



Development
Trusts Association
Scotland

A Thriving Community-led Network

New Futures: Former Places of Worship Workshop Series 2

Community Right(s) to Buy

What is the 'New Futures: Former Places of Worship' programme?



- A three-year programme (January 2025 – December 2027) – now in year two
- Part of the [Community Ownership Support Service](#), within [Development Trusts Association Scotland](#)
- Funded by National Lottery Heritage Fund (NLHF), Historic Environment Scotland (HES) and Development Trusts Association Scotland (DTAS)
- To provide enhanced support to community groups considering taking on a former place of worship (typically a church) across Scotland
- In direct response to the significant and unprecedented number of former places of worship that are due to for disposal over the next several years



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA



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Who delivers the programme, and what does it offer?



Staffing: three Churches Advisors and a Churches Programme Officer



Audrey Dunn

Churches Advisor

North Scotland

audrey@dtascot.org.uk

07956 730149

Working days: Monday, Tuesday, Thursday, Friday



Claire Martin

Churches Advisor

South and Central Scotland

clairem@dtascot.org.uk

07903 059822

Working days: Monday to Friday



Harry Whitmore

Churches Advisor

South and Central Scotland

harry@dtascot.org.uk

07903 060475

Working days: Monday to Friday

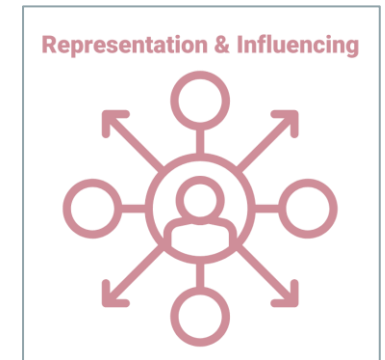


Louise Paterson

Churches Programme Officer

Scotland

louise@dtascot.org.uk



What events are you delivering, and where can I sign up?



- Series two of our New Futures workshops have taken place **online on Zoom** between **November 2025** to **March 2026**
- We are now at the end of our regular workshop programme – find recordings on our [website](#)
 - ~~First Steps to Community Ownership~~
 - ~~Involving your Community~~
 - ~~Finance and Fundraising 1: Mainstream Funders~~
 - ~~Finance and Fundraising 2: Alternative Funding Methods~~
 - ~~Your Building: A Guide~~
 - ~~Business Planning~~
 - ~~Financial Planning~~
 - **Community Right to Buy**
- We will be repeating this series in the second half of 2026
- Keep an eye out on our [Eventbrite](#) for standalone workshops between now and then!

Today's workshop: Community Right(s) to Buy



- Hosted by Harry Whitmore, Churches Advisor, and with a presentation from Dave Thomson, Head of Community Land Team at the Scottish Government.
- Time for questions during the Q&A at the end.
- Housekeeping:
 - Please keep yourselves on mute, to avoid background noise
 - Feel free to introduce yourselves in the chat and put your name and church building in your Zoom profile
 - Please also put any questions in the chat
- Follow up:
 - We will send the slides out by email after the event
 - Feedback forms – follow-up form & we're doing a [year-1 feedback form](#)
 - Get in touch! With us – and each other (via us if you'd prefer)

We're going to be recording the session, so please turn your camera off if you don't want to be recorded.

Community Right(s) to Buy: What to expect



I'll give a brief introduction to the CRtB, and explain why you might consider using it:

- What is the CRtB?
- Who can use it, and why might you want to use it?
- How has it been used before?

Then, we'll have...

- Dave Thomson, head of the Community Land Team at the Scottish Government, talking about the different Community Rights to Buy and then focusing on Part 2.
- Q&A

What are the Community Right(s) to Buy (CRtB)?



- The CRtB were first introduced with the Land Reform (Scotland) Act 2003 and was expanded in the Land Reform (Scotland) Act 2016
- Today, there are four CRtB powers:
 - Part 2: Community Right to Buy
 - Part 3: Crofting Community Right to Buy
 - Part 3A: Community Right to Buy Abandoned, Neglected or Detrimental Land
 - Part 5: Right to Buy Land to Further Sustainable Development
- You can find an explanation of these rights on the [Scottish Government Website](#)
- The Part 2 is the most relevant to community organisations looking at taking on church buildings.
 - If you successfully register a Part 2 Community Right to Buy against a piece of land or building, your community organisation will have a right of first refusal over said land or building, and an 8-month period to purchase the building, should the owner decide to sell.

Who can use the CRtB, and why might you want to use it?



- As community organisations, you will have to be communities of geography in order to use the CRtB.
- The CRtB is available to both rural and urban communities.
- Governance models include: Company Limited by Guarantee (CLBG), Scottish Charitable Incorporated Organisation (SCIO), and Community Benefit Society (BenCom). Model docs for CLGB and SCIO can be found on the Scottish Government website.
- A community organisation looking at taking on a church building might want to register a community right to buy against the building they're interested in because:
 - They want a guaranteed period of 8 months to prepare a bid to purchase the building.
 - They haven't been granted a period of exclusivity by the Church of Scotland.
 - The church is locally vested, and the Trustees of the Kirk Session are not cooperative.
 - They want a portion of the site, but not the whole thing.

How has the CRtB been used before?



- Information on CRtB registrations available online [here](#):

| | | | | | | |
|-------------------------|--|---|---|----------|----------|------------|
| CB00273 | Cleish Village Trust (SCIO) | The Church of Scotland General Trustees | The Glebe, Cleish, KY13 0LR The property comprises of 3.1 hectares of agricultural grazing ground, bounded to the south by the Cleish | KY13 0L | Kinross | Registered |
| CB00272 | Cleish Village Trust (SCIO) | The Church of Scotland General Trustees | Manse (or Church) Cottage, Cleish, KY13 0LR The cottage now known as Manse Cottage (and possibly as referred to as "offices" in some | KY13 0LR | Kinross | Registered |
| CB00271 | Cleish Village Trust (SCIO) | The Church of Scotland General Trustees | Cleish Parish Church, Cleish, Kinross, KY13 0LR The Church of the Parish of Cleish, comprising 0.0368 Hectares of ground whereon same is | KY13 0LR | Kinross | Registered |
| CB00270 | Fintry Kirk Resilience and Community Trust | General Trustees of the Church of Scotland | The Fintry community is situated in Stirlingshire, Central Scotland, approximately 17 miles west of Stirling and 20 miles north of | G63 0XG | Stirling | Deleted |
| CB00269 | Quarter Community Hub SCIO | General Trustees of the Church of Scotland | The land and building known as Quarter Church, located at the southwestern end of the village of Quarter, South Lanarkshire, within the | ML3 7XA | Lanark | Registered |
| CB00268 | The Findhorn Village Conservation Company | Trustees for Kinloss & Findhorn Church of Scotland now known as West Moray Kinloss Church of Scotland | The Findhorn Church of Scotland building comprises of the Church and Church Hall, with in an area of land that lie in the postcode IV36 3YS. It is adjacent to the War Memorial. It is in a prime location looking out over Findhorn Bay. It is bounded on the west side by the B9011, east | IV36 3YS | Moray | Registered |
| CB00267 | Kinnesswood Development Trust | Church of Scotland General Trustees | Portmoak Church Car Park is situated in the southeast of the Kinnesswood Development Trust (abbreviated to KDT in our | KY13 9HY | Kinross | Deleted |

How has the CRtB been used before?



Scotland's first ever urban CRtB was used to purchase a Church of Scotland building. Portobello Old Parish Church – purchased by [Action Party](#) via CRtB in 2017

- Community found out that the church was going to be disposed of in 2016
- Action Party rallied the community and registered a Part 2 CRtB
- Activated their RTB when the General Trustees decided to transfer the building
- Purchased the building in 2017 with a £647,500 grant from the Scottish Land Fund
- The group has now successfully done a community shares offer, raising ~£200k towards their plans to upgrade the building.

[CB00202](#)

ACTION PARTY

CHURCH OF
SCOTLAND
(GENERAL
TRUSTEES)

Portobello is the eastern most settlement within the city of Edinburgh which sits within the county of Midlothian. The City of Edinburgh Council recognise Portobello High Street as an

EH15 2BP

Midlothian

RTB Activated





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**Now we'll hear from Dave Thomson, Head of the
Community Land Team at the Scottish Government**



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Q&A!

Please raise your hand (virtually) to ask a question or pop it in the chat!



Contact details

- Audrey Dunn, Churches Advisor (North of Scotland):
audrey@dtascot.org.uk, 07956 730149
- Claire Martin, Churches Advisor (South and Central Scotland):
clairem@dtascot.org.uk (note the 'm!'), 07903 059822
- Harry Whitmore, Churches Advisor (South and Central Scotland):
harry@dtascot.org.uk, 07903 060475
- Louise Paterson, Churches Programme Officer:
louise@dtascot.org.uk

DTA Scotland, 1B Washington Lane, Edinburgh, EH11 2HA

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

BlueSky - [DTAScotland](#) / [Community Ownership Support Service](#) / [Democratic Finance Scotland](#)

LinkedIn - [DTAScotland](#) Facebook - [DTAScotland](#) Instagram - [DTAScotland](#)

DTA Scotland is a Scottish Charitable Incorporated Organisation (SCIO) No. SC034231

Browse our upcoming **events** and sign up [HERE](#)



**Community
Ownership
Support Service**

Development Trusts Association Scotland



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Community Rights to Buy

Dave Thomson

Head of Community Land Team



Scottish Government
Riaghaltas na h-Alba
gov.scot

Part 2 – Land Reform (Scotland) Act 2003

- Identify a need for land or buildings
- Form a compliant community body
- Obtain evidence of community support
- Right to Buy Application sent to Scottish Ministers
- Prohibition placed on owner
- Scottish Ministers send application to owner for comments
- Details of application sent to RCIL
- Ministerial decision on application
- Owner Indicates they wish to sell – Second stage begins



Scottish Government
Riaghaltas na h-Alba
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Part 2 – Land Reform (Scotland) Act 2003

- Scottish Ministers confirm that they group wish to proceed
- Scottish Ministers get independent valuation of the asset
- Scottish Ministers run and pay for full postal ballot to determine level of support
- Ministerial decision on application
- If approved, the group have 8 months from when they agreed to proceed, to conclude the sale.



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Community Rights to Buy

Any Questions?



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