



Development  
Trusts Association  
Scotland

A Thriving Community-led Network

# An Introduction to Development Trusts

**Pamela Barnes**

Aspiring Development Trust Advisor

# Introducing the development trust approach

- Introduction to DTAS
- What is a development trust?
- Why become one?
- How to become one
- Some examples
- Discussion and questions
- Next steps



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# About DTAS



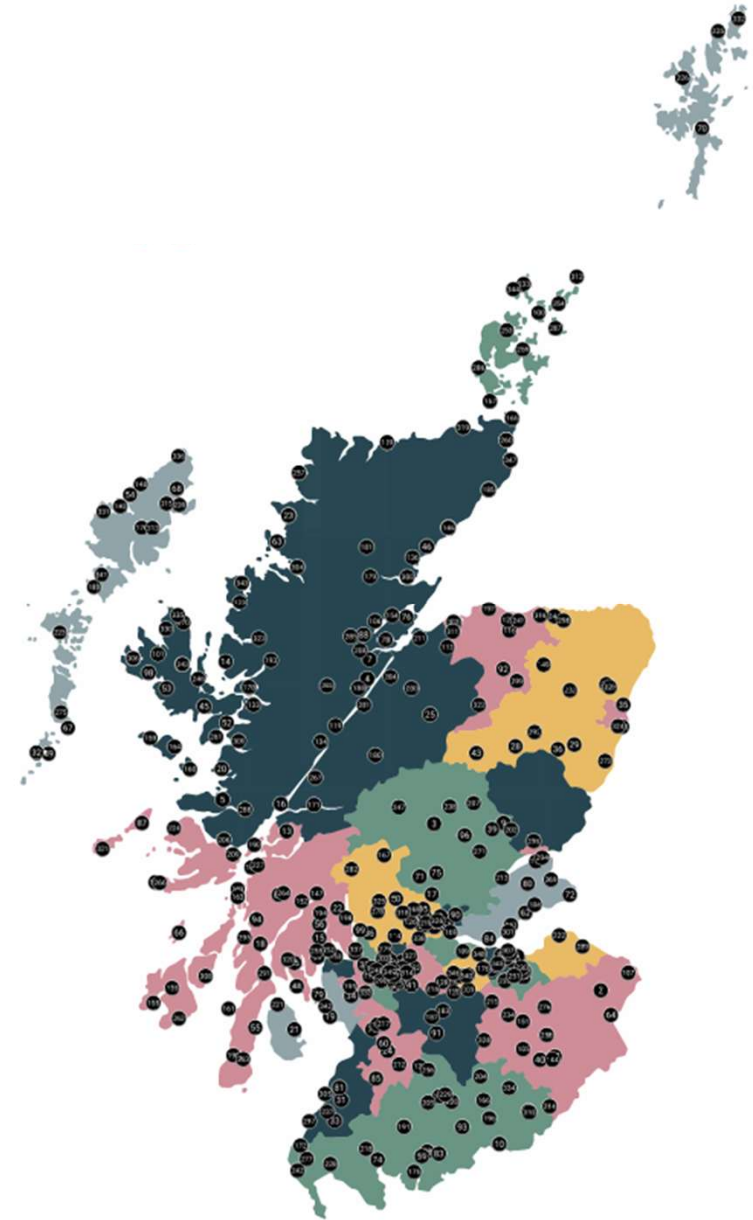
Development Trusts Association  
Scotland, established 2003



Member-led & voice of the  
Development Trust sector



350+ members across Scotland,  
wide range of projects and services



# About Development Trusts Association Scotland



3 staff teams supporting communities:

- **Member Support Team**

<https://dtascot.org.uk/>

- **Community Ownership Support Team (COSS)**

<http://www.dtascommunityownership.org.uk/>

- **Democratic Finance (DF)**

<https://democraticfinance.scot/>

**Our mission is to  
support the growth of effective and  
sustainable communities in Scotland**

To **ENABLE** thriving  
communities and  
resilient  
development trusts

To **CHAMPION** the  
development trust  
approach

To **SUPPORT** the  
development trusts  
movement in every  
community that  
wants one



*Islanders on Kerrera walking the new road together in November 2021 – Isle of Kerrera DT completed this project, linking two parts of the community to ensure vital services can be accessed by all.*

## **Building blocks of a thriving community**

- **'Social Glue'** - informal, mutual support, neighbours
- Voluntary organisations – more formal, specific interests
- **Community Anchor Organisations** - often Development Trusts

# Development trusts

- are **community-led** organisations, working across town, city rural and island locations throughout the UK, combining community-led action with an **enterprising approach**
- aim to bring about social, economic and environment renewal, **creating wealth in communities and keeping it there**



*Northmavine Community Development Company's community garden – grown in their polycrubb (above), and community-run shop (below).  
[Watch their member story here.](#)*



# Development trusts have 4 distinct characteristics

1. Independent and **community owned and led**;
2. Engaged in the economic, environmental and social **improvements of a defined area**;
3. Committed to **working in partnership** arrangements that are initiated by the community and;
4. (Perhaps most importantly) **Enterprising**



*The opening of Cranhill Development Trust's Community Hub*

# Why set up a development trust?

- ✓ **To get things done** - unlocking the capacity of the community to act in an entrepreneurial way
- ✓ Creates **added value** in hard-pressed times
- ✓ Access to **funding** and **sustainability**
- ✓ Most important - **a new form of local democracy**, at its best enriching the effectiveness of local government



Image copyright Loch Lomond and Trossachs National Park

# Developing a development trust

Establish  
informal  
Steering  
Group

Consult with  
wider  
community

Organisation  
established/  
refined

Draft  
Community  
Action Plan

Look for and  
deliver quick  
wins

Promote and  
grow  
membership

Raise funds  
through  
fundraising  
and grants

Deliver more  
ambitious  
projects

Trading to  
generate own  
income



*Muir of Ord Development Trust*

# Legal structures

## Company Limited by Guarantee (CLG)

No share capital or shareholders & members have no claim to company assets

Owned by members on a collective rather than individual basis – democratically controlled by membership (1-member-1-vote)

Personal liability of members is nominal amount & directors personally protected

Can apply for charitable status on establishment or any later point

Flexible and democratic form – easy to set up

## Two-tier Scottish Charitable Incorporated Organisation (SCIO)

Offer nearly all of the characteristics & flexibility of CLG with charitable status

Charities from the outset & regulated solely by OSCR – streamlined reporting requirements

Two-tier option is suited to development trusts (single-tier not suitable for DT model as not democratically accountable to members)

**Well suited to development trusts that are sure they wish charitable status from the outset**

## Community Benefit Society

Similar to CLG in essence, **regulated by the FCA** – reporting requirements therefore slightly different

Can get **charitable status**

Allows you to do community share offer

DTAS has developed CBS model rules and guidance notes, working with Burness Paull

DTAS's partner service Community Shares Scotland can provide guidance & support

More information on legal forms can be found in the [DTAS Legal Forms Factsheet](#) and the [DTAS Startup Toolkit](#)

# What do development trusts do?

**Provide childcare**, make benches, manage office space, teach ICT, support small businesses, cook healthy food, recycle paper, support other community organisations, **manage community centres**, run cinemas, build, sell and rent out houses, undertake youth work, repair and sell bicycles, provide home help schemes for older people, **run community transport schemes**, lobby Councils for improvements on behalf of local people, undertake consultancy work, run schools for excluded young people, manage parks and play areas, own restaurants and cafes and pizzerias, **have festivals & fun days** & Dickensian Christmas Fairs, run credit unions, support neighbourhood management and other local initiatives, prisoner of war camps and Scottish government nuclear bunker development, set up social enterprises, homework clubs, DJ Workshops, run community energy projects, five a side football, manage Healthy Living Centres, **district heating systems**, support local artists, swimming pools and gyms, provide wedding and conference facilities, create websites, **regenerate town centres**, teach basic skills English and Maths, **run bed and breakfasts**, lend money, employ local people, run play schemes, sports days, teach construction skills, manage sports facilities, provide a refuge for women, publish community newsletters, teach catering skills, support community radio, make soap and bath stuff, run community arts projects, build footpaths and cycleways, **manage renewable energy schemes**, build green and affordable homes, manage grant funding, manage local markets and market halls, run **community cohesion projects**, manage street ranger schemes, install CCTV, own and manage shops, leisure centres, benefit advice and debt counselling, promote tourism, manage heritage sites, skills training, undertake social audits, own and run pubs and bars, build and manage BMX tracks, run Archaeology survey companies, provide sets for film and television productions, **manage allotments**, make chocolate (and sell it to Selfridges!), make jam (and sell it to the Co-op) from orchards providing jobs for people with learning disabilities, own hostels, build boats, run Tourist Information Centres, sheltered and special need housing, own abattoirs, provide ferry services, own cinemas and theatres and museums, event management, own a security company, run a taxi service, **grow and sell food**, support people to find work, own and manage harbours and pontoons, deliver high speed broadband, smokehouses, airports, doula services, make widgets for central heating, own castles and former Bishop's palaces, crofts and farms, run the Post Office, have a photography company which creates jobs for young people, employ people with complex needs, community bulk-buying schemes, make films, own camping and caravan sites, **run night clubs**...

# Callander Community Development Trust

Company Ltd by Guarantee with Charitable Status.  
Set up by Callander Community Council and other local groups to take forward projects to benefit Callander.

## Successes so far:

- Employ a 'Town Coordinator' to deliver on the Callander Community Action Plan.
- Run **Callander Community Hydro scheme** that delivers grant funding for any project or activity operating in the Callander area.
- **Callandar Heritage Trail** working with Loch Lomond & The Trossachs National Park
- Summerfest & Winterfest
- Run the **Visitor Centre**
- Established **Community Connect** – Residents Information point and meeting place



[https://incallander.co.uk/ccdt\\_home](https://incallander.co.uk/ccdt_home)

# Muir of Ord Development Trust

Est in 2011 to take ownership of the Village Hall on behalf of the community. A board of directors now manage the running of the Village Hall and The Muir Hub with plans of expansion and continued development for the Muir of Ord community. The trust aims to improve the physical, mental and emotional health and well-being of individuals and the whole community

Current projects:

- The Muir Hub
- Village Hall
- Cinema
- Community Growing
- Pop-up swap shop
- "The Scoop" Community Newsletter



## PLAY & BLETHER

Tuesday 7th May  
2pm - 4pm  
The Muir Hub

Everyone welcome along for a cup of tea, a chat and a chance to play some board games in good company.

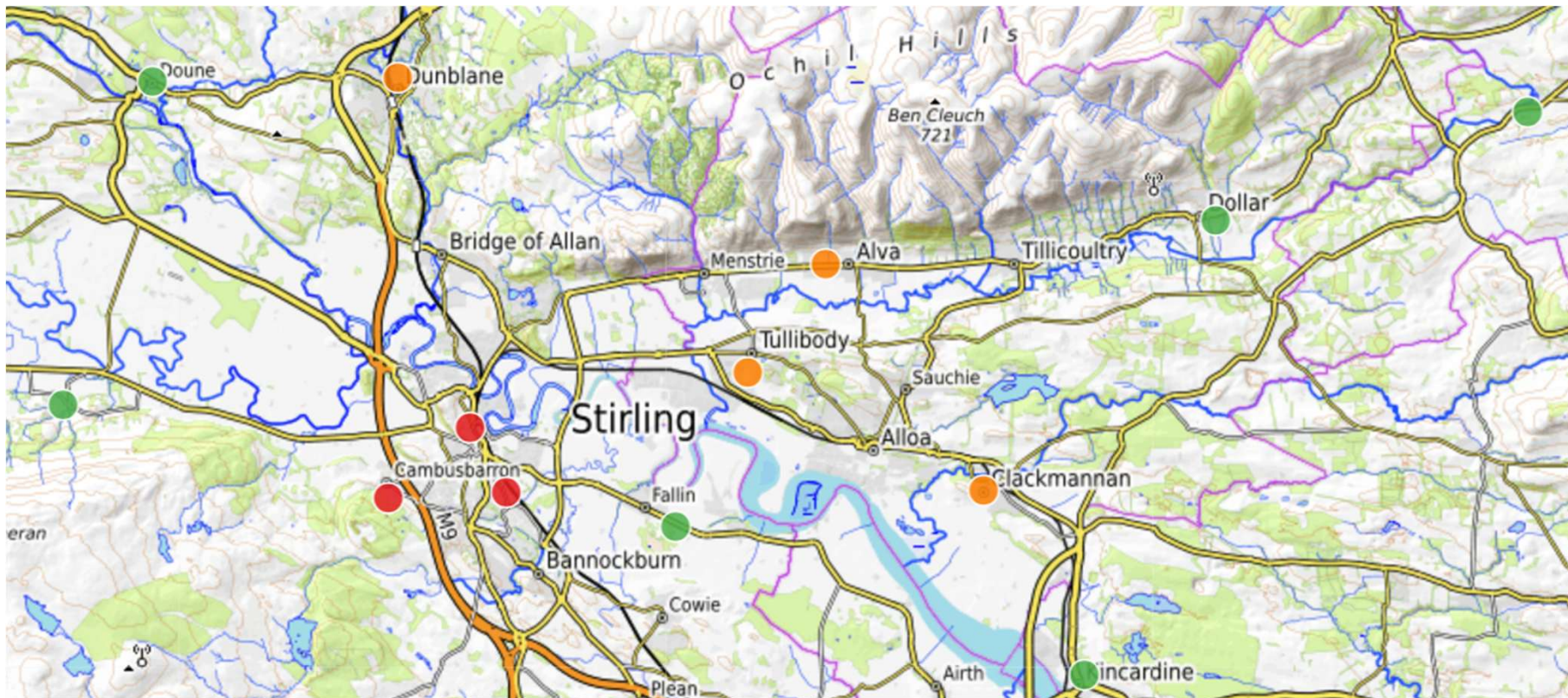


This event is run by Movers & Shakers, Muir of Ord's Older Persons Group. For more information on the group contact The Muir Hub on 01463 870 588. [info@muirford.org.uk](mailto:info@muirford.org.uk). [themuirhub.org](http://themuirhub.org).



<https://themuirhub.org/>

# Development Trusts near you..



[Fossoway Trust](#) – New last year. Community Action Plan and Local Place Plan identified priority projects. Working on a potential Community Asset Transfer of Blairingone school, to create a community hub, and a new bridge over the River Devon.

[Dollar Community Development Trust](#) – Well established Trust, bought The Hive in 2022, now a vibrant community centre, offering a range of classes and clubs from yoga to Rainbows, and a volunteer-led [Community Library](#). Plus a wide range of other projects (Caring Connected, Active, Volunteering, Sustainable, Destination, and Community Garden plans).

[Fallin Community Voice](#) – Set up 2022, community garden, Community Heros Competition and a weekly Grub Hub, and exploring a thermal water heat project!

[Gargunnock Community Trust](#) – Set up 2005, own community centre and Glebe Park, and run a bike hire service. They also administer a Community Benefit Fund from a local wind farm.

# Next steps?





Community  
Ownership  
Support Service

Development Trusts Association Scotland



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**Thank you**



DEMOCRATIC  
FINANCE  
SCOTLAND

**Pamela Barnes**  
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Advisor

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