

# **THE GLENGARRY MODEL**

## **Crofting Tenancies for the Benefit of Communities**

### **Summary**

#### **What is the Glengarry Model?**

The Glengarry Model is a package of documents which will assist landlords to create new croft tenancies for new crofters, while retaining the croft itself as a community asset.

It is now widely recognised that some of the elements of a full standard croft tenancy (the right to assign, the right to buy and the right to succession, for example) have become problematic, leading to inflated land values which in turn render crofts financially unavailable to many. Varying the statutory conditions results in greater control for a landlord, whether community body or private individual or private company. The objectives of a landlord will vary, and the individual tenancies can be tailored accordingly.

It has been possible since 2007 to vary a croft tenancy in this way but uptake has not been high, and is mainly used by community landlords (with a few exceptions). The Glengarry Model is an attempt to increase the use of 'different' croft tenancies by providing documents which have been professionally prepared and reflect the most up to date knowledge and best practice.

The Glengarry Model documents are free to use and are offered on a no-liability basis to anybody who wishes to use them, including community, public and private landlords. The documents will need to be tailored to the individual circumstances of each user; while we hope that having a model document will save on legal time and therefore legal costs, we do strongly recommend that users obtain their own legal advice.

## **Who is Behind the Glengarry Model?**

The Glengarry Model is the product of a collaboration between Glengarry Community Development Trust (GCDT) (formally Glengarry Community Woodlands), the Woodland Crofts Partnership (WCP), Communities Housing Trust (CHT) and Camus Consulting.

### **Glengarry Community Development Trust**

A community-led initiative promoting sustainable land management.

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### **Woodland Crofts Partnership**

A partnership of 4 third-sector organisations, seeking to promote and develop woodland crofts. It comprises the Scottish Crofting Federation, the Community Woodlands Association, the Communities Housing Trust and Woodland Trust Scotland.

Contact – Jamie McIntyre, WCP Coordinator – [jamie@mcintyre.force9.co.uk](mailto:jamie@mcintyre.force9.co.uk)

**Communities Housing Trust** – A leading organisation in community-led rural housing solutions.

Contact – Morven Taylor, Acting Chief Executive – [morven.taylor@chtrust.co.uk](mailto:morven.taylor@chtrust.co.uk)

**Camus Consulting** – A specialist crofting law consultancy operated by former solicitor Eilidh Ross.

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## **What are the Advantages of using the Glengarry Model**

The principal advantage is the ability to let new croft tenancies, resulting in new crofters, whilst retaining the croft itself as an asset for the community, avoiding the loss of croft land via assignation, purchase etc which results from a ‘standard’ croft tenancy.

Having a model available to all will lead to increased consistency across the various organisations which are using such tenancies. The model is high quality and legally robust, providing protections for both landlord and tenant.

## **Can the Glengarry Model be used for all types of crofts?**

Yes. Although the model minute of agreement has been drafted with woodland crofts in mind, it can be easily adapted to be used for any type of crofting purpose (e.g. agricultural).