

Briefing for **Grand Union Alliance** on Development Trusts Feb 2017

Development Trusts are independent not-for-profit community organisations that aim to bring sustainable social, economic and environmental renewal, creating wealth in communities and keeping it there. They move beyond provision of welfare services by setting up enterprises which encourage self-help and reduce dependency. They engage in economic, social and environmental activity in a defined area or community of interest.

There is no set form of legal structure, and a development trust may be registered as a company limited by guarantee, a community interest company, or an industrial and provident society. Many register as charities. The activities undertaken by development trusts are various.

Sources of funding: Section 106, asset transfer (of land and buildings) loans, sales and services provided, grant funding, EU funding in certain areas, funds from central and local government. A few examples:

Coin street community builders - <http://coinstreet.org/> is a social enterprise, which transformed a largely derelict 13-acre site into a thriving mixed use neighbourhood by creating new co-operative homes; shops, galleries, restaurants, cafes and bars; a park and riverside walkway; sports facilities; by organising festivals and events; and by providing childcare, family support, training and employment opportunities. Income is generated from a variety of sources including the hire of retail and catering spaces, exhibition, event and conference spaces.

They are a company limited by guarantee established by local residents in 1984 following a campaign against large scale office proposals. The company is controlled by a Board, elected by CSCB members. Only people living locally can become CSCB members. The Board employs staff to manage the company on a day to day basis. Profits are not distributed but are ploughed back into CSCB's public service objective.

Coin Street Secondary Housing Co-operative (CSS) is an Industrial & Provident Act Society registered with the Homes and Communities Agency as a social landlord. It was established by individual members of CSCB in 1987 and assists in the meeting of housing need by promoting, developing and supporting housing co-operatives. It provides advisory, training and management services to housing associations.

Coin Street Centre Trust (CSCT) is a company limited by guarantee registered with the Charity Commissioners. It was established by individual members of CSCB in 1987 and currently oversees Coin Street family & children's centre and Colombo Street community and sports centre. In the future, the Trust will also offer a sports and leisure programme from the public swimming and indoor leisure centre being planned as part of CSCB's Doon Street development.

The Park Trust, Milton Keynes, <http://www.theparkstrust.com/about-us-about-us/about-us> is an independent charity that cares for many of **Milton Keynes's** parks and green spaces. This adds up to 5,000 acres of river valleys, woodlands, lakesides, parks and

landscaped areas alongside the main roads – about 25 percent of the city area. The city's founders wanted to be sure that such a unique green landscape would be managed and protected forever, without having to compete for funds with other council priorities.

The Parks Trust was created in 1992 to care for most of the city's green space and was endowed with a substantial property and investment portfolio (this included buildings and land- where they have industrial units and offices – which they hire out). The income from this portfolio pays for the vital work of nurturing and enhancing the landscape. It is entirely self-financing.

New Cross Gate Trust <http://www.nxgtrust.org.uk/> is a community organisation in South East London, working to help build a community in New Cross Gate that is inclusive, confident and ambitious for the area, supporting one another to achieve its full potential. In a neighbourhood with very high levels of deprivation, it delivers a variety of community services from our base in Besson Street Garden. It also works collaboratively with other local organisations to develop and deliver a broader range of services to the local community, and to develop organisational capacity across the whole community.

It delivers services for young people, adult learning, community activities and community events. It is funded through a combination of sources, including individual donations, room hire and course fees for some of their activities, grants and contracts and rental income from properties.

Westway Trust <http://www.westway.org/> Westway Trust (set up in 1971) is a charity committed to enhancing the 23 acres of space under the Westway flyover to benefit local people, aiming to make it a great environment to live, work, play and visit.

It strives to harness the creativity, heritage and diversity of the area to maintain and improve the places and spaces they look after. They receive more than one million visitors each year to the estate, and wants to expand the community, cultural, retail, sporting and enterprise opportunities in the area together with improvements to the public realm so that it is a place the community is proud and even more visitors can enjoy.

Its history comes from the development of the overhead A40 in which homes and were demolished and streets chopped in half or left stranded as little as 20 feet away – exposed to noise of traffic and glare of car headlights. There were huge community campaigns and development of grass roots organisations. Following a four year campaign a mile strip of land under the motorway was used to compensate the community of N Kensington for the damage and destruction caused by the road. Westway Trust was set up in partnership with the local authority, holding the land in trust to ensure local people would be actively involved in determining use. In 1998 the boundaries of benefit for sport were extended – with the allocation of Sports England Lottery funding to build sports and fitness facilities.

In 2014 it widened its constitutional area for all charitable activity to match the area defined for sport.

Keystone Development Trust <http://www.keystonetrust.org.uk/> (from the Eastern Region) is one of the largest development trusts in England.

It delivers a range of projects and services responsive to the needs of the local community. It aims to combat social exclusion (empowering individuals, groups and communities); tackle financial exclusion (through advice, training and job creation); protect the environment (through recycling, local procurement and saving historic buildings); generate wealth (through property and social enterprise development). It is a charitable company. It has a property portfolio to generate income to sustain the premises, contribute to charitable core costs and support other voluntary organisations and also bids for project funding. It has an innovation centre that houses 10 businesses supporting 50 jobs, a café and a conference centre; an enterprise factory; a community neighbourhood centre, a centre with a library, children's services, a play group and the police; another community centre and two three bedroom houses which it rents out to provide additional income.

It runs a very wide range of projects, including: Green Venture Bikes, an advice project, ESOL classes, school work projects, mentoring for young people, an arts therapy café, a social enterprise café and a research and consultancy project.

East London Community Land Trust - <http://www.londonclt.org/where/east/>

Community Land Trusts are a form of community led housing, where local organisations set up and run by ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces. A CLT's main task is to make sure these homes are genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

ELCLT is a non-profit Industrial and Provident Society (IPS) whose aim is to deliver permanently affordable CLT housing in east London. Citizens UK was involved in its establishment, but it is an independent organisation with its own membership, governance and board'.

St Clements hospital, East London



JTP MASTERPLAN

