



SOCIAL
ENTERPRISE
**WORLD
FORUM 2015**

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Community Right to Buy

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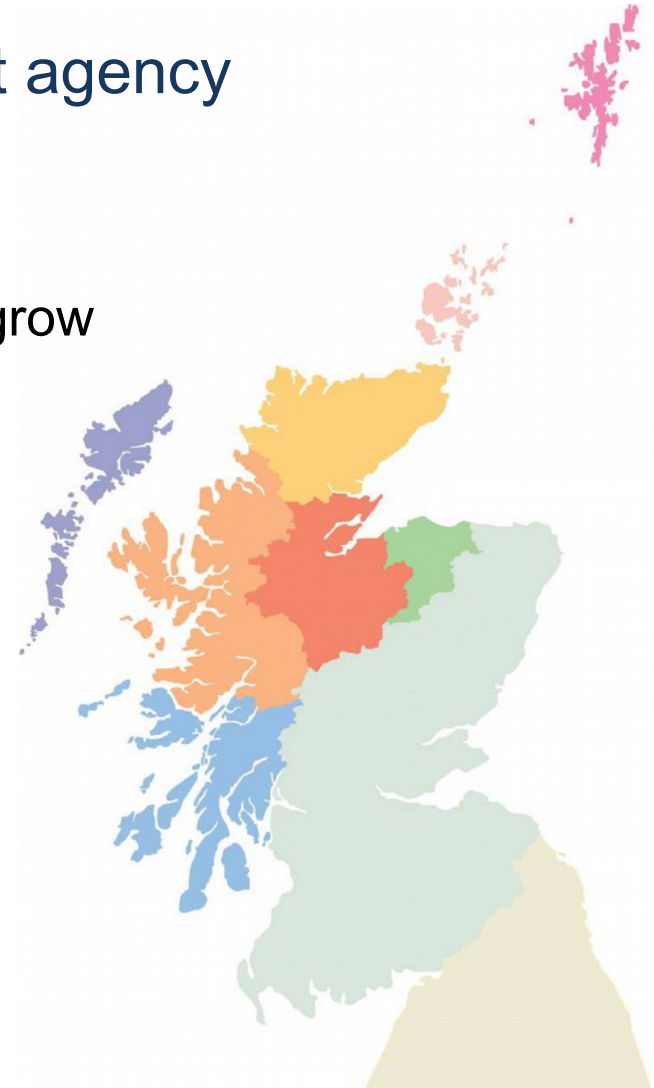
Head of Community Assets, Highlands and
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Highlands and Islands Enterprise

Economic and community development agency

- Support businesses & social enterprises to grow
- Strengthen communities and fragile areas
- Develop growth sectors
- Create conditions for a competitive, low carbon region





Communities + assets = empowerment

HIE supported > 180 buyouts:

-€10.25m invested in purchase

-184,000 hectares of land (~4% of land mass)

- Community benefit
- Community support
- Community enterprise

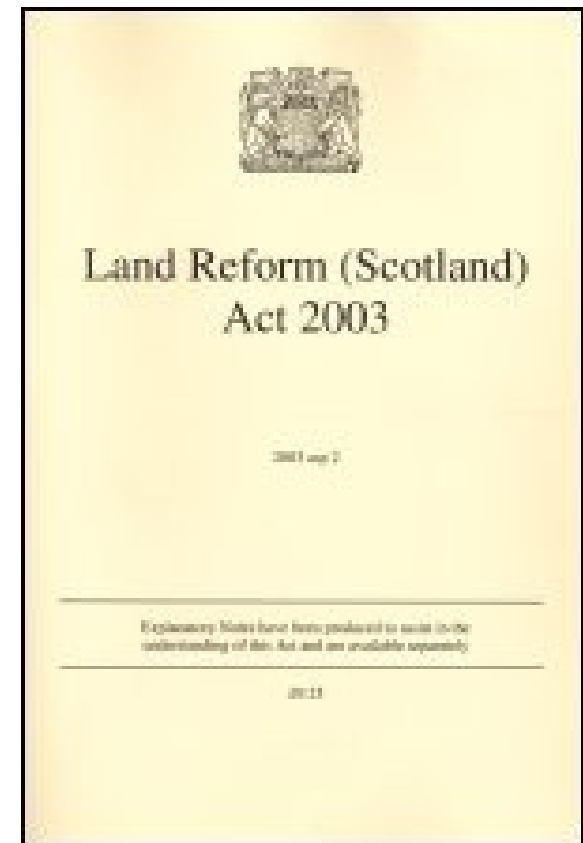




Land reform in Scotland

432 individuals own 50% of land in Scotland

The balance of rights and responsibilities over land in the public interest





Community Right to Buy

Registering an interest in land

- Register interest before land offered for sale
 - Public interest + sustainable development
 - 10% of community must support application
- Community gets first option to buy when land offered for sale
- 6 months to complete the purchase
- Owner receives full value of asset





Land
Reform
Act

Community
Empowerment
Bill

Land
Reform
Bill

Supportive Policy:

- Highlands and Islands Enterprise and partners
- Scottish Land Fund (€4.2m/annum → €14m/annum)



Community right to buy in practice

- ✓ Encourages communities to be pro-active
- ✗ Most respond to opportunity (too late?)
- ✓ Provides a clear process (tight timescales)
- ✗ Focus often on process not project
- ✓ Creates enabling environment
- ✓ Few purchases under Act
- ✓ To be extended to all communities

