



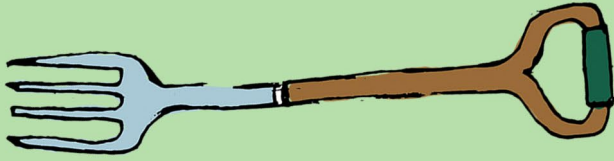
GLASGOW
COMMUNITY
FOOD
NETWORK



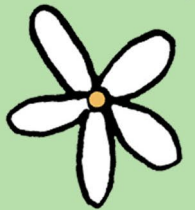
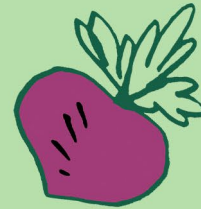
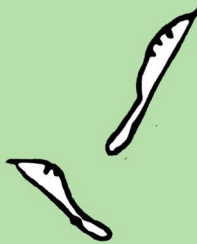
Food
for the
Planet



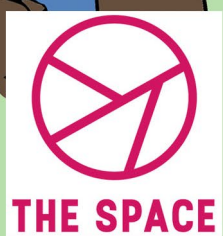
COMMUNITY
FUND

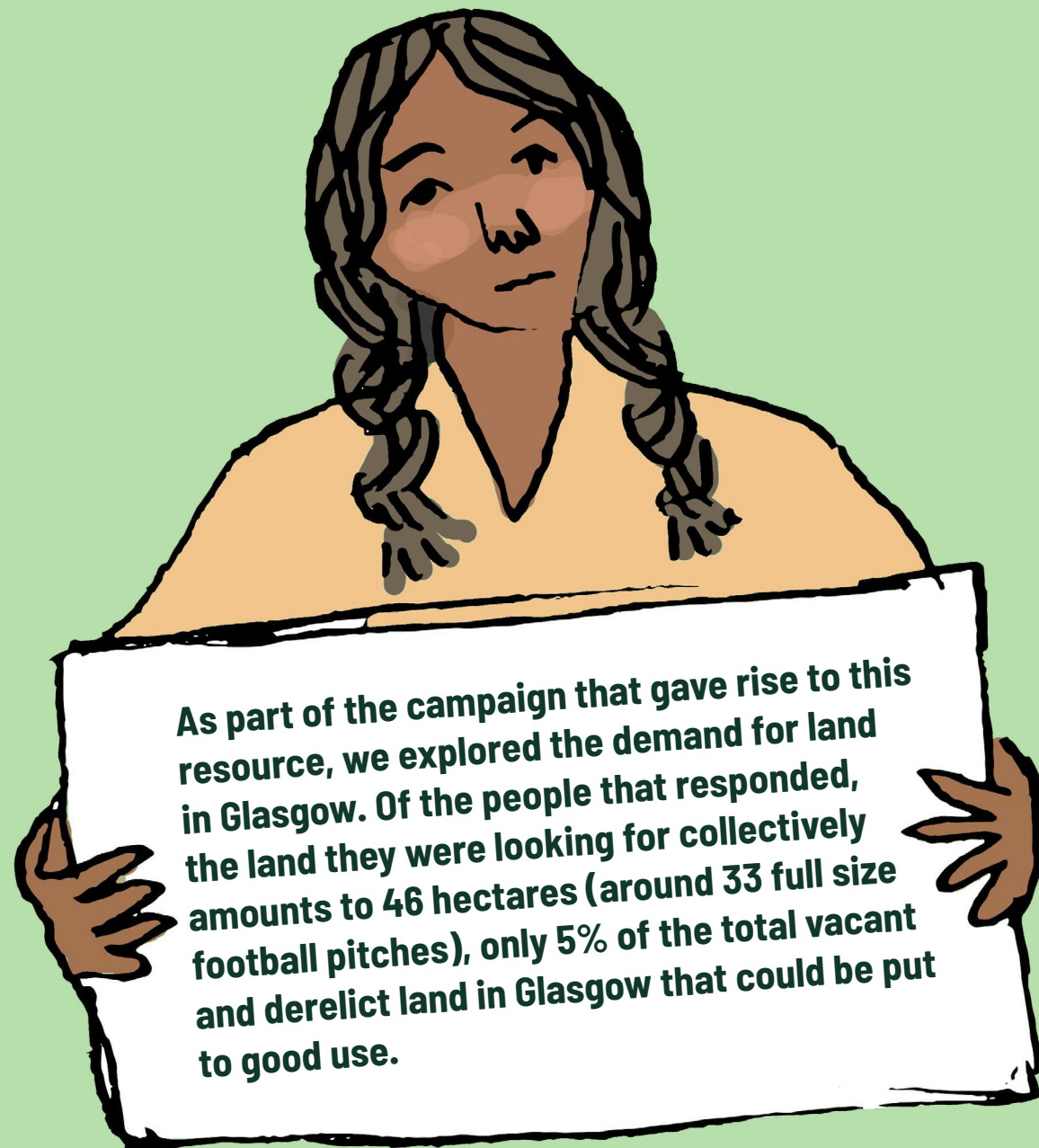


FOOD AND CLIMATE ACTION DEMAND FOR LAND



CWIN
Central & West
Integration Network





As part of the campaign that gave rise to this resource, we explored the demand for land in Glasgow. Of the people that responded, the land they were looking for collectively amounts to 46 hectares (around 33 full size football pitches), only 5% of the total vacant and derelict land in Glasgow that could be put to good use.

Stage 1

IDENTIFYING THE LAND

Barrier 1

The first barrier in this process is the potential difficulties in finding out who actually owns the land i.e. a named person, an organisation, the contact details.

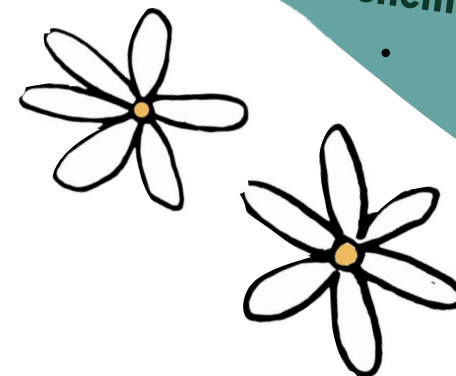
Process 1

Options for finding out this information includes:

- Asking your local council.
- Seeking support from Community Land Scotland and other relevant organisations.
- Searching the relevant register on the Land Registers of Scotland (prices of searches vary).
- Checking the history of planning permission applications
- Checking who is paying the rates currently or in the past.

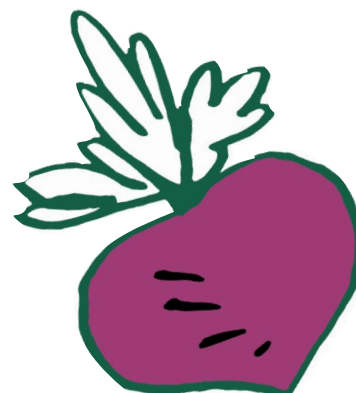
Intervention 1

- This process would be easier with:
- Fully accessible up-to-date map of all the land in Glasgow with named owners
 - More data transparency within council and land ownership schemes
 - A map of council committees and their remits & responsibilities in relation to land access



Policy Contradiction

By 2025 every landowner in Scotland should have registered their land ownership with the Registers of Scotland. Currently only around 50% is known.



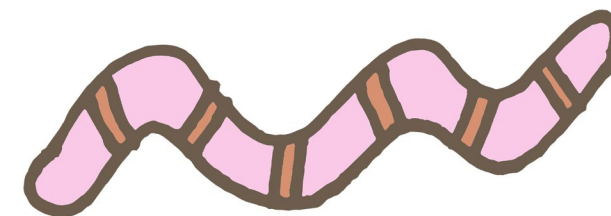
Barrier 2

Once ownership has been established, the next barrier is to determine whether the land is suitable for food growing or not.

Process 2

The process for establishing if food can be grown safely on a site includes:

- Soil health tests.
- Research into the sites historical uses.
- Biodiversity surveys.
- Checking the water and power access.



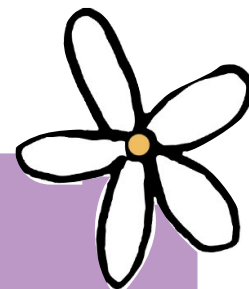
Intervention 2

Actions which would help at this stage of the process include:

- A streamlined directory of the support available to groups.
- Designated contacts within key organisations, such as Scottish Power and Scottish Water, to understand access to utilities.
- Funding for different soil tests (see the James Hutton Institute for reference).



LEASING OR BUYING LAND



Barrier 1

In order to lease or buy land the structure of the group will need to be decided which can be complicated and have different implications, especially financial criteria. Will it be a constituted group for instance? Does it work better as a Community of Interest Company or a Charity?

Process 1

As a group, you need to think about many different things including:

- Agree on the group aims, structure and duration.
- Decide whether the venture is profit-making or not for profit.
- Check what criteria or structure is required to access desired funding
- Register as with the appropriate public body or bodies (for instance, OSCR or Companies House).



Intervention 1

This process would be easier if:

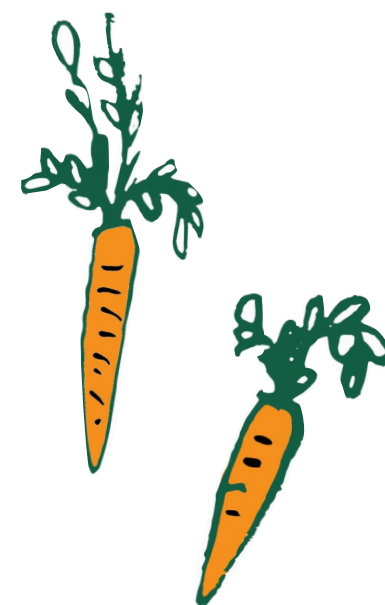
- There was streamlined step-by-step guidance for communities or groups taking on land for growing.
- There was funding to pay for any fees associated with registering as a constituted organisation.
 - There was a directory of the support available, the applicable organisations, and the terminology used.

Barrier 2

An additional barrier is faced by marginalised and oppressed communities that may not have the time, connections or resources to know how to acquire or lease land.

Intervention 2

Additional support should be made available to facilitate more marginalised communities to go through the land acquisition process. This could include expert advice, translation services and outreach to communities not usually aware of land ownership issues and discussions.



Policy contradiction
The Community Empowerment Scotland Act (2015) states that local authorities have a duty to provide allotments to those who want them, keeping the waiting list below 50% of the number of allotments available in the city.

Policy contradiction

Local authorities should, where practicable, (e.g. based on the scale of the development) incorporate growing spaces in planning briefs for regeneration and new developments, preserving sufficient good quality land to satisfy current and future demand.



Barrier 3

A further barrier is the difficulty in accessing the relevant legal and financial advice or the information on insurance and liability that groups will need.

Process 3

There is no straightforward process with this step. It will be dependent on the constitutional set up of the group.

Intervention 3

Free legal support or advice, potentially from Glasgow City Council, would increase the capacity of groups to take land forward, especially with the complexity of the lease offered through the council.

Barrier 4

A key problem can be understanding which option - leasing, buying, community asset transfer - is most suitable and what the advantages and disadvantages of each are in terms of costs, responsibilities and governance. In practice, there isn't always a choice for groups.

Intervention 4

Clear guidelines and the advantages, disadvantages and implications for community groups of each option would be beneficial.

Barrier 5

Accessing the funding required to take on land is a big barrier. It is hard to get funds without a lease agreement and hard to get a lease agreement without funds.



Process 5

Again, there is no clear process for this stage of acquiring land. There are however different organisations that can support with this barrier in different ways.

- Community Land Scotland has funding for groups to explore or consult with communities.
- Development Trust Association Scotland has further support and networks.
- There are also resources as part of the Community Land Advisory Service Scotland.
- The Scottish Land Fund has two stages - one for unconstituted groups to get established then a second stage for actually buying the land. This is only available for geographic communities that wish to buy land which can exclude growing groups (often a community of interest).

Policy Contradiction
The barriers listed in this document do not reflect the policy aspirations in numerous food growing, climate adaptation, biodiversity and open space strategies on local and national levels.

Intervention 5

- Clearer signposting to the funding streams available would help groups to navigate this process more easily.
- More recognition of the importance of lease agreements in order to levy funds would be beneficial and something the council could support.
- Funding criteria could take into account the work that goes into specific requirements, easing the pressure on interested groups and communities.



Barrier 6

At the last stage of the process there are various issues that can arise including securing the agreement to lease or buy the land from the landowner who is reluctant to part with land even if left derelict. While a community buy-out can be daunting and difficult.

Process 6

- At this stage, there must be an agreement of the lease or term and the overall price if applicable with the landowner be that Council or private.
- A community consultation on the use of the land is also required - how does the surrounding community feel about the use of the space?
- The length of the lease term needs to be negotiated, longer-term (25 years) leases ensure the longevity of projects.

Intervention 6

This process could be made easier in a number of ways.

- If the council was more receptive to community proposals for land and willing to mitigate some of the risks.
- A cap on the prices of rent or ownership of land or the model of calculation of the cost benefits that took into account community wealth building, social value, and environmental principles.
- If there were penalties for land being left unused (akin to paying business rates on unoccupied buildings).





Food and Climate Action is a project delivered by Glasgow Community Food Network in partnership by 5 other organisations in Glasgow. The partner organisations are: Glasgow Eco Trust, St. Paul's Youth Forum, Central and West Integration Network, Urban Roots and The Space. Food and Climate Action is funded by The National Lottery Climate Action Fund.

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