



THE ISLE OF GIGHA HERITAGE TRUST
Agricultural Land Rental Policy

Author signature

Date

01/11/2020

Chair of IGHT Board signature

Date

01/11/2020

Revision History

Version	Section	Page	Detail Amended	Amended By	Date
1	All	All	New policy	S Bannatyne	Nov 2020



THE ISLE OF GIGHA HERITAGE TRUST

Agricultural Land Rental Policy

I. Introduction

This policy outlines the criteria for the Isle of Gigha Heritage Trust directors and staff when evaluating the condition of agricultural land.

Tenancies will only commence once an improvement plan has been submitted by a prospective tenant and approved by IGHT.

All tenants of agricultural land will be subject to a review 2 years prior to the end of their tenancy. This will allow IGHT to evaluate the land in relation to its condition at the start of the tenancy. If there are significant issues highlighted at this stage, the tenant will have one year to address them. The second review will determine whether notice is served on the tenancy or whether the tenancy will be renewed.

Example of a 5-year tenancy:

Year 1: condition of land is documented and scored by IGHT prior to tenancy commencing

Year 3: review and evaluation by IGHT; report results to tenant

Year 4: review and evaluation by IGHT; report results to tenant; serve notice if applicable

Year 5: terminate or renew tenancy

Images from IGHT's drone camera will document the condition of the land at the start, middle and at the end of the tenancy. These images will be used in the evaluation process. Images will be made available to the tenant.

An increased score is expected at every evaluation.

NB: If no improvement plan is submitted by any prospective tenant, only a one-year lease will be offered.

II. Scoring and Criteria

A score between 1 and 5 will be awarded to the tenant. The full criteria is shown in Appendix A.

The lowest score will be awarded if the tenant has not carried out any improvements to the land. The tenancy will be terminated at the end of term, or sooner if the tenant wishes to give notice.

The highest score will be awarded if the tenant has made major improvements to the land. The tenancy will be renewed for another term.

III. Tenant Right to Appeal

The tenant will have a right to appeal the final decision if they can produce evidence of why improvements were not made and can provide a detailed improvement plan to support their appeal. An independent agent will be appointed for any disputes between IGHT and the tenant.

Please also refer to 'Agricultural Land Checklist'.



THE ISLE OF GIGHA HERITAGE TRUST
Agricultural Land Rental Policy

Appendix A: Scoring and Criteria

Score	Criteria	Outcome
1	No improvements made. The land has not been stocked or barely stocked; there have been no works carried out on the land*; there have been no improvements made to fencing or drainage. Result: The standard of the land has deteriorated from the start of the tenancy.	Tenancy will not be renewed
2	Basic maintenance carried out e.g. weeds topped, fences patched. Result: The majority of the land has deteriorated from the start of the tenancy.	Tenancy will not be renewed
3	Minor improvements made e.g. the land is stocked; the land is worked*; fencing is kept stock proof; drainage works have been carried out or drainage is maintained (if already at a good standard when tenancy commenced). Result: The majority of the land is same standard as at the start of the tenancy.	Tenancy will be not renewed but current tenant may be given priority if improvement plan is updated
4	Improvements made e.g. the land is stocked; the land is worked*; fencing is kept stock proof, in good condition and renewed where necessary; drainage works have been carried out or drainage is maintained (if already at a good standard when tenancy commenced). Result: The standard of the land has improved from the start of the tenancy.	Tenancy will be renewed with improvements already completed to be maintained
5	Major improvements made e.g. the land is well stocked; the land is thoroughly worked*; fencing is kept stock proof, in good condition and renewed where necessary; drainage works have been carried out or drainage is maintained (if already at a good standard when tenancy commenced). Result: The standard of the land has improved significantly from the start of the tenancy.	Tenancy will be renewed with improvements already completed to be maintained

*Works include (where applicable): ploughing, reseedling, spreading fertiliser, topping, spraying; cutting; baling or storing; crop rotation