



**CROFTING COMMISSION  
COIMISEAN NA CROITEARACHD**

# **CROFTING COMMISSION'S FUNCTIONS AND DECISIONS:**

# **SCHEME OF DELEGATION**

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## INTRODUCTION

Up until October 2015 all decisions on regulatory applications were taken by Commissioners; either by a single Commissioner, a Casework Group comprising three Commissioners or the full Board, the level of decision-making being determined by the Commission's Instrument of Delegation.

From November 2015 a rolled-out programme of devolved decision making was introduced to enable Commissioners to focus on those issues which relate to the strategic leadership of the organisation.

The potential benefits of such an approach being:

- Frees up Commissioner's limited time
- Decisions are made quicker
- Decisions are more consistent across the organisation
- Decisions are supported by more robust grounds
- Staff are empowered.

How it works is that parameters for each function are agreed by the Board of Commissioners, and if a case falls with the parameters, it can be dealt with by officials.

Initially 8 functions and decisions were included in the Scheme of Delegation, but over the last 6 years this has been extended to include the majority of functions and decisions set out in the Crofters (Scotland) Act 1993.

## HOW THE SCHEME OF DELEGATION OPERATES

There are 3 tiers of delegated decision making within the Commission.

### TIER ONE

#### Who makes the decision at Tier One?

- The Area Case Officer.

#### What decision can be made at Tier One?

- To approve applications which comply with the parameters agreed by the Board in relation to the relevant regulatory function.
- To determine if applications are invalid or incomplete.

#### When are decisions (generally) made?

- On a daily basis.

**N.B. If one or more of the parameters are breached, the case must be referred to Tier 2.**

## **TIER TWO**

### **Who makes the decision at Tier Two?**

- A Casework Group normally consisting of the Head of Regulatory Support, the Regulatory Support Manager, and the B1 Case Officer.

### **What decision can be made at Tier Two?**

- To approve, condition or modify applications having considered the parameters agreed by the Board in relation to the relevant regulatory function.
- To determine if applications are invalid or incomplete.
- To refuse applications which are clearly contrary to the Commission Policy as agreed by Commissioners, and there is no compelling evidence as to why the policy should not be applied.
- To escalate applications to Tier Three.

### **When are decisions (generally) made?**

- On a weekly basis.

## **TIER THREE**

### **Who makes the decision at Tier Three?**

- A Casework Group consisting of 3 Commissioners, supported by the Commission Solicitor, Head of Regulatory Support, the Regulatory Support Manager, and the B1 Case Officer.

### **What decision can be made at Tier Three?**

- To approve, condition or modify applications having considered the parameters agreed by the Board in relation to the relevant regulatory function.
- To determine if applications are invalid or incomplete.
- To refuse applications
- To escalate applications to the full Board of Commissioners.

### **When are decisions (generally) made?**

- On a monthly basis.

**N.B. Only Tier Two and Tier Three have the delegated authority to refuse an application.**

## **REGULATORY APPLICATIONS MADE BY A COMMISSIONER OR A MEMBER OF STAFF**

Any application submitted by a Commissioner **shall be escalated to the Full Board for consideration in closed session.**

Any application submitted by a member of staff which complies with all the parameters for delegation, as agreed by the Board, **can be approved at Tier One (Casework Officer).**

Any regulatory application submitted by a member of staff which fails to comply with one or more of the parameters for delegation, as agreed by the Board, **shall be escalated to the Full Board for consideration in closed session.**

## **FUNCTIONS AND DECISIONS WHICH ARE INCLUDED IN THE SCHEME OF DELEGATION**

*Decisions in these functions can be made at any of the 3 Tiers (depending on the consideration of the agreed parameters) or can be escalated to the full Board of Commissioners.*

### **The Crofters (Scotland) Act 1993**

The following functions and decisions are included in the Scheme of Delegation:

- Constituting non-croft land as a new croft (Section 3A)
- Constituting non-croft land as a new common grazings (Section 51A)
- Enlargement of Crofts (Section 4)
- Exchange of crofts or parts of crofts (Section 4A)
- Assignation (Section 8)
- Division of a croft by a tenant (Section 9)
- Division of a croft by an executor to create 2 or more crofts (Sections 9 & 10)
- Division of a croft by an owner-occupier crofter (Section 19D)
- Whether to serve a notice to terminate a tenancy due to a failure of statutory succession (Section 11(4) to 11(8))
- Commission consent for absence from croft (Section 21B)
- Extension of consent for absence from croft (Section 21C)
- Variation of condition for absence from croft (Section 21D)
- Letting of a vacant croft by a landlord (Section 23(3))
- Letting proposals by a landlord (Section 23(5))
- Letting proposals by an owner-occupier crofter (Section 26(J))
- Short term letting by owner-occupier crofters (Section 29)
- Letting of an owner-occupier croft (other than on short lease) by an owner-occupier crofter (Section 29A)
- Decrofting house site and garden ground by a landlord or tenant (Section 24)
- Decrofting part or whole croft by a landlord or tenant (Section 24)
- Decrofting house site and garden ground by an owner-occupier crofter (Section 24A)
- Decrofting part or whole croft by an owner-occupier crofter (Section 24A)
- Decrofting House site and garden ground in feu of which was granted under Section 17 or 18 (Section 24)
- To decide whether a reported breach of duty is frivolous or vexatious (Section 26A(5))

- To decide whether a notice should be served informing the crofter that the Commission consider a duty is not being complied with (Section 26C(1))
- To decide whether a duty is being complied with, having provided the crofter with the opportunity to make representations (Section 26C(5))
- To decide whether to accept an undertaking by a crofter to resolve the breach (Section 26D(4))
- To decide whether to divide a croft prior to taking action to terminate a croft tenancy or to seek letting proposals from an owner-occupied crofter (Section 26G)
- To decide whether there is a good reason not to terminate a crofter's tenancy (Section 26H)
- Tenancy Termination procedure (Section 26H)
- To decide whether there is a good reason not to direct an owner-occupier to submit a proposal for letting the owner-occupier's croft (Section 26J)
- Owner-occupier crofter: seeking croft letting procedure (Section 26J)
- Subletting (Section 27)
- To decide whether to issue an order allowing a former subtenant to remain in occupation of a croft for up to 1 year following the termination of a sub-tenancy (Section 29(3))
- To decide whether it is deemed necessary to make an enquiry to determine whether any or all members of a grazings committee (or the grazings clerk) are properly carrying out the duties imposed on them by the 1993 Act (Section 47(8))
- As a result of an enquiry, to determine whether any or all members of a grazings committee (or the grazings clerk) are properly carrying out the duties imposed on them by the 1993 Act (Section 47(8))
- To decide whether it is appropriate to draw up an action plan with the grazings committee to identify and resolve any issues to enable the duties to be properly carried out. (Section 47(8))
- Confirming, making, or amending grazing regulations (Section 49(7))
- Use of common grazings for forestry purposes (Section 50)
- Use of common grazing for other purposes (Section 50B)
- To decide whether a person has contravened or failed to comply with any common grazings regulations (Section 52(1C))
- To decide whether to require the shareholder to conform with the grazing regulation in question (Section 52(1C)(a))
- To decide whether to require the shareholder to make good any damage which has directly resulted from their contravention or failure to comply with any common grazing regulations, within a timescale specified by the Commission (Section 52(1C)(b))
- Apportionment (Section 52(4))
- Extension of the period of a termed apportionment (Section 52(11))
- Review of apportionment (Section 52(12))

- Dealing with objections from individuals who the Commission consider do not have a relevant interest in an application (Section 58A(4)(d))
- Dealing with Late Objections (Section 58A(5A))

## **The Crofting Reform (Scotland) Act 2010**

- Whether or not to forward an application for registration to the Keeper of the Registers of Scotland (RoS) (Section 7)

## **Invalid or incomplete application**

- To determine whether regulatory or registration applications are invalid or incomplete.

In general, an application is considered to be “invalid” where it cannot be put right by the actions of the applicant e.g.

- The application is in respect of a unit which is not entered on the Commission’s Register of Crofts;
- The applicant is not shown on our Register of Crofts as the tenant, landlord or owner-occupier crofter of the croft;
- The applicant is trying to apply for something that their status does not allow them to apply for e.g. a landlord applying to divide; an owner-occupier crofter applying to assign; the landlord of a tenanted croft applying for a decrofting Direction.

In contrast, an application is generally considered to be “incomplete” where the applicant can take steps to remedy the deficiencies in an application e.g. by signing and dating the application form, by answering all relevant questions in the application form, by supplying the Commission with the appropriate supporting information, and/or documentation relating to planning, mapping, management agreements etc.



## **FUNCTIONS AND DECISIONS WHICH ARE EXCLUDED FROM THE SCHEME OF DELEGATION**

*Decisions in these functions can only be made by Tier 3 or by the full Board of the Crofting Commission.*

**The following functions and decisions are exempt from the Scheme of Delegation. These decisions have to be made by the Board of the Crofting Commission.**

- Complaints as respect Breach of a crofter's statutory conditions (Section 5A)
- Schemes for development (Section 19A)
- Reorganisations Schemes (Section 38)
- To decide whether to remove from office any members of grazings committees or clerks where it is determined that they are not properly carrying out their duties (Section 47(8))
- To decide whether to appoint or provide for other persons in the place of any members of grazings committees or clerks where it is determined that they are not properly carrying out their duties (Section 47(8))
- To decide whether to suspend a person's share in a common grazings following a determination that they have contravened or failed to comply with any common grazings regulations (Section 52(1D))
- To decide whether to terminate a person's share in a common grazings following a determination that they have contravened or failed to comply with any common grazings regulations (Section 52(1E))
- Jurisdictional provisions i.e., whether to make reference to the Land Court for a determination on any question of fact or law (Section 53).

# DOCUMENTS AND AUTHORISED SIGNATORIES

## DIRECTIONS AND ORDERS WHICH OFFICIALS ARE AUTHORISED TO SIGN

The table below sets out the identified directions and orders and the proposed authorised signatories:

<b>Statute: Crofters (Scotland) Act 1993</b>	<b>Description of Direction or Order</b>	<b>Title of officers/level of authorised signatory</b>
Section 24(3)	Direction:  Decrofting house site and garden ground by a landlord or tenant	Chief Executive Officer  Head of Regulatory Support  B2 level manager in the Regulatory Support Team
Section 24(3)	Direction:  Decrofting part croft or whole croft by a landlord or tenant	Chief Executive Officer  Head of Regulatory Support  B2 level manager in the Regulatory Support Team
Section 24(3)	Direction:  Decrofting House site and garden ground in feu of which was granted under Section 17 or 18	Chief Executive Officer  Head of Regulatory Support  B2 level manager in the Regulatory Support Team
Section 24B(1)	Direction  Decrofting house site and garden ground by an owner-occupier crofter	Chief Executive Officer  Head of Regulatory Support  B2 level manager in the Regulatory Support Team
Section 24B(1)	Direction:  Decrofting part or whole croft by an owner-occupier crofter	Chief Executive Officer  Head of Regulatory Support  B2 level manager in the Regulatory Support Team
Section 25(3)	Direction:  Recrofting land following a breach in conditions	Chief Executive Officer  Head of Regulatory Support  B2 level manager in the Regulatory Support Team
Section 26H(1)	Order:  Termination of a croft tenancy	Chief Executive Officer  Head of Regulatory Support  Residence & Land Use Team Manager

<b>Statute: Crofters (Scotland) Act 1993</b>	<b>Description of Direction or Order</b>	<b>Title of officers/level of authorised signatory</b>
Section 26J(1)	Direction:  Seeking proposals for letting an owner-occupied croft	Chief Executive Officer  Head of Regulatory Support  Residence & Land Use Team Manager
Section 38(8)	Order:  Preparing a Scheme for the reorganisation of a township.	Chief Executive Officer  Head of Regulatory Support  Head of Policy
Section 47(8)	Order:  Removing a clerk or members of a grazings committee.	Chief Executive Officer  Head of Policy  Head of Regulatory Support
Section 49(7)	Order:  Confirming, making of amending grazings regulations	Chief Executive Officer  Head of Policy  Grazings Manager
Section 52(1E)	Order:  Terminating a person's share in a common grazing.	Chief Executive Officer  Head of Policy  Head of Regulatory Support.
Section 52(4)	Order  Apportionment	Chief Executive Officer  Head of Regulatory Support  B2 level manager in the Regulatory Support Team