

Community Wealth Building, Land and Planning: An Overview

Places, Land and Community Wealth Building in Scotland: An Overview

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About the project

In October 2021, I received funding from RTPI's Practitioner Research Fund to research community wealth building measures in Scotland. This research aimed to provide a policy snapshot in the context of the scheduled Community Wealth Building Bill, along with adjacent policy around the Land Reform Bill and the Fourth National Planning Framework (NPF4).

The RTPI Practitioner Research Fund is awarded bi-annually at the RTPI Awards for Research Excellence. The funding is set out to give practitioners the support to carry out independent research they would be unable to do otherwise. The awards themselves celebrate spatial planning research from RTPI accredited planning schools and RTPI members.

Executive Summary

The report assesses the impact of Community Wealth Building (CWB), a local government level policy approach, on existing policy measures in Scotland. Aiming to understand the policy context around the rollout of CWB approaches in Scotland, the report focusses on urban planning and place-based policymaking's relationship with the 'land and property' pillar of CWB (Scottish Government, 2022d).

Part of a wider municipal shift for local economic policy in Europe and the US, CWB is best known in the Anglosphere as a means of countering 'neoliberal failure' by encouraging local authorities to deploy and retain wealth and asset control within the local area (Guinan and O'Neill, 2019). In Scotland, early indications show CWB focussing on more land empowerment and socially sustainable approaches to service delivery than seen in the wider UK context.

CWB has the chance to enhance the rollout and delivery of existing measures. Assessing the existing policy measures, the common areas of policy found show the breadth the approach could take. Particular expansion around council approaches to greening local construction and community-led housing is needed. As of August 2022, few local authorities had explicit CWB plans but the majority of those reviewed had approaches to policymaking specific to an area of service delivery or goal. This was especially true around local authority procurement practice and in audits of their asset holdings.

A survey of 233 local authority staff was carried out to understand support for a range of Scottish Government policies in land. Findings from the research show staff hold general support for wealth building measures was more common in authorities with more developed policy approaches. The survey also found majority support for CWB and the entailing community-led approaches to land use planning. However, a lower awareness of place-based policymaking in CWB than its economic measures was noted.

Several common areas of existing and emerging policy were found and analysed and discussed in interviews and the survey. To benchmark public opinion, and understand staff buy in around government policy the survey and interviews were compared against findings from *Attitudes to Land Reform* (Warren et al., 2021), which surveyed the public on land reform matters.

The analysis shows some common ground between public and local authority on land equality and the environment. However, there was some reservation of both staff and public over the diversity of land ownership and the competence of community stewardship. This is compounded by less awareness of place-based policymaking from staff across less engaged departments, which will be necessary to embed the CWB approach.

Summary of Key Findings

Cultural, legislative and political differences around community engagement and land reform in Scotland place its local authorities in better position to carry out place based CWB measures than comparable local authorities in the rest of the UK. Through a review of all published Scottish local authority documents mentioning CWB policy up to August 2022, six key clusters of policy around land were identified. These are:

Rethinking council assets and using land and property for the common good

Local authorities can and should be the leading force on allocating and distributing land for social good. This has taken the form of food growing initiatives, 'pop-up shop' schemes and council land audits. Good practice is often when the council rather than a private entity own and facilitate land and assets for common good in partnership with a well-resourced community group. A key component missing from this policy mix is compulsory purchase orders, which if less legally onerous, could allow key strategic land parcels to be brought back into socially good use.

Aligning delivery with local partners and socially minded 'anchor institutions' around the Place Principle

Good place-based policymaking means working in partnership with 'anchor' organisations who are tied to an area through historic investments or other long term commitment. The logic of this and the Place Principle means the public sector has a duty to link these decision makers to community groups, empowering citizens to make meaningful decisions about their places. Many planning authorities such as Clackmannanshire council and Loch Lomond and Trossachs National Park have worked hard to bring disparate stakeholder groups together. Co delivery of services, long term certainty around funding and land, and the more structured involvement are possible solutions seen in literature and those interviewed.

Locally oriented investment strategies such as participatory budgeting and community benefit wish lists

This area focuses on, but is not limited to participatory budgeting and direct decision making partnerships. Grassroots participatory budgeting predates conversations about CWB, with over 200 initiatives operating by 2019 (SCDC, 2020). Scottish Government champions a 1% commitment of council funding to be spent on participate budgeting initiatives, but often the funding comes as part of a procurement measure by contractors. The current limitations of the measure are in the enforcement of commitments made to the community, with many local authorities relying on the goodwill of the contractor to fulfil their commitment. Better resourcing would allow for greater service delivery.

Enhanced approaches to community asset transfer and compulsory purchase orders

A controversial element of CWB policy among those interviewed and surveyed, community asset transfer powers can be a useful prong of a wider place based policy approach if land is dispersed not out of duress or to offload 'liabilities' but as a means of redistributing poorly managed land to those already with a stake in the area. Good practise seen here weighed 'best value' concerns below working in partnership with community groups who exhibited a strong track record in the area. Therefore, this policy should not be viewed as part of a council's budget management, but in acting as custodians of their area. Reform to the Public Finance Manual but also to compulsory purchase orders and other powers to place conditions on land being sold off are crucial to curtail the extent of underutilised properties and assets.

Greening local construction practices through influence, networking and procurement

This area refers to the role of councils as one of the larger construction procurers of an authority, and their innate ability to provide networks for collaboration. Retrofitting and upgrading Scotland's building stock to be climate ready is crucial, however many existing programmes aiming to achieve this are either centralised, heritage-focused or too small in scale. Holistic place-based strategies exist

in English combined authorities such as retrofitGM or in policy proposals made by CLES, so it's vital these could be adopted in the Scottish context soon.

Community-led housing initiatives

The financialization of housing affects many areas of community sustainability, limiting options for housing to the suburban or already buoyant markets. This causes spiralling issues for communities with labour shortages or with tracts of vacant and derelict land. Community-led approaches are relatively rural and small scale, often guided by housing associations access to funding. Dynamic and innovative solutions that work with anchor institutes could help to re populate town centres as seen in Dumfries' Midsteeple Quarter. These are needed to meet housing market inflexibility.

Other areas of council-wide reform

Embedding and addressing these approaches through innovative policy is key to any approach to CWB. Interviews, the survey of local authority staff and a review of policy practice led to a number of common areas of reform to current practice to expand the rollout of CWB policy in local authorities. From these findings, the report recommends the following policy interventions:

- **Expanding the internal strategic approach, involving a broader scope of service delivery:** the policy review shows that where the council self-initiate the approach, their commitment is far stronger than when carried out as part of funding applications, which often appear unsuccessful in driving culture change. Nonetheless, issues exist in widening buy-in beyond the urban, community and economic planning teams who tend to lead on CWB policies. Wider approaches to collaboration could clarify other's role in CWB, as well as more research into the technical and legal barriers which limit involvement already in maintenance or roads colleagues, for instance.
- **Improving alignment with 'anchor' institutions and other local economic actors:** understanding common goals between other local organisations is important, but more progress is needed to ensure that this leads to social good, economic growth and community agency over the local economy. This would mean working to identify local stakeholders under-engaged with local authority service delivery. Possible statutory requirements to develop plans that take a CWB approach should help to drive this alignment.
- **Widening democratic participation:** the key ambition for CWB legislation should be championing of cooperatives, development trusts and other community-centred organisations in the local economy. The ultimate goal should be to increase the level of agency communities have over their local area and these legislative changes should reflect this focus. Greater resources to encourage and achieve this would be welcome, but the gap in awareness of place-based approaches should also be addressed.
- **Barriers to CWB:** reform and research across all sectors is needed to remove legislative and policy barriers. This includes in procurement, compulsory purchase orders, community asset transfer, funding bids for community groups and other measures in community planning.
- **Reform competitive bidding practices:** resources should be distributed more directly to local communities, exploring options such as widening participatory budgeting, moving away from swathes of competitive funding and larger funding allocations to local authorities.

More research is needed into the limits to the Scottish Government legislating reform due to the in the reserved matters laid out in the Scotland Act 2016 and in meeting the requirements of an incoming European Union state.

List of Abbreviations

Abbreviation	Definition
ALR 2021	Attitudes to Land Reform (Warren et al., 2021)
CLES	Centre for Local Economic Strategies
CLT	Community Land Trusts
CSO	Community Shared Ownership
CWB	Community Wealth Building
DTAS	Development Trust Association of Scotland
EDAS	Economic Development Association Scotland
GCR	Glasgow City Region
IPPR	Institute for Public Policy Research
LDP	Local Development Plan
LDP2	Second Local Development Plan
LOIP	Local Outcomes Improvement Plan
NPF4	National Planning Framework 4
PBI	Place Based Investment Programme
PCWB	Perceptions of Community Wealth Building survey
PKC	Perth and Kinross Council
RSA	Royal Society for Arts
RTPI	Royal Town Planning Institute
SCDC	Scottish Community Development Centre
SCRIG	Scotland's Centre for Regional Inclusive Growth
SESPlan	South East Scotland Plan (City Regional Deal)
SG	Scottish Government
SPICe	Scottish Parliament Information Centre
SRUC	Scotland's Rural College
STUC	Scottish Trades Union Congress
WWS	What Works Scotland

Introduction

Scottish Government define Community Wealth Building (CWB) as a 'people-centred approach to local economic development, which redirects wealth back into the local economy,' giving local citizens control over their places and assets (2022d). As this definition finds its way into planning and land policy, this report assesses the impact of CWB on existing policy measures, focusing on urban planning's relationship with the 'land and property' pillar of CWB.

There are five core principles to CWB (see Figure 1), including measures such as inclusive ownership, democratising participation in the workforce, 'insourcing' (or, delivering public services internally, without procurement) of local government spending. More broadly, CWB is about using all a local authorities' assets and services and influence on the local economy to relocate its citizen's *ability to make decisions on their places and spaces within the area* that naturally relies on or benefits from that space (Guinan & O'Neill, 2019).



Figure 1 The five pillars of Community Wealth Building (McInroy, 2020)

Land, Property and Planning Policy

CWB is a mechanism for using procurement to relocate expenditure of a local authority to bolster spending within its local economy. In relation to land and planning, the most crucial strands are 'shared ownership of the local economy' and 'socially just use of land and property - developing the function and ownership of local assets held by anchor organisations, so local communities benefit from financial and social gain' (Scottish Government, 2023a).

Scotland's Centre for Regional Inclusive Growth (SCRIG) define the 'land and property' strand as remembering 'who owns this stuff' and putting those assets to better use (Oswald, 2020). The 'who' is a mixture of public sector bodies, universities, and institutions with an intractable community link. For Scotland to capitalise on the appetite for legislation around CWB, urban and regional planning plays a crucial role in aligning place-based strategies across the public sector, voluntary groups and 'anchor institutions.'

Set out in the fourth National Planning Framework (NPF4), CWB is defined as a 'people-centred approach to local economic development, which redirects wealth back into the local economy, and places control and benefits into the hands of local people.' How this is achieved is expected to be tailored to the needs of the local authority, and the means of deciding should involve enhanced levels of community engagement and democratic participation. But the objective should be to enable social

sustainability and broadened participation by the local population, including more agency over and access to the services and assets around them.

This vision helpfully intersects with the Place Principle, a policy approach championed by the Scottish Government and the Key Agencies Group since 2019 (Scottish Government, 2019). This is a shared recognition from public sector organisations that a 'more joined-up, collaborative and participative approach to services land and buildings' is needed to improve outcomes for people and help communities shape their own lives. In both the Place Principle and CWB, local authorities should play a vital role in uniting local organisations together to deliver a more people centred economy (ibid).

Research Approach

The project mixed desk research with semi-structured interviews, site visits and surveying of local authority staff.

Research questions

The report sought to inform on:

- What is the impact of a CWB approach on existing and emerging related community-led planning and land reform strategies in Scotland?
- What are the perceptions around community-led land reform and planning policy in Scotland and how can these enable better practice around CWB?
- Where could legislative interactions enhance the effect of good practice in Scottish community and land planning, encouraging an expansion on such measures across other public sector bodies?

Objectives

This research focuses on the possibilities for Scottish Government Policy to embed the CWB model across Scotland using pre-existing and emerging work. This involved:

- Evaluating existing approaches to community and land planning against the stated aims and approaches employed in CWB.
- Assessing how current perceptions of placemaking and CWB are shaped by and affect existing community and land planning approaches to policy.
- Identifying how typical approaches to CWB already being taken can be enhanced by legislation and the rollout of planning reforms including NPF4.

Methods

The exploratory approach to research began with desk studies into the policy and academic landscape around community-led regeneration and wealth building. Here, a review of proposed or adopted strategies set out by local authorities was taken in search of common approaches to land and planning. These were then grouped into key areas set out below; this understanding of relevant policy areas was complimented by semi-structured interviews, research into the publicly available documents of the policy measures. The above assumptions found were compared against those of a survey conducted of local authority staff during this time.

Literature and Policy Review

Starting with research covering academic, policy and 'grey literature', the initial review formed the basis of the research direction. The review looked at common definitions, CWB's relationship with land and planning, Scotland's recent history of reform to community and land planning, along with some international examples of municipalism. This was crucial later in triangulating the research's subsequent findings.

Community Wealth Building Survey

A survey of 233 public sector staff members across 30¹ local planning authorities was carried out to test the findings from the policy and literature review. The Perceptions of Community Wealth Building

¹ Note that: There are 34 local planning authorities in Scotland, which includes 2 national park authorities.

survey (PCWB) covered areas such as local economic strategy, community engagement and attitudes to land reform. As a snapshot of opinion throughout the public sector, PCWB captures both quantitative information around the level of support for CWB and adjacent policy goals in land. A qualitative option for further opinion was also made available which led to further interviews where necessary. Findings from those discussions and the long form answers were clustered into key themes, which inform the discussion around the key areas CWB policy could address.

The design of the PCWB was such that responses could be compared against findings in *Attitudes to Land Reform* (Warren et al., 2021, henceforth ALR, 2021). This was a survey of 1,501 respondents from the general public on attitudes to land reform, conducted by Ipsos MORI Scotland with Scotland's Rural College (SRUC) on behalf of the Scottish Government. Six of the questions from this reports' own survey, PCWB, were worded closely to those from related topics in the ALR, 2021 covering land reform, community engagement and decision making on land, climate change and approaches to vacant and derelict land.

Understanding perception differences between the public and staff helped to understand how aligned both groups were in values and how familiar they were with the underpinning concepts which set out to predict the respective potential appetite for further policy reform. While land reform is not a wholly analogous topic to CWB approaches, understanding the difference in buy-in between council staff and the public can indicate perceptual differences in elements of the approach such as increasing community landownership and the biggest challenges facing Scotland's land.

The sample in PCWB was relatively even in gender split (see Figure 2 and demographic breakdown at Appendix 2.2) though males were overrepresented at more senior positions (see Appendix 2.1). The largest discrepancy existed in the samples' geographic spread. PCWB's respondent population disproportionately came from councils in the North East Scotland, particularly Aberdeen and Moray (see Figure 3). To mitigate such matters around population spread and the smaller sample size, responses were grouped by Scottish Parliamentary regions. This also allowed for more detailed comparison with the survey data seen in ALR, 2021, which had the same grouping.

The findings give an overview of local authority buy-in to such an approach, allow for comparative looks at perceptions around land reform policy, and provide insight into future policy approaches. With the qualitative answers, the findings help to triangulate both the areas of enquiry during the interview stages and the eventual recommendations.

Gender of Respondent

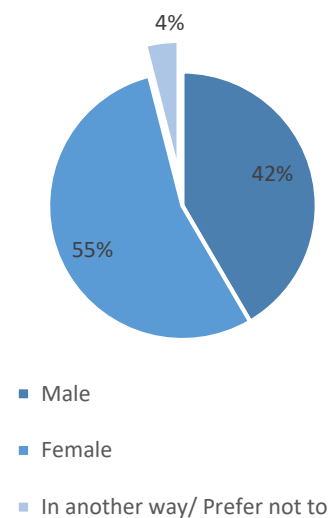


Figure 2 Gender of PCWB Survey Respondents

Spread of Survey Respondents by Local Authority Area

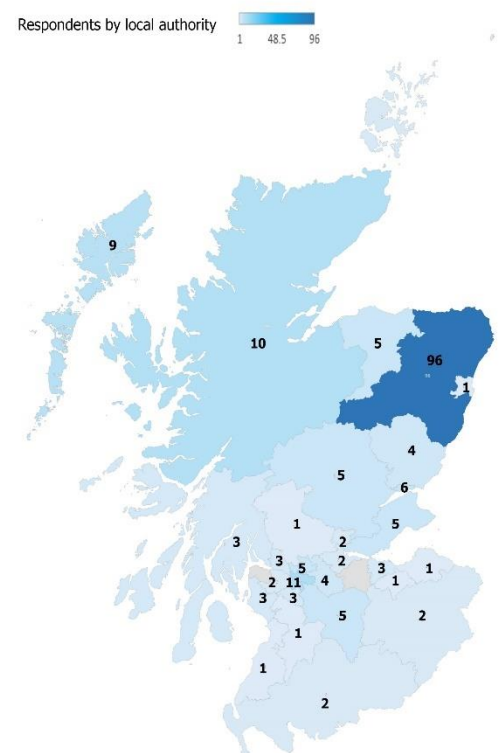


Figure 3 Spread of Survey Respondents, PCWB

Semi-structured Interviews and Site visits

Within the evaluation of good practice approaches, particular examples were identified and are drawn upon. These were informed by semi-structured interviews by stakeholders, site visits and grey-literature research. Over 20 stakeholders involved in community-led development, planning and research of Scotland's built environment were interviewed. Over 12 sites where CWB projects were undertaken were visited as part of the data-gathering process.

Background

Insights from Literature

The academic literature describes CWB as a form of municipalism characterised by 'collaborative, inclusive, sustainable and democratically controlled local economies' (Guinan & O'Neill, 2019), which is similar to the Scottish Government's working definition. But the application has differed, and often pragmatic to the agendas and available legislative powers and resources of its practitioners; shown below, differences exist between the original American Cleveland Model and its UK equivalent, the Preston Model (see Figure 4). For Scotland's policy agenda, characterised by a rural community empowerment focus in recent decades (Matthews, 2015), embracing the CWB could be seen as a move towards more institutional-led community reform and regeneration.

The Progression of Community Wealth Building

CWB can be seen as a 'systems' and 'place based' approach to policy, characterised in opposition to regeneration models which seek to attract capital from increasingly global corporate entities and centralised systems of governance (Guinan and O'Neill, 2019). Thus, the principles are seen as part of a pragmatic, municipal-socialism alternative to 'neoliberal failure to resolve...decline', (Thompson, 2021), albeit focused on leveraging existing power structures for more democratic means ('retooling the state from the inside'). This contrasts with other 'activism-led' movements for municipalism in Europe by being guided by think tanks such as CLES (Centre for Local Economic Strategies) in the UK and The Democracy Collective in the US (McMahon, 2020, *ibid*).



Figure 4 Illustrations of the Cleveland Model (Hanna, 2020) and Preston Model (The Next System Project, 2018).

Internationally, particularly in the USA, the focus remains around increasing community ownership of assets through a network of cooperatives, land trusts and other self-organised democratic institutions (Dubb, 2016). Compared against the American experience, the UK 'Preston Model' advocated for by CLES often can be more led by local government, 'anchor institutions', local economic development, and locally owned businesses (see *Ibid*, & CLES, 2019). The unifying goal is to grow the strength of a local community and its assets, and to stop wealth 'leaking' into financial centres elsewhere (Bolton & Pitts, 2018).

Viewed as above, the approach a central state takes here could be similar to the approaches espoused in the 'enabling state' or 'meta-governance' models (see Williams & Pierce, 2015, Thompson, 2021, and Bell & Hindmoor, 2009) which underpin Scotland's experience with localism reform to date. Here, the state supports community capacity to self-organise and take control of local industries and assets at a cost of reduced state intervention (*ibid*). With CWB, however, the approach takes a continued partnership to build self-autonomy for the area in the longer term.

As progress in Scotland has been made in this policy area, new guidance on CWB for landowners released by Scottish Land Commission recommends asset holders promote good stewardship, positive management of their estate, address areas of vacant and derelict land, support economic growth and encourage diversified ownership models (Scottish Land Commission, 2022). This guidance should set some expectation for large landowners around the shared values underpinning the policy approach coming forward. Particularly given the indications from the Land Reform Bill which could enshrine some of the above good practice in compulsory management plans for large scale land holdings (Scottish Government, 2022a).

Community, Land and Planning Reform

Though CWB can be seen in its focus as a redirection of the control of assets and places, land matters are seen by many practitioners as a more difficult area to effect change in due to more entrenched land laws (Bentley, et al, 2021). Work around land and planning has been more limited in the UK due to losses to local authority powers such as reforms on compulsory purchase orders, and a recent history of austerity (Bolton & Pitts, 2018, and Brown & Jones, 2021).

But examples of more community-asset led policy do exist, especially internationally. In Boston, USA, the city government granted non-profit Dudley Street Neighbourhood Initiative the equivalent of compulsory purchase orders to create a community land trust for affordable housing (Kelly et al., 2016, p.54). Elsewhere in the USA, projects like Cooperation Jackson highlight the possibility of approaches more routed in creating a network of worker cooperatives and democratic institutions (Thompson, 2020).

The recent UK focus has been on comparatively smaller interventions such as improvements towards enforcement policy on landlords, support for community land trusts, re-municipalisation and other projects that benefit from local authority support from the offset (Brown & Jones, 2021). Working with CLES, Liverpool City Region Land Commission drafted a report inviting 'radical recommendations for how [to] make best use of publicly owned land to the make this the fairest and most socially inclusive city region'. The non-binding report advocates for citizen-led bodies to monitor land use policymaking, expanding access to common land for community organisations and more access to transparent data on publicly owned land (Liverpool Land Commission, 2021).

Scotland's Reform Agenda

Predating its' CWB agenda, Scotland's policy landscape is viewed favourably by community wealth practitioners (Bentley et al, 2021). Key legislation from the Abolition of Feudal Tenure etc Act (2000) to the Community Empowerment Act (2015) aimed to support 'communities to do things for themselves' and 'make their voices heard in the planning and delivery of services' (Daniel, 2018).

The impetus for these reforms lay often in addressing the increasingly depopulated rural Highlands and Islands. Milestones such as the community buyout of the Isle of Eigg in 1997 here resulted from and led to further measures. In the New Labour era, these included the abolition of feudal tenure, community right to buy and funding for buyouts through the Scottish Land Fund. Since 2007, achievements in land reform included the establishment of the Scottish Land Commission and participatory budgeting measures, improving community right-to-buy (such as a now disbanded million acres target) and other measures (Scottish Government, 2018).

Criticism of this approach to 'community' or 'localism' led regeneration is how its often voluntary nature and limited funding limits its growth to rural areas with less buoyant markets but higher than average human capital (see Chorley, 2018, and Elliott et al., 2018). This is compounded against a backdrop of high rates of vacant land, combined with concentrations of land ownership patterns, and comparatively low levels of democratic participation compared with mainland Europe (Warren et al., 2021 & Escobar, 2021). These factors are in part due to the nation's unique history of concentrated land inequity, but undoing this requires potentially more drastic measures (Daniel, 2018).

International examples of community land ownership – and their relationship with planning - show the comparative limitations of the patchwork of land reforms in Scotland (McMorran et al., 2019).

Furthermore, legislative powers around competition, employment law, industrial relations, bus licensing, public transport accessibility, some taxation and fiscal matters are all reserved by the UK Government (Scotland Act, 1998). Regardless, the impetus for change remains an important area of policy in Scottish Parliament.

Summary

Recent policymaking shows Scotland's self-perception as progressive and community-led around its policy on land, as part of a wider push to repopulate rural areas and reduce the number of tracts of vacant and derelict land. Undoing historic concentrations of land ownership has been a challenge that has been viewed widely as a modest success (Wightman, 2015).

For Scotland, we see a confluence of two strands of policy making. First, a historically rural focus on community empowerment through land reform and asset transfers. And secondly, an emerging policy around CWB, which is comparatively urban and cooperative-led. The extent this is a turn towards municipalism will be clearer once legislation intent is announced. A review on existing Scottish CWB place-based policy is outlined below.

Policy Context

Scottish Parliament

The earliest mention in parliament of a CWB approach was by former SNP Cabinet Secretary Derek MacKay in December 2018, in response to a question by Johann Lamont MSP. Since then, Scottish Government have made several commitments for the stated aim of forwarding a CWB approach. These include aiming funds towards community organisations, such as the doubling of the Scottish Land Fund (to £20million), £60m towards electric vehicle infrastructure, £1.4m on community growing initiatives, the Glasgow and Ayrshire growth deals and a £325m Place-Based Investment programme (PBI) of which several strands are to go towards DTAS (Development Trust Association Scotland) and vacant and derelict land investment. A fuller list of parliamentary mentions to CWB is available at Appendix 4.

Community Wealth Building Bill

Incoming legislation through the Community Wealth Building Bill (CWB bill) is due this parliament. The legislation seeks to "enable greater community and third sector ownership of assets" (Scottish Government, 2021) This is expected to take place alongside a review of the Community Empowerment (Scotland) Act 2015. Building on the definition given in NPF4, complimentary legislation in the Land Reform Bill, and several major funding commitments, the CWB bill is the first of its kind, where policy is being designed by a central government to enable the policy approach at local level.

At the time of writing, the bill is undergoing the initial phase of consultation. There are two key areas being consulted on. The first includes the impact of a statutory requirement for every public body and local authority to initiate its own CWB plan. The second will be for all consultees to identify barriers in policy and legislation that prevent areas of CWB not being carried out, so long as those areas are within the legislative competence of the Scottish Parliament (Scottish Government, 2023a). Elsewhere, indications of expected policy barriers could be seen in the recent consultation on the Land Reform Act. It was indicated here that Compulsory Purchase Orders shall be reformed as part of the CWB legislation (Scottish Government, 2022b).

National Planning Framework 4

In January 2022, Scottish Government launched a consultation for the Fourth National Planning Framework (NPF4), revealing the first time a national planning document would include 'community wealth building' within its policymaking. NPF4's definition CWB is given within the glossary of terms and stresses CWB as redirecting 'wealth back into the local economy,' and giving control and benefits to local people. Other listed measures include:

- **National Planning Policy:** Aim for major developments and development plans to address CWB priorities.
- **National Spatial Strategy:** encouragement of developments that 'builds community wealth, creates fair work and good green jobs'. This is broken down by area. Along the Northern Coastal area, Community Wealth means securing infrastructure that strengthens the transition away from oil producing industries. For the Highlands this means new green, locally owned businesses in the forestry sector, rewilding economies and rural housing. For the Central Belt, this translates to a rebalancing of the economy – advancing infrastructure in manufacturing and revitalising the town centres. This is echoed in the South, where development aims to support high quality green jobs.
- **Major Developments:** The process of building these infrastructure projects aims to support local economies – with a priority for local procurement in the repurposing of Hunterston Port, Chapelcross Power Station and in the construction of new homes.
- **Local Development Planning:** Expectation is given in the intention of Local Development Plans "to address community wealth building priorities" by reflecting people centred approaches to local economic development and take account of pre-existing strategies.

Local Authority Policymaking

A review of local authority policy making approaches was carried out up to the 5th of August 2022. Here, a review of all mentions of CWB listed on each council's website was taken. Summarised at Appendix 5, the most relevant documents to mention CWB are listed with a focus on whole council strategies and specific policy interventions. This was complemented by later semi-structured interviews and qualitative responses from PCWB. Shown in Figure 5 and Appendix 5, Fifteen councils had no or 'unclear' levels of commitment. This includes those who had mentioned CWB in their policy documents but less clear actions, as mentioned above. 10 recorded more 'service' levels of commitment, where policymaking was limited to a one service, often procurement or staffing. Finally, seven authorities had 'council wide' commitments refer to where the council has taken a lead role in a regional bid or initiated a CWB strategy.

Local Authority Stage of CWB Policymaking	Total
None or unclear policy adoption: No publicly available documents or mentions to CWB that are not aligned with actions beyond funding bids.	15 47%
Service level of policy adoption: Policy is limited to actions or an action within one service or department.	10 31%
Council wide policy: Policy commitments relating to the entire council have been proposed or published online	7 22%

Figure 5 Count of local authority by stage of policymaking, adapted from Appendix 5.

The approach taken across local authorities is mixed and dependent on a range of local, regional and national pressures. These could be the cycles of implementing strategy, funding pressures, motions from councillors and wider regional approaches. Early adopters such as North Ayrshire and Clackmannanshire, councillors appear to lead on motions. Later policy making appears to result from funding pressures such as the Place Based Investment Programme (PBI).

Overall, 25 of the 32 councils had policy commitments that went beyond a commitment within the PBI funding or a small role within an inter-council body.² Six councils had a strategy that stretched across council services, four of which appeared to benefit from a research report directly carried out by CLES, who are playing an instrumental role in advising Scottish Government on the development of the approach in legislation.

Of the 25 councils, the level of commitment varies widely. 16 of these had committed to reforming procurement practices, eleven featured CWB in a document that cut across services (four of which

² There are three inter-council bodies taking a stated CWB approach to their policy alignment, these are South of Scotland Enterprise (SoSE), a regional development agency, along with Ayrshire Growth Deal (AGD) and Glasgow City Region (GCR) who are responsible for bidding for city deal initiatives.

were in a council plan, LOIP or similar) and eight had published a spatial strategy along CWB principles. These spatial documents included reviews of council assets, local development plans and housing delivery plans.

Less holistic commitments included mentions of CWB within funding strategies and as part of the PBI, which aimed to 'accelerate ambitions for Community Wealth Building' within the funding description. In such instances, the commitment often appeared focused largely around securing a funding application rather than a rethink of council policy. This was also true in cases where councils were only committed to CWB as part of a wider inter-council strategy, such as a City Deal bid.

Figure 6 shows the level of awareness of CWB among council staff grouped by the extent of CWB policymaking. The results from the staff survey appear to show a correlation between the awareness of CWB by staff and the extent of a local authority's commitment to a CWB approach. Just 57.9% of staff working in councils without embedded strategies had any awareness of the approach, compared with at least 93.8% of staff in authorities committed to CWB strategies. There is a marginal difference between councils taking a 'council wide' approach, whereby they have a dedicated strategy or CWB features heavily within the council plan. This negligible effect could be due to the sample of those surveyed or point to inherent interrelations between the services leading on an approach with other council areas regardless.

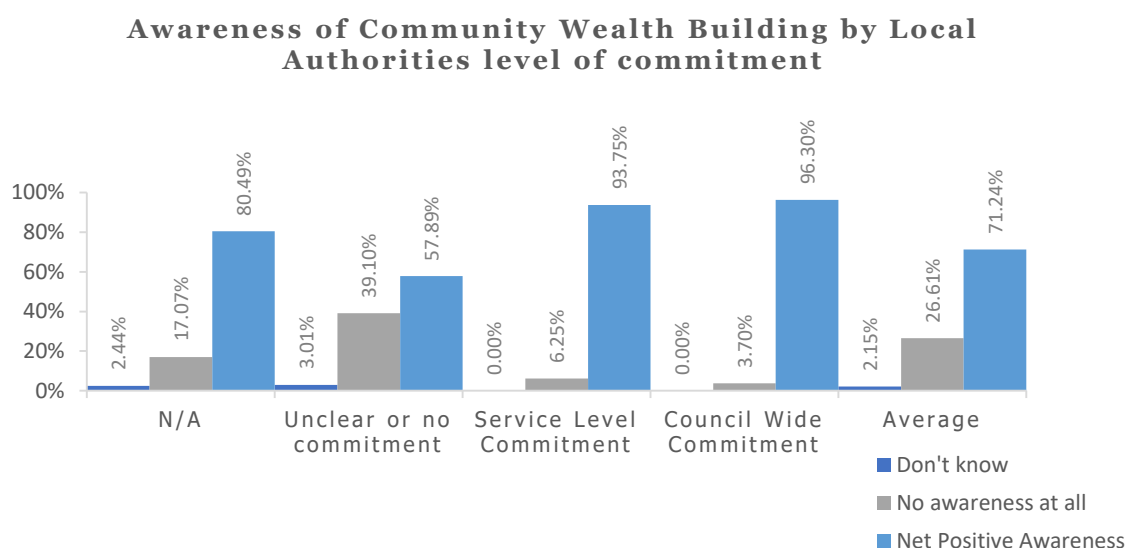


Figure 6 Awareness of CWB by a Local Authorities level of stated policy commitment

Crucially, staff in regions with a pre-existing CWB policy tended to be more aware of the approach (see Figure 7). This could indicate some inherent clustering in the approaches policy development. Glasgow and the Central Belt (which includes North Ayrshire) had a net positive awareness of 100% and 92%. Both of these areas feature councils with mature policy approaches. The reverse was also true, with the lowest proportion of awareness being in North East Scotland and the West of Scotland both had less policy commitments at the time of the survey. This finding correlates with Figure 8 which demonstrated areas with more holistic and developed policy around CWB had more staff awareness of the measure. The Lothians high rate of awareness appears to be an outlier given the region's councils tended to feature policy measures through SESPlan, an inter-council body.

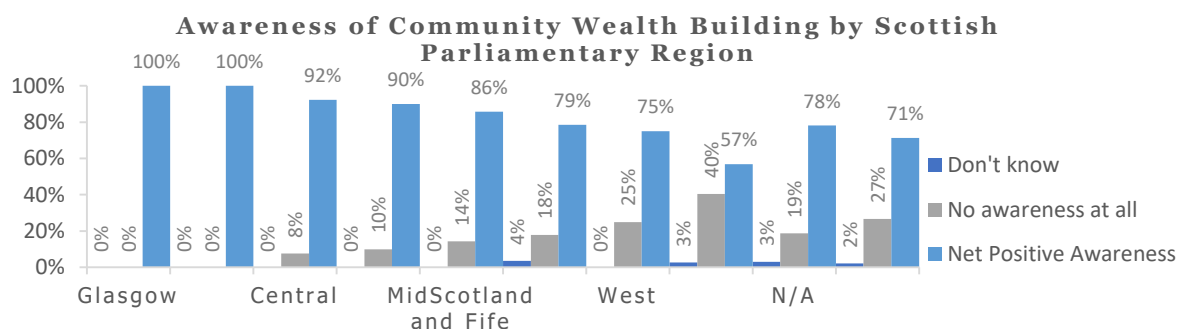


Figure 7 Awareness of CWB by Scottish Parliamentary Region

Among those surveyed, however, there was less clarity around the specific areas of a CWB approach being taken in their council. According to Figure 7, just 45.9% of staff knew if their council's approach focused on economic development. Less were aware of if a CWB approach was applied to land use decision making, with more staff unsure (36.5% see Appendix 2.8) was undertaking one than aware of one (30%). Awareness of land use policy appears to be lower where there is a council wide commitment to CWB, more research should be needed to deduce whether this is still the case once the new-style Local Development Plans (LDP) are fully rolled out.

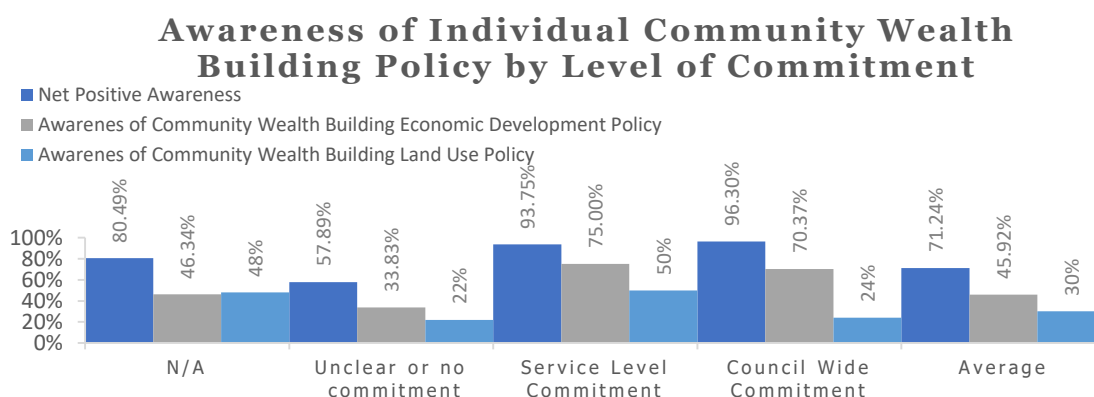


Figure 8 Awareness of CWB Policy by Service Level Commitment

Since this exercise much progress has been made. Several councils have responded to requirements by NPF4 for a CWB level commitment by alignment in their LDP. There remains a swathe of policymaking carried out under the 'community empowerment' agenda, which has since aligned with other council services as part of a CWB approach. The attempts taken by councils at innovative CWB approaches are taking place prior to strong Scottish Government-level shifts in legislative barriers. Competitive funding bidding, such as PBI and City Deal funding do not appear to have a clear effect on shifting perceptions around CWB. Instead, as elaborated later, the outcomes of individual service level policies appear to translate into increased council staff receptiveness to approaches in line with a CWB approach.

Stated Community Wealth Building Policy

In review of local authority literature, common policy approaches to land and planning were identified. Literature reviewed included corporate strategies, CLES-led policy reports, councillor motions, annual reports, and other local authority documents. These were then compared against qualitative responses to the survey and examined in interviews with local authority staff. From here, common approaches were clustered together as potential themes for exploration. These approaches are:

- Rethinking council assets and using land and property for common good,
- Aligning delivery with local partners and socially minded 'anchor institutions' around the Place Principle,
- Local oriented investment strategies such as participatory budgeting and community benefit wish lists,
- Enhanced approaches to community asset transfer and compulsory purchase orders,
- Greening local construction practices through influence, networking, procurement and
- Community-led housing initiatives

Much of the list and its underlying individual policies differ slightly from theory around CWB, and often relate to policy priorities established under the Community Empowerment Act. Rationalising the two distinct but similar agendas of CWB and community empowerment together could be important in ensuring a whole council approach with clearer buy-in from staff. The learning around these approaches and suggested reform from those interviewed is summarised below.

Using land and property for common good

Good practice guidance, such as that advocated by Scottish Land Commission (2022), advocates for local authority planning to lead on approaches to underutilised land. Further resources could place dedicated staffing for finding 'meanwhile' community uses for land not in use with an authority's chief planner given statutory responsibilities over vacant and derelict land. Historically, some land such as 'burgh commons' was held in common by residents for collective use. Councils still own and manage land for social good, in a myriad of ways. This strand of policy includes a range of activities dedicated to enhancing this, from food growing initiatives and encouraging the use of stalled spaces by community groups through to reduced rent business incubators and applying social sustainability auditing to the council's land-use strategy. In short, councils are taking this approach recognise the need to promote community uses for land, ensure a simpler pathway for small businesses to shop fronts, and to look beyond viability and short term returns on investment. Those interviewed concurred that community uses were especially necessary now that the larger retail market appears to be contracting.

One such good practice approaches is Start-up Street in Renfrewshire, a string of business incubators for local businesses using previous vacant town centre council properties. For 2 years, new businesses can receive business advice, access to funding and reduced rent office space at one of the three business incubators in Paisley, Renfrew and Johnstone. What set's this approach apart from similar is the aim to engage with groups underrepresented in the business community of Paisley, such as women and young people.

In the case of councils sourcing accommodation to community-interest groups and businesses, staff had more success in areas where the council held more properties, or with receptive community groups with properties. In the case of Start-up Street, the council worked with a local charity to bring a disused police station back into use. For many authorities, budget reductions have limited the scope of services being offered and reduced their ability to support socially just land uses. Many staff interviewed felt that social responsibility was given secondary status to market pressures. This can occur in some cases where seemingly compatible council departments do not communicate regularly with each other.

Where the project centred on sourcing properties from private landlords, less success was reported due to landlord reticence to continue once the properties were refurbished. In Renfrewshire Council's case, the estates team and economic development team regularly meet to strategically work on longer term measures and find properties within the council's asset holdings. This joined-up approach is necessary to foster CWB approaches to land. However, with reform to compulsory purchase orders and greater clarity on council dispersal of land, such policymaking could be expanded.

Anchor Institutions and the Place Principle

Scottish Government's role in embracing the Place Principle, or 'whole place collaborative approach' can be tacitly read as an endorsement of working with anchor institutes (public and private sector based) collaboratively on socially sustainable goals (Scottish Government, 2019). Broad, cross-service strategic approaches to placemaking are key to any council strategy. Examples of this approach can be seen in innovative community planning partnerships, masterplanning approaches that engage with large local organisations early in the process, and approaches that keep a focus on community wellbeing and social sustainability in their plan making.

Good practice can be found in planning services such as Clackmannanshire Council's, where a Place-based Approach to Health and Wellbeing was taken. Here they worked with local anchor institutes to develop active travel links between 'health and wellbeing hubs' developed across the council. This stemmed from the Clackmannanshire Alliance, which shaped development collectively. Community consultations looked across a range of challenges in the area using the Place Standard tool. This combined with a council-owned land audit, leading to a number of "exemplar sites" being taken forward, including a former mill in Alva and disused public toilet in Alloa (Clackmannanshire Council, 2020). Both are being turned into community health and wellbeing hubs.

However, none of those interviewed mentioned the Place Principle without some prompt and none of the qualitative answers given in PCWB reference the approach in name. Staff surveyed primarily discussed this form of service delivery in terms of community engagement or 'democratic approaches' rather than a whole place collaborative approach. This could point to a lack of buy-in at local level around place-based approaches or equally a discrepancy between the language used at local and Scottish Government level. Studies by *What Works Scotland* indicate that public service delivery is reforming around 'place-based approaches' but 'long term funding and stability' is needed along with more co-location of services (Watson & Escobar, 2019). Joint co-delivery approaches between the local authority and anchor organisations could help foster local buy-in.

Participatory Budgeting and local-oriented investment strategies

The act of direct decision making by citizens on the allocation of public funds and service delivery predates the Community Empowerment Act 2015. Grassroots initiatives for participatory budgeting have formed a key strand of community planning around places since 2010 (Escobar et al, 2016). By 2019, there had been at least 200 initiatives based around the approach (SCDC, 2020). This is already recognised as a key policy area in CWB approaches and has been championed in North Ayrshire, who claim to be the only local authority exceeding the 1% of total council funding commitment set out by Scottish Government (O'Kane, 2021, p.5).

Perth and Kinross Council, an exemplar, used funding from corporate social responsibility policies in their procurement process to secure resources for their community groups wishing to develop sites in need of remediation. The project works by building a 'wish list' with community groups of their needs, which is then seen by businesses seeking to procure. This extended beyond funding; local contractors were encouraged to partner with community groups and share their surplus materials.

The council's online mapping of projects fosters transparency around who gets the funds, shows both the location of requests and the funding given out. Some 436 requests were fulfilled last year.³ Companies agreeing to donating funds is voluntary but has been seen to carry promotional benefits to companies they procure from in the form. This modification of the participatory budgeting model has proven agile and consistent compared with many models reliant on collective meetings.

Limitations seen in participatory budgeting by those interviewed are the difficulty enforcing many of the commitments made by companies as part of the procurement contract. This was often seen in smaller, less well-staffed local authorities where often there would be a single member of staff

³ See reporting in Perth and Kinross's annual procurement reports (2021, p.6, and 2022, p.11).

overseeing a project. Greater enforcement powers, either through more staffing or regulatory measures, could improve certainty for councils and community groups alike.

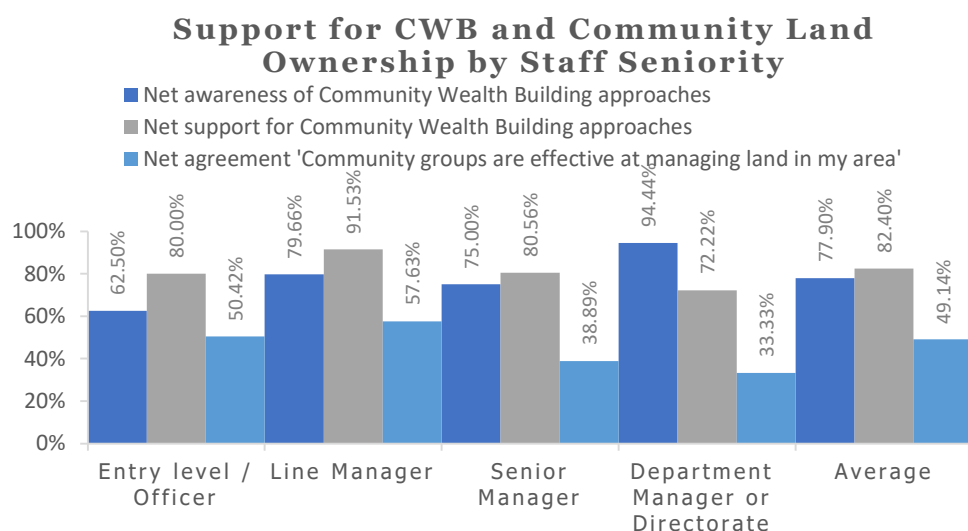


Figure 9 Support for CWB and Community Land Ownership by Staff Seniority

Community Asset Transfer and Compulsory Purchase Orders

Coupled with a well-managed Strategic Asset Register subject to regular land audits, community group support around the associated processes and exploring different models of ownership, councils are looking at how existing community groups could enhance stewardship more meaningfully than the council itself. This can include a level of subsequent stewardship, support on funding and other continued partnerships. However, the rollout of community asset transfer has not been without reservation. Most staff interviewed and surveyed were likely to provide a mix of views around this policy area. This could be summarised as supportive in principle but reticent of the wider context.

Staff surveyed in PCWB were enthusiastic of the role in enacting the stated aims of land and planning reform legislation, with 82.4% holding positive views on CWB approaches to land across all levels of seniority (see Figure 9). Against the ALR (2021) data, staff self-reported twice as much awareness as the general public around land reform (net positive of 45.9% vs 24.5%, see Figure 10 below). Some staff respondents viewed the council's role as a land 'custodian', ensuring socially productive uses of local area. They viewed themselves and the authority as pro-active in engaging with local communities around policy and are able to see the 'bigger policy picture' of an area. This can be seen in self-reported involvement in decision-making around land use in their local area: 45.3% of local authority staff reported involvement compared with 12.7% of the public (see Figure 11).

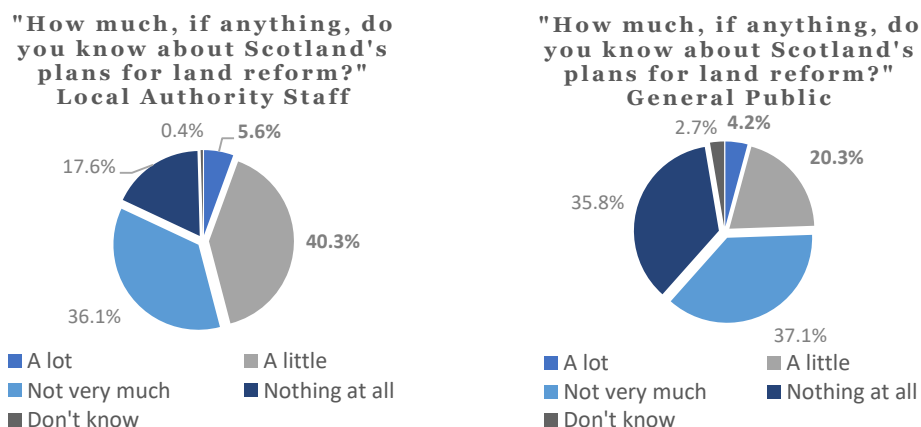


Figure 10 Polling for awareness of land reform policies, Local Authority staff against general public

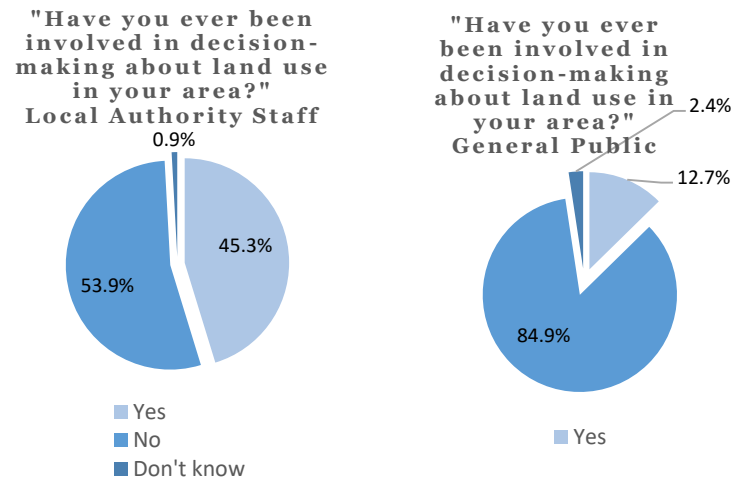


Figure 11 Polling for involvement in land use decision-making, Local Authority staff against general public

Among staff surveyed, there was a sense that land reform and community-empowerment policy is subordinated by economic and 'best value' concerns. Staff noted the wider context of vast swaths of local authority land being sold off and a loss of council powers to mitigate against this. Seen in the qualitative responses, staff saw a connection between this and with policy around community asset transfer measures. Nonetheless, community owned land was seen as chance to redress balance of land ownership, provide 'inclusive growth' and 'assets for common good'.

Furthermore, there was mixed views on community groups abilities as responsible stewards of assets. Common reasons for this were two-fold; the voluntary nature of many community groups was cited as a barrier for the long term capacity of a group. Secondly, there was perception of land being 'offloaded' onto community groups, and references to 'liability asset transfer' were made by several responses.

For communities that could navigate the process, concern of inequity was reported. Participants with a negative perception reported how the transfer of land to 'narrow interest groups' who may not have the needed skill sets and can quickly lose momentum on a project if the rest of the community were not involved. One respondent wrote:

The "community" is a myth. In practice the "community" tends to be a collection of individuals from a narrow demographic, who are unelected and often do not represent what the actual community wants.

In ALR (2021), negative perceptions of community empowerment focused more on the process of groups acquiring land. This included perceptions around the complexity of the Community Right to Buy process and any fairness around the use of compulsory purchase orders. Critical responses were less common across the public and staff, and most had enthusiasm for broadening community ownership and the diversity of land ownership, to an extent. But it could be useful to policy discussions to understand why professionals in the field appear more concerned with the stewardship side of community land management than acquisition.

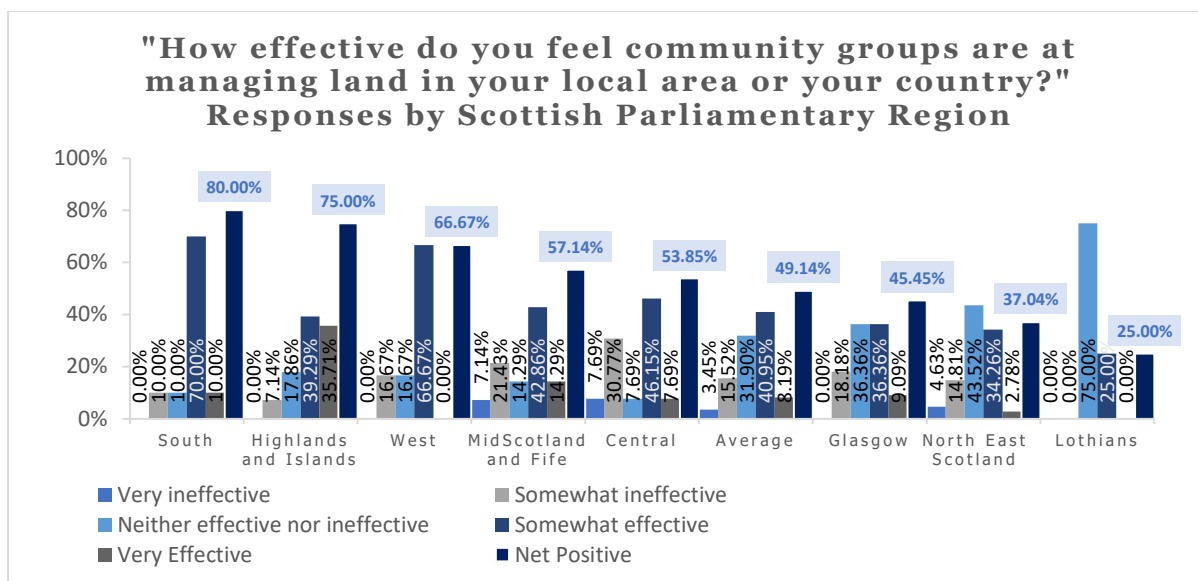


Figure 12 Polling for effectiveness of communities managing land by Scottish Parliamentary Region

The perception of community land ownership approaches being less effective had less traction in more rural regions, where examples of community ownership were common. Net positive views on community groups managing land were highest in the South (80%) and Highlands and Islands parliamentary regions (see Figure 12). These areas also held high support for CWB land use decisions. Given the predominantly rural experience of land reform, this should not be surprising. However, community groups stewardship was not seen as 'very effective' but more 'neither effective nor ineffective' by those surveyed. Further investigation is needed, given that the rate of community land ownership has not increased broadly since 2018.

Where carried out 'under duress', local authority land dispersal can negatively affect community empowerment (Christophers, 2018). Bringing land into socially productive use must remain the primary goal. Possible solutions to this contradiction could be in reforms to the conditions placed on the transfer of the titles, to provide the right for local authorities to seize back land where it has fallen into disrepair or where evidence of a mismanagement of funds has occurred.

Greening local construction

This area refers to measures which attempt to improve the social and ecological sustainability of the construction and development within a local authority. The public sector is where market creation and incubation for this would make logical sense. However, this area of policy is comparatively nascent in scope and breadth. Though mentioned across a number of CLES policy strategies, such as in Fife which recommended targeted funding from Scottish Government's Green Jobs Fund to support a 'green transition' and develop a supply chain for Passivhaus-standard buildings (CLES, 2021, p.11).

Barriers to retrofitting and upgrading Scotland's building stock include access to funding, a lack of alignment between economic development and other climate focused departments, and a wider skills gap across the construction sector in green construction methods. Those interviewed noted how often government approaches focused just on school leavers rather than professionals who, being self-employed, struggles to find funding for training courses.

All of which is slowing the growth of the market's development. Meanwhile centralised approaches such as the UK Green Deal Programme have been seen as failures, in part because of their failure to adequately outreach to local market actors or building owners (Gillich et al., 2016). This approach and others were seen by those interviewed emblematic of a 'design and build' approach where policy development is led more by the retrofitting product than the solutions needed.

In its current local authority form, this policy often refers to the council working with local SME construction companies to aid their ability to bid and procure on local authority tenders. Other local authorities, such as South Lanarkshire Council has established 'meet the real buyer' events which connect local suppliers with the local authority departments to share guidance on the tendering process and encourage practices more aligned with the local authority's objectives around social sustainability. Local authorities often provide business support to SMEs in the form of business incubator spaces. However, the focus of these is around developing the local economy rather than broadening the use of sustainable building practices.

Outwith the council there are organisations taking place-based approaches to retrofitting and construction methods. LocoHomes Retrofit in Glasgow is a 150-member strong cooperative, which provides webinars and free advice, linking local professionals to home owners. They aim to act as a forum for local homeowners carrying out retrofit, attract companies taking innovative approaches to retrofit and act as consultants to members. They aim to expand this practice to socially minded organisation and public sector bodies as their work expands. Notable barriers to scaling operations at LocoHomes are in the relative innovative approaches of some methods, and in outreach to self-employed installers and trades professionals.

Arguably councils are better placed to lead on such an approach, with approaches taken by combined authorities in the rUK demonstrating this; Greater Manchester Combined Authorities' (GMCA) retrofitGM strategy takes a city-wide approach to their councils building stock which works with all stakeholders, aiming to upskill 80,000 existing workers, renovate 887,000 properties and install 210,000 Air Source Heat Pumps (GMCA, 2021). Similar schemes are taking place in Sussex, West Midlands, and Devon. Attempts that local authority staff interviewed were aware of included working groups and collective exploratory work, so it is expected that this strand of policy will grow as the knowledge of good practice in retrofitting develops.

Community-led Housing Initiatives

Considering how 17% of staff and 16% of the public regarding housing shortages as the biggest issue affecting Scotland (see Figure 13), the rollout of community-led housing is surprisingly small and limited to a rural or highly notable projects rather than a large scale rollout. Shortages of quality housing create issues for local authorities and anchor institutions in attracting staff to key roles, which in turn decreases footfall for local businesses and limits funding for services, according to many interviewed professionals.

Innovative approaches listed in CWB strategies include utilising government funding to procure from local SME construction firms and collaborating with anchor institutions on development. Housing professionals interviewed however, found that much of the funding for housing is aim at repopulating rural areas through inevitably low-density housing or stimulating growth in areas outside of major town centres. This arguably fails to create the types of walkable, climate resilient neighbourhoods advocated for in NPF4. Housing to 2040 references a £25m Regeneration Capital Grant Fund for the next five years (Scottish Government, 2023b). But none of the staff or professionals interviewed were aware of successful bidding and felt a disconnect between the strategy and their own work.

Housing is often mentioned in literature and a wealth of research drawn attention to the need to explore approaches around Community Land Trusts and Mutual Home Ownership Societies. Scotland's unique land laws adds burdensome complexity to these models, however. For example, it may not be possible to lease housing under the Community Land Trust (CLT) model due to the nature of Scottish land titles⁴, however development trusts already play a key role in community-led ownership and

⁴ Community Land Trusts involve conditions for lease of land set by a community body owning the freehold of the asset. The nature of the mutual equity ownership complicates whether this form of ownership is currently possible under Scottish land law. The Housing (Scotland) Act 2010 removed the '20 year restriction on residential leases for social landlords (Scottish Parliament, 2011).

have set similar conditions in their title deeds. These models, like the much-cited Ecovillage Findhorn in Moray, rely heavily on a dedicated team of volunteers working years at a time.

Good practice in community-led solutions to a depopulating town centre can be found in Dumfries where Midsteeple Quarter, a community benefit society has used housing as a vehicle for redeveloping the town centre. The share-based organisation negotiated an asset transfer of several buildings in the area which have been converted into a number of shop fronts and artists studios. Crucially, these are in part funded by the 7 redeveloped flats above the quarter.

Their holistic approach to housing is aimed at 'addressing market failure' and repopulating Dumfries inner core, using the retail units below the flats as 'meanwhile' spaces for pop-up shops and events. So far 8 buildings are now occupied. What stands the project out so far is the interest from public sector organisations in the area, who are in talks with the society to redevelop more flats reserved for incoming staff as part of the new phase. Rolling out this approach on a wider scale would take more flexibly applied funding from Scottish Government, and more commitment from local public sector bodies to collaborate on housing approaches.

Perceptions of Community Wealth Building Survey

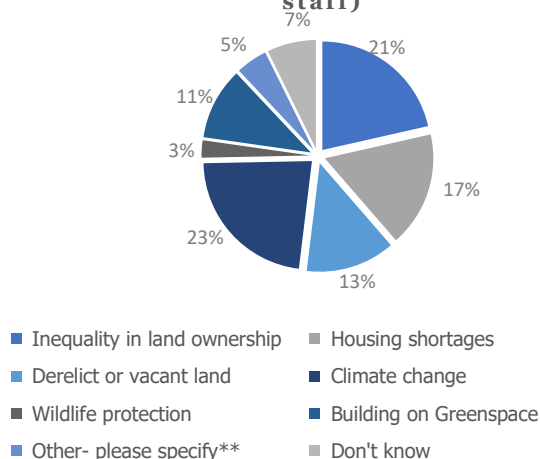
The PCWB survey gathered responses from 233 participants from 30 Scottish local authorities', asking questions around CWB, community empowerment and land reform to understand the practitioners' own perceptions of their service delivery and relationship with government planning. This was to better understand the 'bigger picture' as staff may view it, their buy-in on these goals, as well as the barriers and opportunities legislation around CWB may face. Several participants were given follow up interviews, with a focus on specific key projects and their relationship with local authority CWB policy. These included professionals working in planning (land and community), economic development and other aligned services. Furthermore, several community groups involved in asset transfer initiatives were also interviewed.

PCWB's findings then were compared with the 1,501 respondents in ALR, 2021, which gave a baseline to test assumptions and identified where perception gaps could lie between the public and the local authority. The comparisons show similarities in support for community-led measures with differing priorities and levels of awareness around key issues affecting land and communities in Scotland.

Challenges to land

The survey also sought to capture more general perceptions of and challenges affecting Scotland's land. These are summarised in Figure 13 below. Both staff and the public regard climate change as the single biggest challenge for the future of Scotland's land, differences of opinion related to the threat posed by the building on greenspace and the level of vacant and derelict land in their area. Staff are significantly more worried by the level of vacant and derelict land (13% of staff compared to 9% of the public regarding it as the biggest challenge). Furthermore, when asked directly (see Appendix 2, numbers 17 & 18), a net 61% of staff were concerned by derelict land in their area compared with 42% of the public.

Biggest Challenge for the Future of Scotland's Land (LA staff)



Biggest Challenge for the Future of Scotland's Land (General Public)

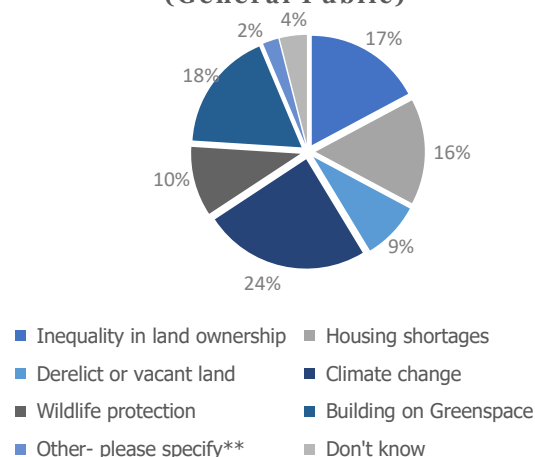


Figure 13 Polling for 'biggest challenge for the future of Scotland's land', Local Authority staff against general public.

Council Service Alignment

Support for CWB appears to be led by urban planning, economic development, and community planning teams within councils. Several of those interviewed sat in a combination of one or two of these teams. The term is less well understood outside these service areas. Some responded that the approach 'is not for [their department].' Just 24.1% of staff reporting they were 'somewhat' or 'very aware' of CWB did not come from a planning, community engagement or economic development department (and those outside of the three above departments accounted for 45.3% of the survey sample). This is reflected in levels of awareness of CWB by department category (see Figure 14) with the housing departments least aware. Among qualitative answers, it was clear that many worried the official definition was vague and allowed for varying interpretations.

Awareness of Community Wealth Building by Department Category

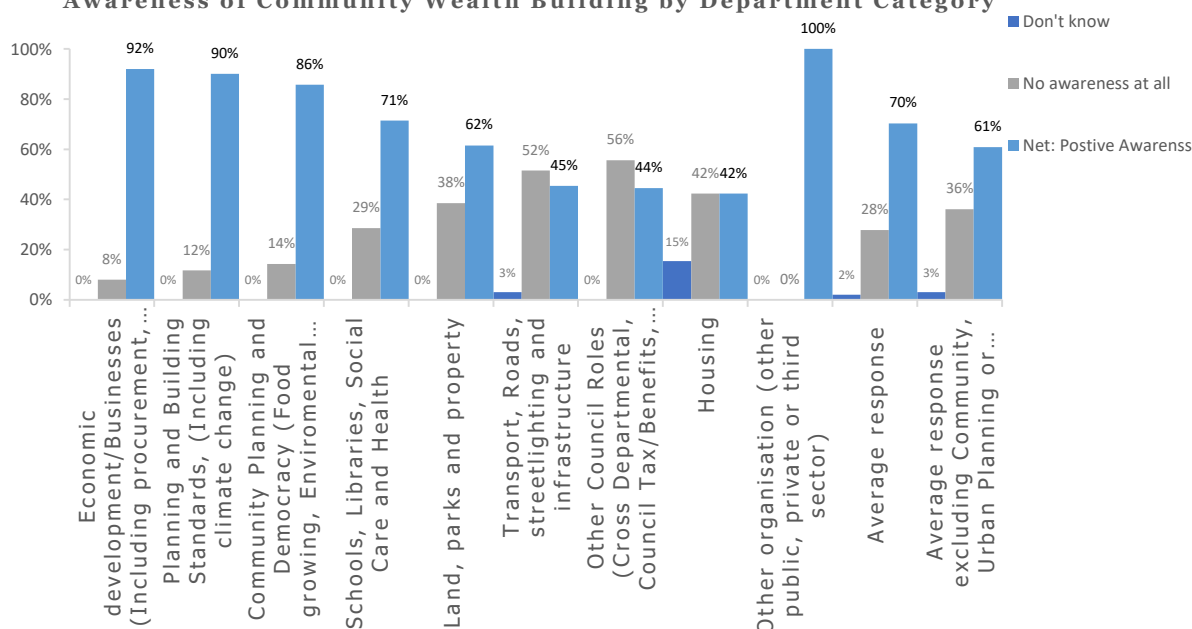


Figure 14 Awareness of CWB by Council Department Category

It must be hoped that the 'standard definition', now seen in NPF4, is welcome⁵ by respondents. Among those interviewed, perceptions were such that the term is merely a 'relabelling' of similar community empowerment approaches taken by Scottish Government. The updated definition in NPF4 and subsequent regulations on how planning can play a part in the approach would help align understanding of CWB for place-based policy. This lack of clarity of what CWB means to individual departments remains a barrier that will need resolution to better align departments around the approach.

Measuring Community Wealth Building

Staff, even in authorities with developed strategies, felt that it would be too early to appreciate the success of the approach in their area. Staff interviewed whose authority was further along the development of the strategy reported enthusiasm around a CWB vision. Greater support and awareness raising was suggested as a way of bridge building between community groups and agencies to bring them 'onside'. Compared with experiences found on how land reform was seen as 'vague', but something the public were supportive of once the policies were explained to them (Warren et al., 2021), more awareness raising is key to truly involve the wider community.

Expanding the Reach of Community-led Approaches to land

In *Attitudes to Land Reform*, the report gauged "a feeling that urban examples, where communities bought existing buildings or relatively small amounts of unused land, benefitted a greater number of people, for a much lower cost, than rural examples of relatively large land purchases where populations were smaller" (Warren et al., 2021, p.4 and Figure 15). Expanding the number of these examples was seen as key to widening engagement in land decision making in respondents' areas.

Response	Total (Staff)	Total (Public)
More awareness of local land issues	144 61.80%	639 43%
Examples of communities which have been successfully involved in land decision-making	164 70.40%	232 15%
Clearer rules and regulations on land reform in my area	101 43.35%	235 16%
Having meetings in accessible venues at convenient times	58 24.89%	229 15%
Don't know	12 5.15%	46 3%
Other answer given	4 1.72%	120 8%

Figure 15 Responses to "What would be most helpful in encouraging greater community engagement in land decision making in your area?" from ALR, 2021 and PCWB.

More generally, there were issues in awareness around pre-existing land reform policy. The majority of staff (54%) knew 'not very much' or 'nothing at all' about their knowledge of Scotland's land reform agenda. The net rate of staff who knew at least a little about land reform policy was still higher than the public (42% compared against 24% of the public). Regardless, many qualitative responses indicated there was a lack of clarity around the powers their service could use given shifts in legislative competence since leaving the European Union, and with devolved matters. These tended to focus around 'state aid' restrictions under EU Competition Law. For the public sector community hoping to expand the role of the Place Principle in whole council approaches to policy, further awareness is needed around the limits and opportunities in the agency of council staff.

Appetite for stronger policy on land was felt by all interviewed. Notably, younger staff tended to be more supportive of more progressive policy on CWB and similar positions (see Appendix 2). Much like

⁵ Note the survey and many interviews took place before the revised NPF4 was published or the consultation for the CWB bill, which now gives a standard definition.

ALR, 2021, respondents suggested more stringent policy on vacant and derelict landowners, from a range of areas. One respondent based in an urban planning department, wrote:

“It seems ludicrous you can own an area of vacant ground for 30 years and pay no tax but pay £10k a year in rates for a small corner shop.”

Other suggested policies included a reduction in planning fees for not-for-profit or social enterprises, which is already trialled in Edinburgh, reviewing procurement practices and compulsory purchase orders.

Summary

Overall, the public and staff in local authorities share enthusiasm for the vision and objectives of both land reform and community initiatives to land use planning. This enthusiasm, which is adjacent to much of CWB's objectives, appears matched by the local authority staff's awareness of approaches already underway. But with support for community ownership and land reform, more awareness is needed, particularly in more urban local authorities and in engaging with the public.

More examples of a successful innovative approaches being taken around community land ownership was viewed as key to building engagement across the regions. This could be the need for key local projects to be seen across Scotland, or better publicity of the existing projects. No prompt was given for participants to name pre-existing resources such as ourland.scot or other case studies, so it is not clear whether there is evidence for more case studies or examples or promotion of both.

For public sector bodies experiencing a cut in both funding and powers to enact the kind of municipal autonomy needed for CWB to take hold, new legislation could be an opportunity to offset the real and perceived loss of local decision making powers. Community groups are relatively diverse, but more awareness raising is needed to combat perceptions of the groups being unrepresentative or lacking diversity. This could be, as data indicates, due to an element of urban-rural divide.

Conclusion

Scottish Government's definition of CWB can be broadly read as using a local areas' assets and services to relocate citizen's ability to make and benefit from decisions on their places and spaces within the area. With NPF4, the complimentary Place Principle approach and Scotland's recent policy history around land reform, spatial policy will likely remain a focus of the policymaking. Insights from the research show a turn towards CWB is an opportunity to develop 'the function and ownership of local assets held by anchor organisations' for communities financial and social benefit (Scottish Government, 2023). The tailoring required is down to local authorities and adjacent organisations to match the spirit of the legislative thrust.

Pre-existing policies and academic literature summarised in the policy review show how CWB could be applied if expanded. While legislative and financial barriers prevent a more cooperative-led approach seen in the original 'Cleveland Model' or other international examples, many practitioners argue that the approach taken in Scotland is a long term one and will still yield successful outcomes. Transforming the modest successes seen already would require an undoing of uniquely difficult social factors, such as the concentrations of land ownership, austerity measures and the ongoing ecological crisis.

At central, Scottish government scale, early policy appears focused around aligning funding bids (such as PBI and the City deals) to the approach, with some reference in NPF4. A comprehensive overview of how this translates to the local authority policy landscape (Appendix 5) shows that for policy to be effective and enacting culture change, it must come as part of a whole-council plan for service delivery. This is due to funding bids having a less measurable effect on shifting awareness or perceptions around the approach.

This research sought to explore perceived and existing policy challenges for CWB to understand potential areas for expanded and novel policy approaches. Predictably, areas with more developed strategy measures were more aware and supportive of the policy approach. But the research suggests that funding in of itself would not sufficiently produce a systematic change in local authority policy. Staff surveyed were enthusiastic for land reform and CWB measures, but staff were very attuned to the wider contextual barriers being faced. Such as from budgetary, labour, and other resource shortfalls.

Furthermore, key reforms to practice and Scotland-wide and local level are needed. The research identified the following key recommendations:

- **Internal strategic approach:** the policy review appears to show that where the council self-initiate the approach, their commitment is far stronger than when carried out as part of funding applications, which often appear unsuccessful in driving culture change.
- **Widening anchor institutional alignment:** understanding common goals between other local organisations is important, but more progress is needed to the extent that this leads to social good, economic growth and community agency over the local economy.
- **Widening democratic participation:** the key ambition for CWB legislation should be championing of cooperatives, development trusts and other community-centred organisations in the local economy. The ultimate goal should be to increase the level of agency communities have over their local area and these legislative changes should reflect this focus.
- **Barriers to CWB:** reform and research across all sectors is needed to remove legislative and policy barriers. This includes in procurement, compulsory purchase orders, community asset transfer, funding bids for community groups and other measures in community planning.
- **Reform competitive bidding practices:** resources should be distributed more directly to local communities, exploring options such as widening participatory budgeting, moving away from swathes of competitive funding and larger funding allocations to local authorities.

How much of a key change the approach is remains to be seen. Current perceptions from staff surveyed indicate a lower awareness of CWB as a place-based policy approach than an economic one. Findings from the upcoming consultation on the CWB bill could indicate whether policy will enable authorities to act as enablers of more community-led service delivery or if a more powers to authorities will be granted for innovative solutions. Limitations on this by Scottish Parliaments legislative powers should also temper expectations.

Comparisons between the research survey, PCWB, and findings from ALR, 2021, provided a useful benchmark for perceptions of land reform and community-led land management. Differences in perceptions around the big challenges for land in Scotland, and the role of community-led stewardship of land. For the public who had concerns, these were in the initiation of the land transfers and the complexity of the land acquisition process itself. For local authority, concerns lay more in the long term stewardship and viability of the assets being sold.

Further research is needed to compare the Scottish general public's relationship with land management against those in other developed nations with markedly less concentrated land ownership patterns. A survey of the Scottish public would be helpful to understand the extent community planning plays a role in their lives and communities.

CWB policy is about achieving the most democratic and socially sustainable outcomes within any given legislative landscape. Further measures that could be enacted currently range from tougher enforcement measures to irresponsible landowners to a shift away from a myriad of competitive funding streams. Further legislation should aim to address key gaps in the economic approach so far, by expanding the use of cooperatives, anchor involvement and better benchmarking of local authorities. The extent this raft of policy succeeds remains to be seen.

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Appendices

Appendix 1: Questionnaire

Note: Questions marked with an asterisk (*) are taken from the SRUC/Ipsos MORI Scotland survey *Attitudes to Land Reform (Warren et al., 2021)* ALR, 2021.

Land and Community Wealth Building Questionnaire

Thank you for offering to take part in this online survey, we are looking at the perceptions of local authority staff around community wealth building, land and community groups. This survey intends to get your opinion around a number of issues relating to land and your local area. This short research, funded by RTPi, is seeking to understand the context around community wealth building and land across the UK. The survey will take approximately 4 minutes to complete.

How will we use the results?

The evidence gathered will be summarised and presented in a formal report, towards the end of 2022. The report will be shared publicly but your data will be treated as confidential (unless specified otherwise) and be held until we have completed the piece of research. At that point we will delete your records from our system. They will not be used for any other purposes. If you have further questions, please email Tim.Moss@ads.org.uk

Section 1 About your role

1. This questionnaire aims to survey local authority staff across all services, please specify the area that most accurately describes your work. (Note: if you no longer work for the council but recently left, please tick your most recent area of work) Required to answer.
[Single choice.]
 - Community Planning
 - Democracy
 - Economic development/Businesses
 - Housing
 - Land, parks and property
 - Planning and Building Standards
 - Schools and Libraries
 - Social Care and Health
 - Roads, streetlighting and infrastructure
 - Other Council Roles (Council Tax/Benefits, Waste etc)
 - Other Local Public Sector Body
 - Another organisation (private/third sector)
 - Other
2. And what is your level of seniority do you work at? Required to answer.
[Single choice.]
 - Entry level / Officer
 - Line Manager
 - Senior Manager
 - Department Manager or Directorate
3. What local authority or public sector organisation do you work for? [Single line text.]
You can leave this blank if you would like to.

Section 2 Community Wealth Building

This section is about your views and understanding on the policy theme of community wealth building.

4. Are you aware of Community Wealth Building as an approach to local economic development? [Single choice.]
 - Very aware
 - A little bit
 - Somewhat aware
 - No awareness at all
 - Don't know
5. According to Scottish Government, Community Wealth Building in relation to land is focussed on 'socially just use of land and property – developing the function and ownership of local assets held by anchor organisations, so local communities benefit from financial and social gain' Do/would you support this position? [Single choice.]
 - Strongly support
 - Tend to support
 - Neither support nor oppose
 - Tend to oppose
 - Strongly oppose
 - Don't know
6. Think about your local authority, are you aware of them taking a community wealth building approach to local economic development? [Single choice.]
 - Yes
 - No
 - Don't know
7. Think about your local authority, are you aware of them taking a community wealth building approach to local land use decisions? [Single choice.]
 - Yes
 - No
 - Don't know
8. Think about your local authority, would you support their decision if they took a community wealth building approach to land and the local economy? [Single choice.]
 - Strongly support
 - Tend to support
 - Neither support nor oppose
 - Tend to oppose
 - Strongly oppose
 - Don't know
9. Do you have any further comments to add regarding Community Wealth Building in your area? [Single line text.]

Section 3 Land and Communities

This section is about your personal opinion on land and communities. This includes your local authority and countries land reform policies, community groups as land managers and a range of other issues.

10. How much, if anything, do you know about your countries plans for land reform? [Single choice.] *
 - A lot
 - A little
 - Not very much
 - Nothing at all
 - Don't know

11. Have you ever been involved in decision-making about land use in your area? This could be in cities and towns as well as in the countryside [Single choice.] *
 - Yes
 - No
 - Don't know

12. How effective do you feel community groups are at managing land in your local area or your country? [Single choice.]
 - Very Effective
 - Somewhat effective
 - Neither effective nor ineffective
 - Somewhat ineffective
 - Very ineffective

13. What would be most helpful in encouraging greater community engagement in land decision making in your area? [Multiple choice.] *
 - More awareness of local land issues
 - Examples of communities which have been successfully involved in land decision-making
 - Clearer rules and regulations on land reform in my area
 - Having meetings in accessible venues at convenient times
 - Don't know
 - Other

Section 4 Land Issues

This section is about land issues more broadly in your area, please provide your opinion on the following.

14. Which of the following would you say is the biggest challenge for the future of your countries land? Please give one answer only. [Single choice.] *
 - Inequality in land ownership
 - Housing shortages
 - Derelict or vacant land
 - Climate change
 - Wildlife protection
 - Building on Greenspace
 - Don't know/Not sure
 - Other

15. How concerned are you about vacant and derelict land in your local area? [Single choice.] *
 - Very concerned
 - Fairly concerned
 - Not very concerned
 - Not at all concerned
 - Don't know

16. And how important do you think tackling climate change should be as a factor to consider when making decisions about land use? [Single choice.] *

- Very important
- Fairly important
- Not very important
- Not at all important
- Don't know

17. Do you have any further comments to add regarding land issues in your area? [Single line text.]

Enter your answer

Section 5 About you

This is the final section. Thank you for your responses so far.

18.How old are you? Single choice.

- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+
- Prefer not to say

19.Which of the following describes your gender? Single choice.

- Male
- Female
- Non-binary
- Prefer not to say

20.What part of the UK do you live and work in? Single choice.

- England
- Northern Ireland
- Scotland
- Wales
- Other

21.Email

Appendix 2: Community Wealth Building Survey Tables

Fieldwork dates: 30 May - 11 August 2022

Note: Six datasets, marked with ** are extracted from Warren et al. (2021). *Attitudes to Land Reform*, to compare against the original data provided below.

1. About you:

Demographics

		Gender		Age			Scottish Parliamentary region								
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	Mid Scotland & Fife	North East Scot	South	West	Other
Base: All Respondents	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Unweighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses	233.0			39.0	119.0	64.0	11.0	11.0	28.0	5.0	12.0	102.0	6.0	15.0	32.0
Male	97			22	43	33	9	7	16	1	6	31	3	10	17
	42%			56%	35%	52%	69%	64%	57%	25%	43%	28%	30%	83%	53%
Female	127			16	73	31	2	4	12	4	6	67	3	5	11
	55%			41%	59%	48%	15%	36%	43%	100%	43%	61%	30%	42%	34%
In another way/ Prefer not to answer	9			1	3							4			4
	4%														

Source: About your role: Questions 1 to 3 of Land and Community Wealth Building Survey

2. About you:

seniority by level

		Gender		Age			Scottish Parliamentary region								
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Base: All Respondents	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Unweighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Department Manager or Directorate	18	11	5	3	9	5	3					9	1		5
	8%	11%	4%	8%	7%	8%	23%	0%	0%	0%	0%	8%	10%	0%	16%
Entry level / Officer	120	36	78	29	58	28	5	7	13	4	4	63	2	5	17
	52%	37%	61%	74%	47%	44%	38%	64%	46%	100%	29%	58%	20%	42%	53%
Line Manager	59	26	33	5	37	17	2	3	11		6	25	5	3	4
	25%	27%	26%	13%	30%	27%	15%	27%	39%	0%	43%	23%	50%	25%	13%
Senior Manager	36	24	11	2	19	14	3	1	4		4	12	2	4	6
	15%	25%	9%	5%	15%	22%	23%	9%	14%	0%	29%	11%	20%	33%	19%
Blank	9														

Source: Question 2 of Land and Community Wealth Building Survey

3. Table: Note on Weighting

	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Population in Sample	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Actual Population	214,000	63,000	151,000	N/A	N/A	N/A	32,400	24,000	21,500	30,900	25,800	27,400	20,100	30,800	
Representation in Population	1	29.44%	70.56%	N/A	N/A	N/A	15.2%	11.3%	10.1%	14.5%	12.1%	12.9%	9.4%	14.5%	0
Representation in Sample	1	41.63%	54.51%	N/A	N/A	N/A	5.6%	4.7%	12.0%	1.7%	6.0%	46.8%	4.3%	5.2%	13.7%
Weight Factor	1	70.71%	129.45%	1	1	1	36.66%	41.88%	119.00%	11.83%	49.58%	363.49%	45.46%	35.60%	
Final Weighting	233	68.6	164.41	39.00	123.00	64.00	4.77	4.61	33.32	0.47	6.94	396.21	4.55	4.27	0.00

Source: Scottish Government (2022d)

4. About you: Area of work by level

	Total	Department Manager or Directorate	Entry level / Officer	Line Manager	Senior Manager
All Responses	64	5	28	17	14
Planning and Building Standards	15	1	8	3	3
Roads, streetlighting and infrastructure	7		2	1	4
Community Planning (including outreach initiatives)	5		4	1	
Economic development/Businesses/ Procurement	15	1	5	7	2
Housing	10		5	4	1
Land, parks and property	3	1			2
Other Council Roles (Schools, Council Tax/Benefits, Waste etc)	7	1	3	1	2
Other organisation (private/third sector/park authority)	2	1	1		
Blank	169	10	56	34	28

Source: Question 1 of Land and Community Wealth Building Survey

5. QD2 Which of the following describes how you think of yourself?

[Extracted from Warren et al. (2021). Attitudes to land reform]

	Total	Gender		Age			Scottish Parliamentary region							
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	Mid Scotland & Fife	North East Scotland	South	West
Unweighted Base	1501	750	745	381	486	628	153	168	125	222	185	204	192	171
Weighted Base	1501	722	773	437	472	586	171	184	117	205	173	200	177	183
Male	722	-	-	220	173	328	77	84	47	107	81	89	90	93
	48%	100%	-	50%	37%	56%	45%	46%	41%	52%	47%	44%	51%	51%
Female	773	-	773	215	296	257	94	100	68	97	92	111	87	88
	52%	-	100%	49%	63%	44%	55%	54%	59%	48%	53%	56%	49%	48%
In another way/														
Prefer not to	6	-	-	2	3	1	-	-	1	1	1	-	-	2
answer	*	-	-	*	1%	*	-	-	1%	*	*	-	-	1%

Proportions/Mean: Columns Tested (5% risk level)

Community Wealth Building Section

6. Think about your local authority, are you aware of them taking a community wealth building approach to local economic development?

	Total	Gender		Age			Scottish Parliamentary region									
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other	
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32	
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0	
Total responses to question	233.0	97.0	127.0	39.0	123.0	63.0	13.0	11.0	28.0	4.0	14.0	109.0	10.0	12.0	32.0	
Very aware	56	21	32	8	36	11	6	6	8	1	5	14	6	4	6	
	24.0%	21.6%	25.2%	20.5%	29.3%	17.5%	46.2%	54.5%	28.6%	25.0%	35.7%	12.8%	60.0%	33.3%	18.8%	
A little bit	68	33	34	16	30	21	2	5	9	1	6	26	2	3	14	
	29.18%	34.02%	26.77%	41.03%	24.39%	33.33%	15.38%	45.45%	32.14%	25.00%	42.86%	23.85%	20.00%	25.00%	43.75%	
Somewhat aware	42	19	22	6	27	8	4	0	5	2	1	22	1	2	5	
	18.0%	19.6%	17.3%	15.4%	22.0%	12.7%	30.8%	0.0%	17.9%	50.0%	7.1%	20.2%	10.0%	16.7%	15.6%	
No awareness at all	62	22	36	9	26	23	1	0	5	0	2	44	1	3	6	
	26.6%	22.7%	28.3%	23.1%	21.1%	36.5%	7.7%	0.0%	17.9%	0.0%	14.3%	40.4%	10.0%	25.0%	18.8%	
Net: Awareness	166	73	88	30	93	40	12	11	22	4	12	62	9	9	25	
	71.2%	75.3%	69.3%	76.9%	75.6%	63.5%	92.3%	100.0%	78.6%	100.0%	85.7%	56.9%	90.0%	75.0%	78.1%	
Net: No awareness	62	22	36	9	26	23	1	0	5	0	2	44	1	3	6	
	26.61%	22.68%	28.35%	23.08%	21.14%	36.51%	7.69%	0.00%	17.86%	0.00%	14.29%	40.37%	10.00%	25.00%	18.75%	
Don't know	5	2	3	0	4	0	0	0	1	0	0	3	0	0	1	
	2.15%	2.06%	2.36%	0.00%	3.25%	0.00%	0.00%	0.00%	3.57%	0.00%	0.00%	2.75%	0.00%	0.00%	3.13%	

Source: Question 4 of Land and Community Wealth Building Survey

7. Support for Community Wealth Building: According to Scottish Government, Community Wealth Building in relation to land is focussed on 'socially just use of land and property – developing the function and ownership of local assets held...' Do/would you support this position?

	Total	Gender		Age			Scottish Parliamentary region									
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other	
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32	
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0	
Total responses to question	233.0	97.0	114.0	38.0	121.0	64.0	13.0	11.0	28.0	4.0	14.0	109.0	10.0	12.0	32.0	
Strongly support	73	31	39	12	40	21	4	6	14	0	3	27	4	5	10	
	31.3%	32.0%	34.2%	31.6%	33.1%	32.8%	30.8%	54.5%	50.0%	0.0%	21.4%	24.8%	40.0%	41.7%	31.3%	
Tend to support	119	52	52	23	63	30	4	4	11	2	10	61	6	7	14	
	51.1%	53.6%	45.6%	60.5%	52.1%	46.9%	30.8%	36.4%	39.3%	50.0%	71.4%	56.0%	60.0%	58.3%	43.8%	
Neither support nor oppose	29	13	14	2	16	9	5	1	2	2	1	13	0	0	5	
	12.45%	13.40%	12.28%	5.26%	13.22%	14.06%	38.46%	9.09%	7.14%	50.00%	7.14%	11.93%	0.00%	0.00%	15.63%	
Tend to oppose	6	1	4	0	2	2	0	0	1	0	0	4	0	0	1	
	2.6%	1.0%	3.5%	0.0%	1.7%	3.1%	0.0%	0.0%	3.6%	0.0%	0.0%	3.7%	0.0%	0.0%	3.1%	
Strongly oppose	2	0	1	1	0	1	0	0	0	0	0	0	0	0	2	
	0.9%	0.0%	0.9%	2.6%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.3%	
Net: Support	192	83	91	35	103	51	8	10	25	2	13	88	10	12	24	
	82.4%	85.6%	79.8%	92.1%	85.1%	79.7%	61.5%	90.9%	89.3%	50.0%	92.9%	80.7%	100.0%	100.0%	75.0%	
Net: Do not support	8	1	5	1	2	3	0	0	1	0	0	4	0	0	3	
	3.43%	1.03%	4.39%	2.63%	1.65%	4.69%	0.00%	0.00%	3.57%	0.00%	0.00%	3.67%	0.00%	0.00%	9.38%	
Don't know	4	0	4	0	0	1	0	0	0	0	0	4	0	0	0	
	1.72%	0.00%	3.15%	0.00%	0.00%	1.56%	0.00%	0.00%	0.00%	0.00%	0.00%	3.67%	0.00%	0.00%	0.00%	

Source: Question 5 of Land and Community Wealth Building Survey

8. Think about your local authority, are you aware of them taking a community wealth building approach to local economic development?

	Total	Gender		Age			Scottish Parliamentary region								
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	233.0	97.0	127.0	39.0	123.0	63.0	13.0	11.0	28.0	4.0	14.0	109.0	10.0	12.0	32.0
Yes	107	46	58	21	62	21	8	5	18	3	7	39	8	6	13
	45.9%	47.4%	45.7%	53.8%	50.4%	33.3%	61.5%	45.5%	64.3%	75.0%	50.0%	35.8%	80.0%	50.0%	40.6%
No	60	24	34	12	27	20	3	1	5	1	2	36	0	1	11
	25.8%	24.7%	26.8%	30.8%	22.0%	31.7%	23.1%	9.1%	17.9%	25.0%	14.3%	33.0%	0.0%	8.3%	34.4%
Don't know	66	27	35	6	34	22	2	5	5	0	5	34	2	5	8
	28.33%	27.84%	27.56%	15.38%	27.64%	34.92%	15.38%	45.45%	17.86%	0.00%	35.71%	31.19%	20.00%	41.67%	25.00%

Source: Question 6 of Land and Community Wealth Building Survey

9. Think about your local authority, are you aware of them taking a community wealth building approach to local land use decisions?

	Total	Gender		Age			Scottish Parliamentary region								
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	233.0	97.0	127.0	39.0	123.0	64.0	13.0	11.0	28.0	4.0	14.0	109.0	10.0	12.0	32.0
Yes	70	34	34	14	45	10	6	2	11	3	6	23	7	5	7
	30.0%	35.1%	26.8%	35.9%	36.6%	15.6%	46.2%	18.2%	39.3%	75.0%	42.9%	21.1%	70.0%	41.7%	21.9%
No	78	30	47	12	33	31	4	4	6	1	4	44	0	2	13
	33.5%	30.9%	37.0%	30.8%	26.8%	48.4%	30.8%	36.4%	21.4%	25.0%	28.6%	40.4%	0.0%	16.7%	40.6%
Don't know	85	33	46	13	45	23	3	5	11	0	4	42	3	5	12
	36.48%	34.02%	36.22%	33.33%	36.59%	35.94%	23.08%	45.45%	39.29%	0.00%	28.57%	38.53%	30.00%	41.67%	37.50%

Source: Question 7 of Land and Community Wealth Building Survey

10. Think about your local authority, would you support their decision if they took a community wealth building approach to land and the local economy?

		Gender		Age			Scottish Parliamentary region								
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	233.0	97.0	127.0	39.0	123.0	64.0	13.0	11.0	28.0	8.0	14.0	105.0	10.0	12.0	32.0
Strongly support	131	58	69	26	77	28	7	9	21	1	10	47	9	10	17
	56.2%	59.8%	54.3%	66.7%	62.6%	43.8%	53.8%	81.8%	75.0%	12.5%	71.4%	44.8%	90.0%	83.3%	53.1%
Tend to support	35	16	18	4	16	12	2		2			29			2
	15.0%	16.5%	14.2%	10.3%	13.0%	18.8%	15.4%	0.0%	7.1%	0.0%	0.0%	27.6%	0.0%	0.0%	6.3%
Neither support nor oppose	47	17	29	6	21	19	2	1	4	3	4	22	1	2	8
	20.17%	17.53%	22.83%	15.38%	17.07%	29.69%	15.38%	9.09%	14.29%	37.50%	28.57%	20.95%	10.00%	16.67%	25.00%
Tend to oppose	10	5	3	2	4	2	2	1		4					3
	4.3%	5.2%	2.4%	5.1%	3.3%	3.1%	15.4%	9.1%	0.0%	50.0%	0.0%	0.0%	0.0%	0.0%	9.4%
Strongly oppose	1		1			1									1
	0.4%	0.0%	0.8%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%
Net: Support	166	74	87	30	93	40	9	9	23	1	10	76	9	10	19
	71.2%	76.3%	68.5%	76.9%	75.6%	62.5%	69.2%	81.8%	82.1%	12.5%	71.4%	72.4%	90.0%	83.3%	59.4%
Net: Do not support	11	5	4	2	4	3	2	1	0	4	0	0	0	0	4
	4.72%	5.15%	3.15%	5.13%	3.25%	4.69%	15.38%	9.09%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	12.50%
Don't know	9	1	7	1	5	2			1			7			1
	3.86%	1.03%	5.51%	2.56%	4.07%	3.13%	0.00%	0.00%	3.57%	0.00%	0.00%	6.42%	0.00%	0.00%	3.13%

Source: Question 8 of Land and Community Wealth Building Survey

11. How effective do you feel community groups are at managing land in your local area or your country?

		Gender		Age			Scottish Parliamentary region								
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	233.0	97.0	127.0	39.0	123.0	64.0	13.0	11.0	28.0	4.0	15.0	108.0	4.0	6.0	32.0
Very effective	19	7	12	4	9	6	1	1	10		2	3	1		1
	8.2%	7.2%	9.4%	10.3%	7.3%	9.4%	7.7%	9.1%	35.7%	0.0%	13.3%	2.8%	25.0%	0.0%	3.1%
Somewhat effective	95	45	47	17	57	20	6	4	11	1	6	37	1	2	15
	40.8%	46.4%	37.0%	43.6%	46.3%	31.3%	46.2%	36.4%	39.3%	25.0%	40.0%	34.3%	25.0%	33.3%	46.9%
Neither effective nor ineffective	74	23	48	12	36	24	1	4	5	3	2	47	1	2	9
	31.8%	23.7%	37.8%	30.8%	29.3%	37.5%	7.7%	36.4%	17.9%	75.0%	13.3%	43.5%	25.0%	33.3%	28.1%
Somewhat ineffective	36	18	16	5	18	9	4	2	2		3	16	1	2	6
	15.45%	18.56%	12.60%	12.82%	14.63%	14.06%	30.77%	18.18%	7.14%	0.00%	20.00%	14.81%	25.00%	33.33%	18.75%
Very ineffective	8	4	3	1	3	4	1				1	5			1
	3.43%	4.12%	2.36%	2.56%	2.44%	6.25%	7.69%	0.00%	0.00%	0.00%	6.67%	4.63%	0.00%	0.00%	3.13%
Net: Effective	114	52	59	21	66	26	7	5	21	1	8	40	2	2	16
	48.9%	53.6%	46.5%	53.8%	53.7%	40.6%	53.8%	45.5%	75.0%	25.0%	53.3%	37.0%	50.0%	33.3%	50.0%
Net: Ineffective	44	22	19	6	21	13	5	2	2	0	4	21	1	2	7
	18.88%	22.68%	14.96%	15.38%	17.07%	20.31%	38.46%	18.18%	7.14%	0.00%	26.67%	19.44%	25.00%	33.33%	21.88%
Don't know	1		1			1					1				
	0.43%	0.00%	0.79%	0.00%	0.00%	1.56%	0.00%	0.00%	0.00%	0.00%	6.67%	0.00%	0.00%	0.00%	0.00%

Source: Question 12 of Land and Community Wealth Building Survey

12. What would be most helpful in encouraging greater community engagement in land decision making in your area?

		Gender		Age			Scottish Parliamentary region								
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	483.0	199.0	268.0	87.0	253.0	129.0	13.0	11.0	28.0	4.0	14.0	109.0	10.0	12.0	32.0
More awareness of local land issues	144	61	78	27	76	36	5	10	15	2	8	70	4	9	21
	61.8%	62.9%	61.4%	69.2%	61.8%	56.3%	38.5%	90.9%	53.6%	50.0%	57.1%	64.2%	40.0%	75.0%	65.6%
Examples of communities which have been successfully involved in land decision-making	164	67	91	28	86	46	7	8	24	3	10	77	7	8	20
	70.4%	69.1%	71.7%	71.8%	69.9%	71.9%	53.8%	72.7%	85.7%	75.0%	71.4%	70.6%	70.0%	66.7%	62.5%
Clearer rules and regulations on land reform in my area	101	41	57	19	53	27	4	8	15	3	7	42	5	5	12
	43.35%	42.27%	44.88%	48.72%	43.09%	42.19%	30.77%	72.73%	53.57%	75.00%	50.00%	38.53%	50.00%	41.67%	37.50%
Having meetings in accessible venues at convenient times	58	25	31	10	32	14	2	6	9	2	5	29	1	2	2
	24.89%	25.77%	24.41%	25.64%	26.02%	21.88%	15.38%	54.55%	32.14%	50.00%	35.71%	26.61%	10.00%	16.67%	6.25%
Don't know	12	3	9	2	4	5	0	0	2	0	0	9	0	0	1
	5.15%	3.09%	7.09%	5.13%	3.25%	7.81%	0.00%	0.00%	7.14%	0.00%	0.00%	8.26%	0.00%	0.00%	3.13%
Other answer given	4	2	2	1	2	1	1	0	0	0	2	0	0	1	0
	1.72%	2.06%	1.57%	2.56%	1.63%	1.56%	7.69%	0.00%	0.00%	0.00%	14.29%	0.00%	0.00%	8.33%	0.00%

Source: Question 13 of Land and Community Wealth Building Survey

13. Biggest Challenge for the Future of Scotland's Land

Base: All Respondents

	Total	Gender		Age			Scottish Parliamentary region								
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	233.0	97.0	127.0	39.0	123.0	64.0	14.0	11.0	28.0	4.0	14.0	109.0	10.0	12.0	32.0
Inequality in land ownership	50	19	29	8	29	11	5	3	7	1	2	23	2	3	5
	21%	20%	23%	21%	24%	17%	36%	27%	25%	25%	14%	21%	20%	25%	16%
Housing shortages	40	17	23	8	16	16	3		13	3	1	12		1	7
	17%	18%	18%	21%	13%	25%	21%	0%	46%	75%	7%	11%	0%	8%	22%
Derelict or vacant land	31	12	17	7	17	6	2	3				15	2	1	8
	13%	12%	13%	18%	14%	9%	14%	27%	0%	0%	0%	14%	20%	8%	25%
Climate change	53	27	25	3	32	16	3	2	4		7	24	3	4	6
	23%	28%	20%	8%	26%	25%	21%	18%	14%	0%	50%	22%	30%	33%	19%
Wildlife protection	6	0	5	0	5	1		1				4		1	
	3%	0%	4%	0%	4%	2%	0%	9%	0%	0%	0%	4%	0%	8%	0%
Building on Greenspace	25	12	11	4	13	7		1	2		2	15		1	4
	11%	12%	9%	10%	11%	11%	0%	9%	7%	0%	14%	14%	0%	8%	13%
Other- please specify**	11	4	7	4	5	2	1	1	1		1	4	2	1	
	5%	4%	6%	10%	4%	3%	7%	9%	4%	0%	7%	4%	20%	8%	0%
Don't know	17	6	10	5	6	5			1		1	12	1		2
	7%	6%	8%	13%	5%	8%	0%	0%	4%	0%	7%	11%	10%	0%	6%

Source: Question 5 of Land and Community Wealth Building Survey. *Note: 15 respondents answered 'Other' but 4 describe challenges broadly similar to the above categories

14. "Q5 Which of the following would you say is the biggest challenge for the future of Scotland's land? Please give one answer only" **

[Extracted from Warren et al. (2021). Attitudes to land reform]

	Total	Gender		Age			Scottish Parliamentary region								
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scotland	South	West	
Unweighted Base	1501	750	745	381	486	628	153	168	125	222	185	204	192	171	
Weighted Base	1501	722	773	437	472	586	171	184	117	205	173	200	177	183	
Inequality in land ownership	258	145	110	52	77	129	21	37	24	37	26	34	29	34	
Housing shortages	17%	20%	14%	12%	16%	22%	12%	20%	20%	18%	15%	17%	16%	18%	
	234	103	131	72	77	85	38	29	10	33	27	31	23	33	
	16%	14%	17%	17%	16%	14%	22%	16%	9%	16%	16%	15%	13%	18%	
Derelict or vacant land	128	60	68	35	36	57	16	25	10	12	13	11	16	20	
	9%	8%	9%	8%	8%	10%	10%	13%	9%	6%	8%	5%	9%	11%	
Climate change	366	179	186	120	108	136	30	40	40	42	49	64	42	39	
	24%	25%	24%	27%	23%	23%	18%	22%	34%	21%	28%	32%	24%	21%	
Wildlife protection	154	66	89	60	41	53	14	17	14	17	15	23	21	21	
	10%	9%	11%	14%	9%	9%	8%	9%	12%	8%	9%	11%	12%	12%	
Building on Greenspace	265	120	144	71	98	95	35	25	11	52	31	33	34	23	
	18%	17%	19%	16%	21%	16%	20%	14%	10%	25%	18%	16%	19%	13%	
Other- please specify	35	18	17	4	13	17	7	3	2	4	7	2	7	2	
	2%	2%	2%	1%	3%	3%	4%	2%	2%	2%	4%	1%	4%	1%	
Don't know	60	32	29	23	22	14	10	10	5	8	6	2	6	10	
	4%	4%	4%	5%	5%	2%	6%	5%	4%	4%	3%	1%	3%	6%	

15. How much, if anything, do you know about the Scottish Governments plans for land reform in Scotland? (How much, if anything, do you know about your countries plans for land reform?)

Base: All Respondents		Gender		Age			Scottish Parliamentary region								
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	233.0	97.0	126.0	39.0	122.0	64.0	13.0	11.0	28.0	4.0	14.0	109.0	10.0	12.0	32.0
A lot	13	5	7	1	6	5	1	1	3		3	2	1	1	1
	5.58%	5.15%	5.56%	2.56%	4.92%	7.81%	7.69%	9.09%	10.71%	0.00%	21.43%	1.83%	10.00%	8.33%	3.13%
A little	94	43	48	14	50	26	11	5	10	3	3	38	4	6	14
	40.3%	44.3%	38.1%	35.9%	41.0%	40.6%	84.6%	45.5%	35.7%	75.0%	21.4%	34.9%	40.0%	50.0%	43.8%
Not very much	84	39	43	18	45	21		5	13	1	8	39	5	2	11
	36%	40%	34%	46%	37%	33%	0.0%	45.5%	46.4%	25.0%	57.1%	35.8%	50.0%	16.7%	34.4%
Nothing at all	41	10	28	6	21	12	1		2			29		3	6
	17.6%	10.3%	22.2%	15.4%	17.2%	18.8%	7.7%	0.0%	7.1%	0.0%	0.0%	26.6%	0.0%	25.0%	18.8%
Net: At least a little	107	48	55	15	56	31	12	6	13	3	6	40	5	7	15
	42%	45%	40%	49%	42%	41%	8%	55%	57%	25%	79%	38%	60%	25%	38%
Don't know/N/A	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0
	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%

Source: Question 6 of Land and Community Wealth Building Survey

16. "Q6 How much, if anything, do you know about the Scottish Government's plans for land reform in Scotland?" **

[Extracted from Warren et al. (2021). Attitudes to land reform]

	Total	Gender		Age			Scottish Parliamentary region							
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland and Fife	North East Scotland	South	West
Unweighted Base	1501	750	745	381	486	628	153	168	125	222	185	204	192	171
Weighted Base	1501	722	773	437	472	586	171	184	117	205	173	200	177	183
A lot	63	28	34	19	17	26	3	7	9	7	9	7	10	7
	4%	4%	4%	4%	4%	4%	2%	4%	7%	4%	5%	4%	6%	4%
A little	304	176	128	84	82	135	27	33	30	40	44	35	32	40
	20%	24%	17%	19%	17%	23%	16%	18%	26%	20%	25%	17%	18%	22%
Not very much	557	277	277	146	184	224	64	61	50	88	63	77	58	68
	37%	38%	36%	33%	39%	38%	37%	33%	43%	43%	36%	38%	33%	37%
Nothing at all	537	217	318	166	181	190	73	76	27	66	56	79	71	61
	36%	30%	41%	38%	38%	32%	43%	41%	23%	32%	32%	39%	40%	33%
Net: At least a little	367	203	163	104	98	161	30	40	39	48	52	42	42	47
	24%bd	28%	21%	24%	21%	28%	18%	22%	33%	23%	30%	21%	24%	26%
Don't know	40	24	16	21	9	10	4	6	1	3	2	3	6	7
	3%	3%	2%	5%	2%	2%	2%	3%	1%	2%	1%	1%	3%	4%

17. How concerned are you about vacant and derelict land in your local area?

Base: All Respondents

	Total	Gender		Age			Scottish Parliamentary region								
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scotland	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	231.0	95.0	127.0	39.0	122.0	63.0	13.0	11.0	27.0	4.0	14.0	109.0	10.0	12.0	31.0
Very concerned	37	21	15	5	18	13	2	9	7	0	3	6	5	2	3
	16.0%	22.1%	11.8%	12.8%	14.8%	20.6%	15.4%	81.8%	25.9%	0.0%	21.4%	5.5%	50.0%	16.7%	9.7%
Fairly concerned	104	40	61	20	53	28	7	2	13	1	7	48	4	5	17
	45.0%	42.1%	48.0%	51.3%	43.4%	44.4%	53.8%	18.2%	48.1%	25.0%	50.0%	44.0%	40.0%	41.7%	54.8%
Not very concerned	77	30	43	12	47	16	3	0	5	3	4	49	1	5	7
	33.3%	31.6%	33.9%	30.8%	38.5%	25.4%	23.1%	0.0%	18.5%	75.0%	28.6%	45.0%	10.0%	41.7%	22.6%
Not at all concerned	11	3	7	1	4	5	0	0	2	0	0	5	0	0	4
	5%	3%	6%	3%	3%	8%	0%	0%	7%	0%	0%	5%	0%	0%	13%
Net: Concerned	141	61	76	25	71	41	9	11	20	1	10	54	9	7	20
	61.0%	64.2%	59.8%	64.1%	58.2%	65.1%	69.2%	100.0%	74.1%	25.0%	71.4%	49.5%	90.0%	58.3%	64.5%
Net: Not concerned	88	33	50	13	51	21	3	0	7	3	4	54	1	5	11
	38%	35%	39%	33%	42%	33%	23%	0%	26%	75%	29%	50%	10%	42%	35%
Don't know	2	1	1	1		1	1	0	0	0	0	1	0	0	0
	1%	1%	1%	3%	0%	2%	8%	0%	0%	0%	0%	1%	0%	0%	0%

Source: Question 15 of Land and Community Wealth Building Survey

18. "Q15 How concerned are you about vacant and derelict land in your local area?" **

[Extracted from Warren et al. (2021). Attitudes to land reform]

Base: All Respondents

	Total	Gender		Age			Scottish Parliamentary region							
		Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scotland	South	West
Unweighted Base	1501	750	745	381	486	628	153	168	125	222	185	204	192	171
Weighted Base	1501	722	773	437	472	586	171	184	117	205	173	200	177	183
Very concerned	162	73	89	41	46	73	25	27	5	15	18	18	29	21
	11%	10%	11%	9%	10%	13%	15%	15%	4%	7%	11%	9%	16%	11%
Fairly concerned	467	233	232	127	149	191	49	68	32	61	47	73	51	61
	31%	32%	30%	29%	32%	33%	29%	37%	27%	30%	27%	37%	29%	33%
Not very concerned	620	301	316	196	204	219	69	55	57	93	80	85	70	69
	41%	42%	41%	45%	43%	37%	40%	30%	49%	46%	46%	43%	40%	38%
Not at all concerned	205	95	110	61	60	83	22	29	19	31	26	20	21	23
	14%	13%	14%	14%	13%	14%	13%	16%	17%	15%	15%	10%	12%	12%
Net: Concerned	630	306	321	168	194	264	74	95	37	76	65	91	80	81
	42%	42%	41%	38%	41%	45%	43%	52%	32%	37%	38%	46%	45%	44%
Net: Not concerned	824	395	426	257	264	303	91	85	77	124	106	105	91	92
	55%	55%	55%	59%	56%	52%	53%	46%	66%	60%	61%	52%	51%	50%
Don't know	47	20	27	12	14	19	6	4	3	5	2	4	7	10
	3%	3%	3%	3%	3%	3%	3%	2%	3%	3%	1%	2%	4%	5%

19. Q18 And how important do you think tackling climate change should be as a factor to consider when making decisions about land use?

Base: All Respondents

		Gender		Age			Scottish Parliamentary region								
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	233.0	99.0	129.0	42.0	127.0	69.0	19.0	18.0	36.0	13.0	24.0	120.0	22.0	25.0	46.0
Very important	169	72	89	26	90	47	11	8	24	3	13	73	8	10	19
	72.5%	72.7%	69.0%	61.9%	70.9%	68.1%	57.9%	44.4%	66.7%	23.1%	54.2%	60.8%	36.4%	40.0%	41.3%
Fairly important	55	21	34	9	30	15	2	3	4	1	1	31	2	1	10
	23.6%	21.2%	26.4%	21.4%	23.6%	21.7%	10.5%	16.7%	11.1%	7.7%	4.2%	25.8%	9.1%	4.0%	21.7%
Not very important	7	4	3	3	3	1	0	0	0	0	0	5	0	1	1
	3.0%	4.0%	2.3%	7.1%	2.4%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	4.2%	0.0%	4.0%	2.2%
Not at all important	2	1	1	1		1	0	0	0	0	0	0	0	0	2
	0.9%	1.0%	0.8%	2.4%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.3%
Net: Important	224	93	123	35	120	62	13	11	28	4	14	104	10	11	29
	96%	94%	95%	83%	94%	90%	68%	61%	78%	31%	58%	87%	45%	44%	63%
Net: Not important	9	5	4	4	3	2	0	0	0	0	0	5	0	1	3
	3.9%	5.1%	3.1%	9.5%	2.4%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	4.2%	0.0%	4.0%	6.5%
Don't know	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0.0%	1.0%	1.6%	7.1%	3.1%	7.2%	31.6%	38.9%	22.2%	69.2%	41.7%	9.2%	54.5%	52.0%	30.4%

Source: Question 16 of Land and Community Wealth Building Survey

20. "Q18 And how important do you think tackling climate change should be as a factor to consider when making decisions about land use?" **

[Extracted from Warren et al. (2021). Attitudes to land reform]

		Gender		Age			Scottish Parliamentary region								
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland and Fife	North East Scotland	South	West	
Unweighted Base	1501	750	745	381	486	628	153	168	125	222	185	204	192	171	
Weighted Base	1501	722	773	437	472	586	171	184	117	205	173	200	177	183	
Very important	905	403	498	282	279	338	92	123	64	123	106	121	114	105	
	60%	56%	64%	65%	59%	58%	53%	66%	55%	60%	61%	61%	64%	57%	
Fairly important	436	214	219	121	138	177	56	45	40	70	47	55	46	55	
	29%	30%	28%	28%	29%	30%	33%	24%	34%	34%	27%	27%	26%	30%	
Not very important	89	54	35	12	32	43	11	8	6	9	12	15	11	12	
	6%	7%	4%	3%	7%	7%	6%	4%	5%	5%	7%	8%	6%	6%	
Not at all important	36	30	6	7	11	18	8	3	6	2	3	5	1	6	
	2%	4%	1%	2%	2%	3%	5%	2%	5%	1%	2%	3%	1%	3%	
Net: Important	1341	618	717	403	417	515	148	168	104	193	153	176	160	160	
	89%	86%	93%	92%	88%	88%	86%	91%	89%	94%	88%	88%	90%	87%	
Net: Not important	125	84	41	19	44	61	19	11	12	11	15	21	12	18	
	8%	12%	5%	4%	9%	10%	11%	6%	10%	6%	9%	10%	7%	10%	
Don't know	35	20	15	15	11	9	5	6	1	1	5	3	6	5	

2% | 3% 2% 3% 2% 2% | 3% 3% 1% * 3% 1% 3% 3% |
*Proportions/Mean: Columns Tested (5% risk level) Overlap formulae used. * Small base*

21. Have you ever been involved in decision-making about land use in your area? This could be in cities and towns as well as in the countryside

Base: All Respondents

		Gender		Age			Scottish Parliamentary region								
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland & Fife	North East Scot	South	West	Other
Unweighted Base	233	97	127	39	123	64	13	11	28	4	14	109	10	12	32
Weighted Base	233.0	68.6	164.4	39.0	123.0	64.0	4.8	4.6	33.3	0.5	6.9	396.2	4.5	4.3	0.0
Total responses to question	232.0	96.0	127.0	39.0	123.0	63.0	13.0	11.0	28.0	4.0	14.0	109.0	10.0	12.0	31.0
Yes	105	55	45	18	56	27	10	8	12	2	9	34	8	10	12
	45.3%	57.3%	35.4%	46.2%	45.5%	42.9%	76.9%	72.7%	42.9%	50.0%	64.3%	31.2%	80.0%	83.3%	38.7%
No	125	40	81	20	66	36	3	3	16	2	5	74	2	2	18
	53.9%	41.7%	63.8%	51.3%	53.7%	57.1%	23.1%	27.3%	57.1%	50.0%	35.7%	67.9%	20.0%	16.7%	58.1%
Don't know	2	1	1	1	1	0	0	0	0	0	0	1	0	0	1
	0.86%	1.04%	0.79%	2.56%	0.81%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.92%	0.00%	0.00%	3.23%

Source: Question 11 of Land and Community Wealth Building Survey

22. "Q19 Have you ever been involved in decision-making about land use in your area? This could be in cities and towns as well as in the countryside" **

[Extracted from Warren et al. (2021). Attitudes to land reform]

		Gender		Age			Scottish Parliamentary region							
	Total	Male	Female	16-34	35-54	55+	Central	Glasgow	Highlands & Islands	Lothians	MidScotland and Fife	North East Scotland	South	West
Unweighted Base	1501	750	745	381	486	628	153	168	125	222	185	204	192	171
Weighted Base	1501	722	773	437	472	586	171	184	117	205	173	200	177	183
Yes	190	86	103	43	56	90	18	19	21	25	21	27	31	20
	13%	12%	13%	10%	12%	15%	11%	10%	18%	12%	12%	13%	18%	11%
No	1275	614	657	379	403	489	152	165	93	173	147	166	143	160
	85%	85%	85%	87%	85%	83%	89%	89%	80%	85%	85%	83%	81%	87%
Don't know	36	22	14	16	13	7	1	1	3	7	5	7	3	3
	2%	3%	2%	4%	3%	1%	1%	1%	2%	3%	3%	3%	2%	2%

Note: Proportions/Mean: Columns Tested (5% risk level) Overlap formulae used. * Small base

Appendix 3: Mentions of Community Wealth Building in Scottish Parliament

"The Programme for Government commits us to grow community wealth building (CWB) in Scotland as part of our commitment to building a stronger, more resilient and sustainable economy. [S6W-00969]"

"We are working with local authorities to help them frame strategic CWB action plans and have committed to introducing CWB legislation during this session of the Scottish Parliament. Our objective is to embed the CWB approach as a strategic economic development policy. Many actions taken across the policy spectrum will contribute to CWB and creation of a national economy striving for prosperity and societal wellbeing in equal measure. Community access to allotments can play a part in this collective effort. [S6W-07798]"

Stated Actions:

- New Land Reform Bill [S6W-00969]
- Doubling Scottish Land Fund to £20 Million per year [S6W-08214]
- NPF4 suggests national and major developments should contribute to community wealth building objectives [S6W-06102]
- Major shift in public procurement to community wealth building objectives, including in £60m public electric vehicle infrastructure [S6W-06102]
- £1.4million towards community growing since 2015 through Community Empowerment (Scotland) Act [S6W-07798]
- Glasgow Procurement Collaboration and Ayrshire Growth Deal (£103m) [S5W-22410]
- Established a £325 million Place Based Investment Programme to meet PfG objectives [S6O-00624, S6W-03730]
- Place Based Investment fund and £50 million Vacant and Derelict Land investment programme, £400,000 to DTAS (Development Trusts Association Scotland) between 2021 and 2024 [S6W-03730]

Appendix 4: Parliamentary Questions Related to Community Wealth Building Policy

[S6W-15905 Monica Lennon, MSP for Central Scotland, Scottish Labour](#)

Asked the Scottish Government whether it will detail what organisations will be designated as local "anchor" organisations under the proposed Community Wealth Building Bill.

Tom Arthur:

"Provisions contained in a Bill at introduction will be informed by analysis of the current public consultation exercise which will run until 25 April. As the views of all stakeholders need to be considered in detail, it is not possible to confirm any potential Bill content at the current time.

The consultation outlines that anchor organisations are typically large public sector employers with a strong local presence in an area, such as local authorities, health and social care bodies, further education institutions and enterprise agencies. The Consultation includes a proposal for a duty to advance CWB and the Scottish Government would welcome views on who this duty should or could apply to."

[S6W-14583 Colin Beattie, MSP for Midlothian North and Musselburgh, Scottish National Party](#)

Asked the Scottish Government whether it will provide an update on plans to hold a consultation on community wealth building legislation.

Tom Arthur:

"I am pleased to announce that I have published a consultation paper on how to achieve this today. The consultation will run until 25 April 2023 and can be accessed at: <https://consult.gov.scot/economic-development/community-wealth-building-consultation>."

[S6W-13052 Mercedes Villalba, MSP for North East Scotland, Scottish Labour](#)

Asked the Scottish Government what assessment it has made of requiring community wealth building principles to be included in land management plans.

Mairi McAllan:

"The land and property pillar of community wealth building is particularly relevant to land reform and is very much in line with both existing land reform mechanisms (such as the Community Right to Buy) and our proposals for the next Land Reform Bill.

Measures put forward for inclusion in the Bill include a requirement for owners of large-scale landholdings to prepare and publish Land Management Plans. In the consultation we propose that one of the purposes of these plans should be to show how the management of the landholding contributes to relevant land use, economic and community development priorities and opportunities, as set out in community plans, regional land use strategies, and national policy. Management plans could be used to identify areas of land suitable for disposal to local community organisations seeking to develop projects that will meet local needs. We sought views in the consultation on whether people agree that the Plans should provide information on developments/activities that will contribute to local and inclusive economic development or community wealth building.... In addition, to support the development of legislation we have established a CWB Steering Group chaired by the Minister for Public Finance, Planning and Community Wealth. Representatives across the public, private and third sectors have been invited to provide ideas and insight as we develop legislative proposals."

[S6W-11697 Monica Lennon, MSP for Central Scotland, Scottish Labour](#)

What discussions have taken place with stakeholders to ensure that the values and principles of community wealth building are enshrined in the Land Reform Bill?

Mairi McAllan:

"One of the five 'pillars' of the Community Wealth Building framework is "Land and Property: Growing social, ecological, financial and economic value that local communities gain from land and property assets". This objective is reflected not only in the measures we put forward in the Bill, but will also be realised through our commitment to double the funding available through the Scottish Land Fund for communities to acquire land and land assets."

[S6W-08775 Katy Clark, MSP for West Scotland, Scottish Labour](#)

Asked the Scottish Government what steps it is taking to ensure that land ownership patterns align with its Community Wealth Building agenda.

"Through encouraging local and regional partnership working between public and private sectors, we will support advancement of the principles underpinning the CWB approach as they relate to land and assets, and the promotion of higher levels of community ownership. [The CWB Bill will align with] the provisions set out in the forthcoming Land Reform Bill."

[S6W-08773 Katy Clark, MSP for West Scotland, Scottish Labour](#)

Asking government what their response is to each recommendation in Community Land Scotland report, Community Wealth Building and a Just Transition to Net Zero, which was published in May 2022.

Tom Arthur:

"To advance Community Wealth Building in Scotland, we have committed to introducing legislation during this Parliamentary session. This will involve consideration of a wide range of views and proposals."

[S6W-08458 Mercedes Villalba, MSP for North East Scotland, Scottish Labour](#)

Progress update for communities to take ownership of unproductive land for projects that contribute to climate action, in light of the recommendation by Scotland's Climate Assembly.

Mairi McAllan:

"Scottish Land Fund, the Scottish Government provides ongoing support for communities to become more resilient and sustainable through the ownership and management of land and land assets... £50 million low carbon Vacant & Derelict Land Investment Programme (VDLIP) launched in 2021... With 20 successful projects announced from the first and second rounds... The VDLIP complements the delivery of Place Based Investment Programme,"

[S6W-08214: Alexander Burnett \(Aberdeenshire West\) Scottish Conservative and Unionist Party](#)

Will govt review windfarm plans and how to offset community impacts?

Tom Arthur

"[CWB in NPF4] proposed that individual proposals in national and major categories of development should contribute to community wealth building objectives."

[S6W-07798: Rachael Hamilton \(Ettrick, Roxburgh and Berwickshire\) Scottish Conservative and Unionist Party](#)

Update on the delivery of community access to allotments through the Community Wealth Building strategy.

"Allotments and their provision are the responsibility of local authorities. That is set out in the Community Empowerment (Scotland) Act 2015. However, since 2012, the Scottish Government has allocated more than £1.4 million to directly support and increase the land that is available for community growing."

[S6W-06102: Paul Sweeney \(Glasgow\) Scottish Labour](#)

How its proposed electrical vehicle charging ownership model advances the objective of community wealth building.

Jenny Gilruth

"Plans for a new £60m public electric vehicle infrastructure funding programme.... which can potentially secure significant opportunities to anchor well-paid, high-quality jobs across Scotland... his new approach to growing Scotland's public electric vehicle charging network potentially enables a variety of charge point ownership and operator models, which could include community initiatives, particularly in rural areas. There is also potential to deliver community wealth building opportunities through local public procurement exercises and targeting socially inclusive investment to support local jobs."

[S6W-03730: Claire Baker \(Mid Scotland and Fife\) Scottish Labour](#)

What consideration it has given to implementing community booster share schemes, including via the Scottish National Investment Bank.

Kate Forbes

"[£325 million Place Based Investment Programme] We also provide funding to Development Trusts Association Scotland (DTAS) totalling over £400,000 between 2021 and 2024 to continue their Community Shares Scotland programme.

The Scottish National Investment Bank has been established to invest in Scottish business, projects and communities with the objective of delivering positive environmental and social impacts, and positive financial returns for the people of Scotland. The Bank operates on a commercial basis, providing repayable debt and equity. This investment is available to Third Sector and community organisations for specific commercial projects."

[S6W-00969: Rhoda Grant \(Highlands and Islands\) Scottish Labour](#)

Whether it considers that increased community ownership of land and other assets will increase community wealth, and if so, how it considers that this will be achieved.

Mhairi MacAllan

"More progressive use of land and property assets can have a significant impact on the fortunes of local people and enterprise, empowering communities to develop the land or asset as they see fit for the benefit of their local area."

"The Minister for Environment, Biodiversity and Land Reform and Minister for Public Finance, Planning and Community Wealth, who will lead on community wealth, will work together throughout this Parliamentary session. The Programme for Government commits us to grow community wealth building (CWB) in Scotland as part of our commitment to building a stronger, more resilient and sustainable economy.

We plan to double the Scottish Land Fund to £20 million per year by the end of this Parliament. This can facilitate more opportunities for communities seeking to explore the acquisition of land/assets and also the actual acquisition of land/assets.

As set out in our manifesto, we will introduce a new Land Reform bill in the current session."

[S6O-00624: Ariane Burgess \(Highlands and Islands\) Scottish Green Party](#)

To ask the Scottish Government what it is doing to support small community businesses.

"Established a £325 million Place Based Investment Programme backed by a five year commitment over the course of the Parliament to accelerate our shared ambitions for Place, Town Centre Action, 20-Minute Neighbourhoods, Community Led Regeneration and Community Wealth Building.

[S5W-31401: Neil Findlay \(Lothian\) Scottish Labour](#)

To ask the Scottish Government what immediate steps it will take to ensure an energy efficient and climate driven economic recovery post COVID-19.

Roseanna Cunningham

"£1.6 billion invested over the next Parliament in heat and energy efficiency in our homes and buildings

£500 million over 5 years for large scale, transformational active travel infrastructure projects

£100 million to a new Green Jobs Fund over the next five years to support businesses which provide sustainable and/or low carbon products and services to develop, grow and create jobs.

£60 million to support the industrial manufacturing sector including the £34 million Scottish Industrial Energy Transformation Fund and a £26 million Manufacturing Low Carbon Infrastructure Challenge Fund"

[S5W-22410: Dean Lockhart \(Mid Scotland and Fife\) Scottish Conservative and Unionist Party](#)

To ask the Scottish Government when the two pilot projects for community wealth building will be established.

Glasgow – Glasgow Procurement Collaboration and Ayrshire – Ayrshire Growth Deal

[S5W-20447: Johann Lamont \(Glasgow\) Scottish Labour](#)

[The earliest mention – 7th of December 2018] To ask the Scottish Government what it is doing to promote wealth building within local communities, as outlined in its 2017-18 Programme for Government.

Derek MacKay

"Scottish Government officials are also in dialogue with other local authorities interested in the benefits of the community wealth building approach."

Other Notable Parliamentary Business

[Local Government, Housing and Planning Committee Pre-budget scrutiny 2022-23 - 26 October 2021 Letter from the Convener to the Deputy First Minister - 26 October 2021](#)

46. The Committee would be keen to hear from the Scottish Government as to what lessons have been learned from these experiences and what legislative and non-legislative changes it believes are required to facilitate effective community wealth building schemes in Scotland.

[Local Government, Housing and Planning Committee Priorities for Session 6 - Scottish Community Alliance Letter from the Scottish Community Alliance to the Committee, 29 July 2021](#)

Consideration of how the impact of Community Wealth Building in particular might not only bring local authorities back into the frame of engaging more effectively with the sector, but also redress the imbalance of resources being directed towards the areas of greatest need.

[Chamber and committees Social Justice and Social Security Committee](#)

[Response to the Committees letter on the Scottish Governments Tackling Child Poverty Delivery Plan](#)

[Letter from Cabinet Secretary for Social Justice, Housing and Local Government, 3 December 2021](#)

Mention of term

[Local Government, Housing and Planning Committee Pre-budget scrutiny 2022-23 Letter from Deputy First Minister and Cabinet Secretary for Covid Recovery, 21 December 2021](#)

Procurement practice has been one of the key issues examined by the five pilot areas in Clackmannanshire, Eilean Siar, Glasgow City Region, South of Scotland and Tay Cities/ Fife, along with the other four CWB pillars of inclusive ownership; land and property; workforce; and investment finance. As we look towards development and introduction of legislation later in the session, lessons learned from the pilots and internationally will inform our proposals.

[Net Zero, Energy and Transport Committee Determination of Committee priorities for Session 6: Submission from Scotland's Enterprise Agencies Submission for the evidence session on 21 September 2021](#)

Supporting Community Wealth Building and Growing Regional Supply Chains

- The South of Scotland has benefitted from an increased awareness of and commitment to sourcing locally due to the COVID-19 pandemic and local campaigns, creating a platform from which we will go further, sourcing local services and products to retain wealth – including the significant spending power of local anchor institutions – and reduce environmental impact
- SoSE will better connect local firms within key sectors, commercial centres and rural areas, to build awareness of local services, increase the commitment to developing regional supply chains and to identify opportunities to reduce and reuse waste via growing the circular economy within the region

[Local Government, Housing and Planning Committee Local Government, Housing and Planning - Priorities for Session 6 - 30 July 2021](#)

Community wealth

Community Wealth Building is a practical, place-focused model that can play a central role in growing Scotland's wellbeing economy. Work to date has evolved through collaboration between the Scottish Government, local authorities and others to spend more in their local communities and economies through, for example, increased local procurement, local recruitment, training, and greater use of SME and inclusive business models.

We intend to introduce Community Wealth Building legislation during the current session to encourage the model's wider adoption across Scotland. Part of this will be removal of any impediments experienced by local authorities and other local 'anchor' organisations seeking to advance a wellbeing economy. Prior to introducing legislation, we plan to do as much as possible to encourage change in practice using extant statutory frameworks and building capacity to deliver, both within the Scottish Government and externally.

[Citizen Participation and Public Petitions Committee Petitioner submission of 6 December 2021 PE1885/E - Make offering Community Shared Ownership mandatory for all windfarm development planning proposals](#)

The Scottish Government (SG) replied it is unable to use the Planning legislation to deliver Mandatory Community Shared Ownership (CSO) – the petitioner agrees with this.

Recommendations to ensure delivery of CSO:

Any new tax should mandate a minimum of 15% equity-stake, in order for the SG to meet its 2030 2GW of community-owned energy from the proposed 8-12GW capacity and could be part of a Third Land Reform Bill or the proposed Community Wealth Building Bill.

[Pre-Budget Scrutiny 2022-23 Report Letter to the Cabinet Secretary for Finance and Economy, 04 November 2021](#)

Dave Moxham of the STUC, told us—

"Many of the factors that we want to take into account already exist, such as the Scottish Government's wellbeing agenda and its commitment to community wealth building and the living wage and so on. However, I am not sure that these are locked together in terms of the enterprise agencies' mission and what the Government says is part of its mission."

Appendix 5 Local Authority Policy Review Results

As of 5th of August 2022 'X' indicates a document found committing to the Community Wealth Building policy approach	Strategic Alignment			Individual Policy			Funding Commitment			Key Documents
	Cross Service Strategy	Evidence of Policy within Land or	CLES Report Published	Procurement Practice Reform	Commitment within Council Plan, LOJP or similar	Commitment made within funding bid or activity (incl Place Based	Commitment within City Deal or Inter-council strategy*	Council funding groups along CWB principles	Other Mention in Council Documents	
Local Authority										
Aberdeen City Council				X		X			X	Aberdeen City Council External Funding Plan 2022-2025
Aberdeenshire Council										N/A
Angus Council		X				X		X		Finance & Change Plan 2022-25, Commitment in PBI Programme - incl. renewal of playparks
Argyll and Bute Council		X		X					X	Procurement Strategy 2022-2025, Cllr Motion (10/3/21) - Approach proposed
City of Edinburgh Council				X					X	Short Mention within 'Edinburgh Wellbeing Pact Plan' and Waterfront Regeneration Strategy
Clackmannanshire Council	X	X	X	X	X	X	StC	X	X	CLES Report - Wellbeing Economy Plan, Corporate Plan 2018-22
Dumfries and Galloway Council				X	X		SoSE			Sustainable Procurement Policy (2022), Commitments through SoSE
Dundee City Council				X	X				X	City Plan for Dundee 2022-2032 - (Procurement Reform) and Cllr Motion (15/07/22)
East Ayrshire Council	X	X		X			Ayr		X	East Ayrshire LDP2, Commitments made as part of Inter-council body
East Dunbartonshire Council							GCR			N/A - Commitments made as part of Inter-council body (GCR)
East Lothian Council										N/A - Reference to goal made as part of Inter-council body (Edinburgh South City Region)
East Renfrewshire Council				X			GCR		X	Councillor Motion Made (13/8/20), Local Child Poverty Action Plan (2021)
Falkirk Council					X				X	The Falkirk Plan 2021-30, procurement policy in Community Learning & Development Plan
Fife Council	X	X	X	X	X	X		X	X	Fife Anchor Charter, CLES Report, Plan4Fife 2021-2024 Update
Glasgow City Council				X			GCR	X		Glasgow Economic Strategy (2022-2030), Policy Enacted more at region-wide level
Highland Council						X				N/A
Inverclyde Council				X			GCR			Inverclyde Council Procurement Strategy**
Midlothian Council		X							X	Single Midlothian Plan 2022/23
Moray Council				X					X	Route Map to Net-Zero Moray Council, Community Learning and Development Plan
Western Isles Council			X					X	X	CLES Report: Community wealth building in the Outer Hebrides (2021), Crown Estates Report
North Ayrshire Council	X	X	X	X	X	X	Ayr	X	X	CWB Annual Report, CWB Expert Panel, CWB Strategy
North Lanarkshire Council				X			GCR			Commitments made as part of Inter-council body
Orkney Council									X	Child Poverty Strategy (2022)
Perth and Kinross Council									X	PKC Community Learning and Development Plan (2022)
Renfrewshire Council				X			GCR		X	Annual Procurement Report 2020, Policy Enacted more at region-wide level
Scottish Borders Council		X					SoSE		X	Housing Delivery and Place Making 2022 - Commitments through Inter-council body (SoSE)
Shetland Council										N/A
South Ayrshire Council	X	X		X		X	Ayr	X	X	Community Wealth Building Action Plan, Member/Officer Working Group
South Lanarkshire Council	X	X					GCR			Community Wealth Building Strategy (2021)
Stirling Council				X			StC			Community wealth building charter (2022)
West Dunbartonshire Council							GCR			N/A - Commitments made as part of Inter-council body (GCR)
West Lothian Council				X		X				N/A - Mention only within Place Based Investment Programme

*Ayr - Ayrshire Growth Deal, GCR - Glasgow City Region Deal, South of Scotland Enterprise, Stirling and Clackmannanshire City Deal

** A committee item summarises pre-existing work as a CWB strategy, but this is not a commitment for further work