

# COMMUNITY\* LAND SCOTLAND

CASE  
STUDY

## ROSEMOUNT DEVELOPMENT TRUST



# Quick Facts



Organisation:	Rosemount Development Trust Ltd
Location:	Royston, Glasgow
Type of asset:	Business and office space; A-listed spire, over 150 years old
Transforming it into:	Managed workspaces and commercial business premises
Key community outcomes:	Alleviating poverty and unemployment
Project start date:	1989
Purchase date:	Progressing towards the ownership of the Rosemount Business Park

A development trust operating in Royston, one of Scotland's most deprived neighbourhoods, celebrates 30 years of working to address high levels of unemployment and poverty in the area.

Rosemount Development Trust was set up in 1989 following the closure of the local Rosemount Primary School. A local campaign, driven by residents, ensured that the school building continued to serve the needs of the community. The trust secured a long-term lease of the building, with additional funding to develop the asset into a business and childcare facility.

This initial venture proved a difficult operation to sustain as the majority of tenants were charitable organisations and very small independent enterprises. However, seeing the positive impact Trust did not give up. They retained the building and set up a subsidiary company to expand their asset portfolio to ensure the sustainability of the organisation.

In 1997 they secured another long-term lease of land in the heart of Royston and built 3 large units - the Rosemount Business Park. Both leases were secured prior to introduction of the new legislation that provides opportunity for Community Right to Buy or Asset Transfer and the Trust is intending to explore opportunities for community ownership as part of the 10-year Strategic Development plan currently being created.



## Investing in the community

The Rosemount Development Trust and its subsidiary- Rosemount Workspace Ltd- have been developing community enterprises in order to reinvest in their local area. They have been using the income generated through providing quality managed office accommodation and workspace for a range of commercial tenants over the past 20 or so years to support local organisations and capital developments for the benefit of the Royston community.

Funds are used to maintain their Trust's properties in order to attract and retain tenants. They are also used to support regeneration initiatives including the creation of new green space and a community hub by two local community-led housing associations. In addition, the organisation has created its own Community Benefit Fund which supports several smaller local organisations including lunch and football clubs, youth organisations, Royston's 3 Schools, (2 primary and 1 secondary) and two local childcare providers who are also their tenants.

Rosemount Development Trust owns and is responsible for maintenance and preservation of Royston's 150 year plus A-listed Spire - the last remnant of the Townhead and Blochain Parish Church - and surrounding park.



## What challenges did the organisation face?

The organisation faced challenges with securing lease on land, which was previously being leased from the Council by British Rail; a suitable funding package, the main funds coming from European Regional Development Fund; sourcing private finance; securing a bridge loan to support cash flow whilst they built up the park's occupancy levels.

They were able to overcome those challenges by developing a robust business and marketing plan to secure public and private sector finance; through engaging and networking with locally elected members; building relationships and communication with the Glasgow City Council who supported Rosemount Workspace with a loan to support cash flow until occupancy levels at the business park reached a sustainable level.

## What does the trust work to achieve?

The main aims and objectives of the Trust to alleviate poverty and unemployment in the Community, through provision of quality, affordable managed workspace that encourage businesses to locate/relocate their business premises in Royston, providing opportunity for training and employment. Through participation in the Royston Strategy Group the organisation works collaboratively towards the wider development and regeneration of the area.

Some of the key achievements of the Rosemount Development Trust to date include:

- Development of a local brownfield site, now the Rosemount Business Park
- Employment of several local residents at the Rosemount Business Park
- Support for 2 Nursery Providers/Tenants with subsidised rents
- Support for the local Spire View Housing Association with a £10,000 contribution towards the creation of a new community hub.
- Support for another local housing association - Copperworks - with £31,500 to enable community ownership of a piece of derelict and abandoned land to be transformed into green space
- Ongoing support for Royston Youth Action with some of their staff and operational costs.



## Plans for the future

Rosemount Development Trust is currently working on a 10-year strategic development plan which will focus and consider the Board's vision and strategy for the future.

The Trust will continue to work collaboratively with Royston Strategy Group partners to deliver the best outcomes they can for their community and to support local organisations, groups and schools through their Community Benefit Fund.

They are also exploring :

- Acquisition of a derelict and neglected former School House
- Acquisition of an unused council owned land that could be better utilised for community benefit
- Opportunity to purchase the Business Park land (the Trust is currently 21 years into a 125-year lease)
- Development of small community projects to enhance the main street of Royston

## Tips

- Consult with your community and gain their support and approval in taking on ownership of community assets.
- Build relationships with elected members and seek their support
- Network, visit and learn from other organisations
- Take up Membership of Community Land Scotland
- Take up Membership of Development Trust Association Scotland
- Contact Community Ownership Support Service who can guide you through the community asset transfer process
- Ensure the organisation's Articles and Memorandum of Association are compliant with the Land Reform (Scotland) Act 2016 if planning to use the Community Right to Buy



# COMMUNITY\* LAND SCOTLAND



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