Community Ownership Hub: Glasgow and Clyde Valley

Report on Our First Operational Year

April 2022

COMMUNITY* LAND SCOTLAND

COMMUNITY OWNERSHIP HUB
GLASGOW AND CLYDE VALLEY

Urban Land Reform and the Community Ownership Urban Hub

Land reform is a story about all of Scotland. Since the introduction of the game-changing Community Empowerment Act and the extension of the Scottish Land Fund to all of Scotland's communities, the energy, ambition and achievements of Scotland's urban communities have been inspiring. Last year Community Land Scotland reported on the first five years of the new wave of urban community ownership, celebrating the vision and tenacity of the pioneering urban community owners who have been working towards delivering transformational impacts from community land asset ownership[1].

Since 2017 Community Land Scotland has been working to support urban communities to buy land and buildings. Our work has identified systemic issues that make the ownership journey even more challenging for urban communities than for their rural counterparts. We developed an enabling hub for community ownership to allow action research work on these issues, which was launched last year as the Community Ownership Hub: Glasgow and Clyde Valley.

We are pleased to share initial outcomes from the project's first year of work in this report. The report shows the incredible response we have had, documenting interest in community land ownership which far surpasses what we expected. We also quickly began to collect evidence on the nature of the challenges which communities face, as well as the urgent need for changes to grasp the potential of this interest. We have shared early policy and research outcomes from the project due to the critical nature of the changes needed. We look forward to continuing this work.

Ailsa Raeburn, Chair

Community Land Scotland

April 2022

---

[1] 'From Barmulloch to Bonnymuir Green: How Community Ownership Is Changing the Face of Our Towns and Cities'. Community Land Scotland, 2021. https://www.communitylandscotland.org.uk/wp-content/uploads/2021/03/From-Barmulloch-to-Bonnymuir-Green-.pdf.

Report on Our First Operational Year

This report provides an overview on the first operational year of this action research project on community land ownership throughout the Clyde Valley. Sharing our learning is a key part of the project, so we have produced this report to inform community groups, policy makers, other organisations and anyone else interested, on how the work is progressing.

Get in touch if you have questions. There is a lot of other information available, including specific guidance for community groups and research reports.

The report is structured this way:

Carey Doyle

Heather Yearwood

Community Land Scotland

April 2022

<div style="text-align: center;">

EXECUTIVE SUMMARY

</div>

ENABLING HUB FOR COMMUNITY LAND OWNERSHIP

The Community Ownership Hub: Glasgow and Clyde Valley is an action research project by Community Land Scotland.

Through the Community Ownership Hub, we aim to accelerate community ownership in Glasgow and the Clyde Valley. While some community groups here have had great success in their buy outs, many more groups aspire to own land and buildings, and the process is more difficult than it should be.

HOW IT WORKS

Through the Hub we support community groups who are in the process of buying land or buildings, with a focus on those buying from private landowners. We learn from our work with community groups, researching and advocating for the changes needed to improve community land ownership.

The Hub targets the local authority areas within the Glasgow City Region, specifically Glasgow, Inverclyde, North Lanarkshire, South Lanarkshire, Renfrewshire and East Renfrewshire, East Dunbartonshire and West Dunbartonshire. The project launched in March 2021, and we intend to run for three operational years (2021/2022, 2022/2023, 2023/2024).

The project team is two staff, a development officer working primarily to support groups and promote community ownership, and a manager focusing on action research and strategic engagement. Both staff are part of the wider Community Land Scotland staff team.

The project also has funding for technical support to provide expertise to community groups.

PROJECT OBJECTIVES

The project objectives were identified with an advisory panel. The objectives are:

1. **Raise profile, and quality of discussion, of urban community ownership and land reform**

2. **Enhanced support for groups, with a focus on early-stage groups**

3. **Progressing community ownership of privately held Vacant and Derelict Land**

4. **Planning innovations to support community ownership**

5. **Addressing inequality and building inclusion**

SUPPORTING COMMUNITY GROUPS – KEY NUMBERS

64 groups have been in contact. Of these groups 46 are early stage, and 35 groups have had ongoing support, meaning three or more contacts with us.

Groups have been interested in land owned by a range of types of owners, reflecting groups' interest in sites of importance to them, not by type of owner. The majority of groups getting in touch are interested in some type of privately owned land.

We have had consistent interest from groups from more resource deprived areas. 42 out of 64 groups that have contacted us are from the 20% most deprived areas (Scottish Index of Multiple Deprivation). This demonstrates strong interest in community ownership in areas with less resources.

Community groups have been most interested in buying greenspace projects of any type (including community gardens, parks, woodlands, and nature conservation). The second most popular type of project is a community centre.

We collaborate with a range of organisations, including those providing support on other aspects of community ownership. We've received 25 referrals and made 38 referrals; we provide "warm handovers" in all cases, and work collaboratively.

EARLY OUTCOMES

We are tracking our progress with a monitoring and evaluation strategy and are making good progress on all our objectives. This project will continue for two more years. The project objectives will remain the same and will continue to be assessed annually.

Key research outcomes from our first year are below. First we summarise key evidence, and then provide emerging policy and research recommendations. We are sharing our outcomes on an ongoing basis. To put it simply-- waiting to share our learning until this project is complete is too long to wait! The outcomes will be refined as the project progresses, we welcome questions and collaborations.

EVIDENCE OUTCOMES

1. There is a high level of interest in community land ownership in Clyde Valley, particularly in Glasgow. This includes a lot of interest from those at the earliest stages of exploring what a community buyout could be.
2. There is strong interest in community land ownership in more deprived areas.
3. There is interest in buying land and buildings owned by all types of landowners, with notable interest those owned privately (including that held by Councils' Arms Length External Organisations).
4. There is a growing group of post-acquisition urban community landowners who are currently implementing their plans, such as for renovation or multi-staged development.
5. There is a growing group of community groups leasing (or interested in leasing) land and buildings from public bodies, who are supported by other organisations which specialise in this.

6. We have worked with a small but growing number of groups who focus on supporting ethnic minority communities. These groups report difficulties in obtaining land and buildings to use or own. There is evidence of exclusion and prejudice which is of significant concern.
7. Community groups have been especially interested in greenspace projects.
8. Community groups have been interested in vacant and derelict land and buildings, but these are seldom on the official vacant and derelict land register.
9. There are notable challenges in accessing and interpreting information on land ownership and use. City centre areas can be marked by fragmented land ownership patterns, and rural or suburban areas can be under development pressure leading to complicated land ownership and use information. Lack of freely available high-quality information is a particular challenge.

POLICY RECOMMENDATIONS THUS FAR

Our work has identified the following priorities for policy change, further research and funding. Headline priorities are set out below and are explained in the report. These are initial priorities, provided to shape policy and build consensus on how we can grasp the potential of community ownership across the Clyde Valley.

1. Build interest into buy outs

The strong interest in community ownership needs strategic and consistent support to translate into purchases of land and buildings.

Building support is not just providing more direct support or funding but also delivering political and policy support which embraces the potential of urban community land ownership.

2. Not another pilot: next steps in community-led resolution of Vacant and Derelict Land

There have been a number of high-profile Vacant and Derelict Land (VDL) projects in recent years, including the Scottish Land Commission's Task Force. Now is the time for strategic thinking on next steps, and this needs to include a particular focus on community experiences.

The recommendations of the VDL Task Force should be implemented urgently, including particularly the reform of the VDL register and a need to provide accurate and transparent data on site ownership and use.

3. Innovative support for greenspace projects

There is significant interest in greenspace projects of all kinds, illustrating the need for local urban greenspaces and appetite for community-led approaches to climate change projects. Ways to support this interest need to be prioritised. Developing revenue funding options for community owned urban greenspace could make a significant difference.

4. Establish clearer ownership routes from temporary management

We appreciate that leases and management agreements offer the ability for community groups to build capacity and trial approaches. However, community groups can suffer from

lack of control about leasing and other temporary arrangements, and there can be difficulties delivering long term projects due to the nature of temporary agreements. Additional research on community experiences of temporary asset management and implications for land reform priorities, would be timely and beneficial. Generally, there is a need to create a clearer path from lease to ownership, for those groups who want to proceed to ownership.

5. Establish a coherent policy framework for communities to be proactive over land

Scottish communities benefit from a range of policy and legislative tools to implement their vision over land in the public interest, such as Community Rights to Buy, and Local Place Plans. These tools are complex from community perspectives, and would benefit from being rationalised into a coherent framework.

6. Develop the land pillar of Community Wealth Building

The Scottish Government has adopted Community Wealth Building policy. Scotland's land reform process and community ownership model is an excellent foundation to build community wealth. However, more is needed to centre land in the Community Wealth Building approaches to economic development. Pilot projects to scale up socially productive uses of land, particularly privately owned land, would be a good next step.

7. Inclusion review

Given the levels of interest in community ownership in locations with less resources, the inclusivity implications of current community land supports need to be reviewed, such as requirements for match funding and limitations on revenue funding by the Scottish Land Fund. Existing experiences of buy outs in resource-deprived areas should be researched to understand how community ownership support could be more inclusive.

Due to the level of challenge we have evidenced from groups which focus on inclusion and diversity (e.g. immigration-focused), research should be prioritised on experiences of those already significantly disadvantaged in terms of place, such as due to the practicalities of immigration or suffering from long term and systematic exclusion from land assets.

8. Review Land Fund Cap

The £1 million limit on Scottish Land Fund awards should be reviewed, and the Land Commission's forthcoming research on community ownership funding approaches will need to be acted on to support urban community land acquisitions at current market prices.

9. Introduce Land Reform Act

A new land reform act is urgently needed to address challenges in urban community ownership, including:

- Improved, integrated and accessible land information.
- Review and amendment of Community Rights to Buy and the Community Asset Transfer Scheme to ensure they are fit for purpose.
- A public interest test on land transactions and uses which harm communities due to their size, scale (such as due to local monopolies), and duration, such as long term vacant and derelict land.

Selected Photos from 2021/2022

COMMUNITY OWNERSHIP HUB PROJECT OVERVIEW

The Community Ownership Hub: Glasgow and Clyde Valley is an action research project by Community Land Scotland. Community Land Scotland is the representative body for Scotland's community landowners. Our vision is for community ownership of land and buildings to be a significant driver of sustainable development across the whole of Scotland. We think community ownership of land and buildings should be a normal and straightforward option for any community.

Through the Community Ownership Hub, we aim to accelerate community ownership in Glasgow and the Clyde Valley. While some community groups here have had great success in their buy outs, many more groups still aspire to own land and buildings, and the process is more difficult than it should be.

In the project area we promote community ownership and land reform through a variety of routes. We hold events, provide information and support to community groups looking to purchase from private landowners, signpost to existing services for other types of landowners, and address support gaps, such as at the earliest stages before the Scottish Land Fund can assist.

We learn from our work with community groups, doing research and advocating for the changes needed to improve community land ownership. As an action research project, we do research to create change. To that end, we have been developing policy recommendations and research topics on an ongoing basis. These outcomes build evidence bases, identify priority policy and legislative changes, and generally seek to change the conditions for community ownership as effectively as possible.

VISION AND NEED FOR THE PROJECT

In the 2021 Programme for Government, the Scottish Government outlined a vision for Scotland's land that would contribute to building a fair society, using land assets to support local economies and a just transition to net zero carbon. Land is central to key Scottish policy goals, such as for sustainable development and community wealth building. Land reform - a process that modifies or changes the arrangements governing the possession and use of land in the public interest- has a key role to play in delivering this vision.

Scotland continues to have one of the most concentrated land ownership patterns in The Global North. Land reform involves modernising the pattern of land ownership, including supporting more community ownership. Since 2003, Scotland has been at the forefront of empowering communities with rights and funding to buy land and buildings that are important to the sustainable development of those communities.

The Scottish model of community ownership of land and buildings entails holding assets in a geographically defined, democratic, non-profit distributing organisation, which is open to anyone in the geographic area. Communities buy from a range of landowners; the largest number of purchases have been from private landowners, through a negotiated sale similar to a typical property sale. Scottish communities also benefit from Community Rights to Buy,

and there is a legislative programme which supports public authorities to transfer land and buildings to communities.

Figure 1: Scottish Government Statistics on Community Ownership

Community land ownership is a means to an end—it allows communities to buy and manage local property. It has helped communities address issues such as energy poverty, the decline of high streets, loss of green space, depopulation, lack of affordable housing, and loss of jobs and training opportunities. Community groups tend to be skilled and tenacious at delivering nature conservation, renewable energy, and other projects which are central to our transition to a net zero carbon system[2].

Asset ownership builds community capacity, gives community landowners a seat at the table in major local developments, and ensures the proceeds of development from land stay within local communities. It is good practice for community owners to work cooperatively, such as

---

[2] Macaulay, Bobby, and Chris Dalglish. 'Community Landowners and the Climate Emergency'. Community Land Scotland, 2021. https://www.communitylandscotland.org.uk/wp-content/uploads/2021/03/Community-Landowners-the-Climate-Emergency_Report.pdf.

with public bodies and private developers — community owners' skills at this were clearly demonstrated during their vital responses to the Covid -19 pandemic[3].

Whilst there is a history of very active and successful community organisations in Scotland's towns and cities, the ability for communities to buy and own land in these areas had been limited before the 2016 Community Empowerment Act. The current form of community land ownership has been used for over 20 years in rural areas of Scotland, where communities have delivered transformational change in their local areas. The implementation of this model across Scotland has the potential for meaningful structural change, where important local assets can be owned by local, democratic, non-wealth extracting organisations working collaboratively with the private and public sectors to use land in the public interest.

Since 2018 Community Land Scotland has been working to support urban communities to buy land and buildings, and there is much to celebrate from the first five years of urban community ownership. However, there are systemic issues that make the journey towards ownership particularly challenging for urban communities. It has become clear that the expected transformational impacts have been slower to materialise in urban Scotland than we would like.

Research has revealed a number of significant barriers to success with urban community ownership, which include:

- Lack of access to resources at early stages.
- The complex nature of urban land ownership patterns.
- Lack of confidence in urban communities by external agencies, regardless of communities' capacity. This is particularly marked when the community is perceived to be suffering from deprivation or decline.
- Misperception that community ownership is limited to asset transfer from public bodies.
- A need to better advocate and promote the benefits of community land ownership to ensure it is understood amongst individuals, community groups, the private sector, and decision makers.
- Less support for urban communities to get engaged in decisions about land and assets that matter to them, despite evidence that urban communities are equally interested in land questions[4].

---

[3] Community Land Scotland. 'Built-in Resilience: Community Landowners' Responses to the Covid-19 Crisis', 2020. https://www.communitylandscotland.org.uk/wp-content/uploads/2020/06/Built-in-Resilience-Community-Landowners-Response-to-the-Covid19-Crisis.pdf.

[4] 'Attitudes to Land Reform'. Scottish Government, IPSOS MORI, 2021.https://www.gov.scot/publications/attitudes-land-reform/

PROJECT APPROACH AND OBJECTIVES

APPROACH

The Community Ownership Hub: Glasgow and Clyde Valley is an action research project, which supports community groups to get the right information easily, work through challenges, and capture opportunities. We take insights from this work to research and advocate strategically for urban land reform.

The Hub project targets the local authority areas within the Glasgow City Region, specifically Glasgow, Inverclyde, North Lanarkshire, South Lanarkshire, Renfrewshire and East Renfrewshire, East Dunbartonshire and West Dunbartonshire.

The project gained initial partial funding for 2020 -2021, which allowed for an interim staff role, the establishment of an advisory panel, strategic engagement, and securing the outstanding funding. The intention is to run the project for three operational years (2021/2022, 2022/2023, 2023/2024).

Figure 2, below, sets out key project milestones achieved—it also is a good demonstration of how busy we have been!

Figure 2: Project Milestone progress

INITIAL FUNDING

2020
- Interim staff in place
- Advisory Board meetings
- Strategic engagement
- Secure outstanding funding
- Website launch
- Procure technical support

PROJECT LAUNCH

MARCH 2021
- Virtual project launch
- Begin working with community groups
- Finalise Project Objectives and Evaluation strategy
- Development Officer Recruitment
- Begin delivering events

PILOT SUPPORT FRAMEWORK AWARDS

JUNE 2021
Awards to 7 community groups to enhanced community engagement

A STRONG START

AUGUST 2021
- Spoken with over 40 community groups, and are working with more than 20 on an ongoing basis
- Instead of in-person launch event, commission mural celebrating community ownership.
- Attend range of events

SHARING FIRST LEARNING

AUTUMN 2021
- Collaborative Working Sessions on key research objectives, the first on public interest tests in urban areas.
- Co-produce inclusive engagement Top Tips with Govanhill Baths.
- Begin compiling site evidence base

COP26

NOVEMBER 2021
Host and promote land reform and community ownership as a key element of the net zero transition at COP26 in Glasgow

END OF 2021
- Complete pilot of technical support framework, supporting 4 groups.
- Working Session on Ownerless Land

INITIAL YEAR 1 OUTCOMES

EARLY 2022
- Working Session on Support Groups with other intermediaries
- Commission research on land data sources and patterns in site evidence base.
- Commission research on urban public interest tests.
- Support 64 groups over first year, 35 on an ongoing basis, and 42 in top 20% most deprived SIMD

The project team is two staff, a Development Officer working primarily to support groups and promote community ownership and a Manager focusing on action research and strategic engagement. Both staff are part of the wider Community Land Scotland staff team. The project also has funding for technical support to provide expertise to community groups.

OBJECTIVES
The objectives for the project were established with the support of the Advisory Panel, made up of collaborators with expertise in the topic and community groups which own land and buildings. The project objectives are below in Figure 3, with a short explanation.

Progress against these objectives has been tracked with a monitoring and evaluation programme. A year 1 evaluation report is available separately which demonstrates good progress on these objectives. The outcomes of the evaluation are summarised in the following sections of this report.

Figure 3: Community Ownership Hub Objectives

1 Raise profile, and quality of discussion, of urban community ownership and land reform

There is strong interest in urban community ownership, but lack of knowledge of the extent of community land rights and land reform. Key points of work include promoting community ownership via private acquisition, community right to buy and land reform generally, as well as providing better information and signposting about community ownership generally.

2 Enhanced support for groups, with a focus on early-stage groups

Additional resources are needed to help more urban groups become landowners. There is a need for increased support for groups seeking to acquire privately held land, and better advice earlier on the complex routes to ownership.

3 Progressing community ownership of privately held Vacant and Derelict Land (VDL)

The Hub area has a substantial number of VDL sites; developing these sites is a government priority, reflecting the well-documented negative impacts of these sites including particularly unequal health and wellbeing impacts. However, community led approaches to address these site are limited, particularly for privately owned sites.

4 Planning innovations to support community ownership

Planning and land reform are both government priorities for the sustainable development of land in the public interest, but are not aligned in practice. Overall better integration of planning with community ownership should provide more socially sustainable development.

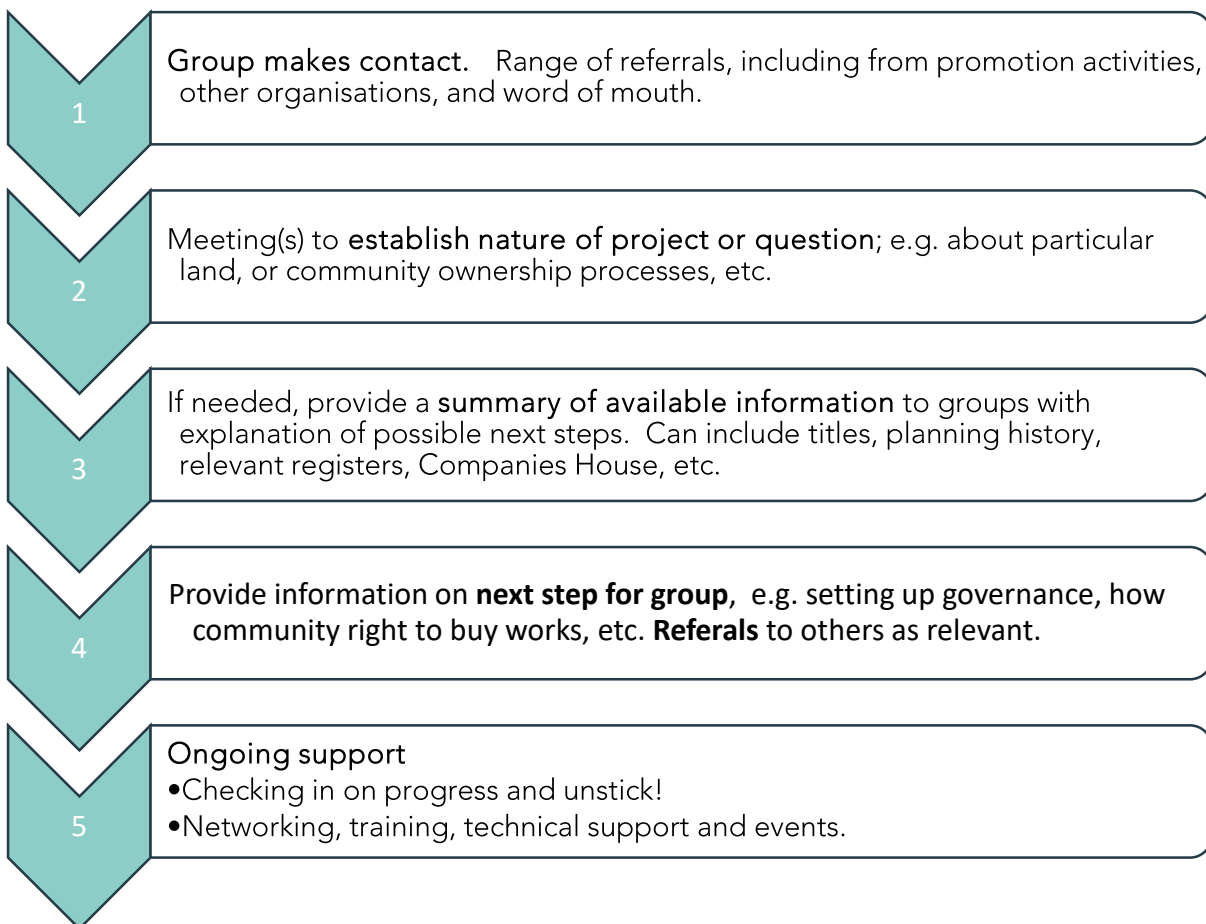**5 Addressing inequality and building inclusion**

Community ownership has the potential to meaningfully address urban inequalities. To create a more equal, fairer society through community ownership, we need to advance thinking on inclusion and community ownership.

HOW SUPPORT FOR COMMUNITY GROUPS WORKS

Groups get in touch with a wide range of questions about land ownership. Those getting in touch receive dedicated support from the Development Officer who works with them throughout the process to overcome any challenges. The Officer's priority is to understand the groups' requirements and provide tips, guidance and other resources as needed for each unique case. The Manager also provides support to groups occasionally, prioritising more complex cases.

Figure 4 illustrates the typical support process for early-stage groups who have been in touch with us over the last year. The range of support and type of support has varied substantially; some groups require some short-term assistance or referral; others benefit from ongoing support.

Figure 4: Early-Stage Group support process

1 — **Group makes contact.** Range of referrals, including from promotion activities, other organisations, and word of mouth.

2 — Meeting(s) to **establish nature of project or question**; e.g. about particular land, or community ownership processes, etc.

3 — If needed, provide a **summary of available information** to groups with explanation of possible next steps. Can include titles, planning history, relevant registers, Companies House, etc.

4 — Provide information on **next step for group**, e.g. setting up governance, how community right to buy works, etc. **Referals** to others as relevant.

5 — Ongoing support
- Checking in on progress and unstick!
- Networking, training, technical support and events.

SUPPORTING COMMUNITY GROUPS – THE NUMBERS

Data is provided below on individuals and community groups who have been in contact with us to ask for support in community land acquisitions.

GROUPS BY OWNERSHIP STAGE, SHOWING TOTAL

64 groups have been in contact, significantly higher than was expected. Of these groups 46 are early stage, which we've defined as pre–Scottish Land Fund Stage 1. 35 have been given "ongoing support", meaning three or more contacts with us.

Figure 5: Number of groups by ownership stage, showing total

Ownership Stage

- Post-Acquisition Site Owner
- Established Pre-Acquisition
- Early-Stage Pre-Acquisition
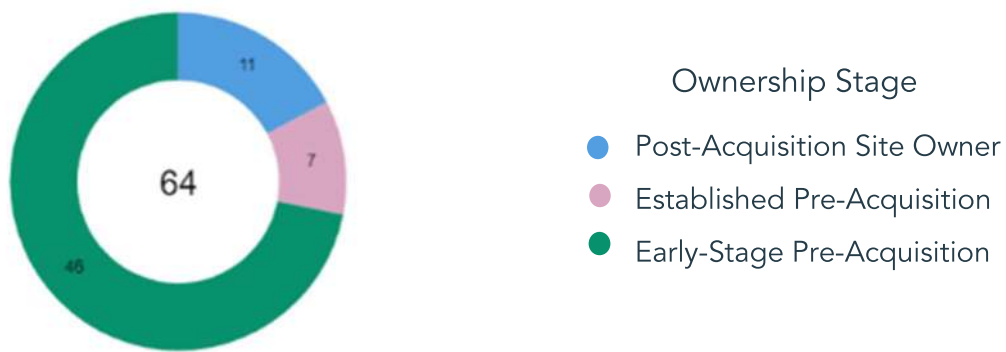
TYPES OF LANDOWNERS

From the start groups have been interested in land owned by a range of types of owners, reflecting groups' interest in sites of importance to them, not by type of owner.

Figure 6: Type of landowners, count

Pre-Acquisition Site Owner

- ALEO
- Private
- Public
- Public and Private
- Unknown
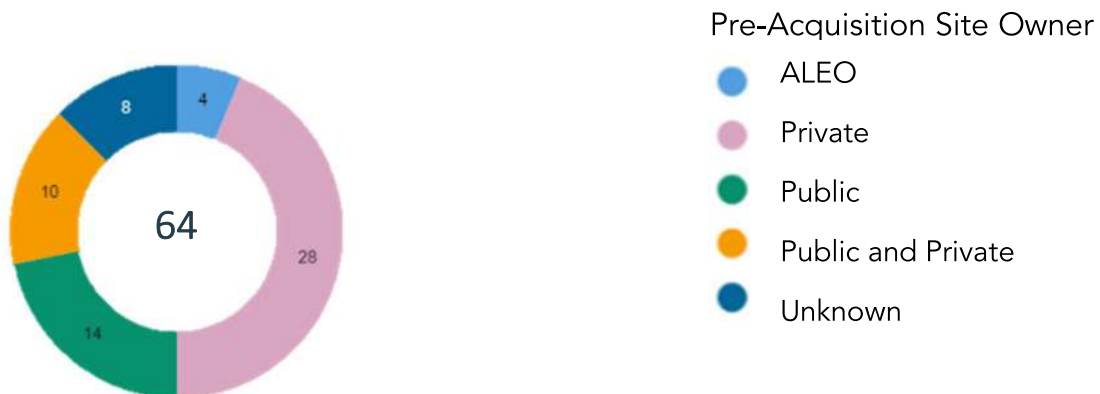
The majority of groups getting in touch are interested in privately owned land, including land owned by private owners, a combination of public and private, or owned by a council Arm's Length External Organisation (ALEO) (which is a type of private owner). It should be noted that landowner type has not been confirmed in all cases; indeed, determining land ownership has been very complicated in some cases.

Given the amount and range of enquiries, providing accurate land ownership information for groups was an early outcome of the work.

As shown in Figure 7, we collaborate with a range of organisations, including others providing support on aspects of community ownership (Development Trust Association Scotland (DTAS) Community Ownership Support Service (COSS), Scottish Land Fund (SLF), Scottish Government Community Land Team (CLT), as well as a wide range of other organisations providing support for topics of interest, or to council programmes such as Glasgow City Council's People Make Glasgow Communities property leasing initiative.

Prior to the Hub being established, communities were stating that they were finding it difficult to find the right support at the right time and were suffering burnout. One of the challenges the project has sought to address was to ensure that communities were connected with the right support when they needed it. Our referrals evidence that we are working addressing this issue.

We provide warm handovers in all cases, and are increasingly working collaboratively where needed, such as for complex land ownership patterns which include both public and private land, or to arrange legal support. A "Chatham House Rules" working session on supporting groups in the Clyde Valley was held in February 2022 with collaborators, which evidences this close working.

Figure 7: Referrals to Other Organisations
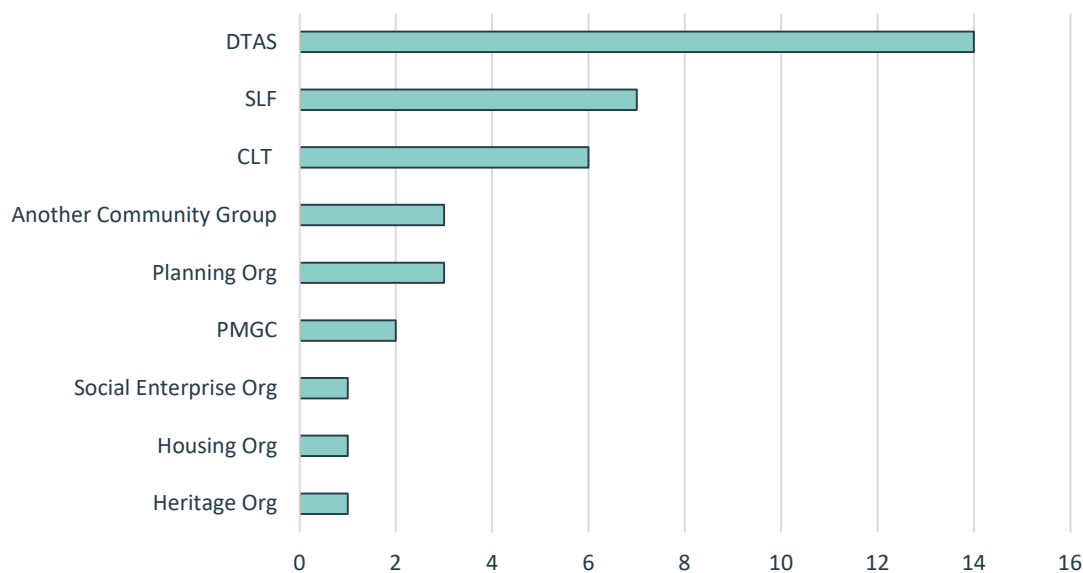
We've received 25 referrals from others and made 38 referrals to others, illustrating an active network of collaborators.

DEPRIVATION

We have had consistent interest from groups from more resource deprived areas. 42 out of 64 groups that have contacted us are from the 20% most deprived areas (SIMD). This demonstrates strong interest in community ownership in Clyde Valley areas with less resources.

Figure 8: Statistics of contact from communities in areas of multiple deprivation

Almost 2/3

In contact are communities from areas of multiple deprivation

TYPES OF PROJECTS

As shown in Figure 9, community groups have been most interested in greenspace projects of any type (including community gardens, parks, woodlands, and nature conservation). The second most popular type of project is a community centre.

Figure 9: Types of projects
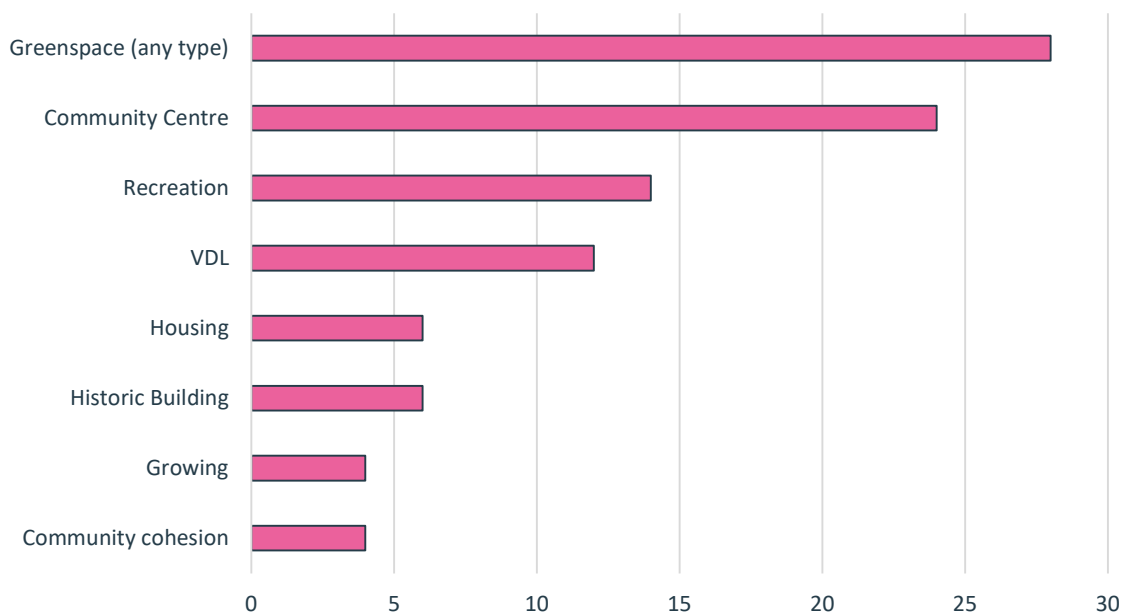
There has also been consistent interest in recreation projects, including both green space recreation and indoor recreation (community gyms etc). There has been strong interest in Vacant and Derelict Land projects (VDL), and some housing, and historic building projects.

There has been a small but consistent number of community groups who focus on minority ethnicity projects of some type getting in touch.

LEARNING AS WE GO

The early-stage groups we are working with often require multiple meetings before they are moving forward meaningfully on their ownership journeys. For example, a recent high-resource community council has thus far had two meetings and continues to work at a pre-SLF Stage 1 phase; others take longer. This is understandable and typical, but does take resources from all involved.

Communicating the key information to early-stage groups in clear ways, and without "information overload", is a notable issue. We have been actively working to provide information in the most appropriate way which focuses on the key challenge the groups are facing at the time we meet with them. This includes different ways of communicating including video calls, phone calls, and in-person meetings. Our groups have had a range of different communication challenges, including sensory impairment, variable English skills, neurodiversity, and digital exclusion.

An example is provided below of an anonymised group we are supporting to illustrate the nature of the support.

Case study 1: Steps in Supporting a Community Organisation, 8th Decile Least Deprived (out of 10) SIMD

1. *Website enquiry and then phone call from group, asking about activating a planning consent and land ownership. An ongoing series of emails and phone calls establish where the site is and the group's question.*
2. *Site location established, which allows us to determine that there is a planning consent that the community group is working on activating before it expires.*
3. *Available information on the planning file shows that the community group has submitted two planning applications for the site, which has been under development pressure since 2000.*
4. *Title is downloaded from the land register, which shows the site is in private ownership. This private owner is listed on Companies House as dissolved, evidencing that this may be ownerless land.*
5. *In person meeting held with community group representatives to explain this information, as well as the community ownership processes (which were implemented after the group began submitting planning applications for this site).*
6. *Referral to legal support service, which confirms that they had previously been in touch with this group, and that the land appears to be ownerless.*
7. *Group is encouraged to engage with the wider community and to set up a larger project-specific steering group to take the land into community ownership so they can implement their planning permission.*

8. *Group is encouraged to contact the Queen's and Lord's Treasurer's Remembrancer (QLTR) to begin ownership processes. Group hesitant to engage with QLTR due to development value of the site but agreed to us discussing general points of their case with the QLTR. Meetings held with both QLTR and group to discuss.*
9. *Group is supported to begin to develop strategy for acquisition of the site e.g. getting legal support for resolving ownership issues, doing preparatory work for a registration of interest in land (if a land owner appears), etc.*

This case study demonstrates the complex and technical nature of urban community buy outs, as well as the inclusion challenges that can arise, and various ways groups get "stuck" on their community ownership journey.

Our support work occurs in parallel with our action research, which means research priorities and policy recommendations have been emerging from the initial months of the project. The case study also illustrates two early outcomes for the project, which are discussed more in the following sections.

Building Relationships
With early-stage groups and in more deprived areas, inclusion and building relationships has been a priority. We have focused on providing bespoke support, and on high quality, inclusive communications. This can be a slow and iterative process.

Providing land information
It became clear quickly that land information needed to be provided to groups, so that they could better understand ownership, funding opportunities, and development potential. We created an "information proforma" document for groups of publicly available information with guidance on possible next steps. This includes titles, planning history links, and other relevant information, which is provided to the group so they can review the information and ask questions.

TECHNICAL FUND
We are piloting the provision of technical support to groups through our "support framework", which provides consultancy expertise to community groups with oversight from Community Land Scotland. This support is aimed at "support gaps", for types of projects or challenges which aren't supported by other providers.

We piloted the technical fund in year 2021/2022 through the provision of consultant community engagement support. We recruited experienced consultants and matched them with community groups through an expression of interest process. We received 11 expressions of interest from community groups. Four of these groups were signposted to existing services, as it was not clear that they needed additional support. Four very early-stage groups were provided with a bespoke package of community engagement support. Three other groups were offered targeted support focusing on creative engagement. The need for community engagement was very clear. Out of the seven groups, three groups completed their support.

The technical support framework was challenging to distribute to early-stage groups. Consultants were not used to working with early-stage groups, and the groups were not always practically ready to take advantage of the support even though in principle they

wanted the support. Moving forward we will roll out the technical support with a refined approach to reflect our learning from the pilot.

In 2022/2023 we will provide technical expertise for support gaps as needed from pool of consultants, with CLS staff oversight. Topics will include:

- Community Engagement.
- Creative Practitioners.
- Legal Support to provide clarity on complex titles.
- Others subject to resources.

MEETING OUR OBJECTIVES

Key progress and outcomes on meeting our objectives is below. These summaries are taken from our year one monitoring and evaluation report.

The general approach for year 1 has been to work towards our objectives in a flexible way, learning from community groups to develop our support and research in response to this on-the-ground experience.

OBJECTIVE 1: RAISE PROFILE, AND QUALITY OF DISCUSSION, OF URBAN COMMUNITY OWNERSHIP AND LAND REFORM

Our promotion work across events and social media has been well received, and we've held wide ranging meetings with other organisations and stakeholders to raise the profile of community ownership and land reform in the Clyde Valley.

Figure 10: Infographic media presence in Year 1

We have been successful in getting stories into the national and local press, with over 5 Clyde Valley stories published.

Our website, has received over 16,829 interactions, with 1,001 total users, and 7,433 page views

From January 2021-February 2022, we have gained 736 followers across Facebook, Twitter and Instagram.

On Twitter, we have made 150,000 unique impressions.

We have organised well-received social media campaigns on historic buildings, Friday facts, and a Dùthchas campaign for COP26

The level of community interest, and particularly the level of interest in privately-owned land, has been significantly larger than expected. The increasing interest we've had from

community groups evidences that community ownership has a growing profile within the Clyde Valley as an option for community groups.

Third-party organisations have also been regularly accessing the Hub both to increase their knowledge of community ownership and to signpost groups for support. This highlights the gaps that early-stage groups have faced and that other organisations are now aware that the Hub may be able to provide a different type of support than others available.

We have held popular social media campaigns on community ownership of historic buildings, and on climate change responses as part of COP26. We played an active role in COP26, supporting community groups in their COP26 involvement as well as helping to host Community Land Scotland's Dùthchas themed contributions, along with the International Land Coalition.

We have established a network of policy collaborators and held working sessions on key topics. Working sessions were held on:

> Dùthchas, the Gaelic concept of the connection between land and people, natural heritage and cultural belonging, was the theme of our COP26 work. Ecological restoration and climate change mitigation efforts must respect the people that live on or near the land

- What could a public interest test look like in the urban realm?
- Stopping the creation of ownerless land.
- Supporting community groups with land buy outs in Glasgow.

These working sessions informed our policy work, and raised the profile, and substance, of urban land reform discussions.

Our established network of policy collaborators evidences our success in driving forward urban land reform discussions; including particularly our well received working sessions, as well as our response to the draft National Planning Framework 4.

OBJECTIVE 2: ENHANCED SUPPORT FOR GROUPS, WITH A FOCUS ON EARLY-STAGE GROUPS

We have provided support for 64 groups and have been in regular contact with 35 groups. 24 of these groups have been early-stage groups, which highlights the need for this type of support. The majority of groups accessing the Community Ownership Hub are early-stage, before they have contacted the Scottish Land Fund. This means that with our support, groups are better informed when they are starting their journey to community ownership and deciding where to go next.

Groups have been interested in many different types of land and assets, as well as land that is held by different owners. The largest single type of landowner for our groups has been private, and the majority of groups are interested in land owned by some type of private owner; including those held by Council Arms Length External Organisations (ALEOs).

We have done a substantial amount of referring to other services that have specialised knowledge or expertise. There are not large amounts of groups approaching us for a simple referral to another organisation, which indicates there is not significant confusion about support services. Where we are referring groups, we are doing it via strong working relationships, and working collaboratively to support groups as needed.

We began providing an "information proforma" document for groups of publicly available information for each site they enquired about, with guidance on possible next steps.

Communities were identifying so many sites of interest that we began to compile them into an evidence base. This currently consists of 31 sites which we've researched land information on. This evidence base allows us to analyse the land ownership patterns and challenges to community buy outs in a systematic way.

To improve the rigour of our information provided to community groups and our land evidence base, we commissioned external review of our land information research. We also procured title search legal support which groups can access through the technical support fund. These two outcomes occurred towards the end of year 1 and will inform our work going forward.

Finally, groups are interested in a range of sites, some of which are likely to be of substantial market value and over the £1 million limit of the Scottish Land Fund. This means groups are considering sites without clear funding in place, and we have experienced them discount high profile sites due to lack of funding for sites over £1 million.

OBJECTIVE 3: PROGRESSING COMMUNITY OWNERSHIP OF PRIVATELY HELD VACANT AND DERELICT LAND

Our approach to progressing community ownership of Vacant and Derelict Land (VDL) has been to respond to community interest and to build our understanding of the local policy approaches for addressing VDL. This allows us to better understand what communities want with regard to VDL, how decisions are being made strategically, and to structure our work accordingly. VDL sites are often tricky to develop and can be a liability (such as due to ground contamination or an unsafe structure), so are not generally a good option for groups just beginning community ownership processes. A decision was made that it was not appropriate for us to promote VDL sites to communities, or impose a research agenda on this topic, but instead to be responsive to community groups, and welcome collaborative and coproducing opportunities.

Community groups in contact have had good interest in vacant and derelict land or buildings. Of the 31 community-identified sites in our evidence base, 16 are vacant and derelict of some kind. However, only three of these are on the official Vacant and Derelict Land Register, which is for sites over 0.1 hectares and is self-reported by local councils. This demonstrates good community interest in addressing VDL. It also shows that community interest can be targeted at sites outside of the official register.

Our work supporting groups and researching the sites they are interested in led us to identify that vacant and derelict land is a priority to consider as a possible urban public interest test. These sites can be of a locally significant scale, there can be long term local land monopolies, and they can cause harm to communities. We have accordingly progressed discussions on this through a policy workshop session, as well as inputting to Community Land Scotland's national research and policy development work on what a public interest test could look like[5].

---

[5] The 2012-2022 Programme for Government contained a commitment to a Land Reform Bill to tackle the scale and concentration of land ownership across rural and urban Scotland, including provision for a public interest test to apply to transfers of particularly large-scale landholdings, with a presumption in favour of community buy-out when the test applies.

OBJECTIVE 4: PLANNING INNOVATIONS TO SUPPORT COMMUNITY OWNERSHIP
We have been working at multiple levels to build links between planning and land reform, both of which act over land in the public interest.

One of our priorities is to support community groups to act proactively over land in the public interest (as opposed to reactively trying to stop development or a sale). This includes supporting groups to think proactively about exercising their community land rights, as opposed to attempting late Community Right to Buy applications.

We have also worked with a number of community groups who are involved in the planning system in some way but are exploring if community land ownership provides alternative way to address their land use needs. We are working with groups who have objected to planning applications, or submitted their own planning applications (see case study 1, above), or those involved in enforcement cases. We are working with groups working on creating planning policy, such as those undertaking, or considering undertaking, a local place plan, and those who have already conducted another community plan of some type (Community Action Plan, masterplan charette, etc). We facilitated a national webinar on [proactive place planning](#) in September 2021. We refer to planning third sector organisations and build working relationships with these organisations so that communities can more effectively find the support they need.

Our work with communities on these issues informs our action research. This has included wide-ranging strategic discussions on planning projects and policy in the Clyde Valley to establish issues, projects, and possible collaborations to better align land reform and planning.

We held two working sessions on planning-related topics: urban public interest tests and stopping the creation of ownerless land.   Urban public interest tests are discussed under the previous objective on vacant and derelict land. With regard to ownerless land, we are aware of growing number of instances where 'ownerless land' has recently been created, most frequently in settlements and urban areas. Typically, this land is currently vacant or derelict and the loss of amenity impacts principally on local people; some communities have taken action to find a solution. The process to confirm that the land is ownerless, agree a route forward and secure the consents and funding to remedy the situation is complicated, prolonged, and expensive for community groups. We are engaged in ongoing research and discussions to produce a more effective outcome from this process.

We co-authored ["Urban Dwelling",](#) a report on Urban Community Housing published in March 2022, which calls for acceleration of urban community-led housing.

We were also involved in responding to planning policy submissions and led on the Community Land Scotland submission to the draft National Planning Framework. This response built our network of planning collaborators, and we have used this to promote land reform concepts within the planning system.

OBJECTIVE 5: ADDRESSING INEQUALITY AND BUILDING INCLUSION
Our first step on this objective was to publish a [commitment to addressing diversity and inclusion](#), which included the following steps:

1. Developing a project diversity and inclusion operational plan.
2. Improving our understanding of the needs of those we are helping and refining our approach if needed.
3. Reviewing our promotion work to ensure it champions under-represented groups and is inclusive and accessible.
4. Providing a pilot Tailored Support Fund to provide additional resources to those in areas with less resources.
5. We know that community owners are doing amazing work including those diverse needs and different interests. We want to support this expertise and share their learning.
6. Developing recommendations on how best to support inclusion and equality in community ownership.
7. Reviewing our progress on all of this and sharing our learning – including next steps.

We implemented an IT system to allow us to manage and research our group interactions, so that we are able to systematically analyse who we are supporting and any inclusion implications arising.

As we have been supporting groups, we have been evidencing our interactions with those in disadvantaged areas by using the SIMD, making a note those that score 1 or 2 in the majority of the categories. Almost two thirds of the groups that we have worked with over the last year fall into this category. Communities in disadvantaged areas have good interest in community ownership, possibly as a way to address local issues their own way, as we have seen in rural communities.

Given the level of interest in our work by those in areas with less resources, we have implemented a support approach which prioritises building relationships with groups. This has meant focusing on being welcoming, supporting groups in their decisions about their community ownership journey, and to consider inclusion challenges on an ongoing basis.

We have concentrated on providing clear information, with the standard use of "plain English" checking on our materials. We do not impose limits on numbers or duration of meetings so that groups have sufficient time to have their questions answered in a welcoming environment. We have addressed a range of inclusion challenges, such as providing information in different formats to those visually or auditorily impaired, and the use of meetings/phone calls/video calls and transcription to provide different information sources. We also make a point of attending community groups' events to demonstrate that we are a consistent source of support.

We have been in contact with five ethnic minority groups who have explained their pronounced challenges in accessing land and buildings. Concerningly, some of these groups experience long term challenges in accessing buildings to use or own, and some reported prejudice when attempting to exercise their land rights. We plan on working with these groups to better understand how ethnic minority communities fit into the wider geographic community and how community ownership can support this.

We have shared our learning on inclusive working practices with the wider Community Land Scotland team and been involved in national-scale inclusivity in community land ownership work, such as a gender audit of Community Land Scotland (sponsored by the International Land Coalition).

From working with community groups, we established that many communities are focused on the practicalities of their buy-out and have not considered a diversity and inclusion strategy. To support communities with this, we co-produced a "Top Tips" document with Govanhill Baths Community Trust who are very experienced in making their services inclusive of all. The document aims to help communities start thinking more inclusively.

ACTION RESEARCH AND POLICY OUTCOMES - YEAR 1

This project will continue for two more years and will continue to innovatively respond to changing circumstances. The project objectives will remain the same and will continue to be assessed annually through the monitoring and evaluation process.

Below are key action research outcomes from the first operational year of the project. These outcomes build on the years of research which led to the project, as well as Community Land Scotland's work with community owners of land and buildings across Scotland. These are initial outcomes which will be refined as the project progresses. For transparency we have summarised key learning and evidence, and then linked these to our policy and research recommendations.

To put it simply-- waiting to share our outcomes until this project is complete is too long to wait! So we are sharing our outcomes on an ongoing basis, and always welcome questions and collaborations.

EVIDENCE OUTCOMES
1. There is a high level of interest in community ownership in Clyde Valley, particularly in Glasgow. This includes notable interest from those at the earliest stages of exploring what a community buyout could be.
2. There is strong interest in community ownership from more deprived areas.
3. There is interest in land owned by all types of landowners; the majority of sites of communities are asking us about are in private ownership of some type. Groups tends to approach us about sites of interest to them, regardless of landowners.
4. There is a growing group of post-acquisition urban community landowners who are implementing their plans, such as for renovation or multi-staged development.
5. There is a growing group of community groups leasing (or interested in leasing) land and buildings from public bodies, who are supported by other organisations which specialise in this.
6. We have worked with a small but growing number of groups who focus on supporting ethnically diverse communities. These groups report difficulties in obtaining land and buildings to use or own. There is also evidence of exclusion and prejudice which is of significant concern.
7. Community groups have been particularly interested in greenspace projects.
8. Community groups have been interested in vacant and derelict land and buildings, but these are seldom on the official register.
9. There are notable challenges in the accessing and interpreting information on land ownership and use throughout the Clyde Valley. City centre areas can be marked by fragmented land ownership patterns, and rural or suburban areas can be under development pressure leading to complicated land ownership and use information. This arises from a range of things, including historic land ownership patterns, no

connection between ownership and use information provided, and generally lack of freely available high-quality information.

POLICY RECOMMENDATIONS THUS FAR

1. We need to build this interest into buy outs

The strong interest in community ownership by early-stage groups needs strategic and consistent support to translate into purchases of land and buildings. This is particularly important in locations with less resources and with regard to vacant and derelict land.

The interest demonstrated in our project could be translated into a step change in the urban community ownership of important local assets. Urban community groups could be working closely with their wider communities, local authorities, economic development agencies and private developers to deliver local improvements, as established community landowners do throughout Scotland. However, changes are needed to grasp this potential. If we are serious about regenerating the Clyde Valley in a way which builds community wealth, we need to be committed and innovative in our approach to community-led and owned development.

We will continue to research how to best accelerate community ownership across the Clyde Valley. Some initial recommendations are set out below.

There is a collaborative support network for community groups from various support organisations (i.e. social enterprise, asset transfer from public bodies, historic buildings, community woodlands, etc). We will support groups within the limitations of this project; however, the significant interest we've seen is already near the capacity resources of this project. It would be appropriate to develop collaborative next steps for supporting urban community ownership, drawing on the emerging results from this project, Vacant and Derelict Land work (see below), the evaluation of Asset Transfer from public bodies, Community Wealth Building initiatives, and other key work such as SURF's community-led regeneration network.

Gaps in funding need to be addressed, such as the lack of an urban community-led housing fund as noted in our report "Urban Dwelling", and priorities in our other recommendations, such as for greenspace projects.

There is the potential for communities to build wealth through a meaningful stake of regeneration initiatives, such as those delivered by Clyde Mission and the Glasgow City Deal. Joint venture projects between public, private and community landowners elsewhere in Scotland have established the potential of these types of approaches, but have not been rolled out across Glasgow and the Clyde Valley.

Importantly, building the support network is not just providing more direct support or funding but also delivering political and policy support which embraces the potential of urban community land ownership. There are too many policy-related challenges for community groups. There is also a need for political will to implement the ambition of the policy. Engagement with decision makers, to change the conditions for community groups pursuing ownership, is a priority.

2. Not another pilot: time for next steps in Community-led resolution of Vacant and Derelict Land

There have been a number of high-profile Vacant and Derelict Land (VDL) projects in recent years, including particularly the Scottish Land Commission's Vacant and Derelict Land Task Force. Now is the time for strategic thinking on next steps.

The recommendations of the VDL Task Force should be implemented urgently, including particularly the reform of the VDL register and a need to provide accurate and transparent data on site ownership and use.

The Scottish Land Commission and DTAS project supporting community-led approaches to VDL appears to have had similar learning as our work thus far, which is that community groups are interested in VDL sites, and skilled at delivering regeneration with the right support.

Our research so far has shown that communities are less likely to be interested in sites officially on the VDL register. Sites on the VDL register are over 0.1 hectares in size, and many of them have been derelict for a very long time for complex reasons. While there have been some community-focused outcomes from funding based on the VDL register, overall community groups are less likely to benefit from funding limited to the official VDL register. Alternative funding approaches which support community perspectives on vacant and derelict land, widely defined, should be developed. This should focus on community priority sites and with transparency over allocation.

There is the potential to build on the outcomes of previous VDL projects in Glasgow in particular. What is needed now is a plan for next steps, following on from projects such as the Council's Stalled Spaces programme, the Land Commission VDL project, this project, and regeneration schemes such as Clyde Mission and Clyde Gateway. A working group with proper political support could amplify learning into targeted outcomes. Targeting a particular geographic area, could provide the focus to implement locally appropriate solutions. Lessons from elsewhere in Scotland are that enterprise agencies, such as HIE and SOSE, can play a central role in delivering the transformational change of collaborative community-based economic development. This will take political will and ambition but will be a lost opportunity if not done.

Policy routes to better practice for shared spaces in new developments should be prioritised. In a number of cases residents were surprised to find local common space land ownerless, or they not aware that they are common owners of shared spaces, or they are tied into complex management contracts. Instead of developers selling off common good spaces to a for-profit enterprise or dissolving and leaving land ownerless, simplified routes for local non-profit community control should be put in place. There is emerging good practice on this nationally, which should be shared more widely. When communities notify officials of ownerless sites, they should have preference for purchase; otherwise, there is limited incentive to go through official processes.

The Vacant and Derelict Land Task Force clearly documented the harm to communities from vacant and derelict land. A public interest test should be introduced on vacant or derelict land use which is of scale and duration to cause significant harm to communities, with an option for community buy out for sustainable development. This could be as part of a statutory land rights and responsibilities review.

3. Innovative support for greenspace projects

There is significant interest in greenspace projects of all kinds, illustrating the need for local urban greenspaces and appetite for community-led approaches to climate change projects.

Access to land for growing projects is a consistent challenge raised by groups and collaborators. Complexity of land ownership and use information hinders community-led green space projects in particular.

There is good expertise on temporary greenspace projects in Glasgow, arising from community interest, the third sector, as well as the Council's programmes such as Stalled Spaces. The Council's other innovative programmes, like Nature Based Solutions and TreesAI, also evidence expertise on small scale climate change innovations. Learning could be shared more collaboratively, and plans developed to implement into long term outcomes.

Ways to support this interest need to be prioritised. Further research is needed on what can be done to strategically support this bottom-up community interest to turn it into long term community ownership and wealth building from land.

Developing revenue funding options for community owned urban greenspace could make a significant difference. Innovative approaches such as those which group small-scales community owned sites may be promising, such as TreesAI. Better support for urban community ownership generally should help to unlock community owned greenspace projects, as maintenance revenue can be challenging and can benefit from supplementary projects (e.g., a community owned café and greenspace or community owned housing and a greenspace).

4. Establish clearer ownership routes from temporary management

We appreciate that leases and management agreements offer the ability for community groups to build capacity and trial approaches. However, in our experience community groups can suffer from lack of control about temporary arrangements, and there can be difficulties delivering long term projects due to the nature of such temporary agreements. We have not researched this topic in any great depth but are aware of growing numbers of leases in Glasgow in particular. Additional research and support on community experiences of temporary asset management and implications for land reform priorities, would be timely and beneficial. Generally, there is a need to create a clearer path from lease to ownership, for those groups who want to proceed to ownership.

5. Establish a coherent policy framework for communities to be proactive over land

Scottish communities benefit from a range of policy and legislative tools to implement their vision over land in the public interest, but these tools are complex and need to be rationalised into a coherent framework. Community Rights to Buy are excellent strong rights over land but require a great deal of resource for communities. Land Rights and Responsibilities Protocols are not enforceable. Communities have consultation opportunities in planning development control, and Local Place Plans have been introduced in legislation. England benefits from an easy to apply designation "Assets of Community Value"; a similar straight forward first step in proactive community engagement over land should be considered in Scotland.

All of these policy tools should be integrated and supplemented with approaches to create a coherent framework which allows for communities to act in the public interest using different approaches based on capacity and project needs.

6. Develop the Land Pillar of Community Wealth Building

Community led and owned development is at the heart of socially just use of land assets. This is a pillar of Community Wealth Building, which the Scottish Government is committed to. More is needed to centre land in the Community Wealth Building approaches to economic development. Scotland's land reform process and particularly community ownership model is an excellent foundation to build a Community Wealth and a Wellbeing Economy.

Given the importance of addressing VDL as a serious impediment to economic and social wellbeing, the interest in community ownership within deprived areas, and the pressing need to accelerate our transition to a wellbeing and community wealth building economy, ambition is needed. Pilot projects to scale up on socially productive uses of land, particularly private land, would be a good next step. The role of volunteers in early-stage community ownership projects should be considered as part of this—revenue support, for example, will build community wealth. Joint community and private industry trainee posts could build a new generation of built environment professionals with a deep understanding of community land needs and practicalities. These are just initial ideas—with political will and meaningful backing, there is the potential for step change here.

We have proposed a planning policy approach to community wealth building within our response to the draft National Planning Framework 4. What is needed is strong policy support for community led development with significant community wealth building outcomes. This bottom-up policy support for community led development would accelerate the growing community land sector, better enabling it to be a partner to more established development sectors.

7. Inclusion Review

Given the levels of interest in community ownership in locations with less resources, the inclusivity implications of current community land supports need to be reviewed, such as requirements for match funding and limitations on revenue funding by the Scottish Land Fund. Existing experiences of buy outs in resource-deprived areas should be researched to understand how community ownership support could be more inclusive.

Scotland benefits from a strong model of community land ownership based on democratic oversight within a defined geographic area. While there are various supports for communities of shared interest with regard to land and buildings, to use full community rights a community of interest needs to become a community of place to exercise the democratic oversights. More sharing of good practice is needed on successful techniques for groups of interest to become communities of place.

Due to the level of challenge and prejudice we have evidenced from groups which focus on inclusion and diversity (e.g. immigration-focused), research should be prioritised on experiences of those already significantly disadvantaged in terms of place, such as due to the practicalities of immigration or suffering from long term and systematic exclusion from land assets.

8. Review Land Fund Cap

Land values are a notable challenge for urban groups. Urban land prices, and the growing interest in urban community ownership, need to be considered strategically. The £1 million limit on the Scottish Land Fund should be reviewed, and the Land Commission's forthcoming research on alternative community ownership funding approaches will need to be acted on to support the emerging interest in urban community land acquisitions at current market prices.

9. Introduce Land Reform Act

A new land reform act is urgently needed to address challenges in urban community ownership, including particularly:

- Improved, integrated and accessible land information.
- Review and amendment of the existing suite of Community Rights to Buy and the Community Asset Transfer Scheme to ensure they are fit for purpose.
- The introduction of a simple community land designation to allow communities to easily begin a process of becoming proactive over land, such as Assets of Community Value in England. This can then be linked to other, stronger rights and tools which communities use, such as Local Place Plans or Community Right to Buy, which communities could use when they have built sufficient capacity.
- A public interest test on land transactions and uses which harm communities due to their size, scale (such as due to local monopolies), and duration.

WHAT'S NEXT?

For year 2 will continue our work as set out above. The project will continue to be iterative and innovative. We look forward to deepening our work and building on what we've achieved thus far.

Supporting community groups will remain the focus of this project, working to translate the strong interest in community ownership into urban land buyouts. This will require more than just direct support to community groups - strategic changes are needed to make urban community ownership achievable on widespread basis, and to reap the potential of this model for land ownership and use in Scotland's cities, towns and central belt.

Our action research and policy work will continue to be responsive and evolving. Priorities over the next two years will include:

- Development of our evidence base on urban sites communities are interested in buying, building our knowledge of urban land ownership patterns and arising inequalities.
- Inputs to the new Land Reform Act, including particularly development of the applicability of a public interest test in towns and cities.
- Expanding our work on inclusion and diversity to further promote principles of fairness and equality in community ownership policy and practice.

- Commissioning research on success factors in urban community buy outs. There are growing numbers of successful urban community purchases, including some communities who have mobilised quicky during the last few years to buy important local resources. We want to research and share learning on success factors, so we can all benefit from their expertise.
- Continue to collaborate and innovate for urban community ownership and land reform.