Development Trusts Association Scotland

A Thriving Community-led Network

New Futures: Former Places of Worship

Workshop 3 – Series 3

Finance and Fundraising 1

The ‘New Futures: Former Places of Worship’ programme

- The New Futures programme is part of the **Community Ownership Support Service** (COSS), which is part of the **Development Trusts Association for Scotland** (DTAS)
- Programme began in January 2025, funded by National Lottery Heritage Fund, Historic Environment Scotland and Development Trusts Association Scotland
- To provide enhanced support to community groups considering taking on former places of worship 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**
- We have supported over **100 communities to date**, and we continue to **receive new enquiries** from communities interested in bringing a church building into community ownership.

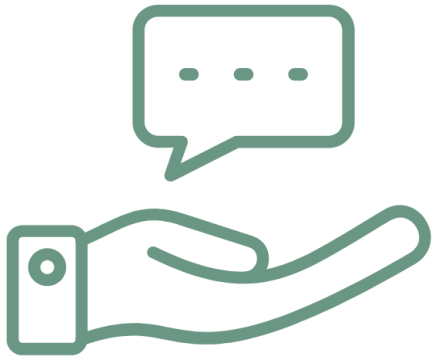
HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA

Made possible with Heritage Fund

Development Trusts Association Scotland
A Thriving Community-led Network

How we work

Advice & Support



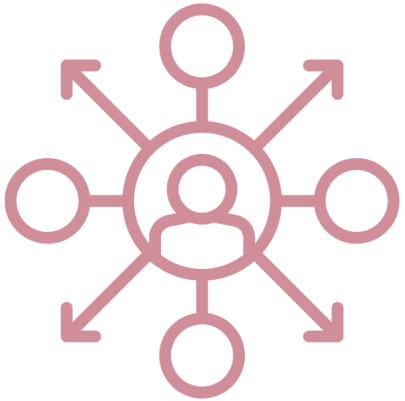
Training & Resources



Networking & Events



Representation & Influencing



All staff contact details are on our website: https://dtascot.org.uk/our-team/

The New Futures team



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All staff contact details are on our website: https://dtascot.org.uk/our-team/

New Futures Workshops – Series 3

- ~~First Steps to Community Ownership – 06/10/26, 13:00-14:30~~
- ~~Involving Your Community –20/10/26 12:00-13:30~~
- Finance and Fundraising 1: Mainstream Funders –27/10/26 11:00-13:00
- Finance and Fundraising 2: Alternative Funding Methods – 05/11/26 13:00-14:30
- Continuing to Operate as a Place of Worship – 17/11/26 12:00-13:30
- Your Building: A Guide – 26/11/26, 11:00-12:30

Core COSS workshop – Introduction to Community Right to Buy in Scotland - 17/12/26 10:00

The following workshops will be held in early 2027, dates to be confirmed:

- **Business Planning**
- **Financial Planning**
- **Community Right to Buy**
- **Energy Efficiency and Decarbonisation**

For questions and enquiries, please email Addie Maher, Churches Programme Officer at: addie.maher@dtascot.org.uk

Today's workshop: Finance and Fundraising 1

Plenty of 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 if possible, put your name and church building in your Zoom profile
- Please also put any questions in the chat
- This session will be recorded and uploaded to our website – keep your camera off if you don't want to be in the recording

Follow up:

- We will send the slides out by email after the event, along with a feedback form
- Get in touch! With us – and each other (via us if you'd prefer)

We will now begin recording.

Finance and Fundraising 1: Mainstream Funders

You'll hear from the key funders:

- Scottish Land Fund
- Historic Environment Scotland
- Architectural Heritage Fund
- National Lottery Heritage Fund

Scottish Land Fund
Ionmhas Fearainn Na H-Alba

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AHF Transforming Heritage
www.ahfund.org.uk

Heritage Fund

Contact details

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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

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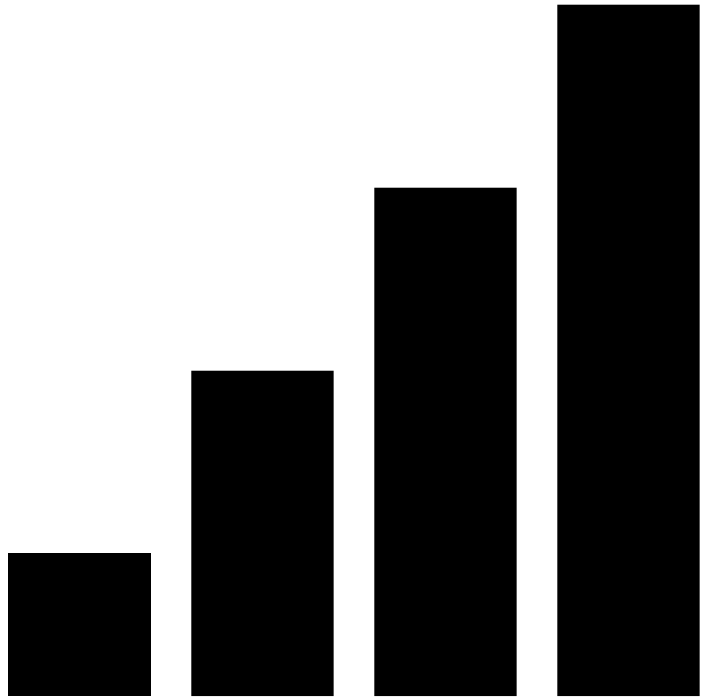
Diane Gray Head of Engagement, Scotland

Opinion poll

On a scale of 1 (low) to 5 (high)

How confident do you feel about making an application to The National Lottery Heritage Fund?

Drop your answer in the chat.




Places of Worship Film



Heritage Fund

Heritage 2033

As the largest funder for the UK's heritage, **our vision is for heritage to be valued, cared for and sustained for everyone, now and in the future.**

Heritage Fund

Our Approach



Open programmes for all types of heritage projects with the majority of decisions made at local level.



Strategic interventions to tackle issues at large and cross-territory scale.



Partnerships that combine resources and expertise to create investments with greater impact.



A focus on place, landscape and nature, heritage in need and responding to opportunities and emergencies.

Heritage Fund

Strategic investment since 2024:

National Churches Trust: ‘Cherish’ UK-wide project £1.9m

Development Trusts Association Scotland: New Futures – former places of worship £491k

Society of Antiquaries: Research in Action on Church Heritage £229k



St Mary’s Cathedral, Edinburgh



Garnethill synagogue, Glasgow

Heritage Fund

What do we fund?

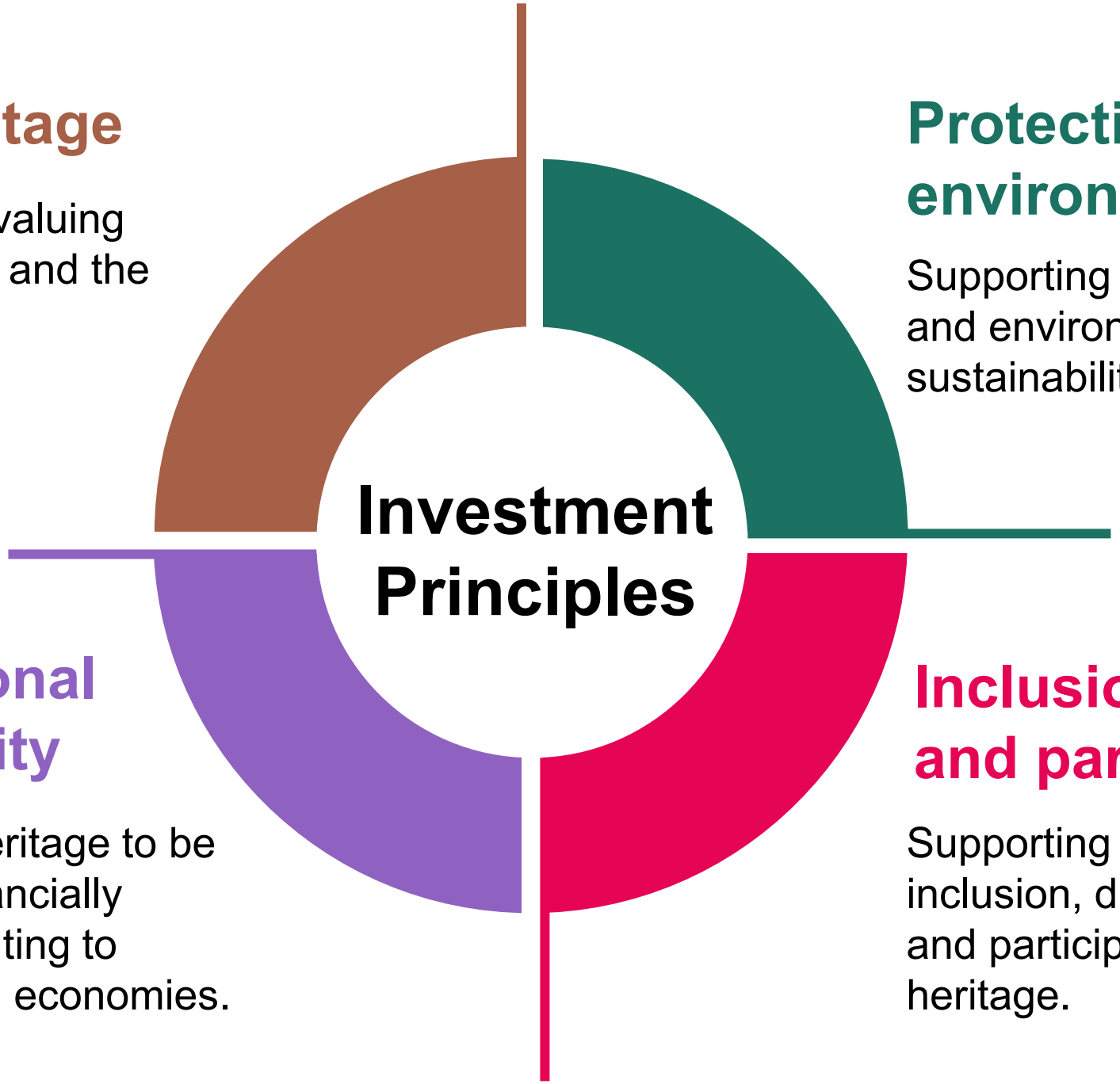
- Projects that connect people and communities to the UK's heritage
- Projects that respond to our four investment principles

For example:

- Repair and conservation
- Interpretation
- Community engagement
- Skills and training
- Organisational resilience

Image credit: Birmingham Cathedral – Divine beauty





Saving heritage

Conserving and valuing heritage, for now and the future.

Protecting the environment

Supporting nature recovery and environmental sustainability.

Organisational sustainability

Strengthening heritage to be adaptive and financially resilient, contributing to communities and economies.

Inclusion, access and participation

Supporting greater inclusion, diversity, access and participation in heritage.

Heritage Fund

National Lottery Heritage Grants



£10,000 to £250,000

- Project Enquiry Form service available
- Single-round application
- No deadlines to apply
- 8-week assessment
- Maximum 5 years
- No mandatory match funding
- Respond to Investment Principles

Heritage Fund

National Lottery Heritage Grants



£250,000 to £10million

- Mandatory Expression of Interest Form
- Two-round application: Development and Delivery
- 3-month assessment for each application
- Quarterly deadlines to apply
- Minimum 5% match funding for grant up to £1million and 10% for over £1million
- Respond to Investment Principles

Old Kirk of Kilmaronock

Awarded just over £245,000 in September 2024 – total cost £486,994

Vision: Support a former Church of Scotland property to become an active community hub which is engaged with the heritage of the wider parish.

Stand out – They are doing the project in phases – this is phase 3





Heritage Fund

St Conan's Kirk

Awarded over £906,000 in May 2023 (£94,000 development phase)

Vision: to engage many more people with this exceptional building

Stand out: responding to identified need to address wellbeing and loneliness in this rural community

Previous experience of successfully delivering a repair project





Lochwinnoch Community Development Trust

Awarded grant of nearly £198,250 in November 2024

Vision: To save Lochwinnoch's category A listed parish church and prevent it from becoming a derelict vacant building, reimagining it for use that will benefit the whole community.

Stand out: Responding to identified community needs to address access to outdoor space and for locally affordable flexible spaces for community use, from smaller scale classes to a venue for the annual Arts Festival.



Heritage Fund

Part of our national story in buildings, books and artefacts, music and much more











Society of Antiquaries of Scotland



Research in Action on Church Heritage

Prioritising need and creating momentum to tackle an urgent challenge for the nation

https://www.socantscot.org/what-we-do/research-in-action-on-church-heritage/

Heritage Fund

5 key questions

- What will the project **do**, and what is the need and opportunity?
- What is the **heritage focus** of the project, why it is important and why it is at risk?
- What is your **governance structure** for the delivery of the project, as well as in future?
- What work do you need to do, and do you have all the **knowledge, skills and experience** needed or do you need support?
- Do you have **connections** to other relevant projects or organisations that can help you develop and deliver the project?



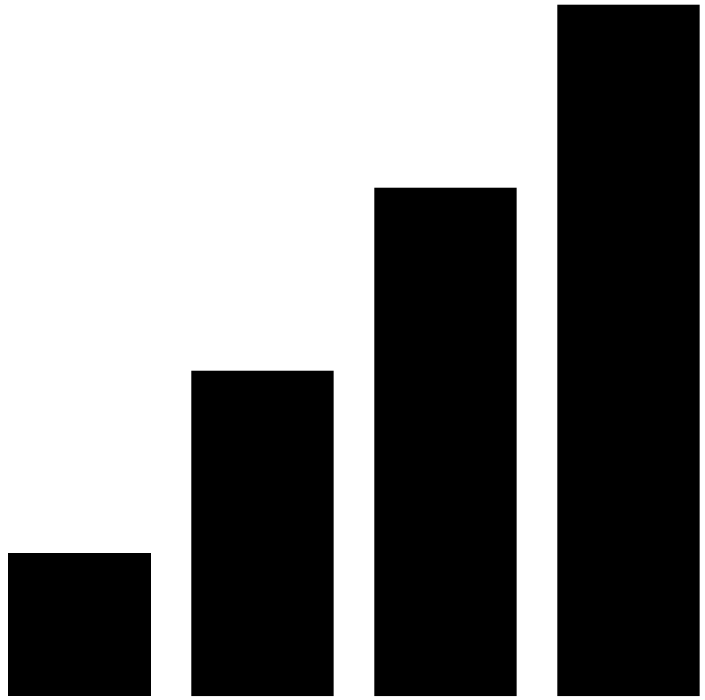
Heritage Fund

Opinion poll revisited

On a scale of 1 (low) to 5 (high)

How confident are you now?

Drop your answer in the chat.



Heritage Fund

Thank you!

AHF

Reimagining Heritage
Transforming Communities

The Architectural Heritage Fund

→ SCOTLAND • ALBA



Architectural Heritage fund

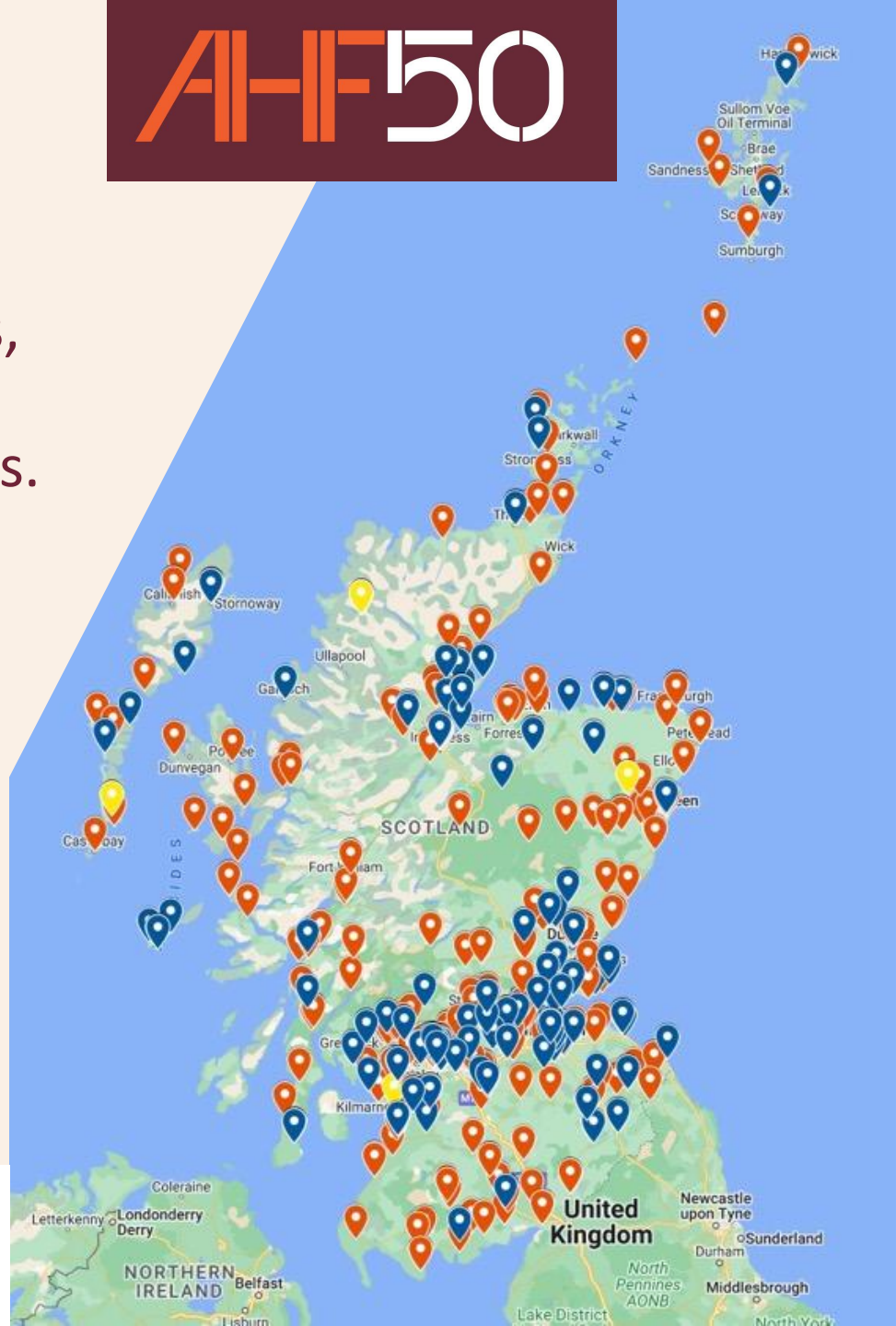
- Independent charity established 1976 – the only specialist heritage lender in the UK
- Loans since 1976, grants since 1990, plus free advice, lobbying and capacity building for heritage sector
- Ongoing support to >100 projects a year, urban and rural, usually in partnership with other funders
- Network of support officers throughout the UK providing advice and guidance to communities that wish to repair and adapt buildings and structures at risk



AHF in Scotland: 50 Years

- We have supported…
  629 different historic building regeneration projects, delivered by
  426 different - mostly community led - organisations.
- Grants
  840 different grant offers
  £8.2 million offered since 1990
- Loans
  183 different offers
  £34.8 million offered since 1976

- Total direct investment of £43.6M in Scotland



HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA

WILLIAM GRANT FOUNDATION

Heritage Fund

Our Funding Priorities

- Help communities of interest or geography find sustainable new uses for their local historic buildings
- Community-led economic regeneration using heritage buildings
- Social Enterprises / Community Businesses / Affordable Housing
- Areas of high deprivation; projects tackling isolation & rural poverty; housing
- Organisations that haven't taken on a heritage building before
- Opportunities for community ownership or control



Eligibility – What don't we fund?

- Projects only involving Repairs or Maintenance
- Projects without either a potential Change of Use, and/or Change of Ownership
- Projects run by individuals or for-profit organisations
- Buildings without historic interest (but not necessarily only listed buildings!)
- Projects to save a building, not use a building
- Churches in full-time religious ownership/use



Project Viability Grants

Up to £15,000. No match funding required.
Monthly application and decision cycle.

Help to answer some key questions:

- Should we take on this building – or not?
- What would it cost to buy it? (Valuation)
- What would we use it for if we owned it? (Options Appraisal)
- What changes would we need to make? (Architect)
- What would it cost to make the changes? (Quantity Surveyor)
- How will we make money to pay to run it? (Business Planning)



AHF50

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Project Development Grants

Up to £45,000. Usually looking for 50% match funding.
Monthly or quarterly application and decision cycle.

Once you've decided to go ahead, and have a rough idea what you want to do.

Help to take the project to the point of applying for capital funding:

- Add detail to outline plans
- Organisation Capacity Building – help pay for a Project Organiser or similar staff member to manage things
- Revise costings based on final designs
- Take outline to detailed business planning
- Capital Fundraising



AHF50

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Tailored Support Fund Grants

Up to £15,000. No match funding required.
Monthly application and decision cycle.

For projects/needs with strong community ethos that don't fit in the main programme. For example:

- emergency repairs/urgent capital works/mothballing:
- to prevent deterioration whilst developing longer term plans for a building;
- to enable a 'meanwhile use' or testing of proposed longer-term use(s);
- uplifts needed to existing funding due to unexpected situations/increased costs;
- projects involving unlisted buildings that are highly valued by local communities for their historic interest



AHF50

WILLIAM GRANT FOUNDATION

Loans & Social Investment

- Loan finance enables the recycling of funds - repaid funds are lent out again to support future projects.
- Loan finance offers speed, flexibility and advance payment, is non-competitive, and can cover costs that grants may not.
- Interest and fees apply - reflecting the cost of providing and managing the finance.
- Repayment - organisations repay using income from trading, contracts, grants received in arrears, and donations.
- Security may be required - typically in the form of a legal charge over project property.



AHF Loans & Social Investment

The AHF is the UK's only specialist lender for charities and social enterprises working on or operating from historic buildings.

- Loans of £25,000 to £500,000
- Repayment usually over 1 to 10 years – or longer
- Rates typically 6.5% - 8% fixed
- We offer full capital and interest repayment holidays, where required.

You can use our loans for various purposes, including:

- Redeveloping a building
- Buying a building (freehold or leasehold)
- Working capital, including cashflow loans
- Improvements or repairs to your building
- Supporting the development of new activities or services



Case study – Govan Old Church

- Category A listed former church in Govan, Glasgow, and home of the nationally significant Govan Stones.
- Transforming Govan Old into a sustainable community hub and city attraction, combining a museum, community space, event venue and commercial office space.
- Income will be driven primarily by commercial lettings, using a proven model successfully operated by Govan Workspace.
- Supported by:
    - 2008 – Options Appraisal Grant: £12,000
    - 2015 – Project Development Grant: £5,000
    - 2016 – Project Development Grant: £10,000
    - 2025 – Loan: £300,000



Case study – St Monans

- Category A listed church in Fife
- April 2023 – one of a number of churches to be sold looked at as part of a thematic study of Fife A-listed churches by Fife Historic Buildings Trust - work funded by AHF Viability Grant
- March 2024 – AHF Development Grant: business planning, condition survey, conservation statement, project management support – matched against SLF R1, Common Good Fund
- April 2025 – Scottish Land Fund award £171,741 to purchase the building
- Now in Community Ownership as of December 2025
- Crowdfunding for repairs fund: https://www.crowdfunder.co.uk/p/stmonansauldkirk#



Talk to Us!

AHF Scotland Team:
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Email: scotland@ahfund.org.uk

Investment Team:
Andrew Hitches-Davies
Email: invteam@ahfund.org.uk

Tel. 0300 121 0346

www.ahfund.org.uk

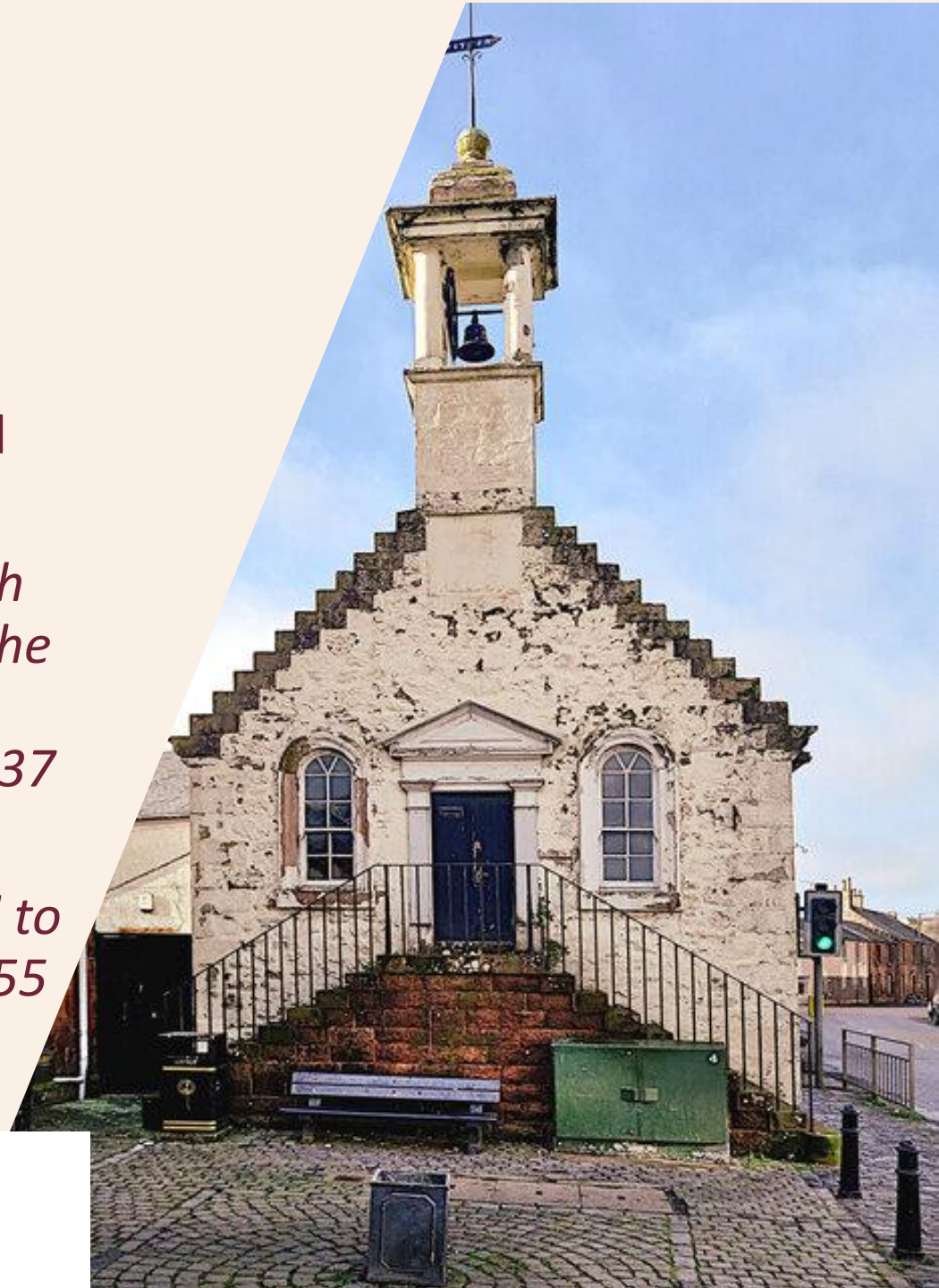


AHF in Scotland: Feedback

Skills and knowledge development:
Respondents regularly mentioned gaining confidence generally, as well as project management experience, governance skills, increased technical understanding and more partnership-working experience.

"This was a project we were quite nervous about […] with AHF support for the initial feasibility study and then for the main project, this has made us much more confident of being able to deliver a similar project in future." - PDG1037

"The further development of business strategy and the associated approach/mission of the organisation has led to much better decision making and procurement." – PVG955



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Heritage Fund

AHF in Scotland: Feedback

Increased organisational confidence:
A recurring theme was increased confidence in leading heritage or community projects.

“The funding and support for the feasibility study have given us confidence to take the project forward, as it appears that our proposals are financially viable.” - PVG1018

“The funding that facilitated the project viability work… gave us confidence to lead this part of the project and have also given us confidence that we can deliver the next stage of development.” – PVG1014



AHF in Scotland: Feedback

Funding enabled projects to progress:
Many organisations stated that the grant allowed feasibility work, development studies, surveys or early-stage planning to proceed.

- *"This project simply would not have progressed to this stage without the AHF's support, so we are very grateful to them." – PDG1100*
- *"AHF's investment in this early-stage study has meant the difference between an idea, and an evidence-based proposal we can take forward." – PDG1049*



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Heritage Fund

AHF50

The AHF's resources and current programmes are supported by grant-aid from the following funders:

Funded by UK Government

Historic England

Historic Environment Scotland | Àrainneachd Eachdraidheil Alba

Cadw | Llywodraeth Cymru Welsh Government

DfC Department for Communities www.communities-ni.gov.uk

Made possible with Heritage Fund

Pilgrim Trust

Garfield Weston Foundation

William Grant Foundation



Scotland · AlbA

Scottish Land Fund

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New Futures :
Former Places of Worship

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‘Supporting Scottish communities to become more resilient and sustainable through the acquisition, ownership and management of land and buildings.’

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Scottish Land Fund

- Approaching the end of this 1-year SLF programme.
- Any remaining feasibility funding to be spent by March 2027.
- Still taking referrals for eligible projects.

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Process

- Initial Enquiry – National Lottery Community Fund
- Early Support – HIE Case Officer appointed
- Stage 1 application for Feasibility and Investigative Costs
- If successful, use Stage 1 funding to develop full application
- Consideration by Scottish Land Fund Committee
- If successful, award funding and complete transaction

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Route to Ownership

- Real not speculative
- Negotiated Sale, Asset Transfer or Community Right to Buy
- Pre-Stage 1 support available from TSI, CLS, COSS, Scottish Government and SLF

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Eligibility -Who can apply?

Organisations that are community-led, community-controlled and defined by a *geographical area* i.e. not communities of interest.

Governing document at Stage 2 requirements (for CLG, SCIO, CBS)

- Social Purpose
- Open Membership
- Community Control
- Non Profit-Distributing

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SLF Grants for Acquisition

- An asset not a liability (immediate use/meanwhile use)
- Based on independent valuation not the sellers asking price
- Up to £1 million (Up to 95% of agreed sale price : average is 80%) – balance met through co-financing or negotiated discount.
- If asset development funding is required- are you speaking with other funders? Lottery/SG RCGF/ Heritage/Local Authority/Windfarm/ Trusts

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Project Emphasis

All projects need to demonstrate:

- Added benefit of community ownership –additional financial investment, economic, social and environmental impact.
- The sustainability of community ownership e.g. post acquisition funding strategy, robust business plan demonstrating the viability of projects seeking to generate income to meet running costs.
- Robust, demonstrable community support for the project.

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- In the last few years 27 communities have acquired church owned assets with the support of the Scottish Land Fund.
- The current 'pipeline' of SLF referrals and active projects includes a further 20 church assets.

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Church Acquisitions using SLF : Issues to Consider

- Strong social /environmental/ economic rationale for the acquisition
- Condition of the building and likely source of funding for repair/rebuild
- Location and displacement of other community buildings
- Vendor conditions and community consultation

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Contact:

Initial Enquiries to National Lottery Community Fund Scotland

advicescotland@tnlcommunityfund.org.uk

tony.crosbie@hient.co.uk

www.hie.co.uk/ten-steps

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NEW FUTURES WORKSHOP

HISTORIC ENVIRONMENT GRANTS (HEG)

HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA

HISTORIC ENVIRONMENT GRANTS

EXPLAINING THE IMPACT OF YOUR PROJECT

Our Grants Priorities

1. Increase understanding of and engagement with Scotland's historic environment
2. Enhance communities' use of the historic environment in place making
3. Strengthen the resilience of Scotland's historic environment
4. Use the historic environment as a catalyst for climate action
5. Increase the quality and availability of historic environment skills
6. Increase economic benefits from the historic environment in a sustainable and inclusive way



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HISTORIC ENVIRONMENT GRANTS

FUNDING STREAMS AND TIMESCALES
Express Grants (£1,000 to £25,000)
Expression of interest - Open all year - 10 days
Application - Open all year 6-8 week decision timeframe
Small Grants (£25,001 to £100,000)
Expression of interest - Open all year - 10 days
Application - Three deadlines a year (30 April; 31 August; 31 December) 10-12 week decision timeframe
Large Grants (£100,001 to £500,000)
Expression of interest - Open all year - 10 days
Application - Three deadlines a year (30 June; 31 October; 28 February) 12-16 week decision timeframe

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HISTORIC ENVIRONMENT GRANTS

SUBMITTING AN EXPRESSION OF INTEREST (EOI)

- Before submitting an application, you need to submit an EOI and have it approved.
- In the EOI, applicants need to tell us:
  - An overview of your project;
  - Project timeframes;
  - Project estimated costs;
  - What level of funding you are asking for;
  - Where is your match funding coming from;
- For small and large grants, it is advised to submit the EOI well in advance of the application deadline.

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HISTORIC ENVIRONMENT GRANTS

MAKING AN APPLICATION

- The Project - project title, project activities; timeframes.
- Historic Environment Asset - significance; designation; ownership.
- Project Costs and Income – eligible and non eligible; match funding.
- Urgency – why now?
- Outcomes – HES Grants Priorities.
- Deliverability and Sustainability – project risks; longer-term impact; maintenance plan.
- Evaluation
- Supporting Documents

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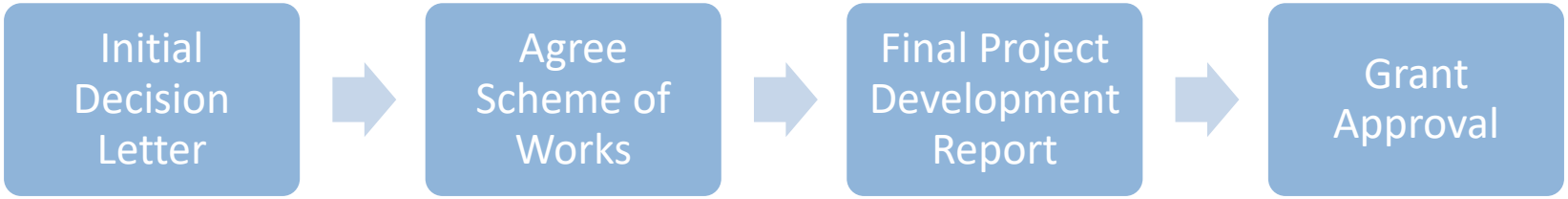
HISTORIC ENVIRONMENT GRANTS

IF YOUR APPLICATION IS SUCCESSFUL

Non-Repair Projects:



Repair Projects:



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CASE STUDY

HISTORIC ENVIRONMENT GRANT

St Mary's Lochee

Grant Award £132,372 Project Costs - £327,907

Grants Priority 1: Increase understanding of and engagement with Scotland's historic environment

Encourage, inspire, and motivate the local community by connecting them to heritage and traditional skills, giving a variety of local people building awareness and tasters of conservation skills

Outreach and volunteering opportunities, skills development, and training of volunteers in partnership with Make Your Mark.

'Forgotten Skills in Historic Buildings' workshop to be delivered with subjects including stained glass windows and masonry in partnership with the Society for the Protection of Ancient Buildings (SPAB) Scotland and the University of Abertay.

Various other initiatives including providing a green community space and completing a diary of church repairs in collaboration with Dundee University.

A 'How to care for your church' workshop has been delivered in partnership with SPAB Scotland.

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GEORGE
MARTIN
BUILDERS
LIMITED
leisure & culture
ST MARY'S
Catholic Church
ST23 HVV


SANCTUS


MATER DOLOROSA
AD HONOREM BEATAE
MARIAE VIRGINIS M.I.S.
ST. MARY MAGD.









HISTORIC ENVIRONMENT GRANTS

APPLICATION – TOP TIPS

1. Be specific! What activities will you deliver? What will the outcome be?
2. Be clear what historic environment asset your project relates to.
3. Repair projects: if works are being prioritised or phased, explain why.
4. Repair projects: include key documents (e.g., recent condition report).
5. Repair projects: conservation accredited professional advisor needed.
6. Keep in touch! Once your EOI is approved, arrange to chat with your Grant Manager.

HISTORIC ENVIRONMENT GRANTS

APPLICATION – THINGS TO AVOID

1. Assuming prior knowledge (e.g., highlight any development work, community engagement, etc.).
2. Focussing too much one on thing: balance explaining your project, heritage significance, who values your asset, etc.
3. Un-realistic or poorly budgeted costs (e.g., costs too low for staff, activities, repairs).
4. Grant intervention too high, unrealistic match-funding plans.
5. Project costs which are not eligible for grant (e.g., volunteer time).
6. Repair projects: not leaving enough time in your programme for the repair grant process.

THANK YOU!

ANY QUESTIONS, PLEASE CONTACT:

GRANTS@HES.SCOT

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