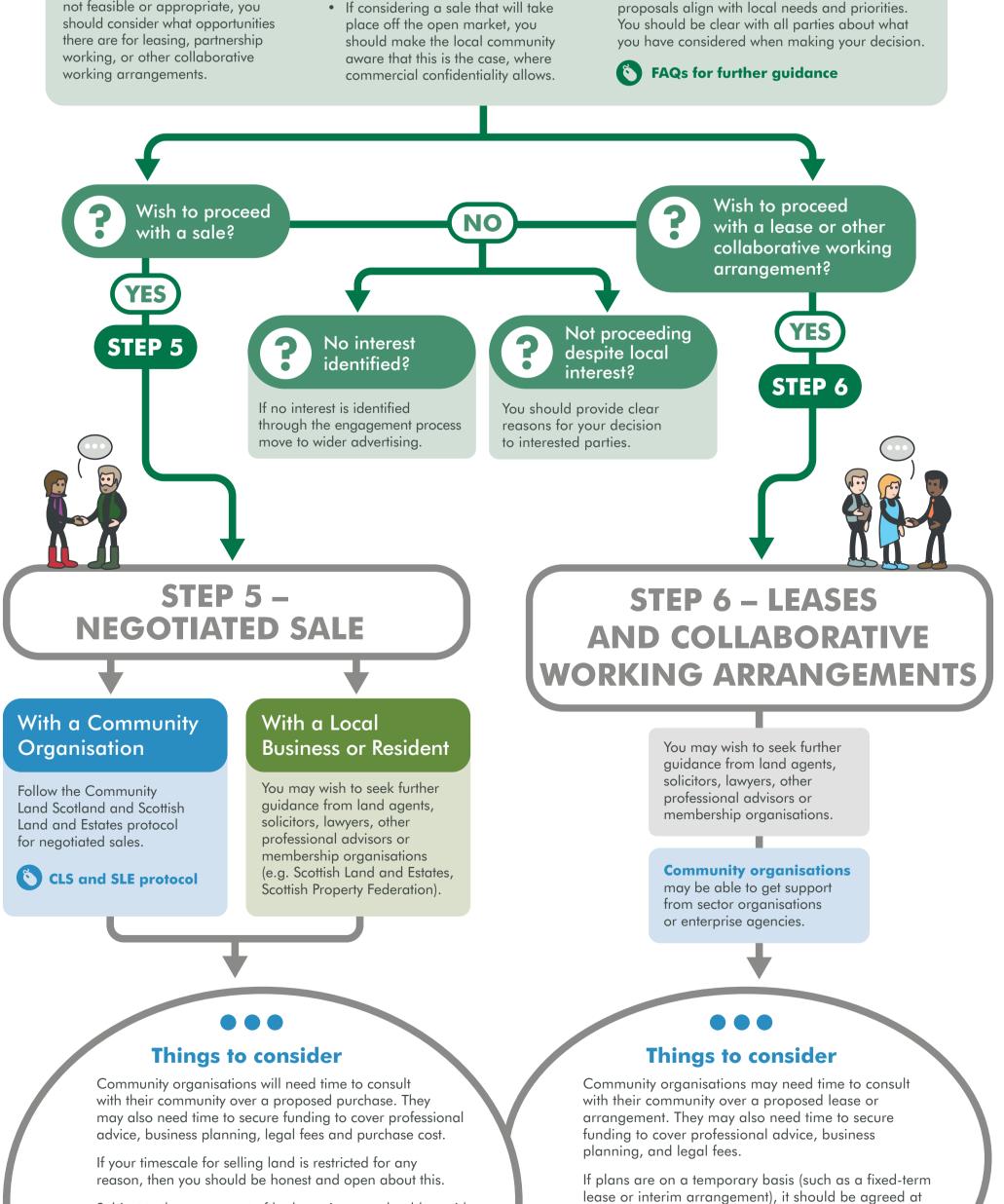
help to avoid disagreements further down the line.

A range of tools and

information can be found at:

landcommission.gov.scot

www.gov.scot/policies/land-reform



Subject to the agreement of both parties, you should consider

the different options for valuation, including using a joint

Title conditions and clawback arrangements, where used, should be appropriate and proportionate. You should be mindful of the likely impact on the viability or long-term sustainability of businesses, community projects or

valuation process.

other activities on the land.