

RURALIZATION

**Innovative land practices for an
agricultural transition and rural regeneration:
*documenting and analysing current practices***



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Combination of issues to which these initiatives provide answers



Legal and market issues

- Land concentration & "closed" markets
- Growing disconnection between land prices and agricultural profitability
- Difficulties in farms' succession
- Potential insecurity regarding leases
- Supporting farming systems that do not rely on farm expansion

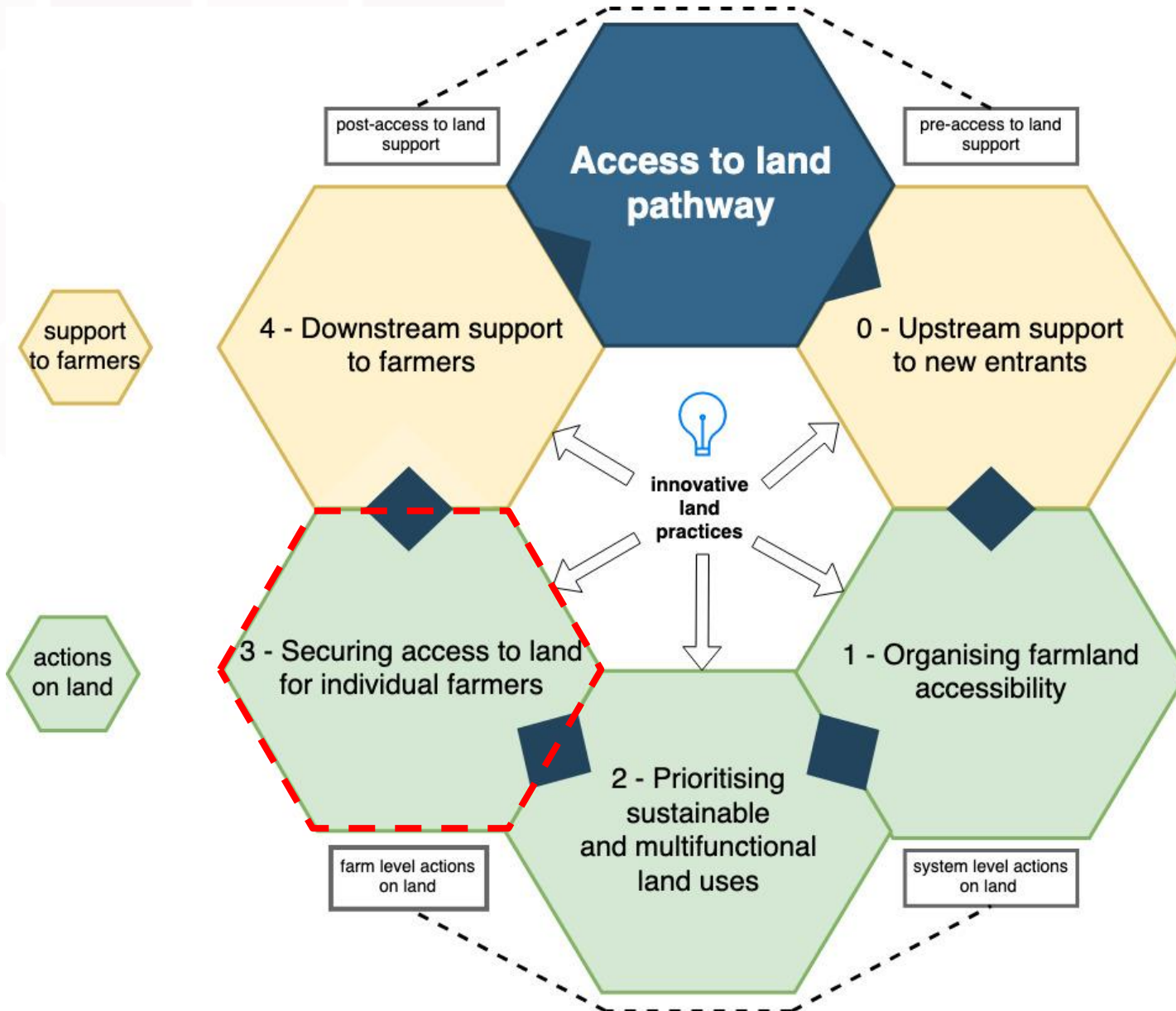
Issues related to new entrants' profiles

- Less **technical** background
- Less **financial capital**
- Less **introduced** in **local networks**

In specific:

- **Agricultural contexts (structures, production and demand),**
- **Land contexts (land policies and land market's structure),**
- **Institutional, partnership and socio-cultural contexts**

Categorisation of practices: the “access to land pathway”



EXAMPLE OF PRACTICES: Lurzaindia, Basque Country / FRANCE



- **1979-2012:** collective ownership (GFA) of about 15 farms (all types of production)
 - **2013:** GFA turned into a **Community Land Trust (SCA)**
+ 10 farms acquired
 - **2019:** creation of an **endowment fund** (2019)
- Community Land Trust (based on TDL's model): **sustainability of shares** and **greater fundraising capacities**
- Governance combining different local organisations: a farmers' organisation (CP), consumers (CSAs) and organisations supporting small-scale agriculture
- **An organisation relying on land regulation tools:**
 - **Context:** land prices raised by +28% between 2000-2010
 - Observation of land transactions and the habit to ask the Safer (land agency) to use its right of pre-emption with price revision if land is sold at an overstated price

EXAMPLES OF PRACTICES: APAEEF, Ibiza and Formentera / SPAIN



A « land bank » managed by the farmers themselves

- 2012: organic producers' association launches a "land bank":
 - **to avoid land abandonment or to recultivate abandoned land**
 - **facilitate generation renewal**
 - **regenerate agricultural activity** on these islands (declining as a result of the increasing importance of tourism)
- Principles: **promote organic farming**, ensure **mediation between land owners & new farmers** around **contractualisations** on **agro-ecological practices**
- Today: 5 contracts (5 farmers) on 50 ha + support on organic farming practices
- Support at the **upstream** level
- Promotion of the **marketing** of the production of the members of the association through a **cooperative**

Main study results

- 1) Land innovations have strong capacity to act on land formerly used by members of the initiative network **or land already cultivated sustainably** VS difficulties of action on other types of land
- 2) Strong **reliance on human capital** (11 partnerships on average) but also emphasis of innovations on generating human capital (growing the community of stakeholders concerned by land issues through training, awareness raising, etc.)
- 3) Positive impact on rural regeneration through **systemic action**: land innovations provide local food and jobs, preserve the environment and landscapes, encourage generational renewal and vibrant local communities...

Potential policy changes

Innovative actions: 4 main building block for upscaling

1) Supporting the reinforcement of **human capital** (as mentioned)

2) **Adapting land regulation to new entrants:**

- *Few/no established policies and legal instruments to provide access to land for new generations*
- *Some existing instruments could be better directed at new entrants & their performance could be improved (e.g. “land carrying”)*
- *How can we regulate land transfers in favour of new entrants as use transfers are mainly happening through lease transfers and family successions?*

3) Boosting **the role of local authorities** to promote novel agricultural models:

- *Systematisation of territorial food projects? (+ Which use of public land?)*
- *The possibility for local authorities to pre-empt farmland? To strengthen land preservation?*

4) **Changing the CAP framework** to foster access to land:

- *In most regions, CAP payments are higher than the level of rent for farmland*
- *First pillar mostly directed towards farms producing undifferentiated agricultural commodities **locked into expansion strategies***
- ***Promote the use of LEADER funds** to foster local initiatives favouring access to land*



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Thank you!

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