

sosch.

South of Scotland
Community Housing



Community Land in Scotland

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The community land movement

98% of Scotland is rural:

- 50% owned by 877 private owners
- 49% owned in holdings of $\geq 1,000$ ha

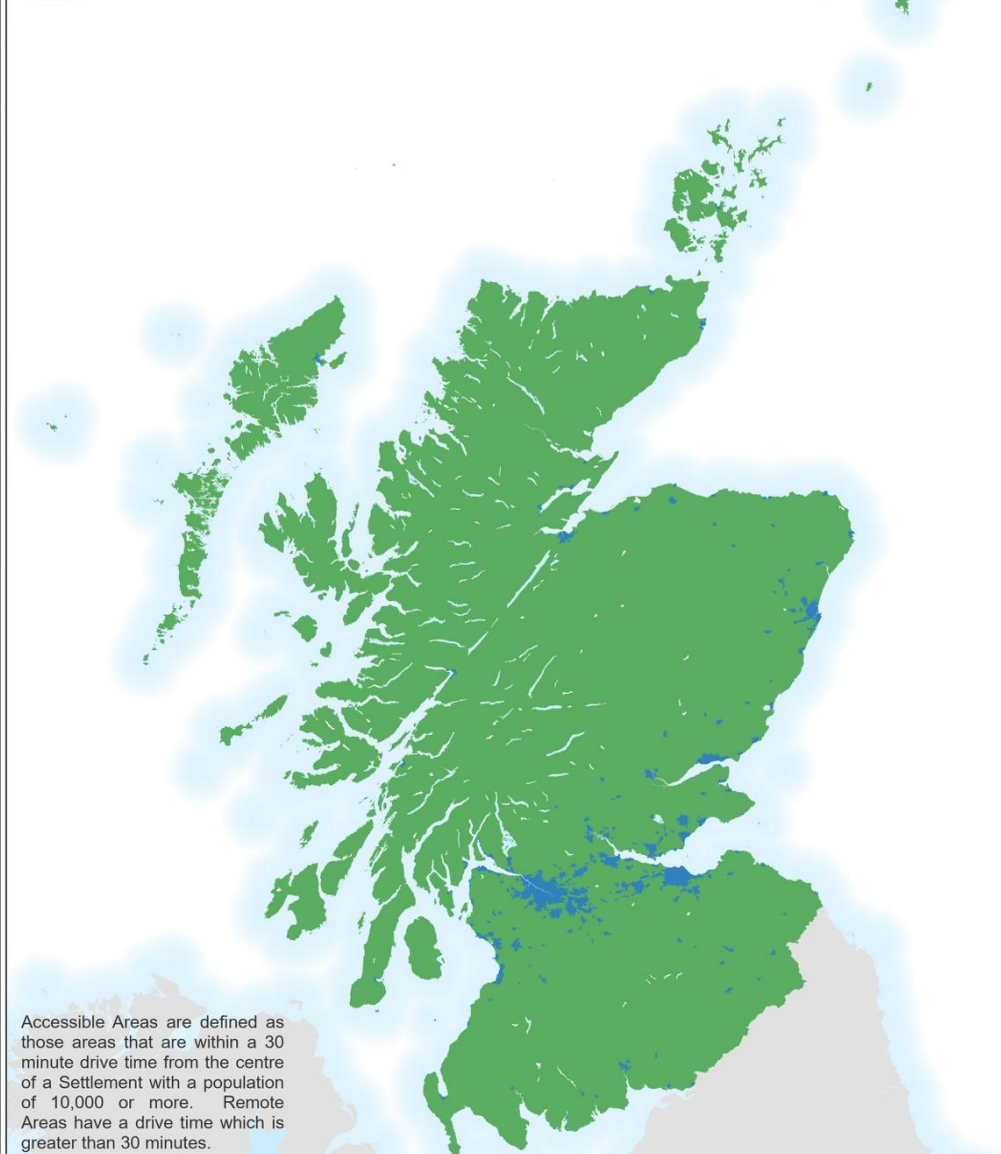
Three largest private owners:

- Wildland Ltd / Povlsen (89,061 ha)
- Gresham House (73,064 ha)
- Duke of Buccleuch (66,199 ha)

Wightman 2026 *Who Owns Scotland 2025*

2-fold Classification

- 1 - Rest of Scotland
- 2 - Rural Scotland



The community land movement

1880s: security of tenure for crofters

1900s-30s: land settlement

Community ownership:

- 1923: Stornoway (28,029 ha)
- 1990s: 6 pioneer community estates (25,285 ha combined)

Melness

Stornoway

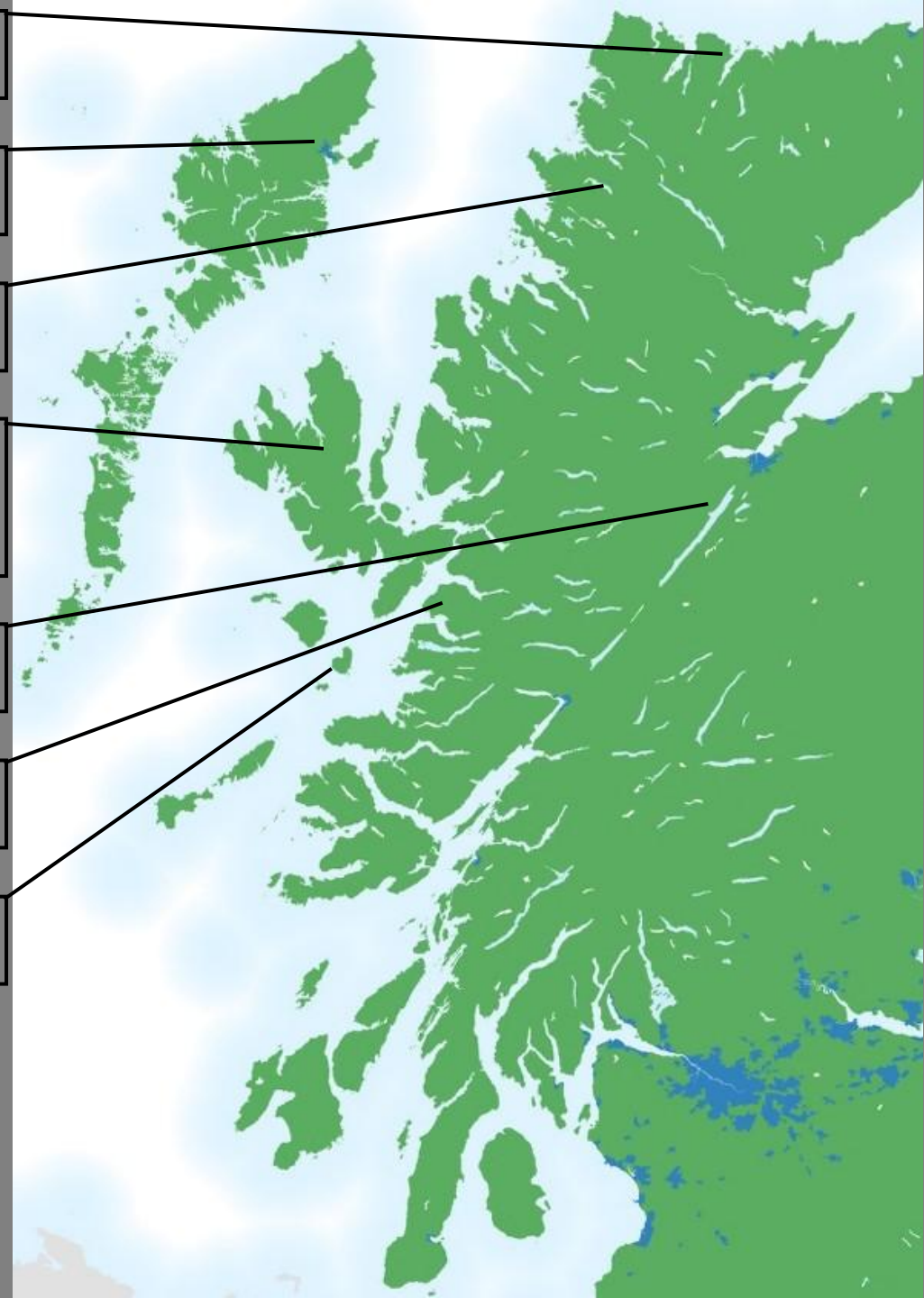
Assynt

Borve &
Annishader

Abriachan

Knoydart

Eigg



The development trust movement

Community service hubs:

- Community Central Hall, Glasgow
- Annexe Communities, Glasgow

Business & employment hubs:

- Inverclyde CDT, Greenock
- Rosemount DT, Glasgow

Housing-led regeneration:

- Woodlands CDT, Glasgow

A map of the South of Scotland region, including the Inverclyde, West of Scotland, and Glasgow areas. The land is colored in shades of green, and water bodies are in blue. Two callout boxes with black borders and white text are positioned on the left side of the map. The top callout box is labeled 'Greenock' and has a black line pointing to a location on the Inverclyde coast. The bottom callout box is labeled 'Glasgow' and has a black line pointing to the Glasgow city area.

Greenock

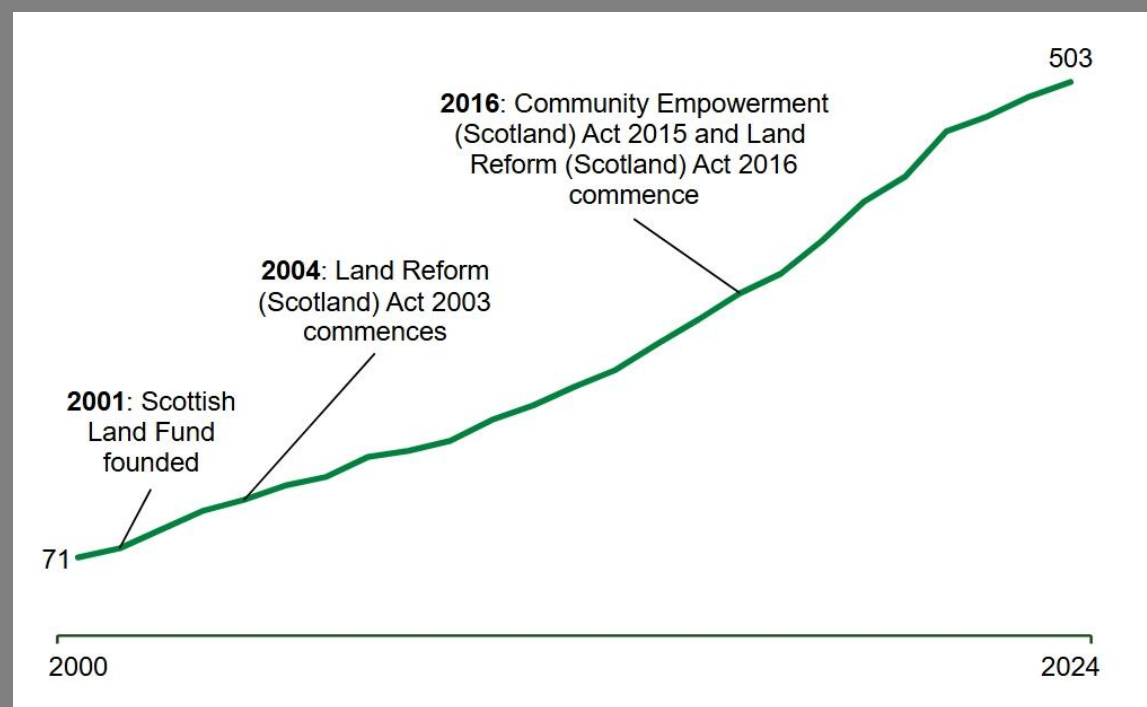
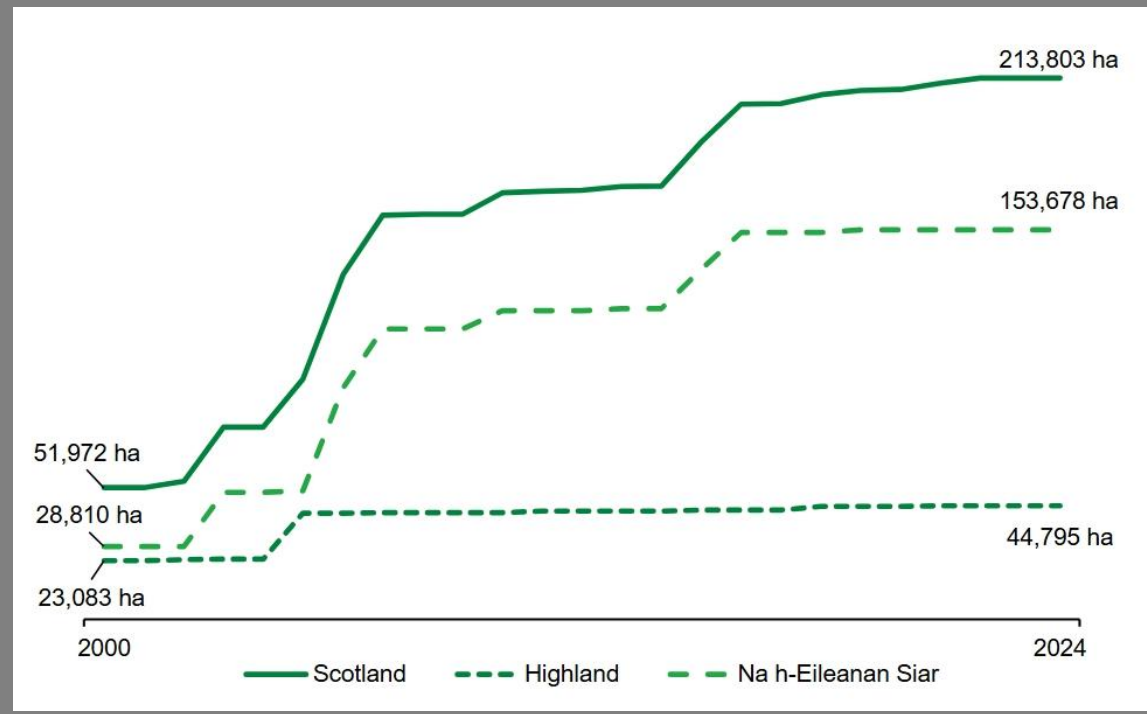
Glasgow

Since the 1990s ...

Significant growth in:

- extent of community ownership (top)
- number of communities owning land and other assets (bottom)

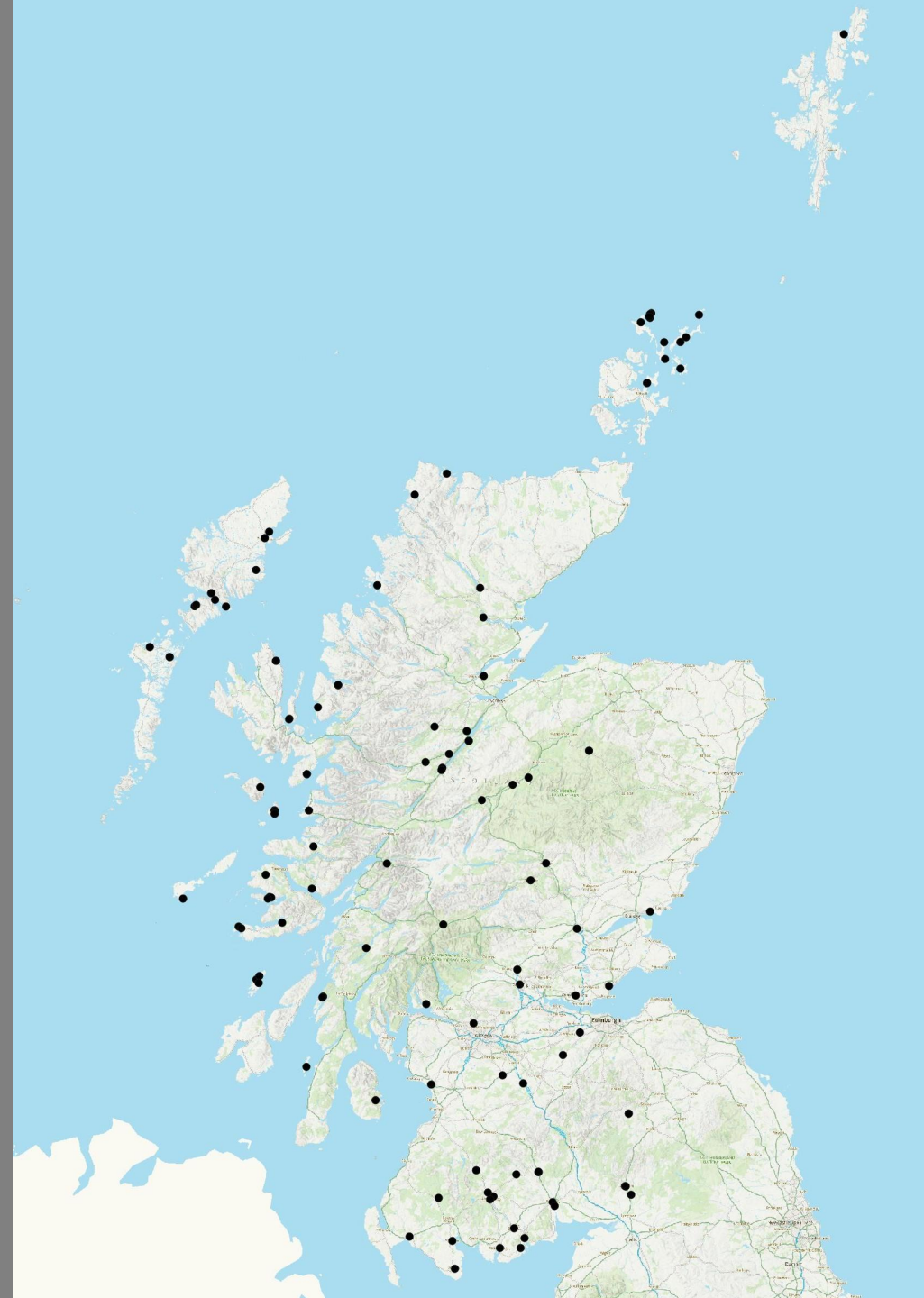
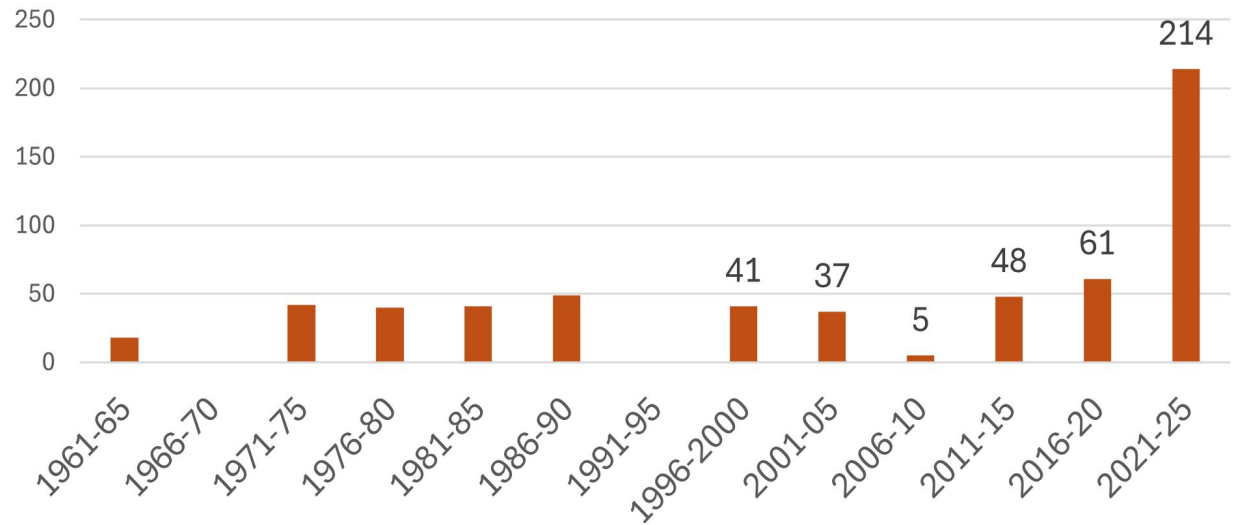
Scottish Government 2025 *Community Land Ownership in Scotland 2024*



Since the 1990s ...

Significant growth in project delivery, e.g. housing

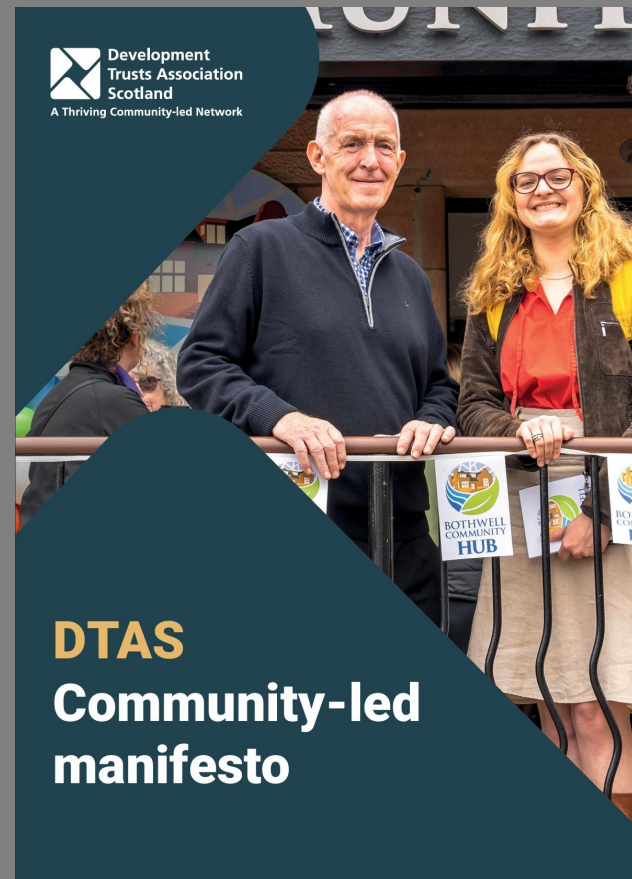
Number of homes by 5-year period



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Since the 1990s ... national organising



Development
Trusts Association
Scotland
A Thriving Community-led Network

DTAS
Community-led
manifesto

BOTHWELL
COMMUNITY
HUB



FEARANN | COMMUNITY
COIMHEARSNACHD | LAND
NA H-ALBA | SCOTLAND

Community Land Scotland ✳
Manifesto for People, Place and Power

November 2025



**Back Scotland's
Communities
to Provide
More Homes**

**Community Led
Housing Alliance**
Manifesto for the 2026
Scottish Parliament election

February 2026

Since the 1990s ...

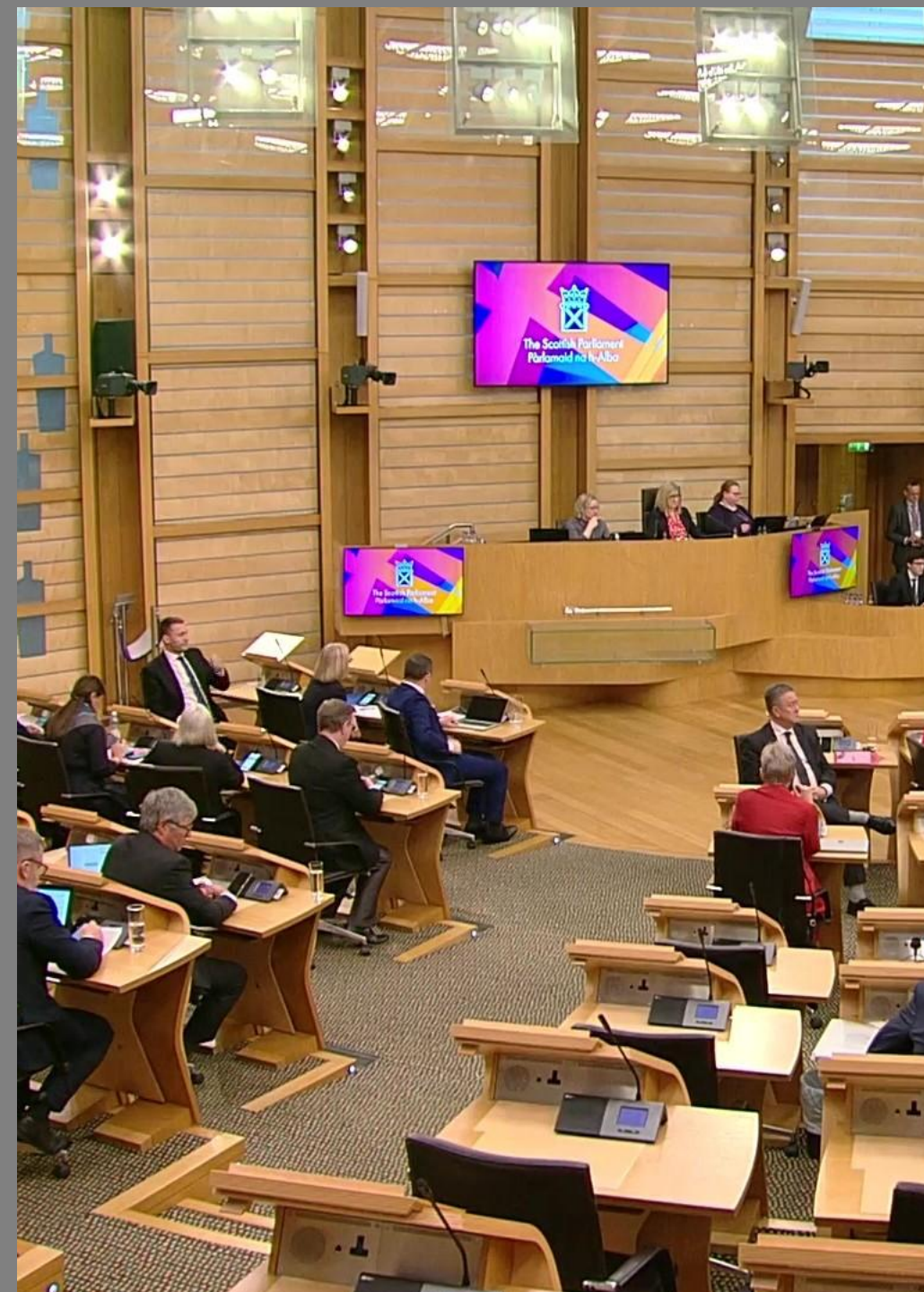
Devolution:

- Scottish Parliament established 1999

New rights, powers and duties:

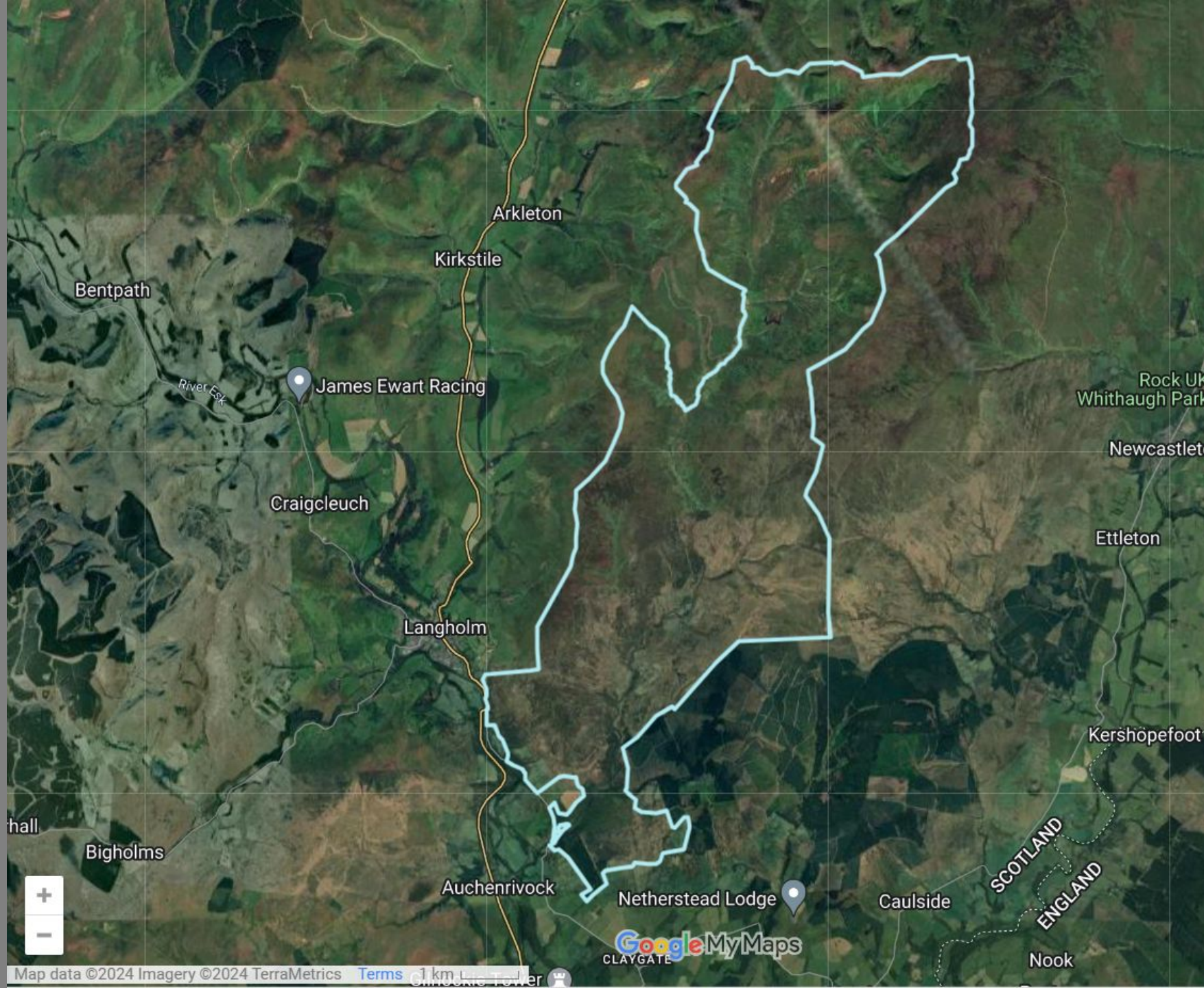
- *Land Reform (Scotland) Acts 2003, 2016, 2025*
- *Community Empowerment (Scotland) Act 2015*
- *Community Wealth Building (Scotland) Act 2026*

Definition of a 'Scottish model' of community ownership





Langholm, Dumfries and Galloway





It's an ancient place
Where clay is got
And it belongs to us
by

Working



Engaging



Creating



"Let us be with
change, loyal and
my soul with
freedom, when the

Watergaw
by Hugh MacDiarmid

One wet
A
An

the sheep-shearin-
of it



Restoring



It's home

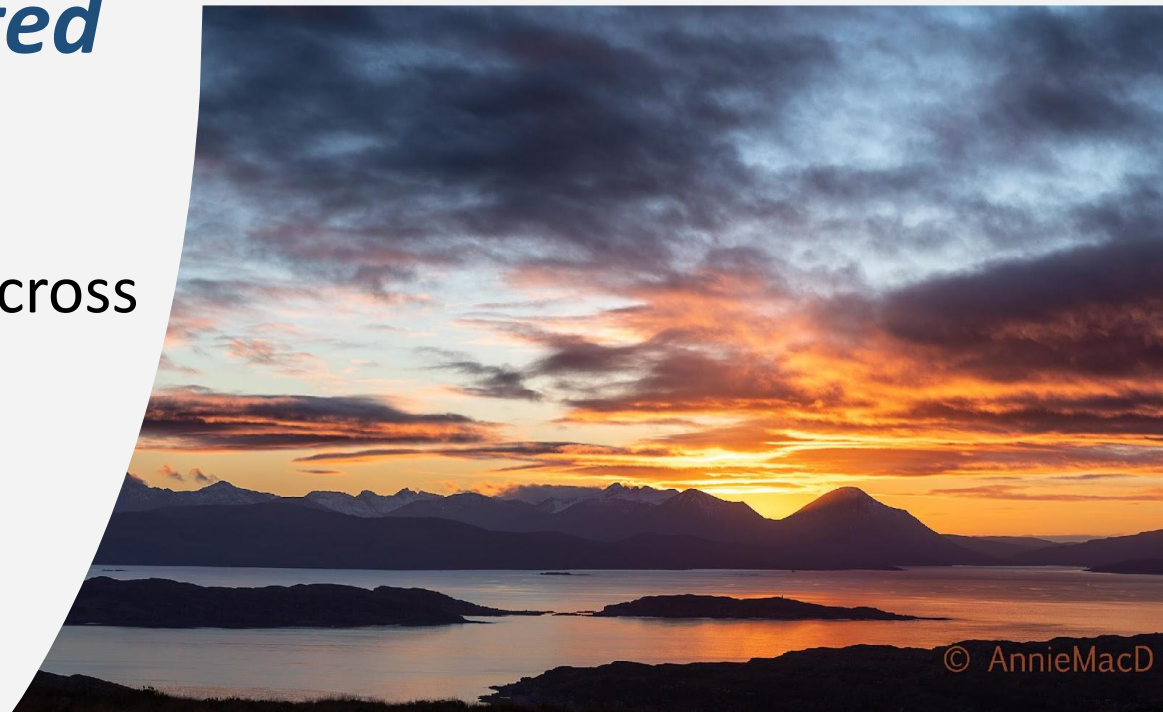


A community owned landscape, rich in nature
with people at its heart

***Community
ownership and land
justice in an area of
highly concentrated
land ownership***

Megan MacInnes, Applecross
Community Company

21st May 2026





**Core
public
services**

**Developme
nt projects**



Key challenges

People and operations

Availability of land

External economic
climate

Infrastructure
constraints





Megan MacInnes

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