

‘Vision to Reality’ (Or putting Toolkits into practice!)

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Devon Reinvestment Service.
Carnegie Trust UK/ Devon Rural Network Event
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Community Asset Development

What's needed...

Property Development Skills

Design & architecture

Planning Guidance

Project Management

Community Development Support

Long term capacity
building

Signposting to other
support agencies

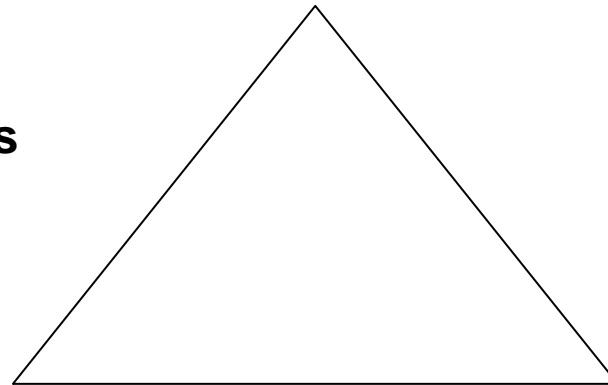
Access to professional
skills & mentoring

Financial Solutions

Access to Finance –
loan and/or grant

Business Case
modelling

Legal structures



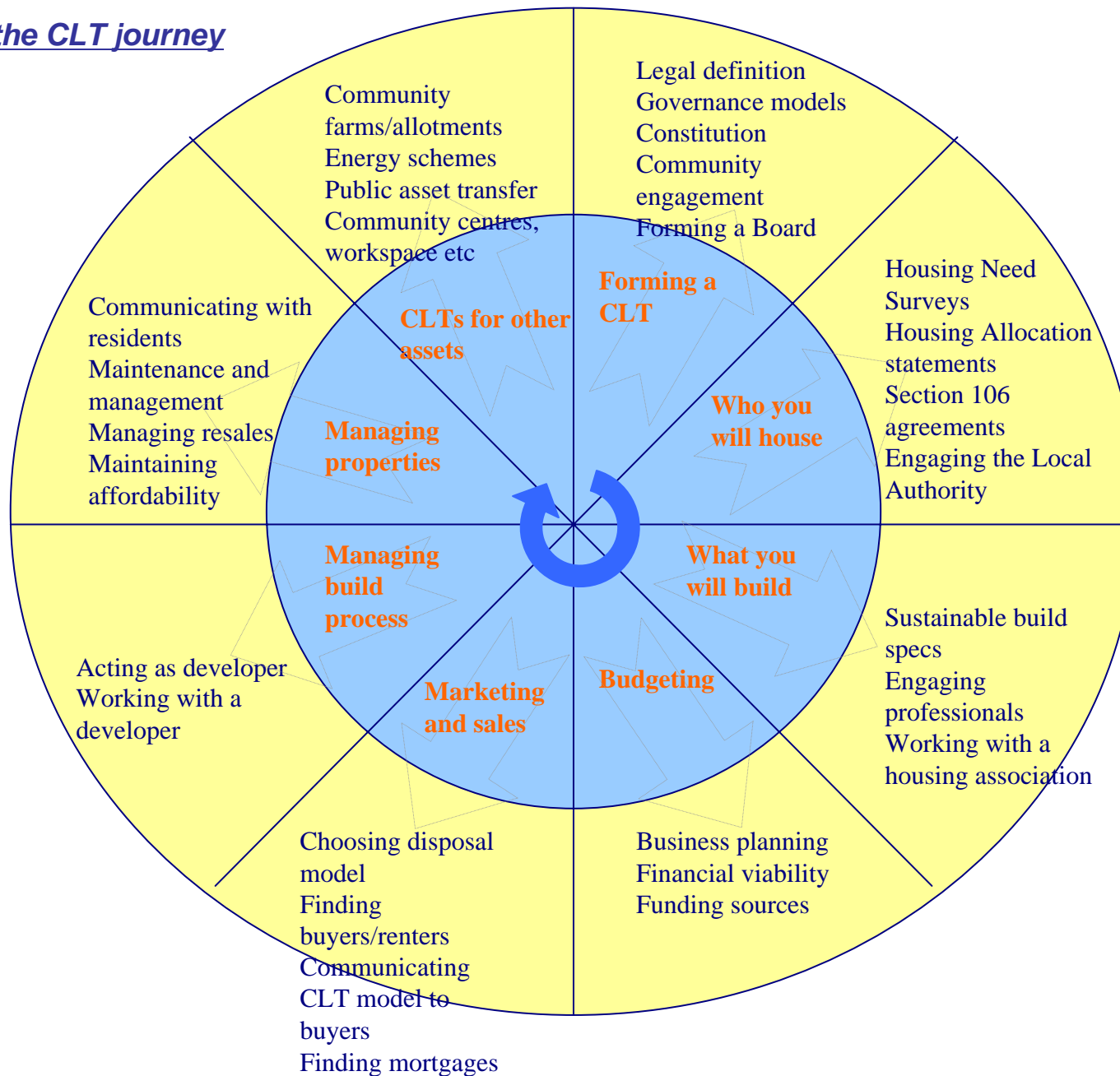
What's the value of a 'Toolkit'?

- Explains 'the journey'
 - Time frame - from plan to fruition
 - Structure – aids communication
 - Evaluation – are we doing it the best way?
 - Review – are there alternatives?
- Central repository of ideas & information
 - Explains the technical jargon
 - Can be expanded; includes best practice

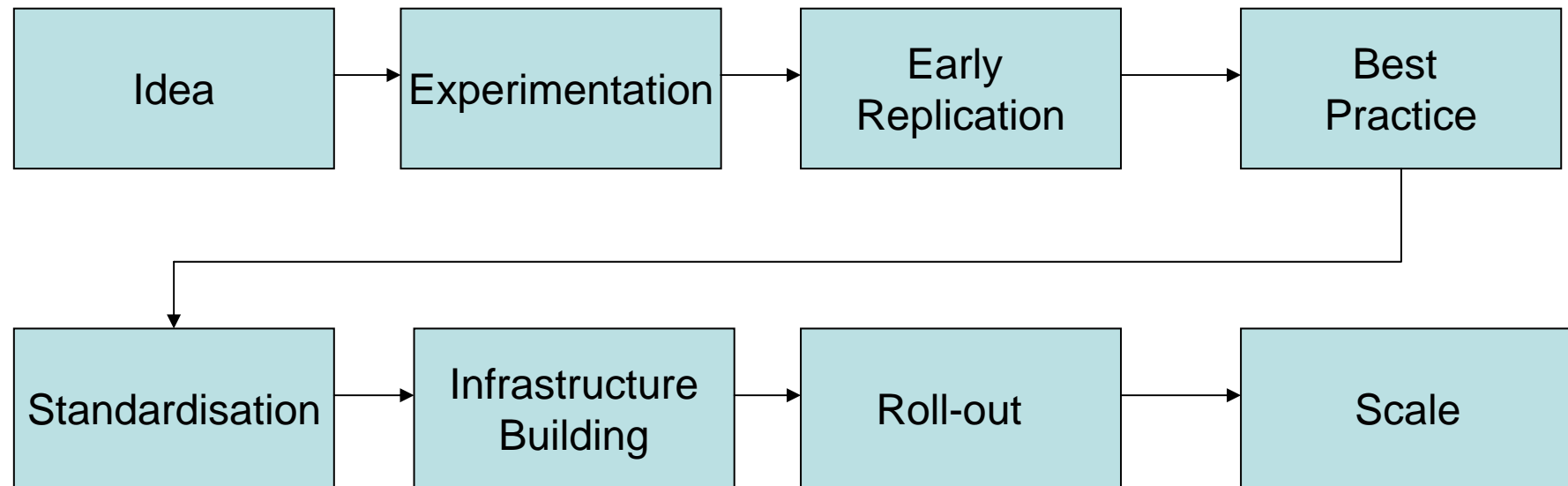
The 'Wheel of Fortune'



A Guide to the CLT journey

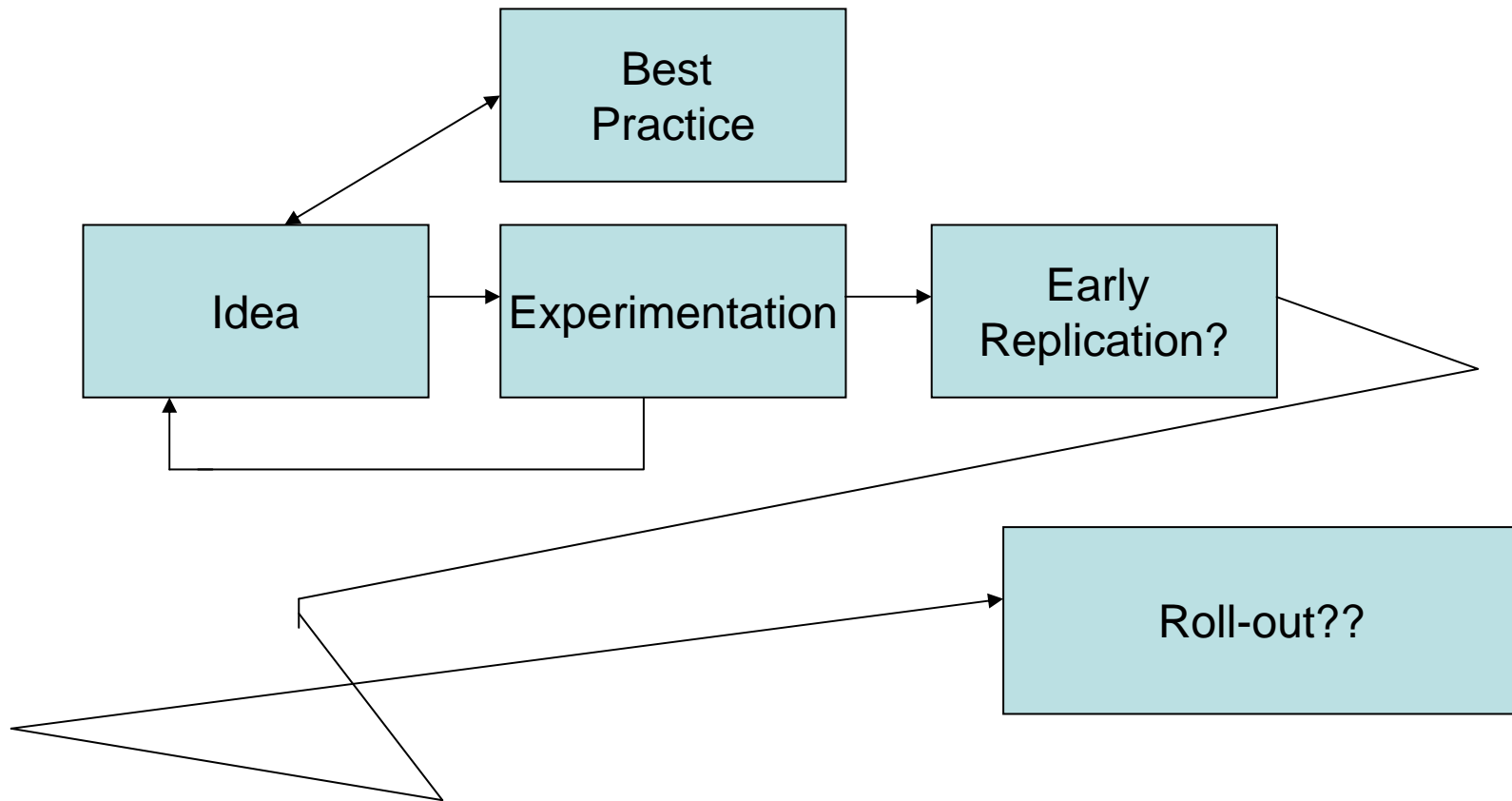


The theoretical 'Journey'

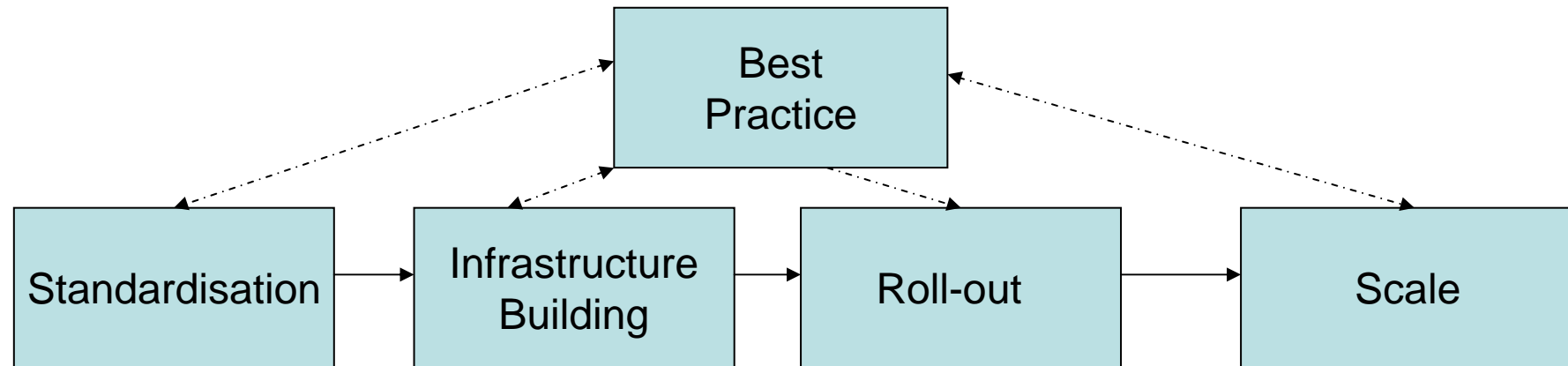


Source: Carnegie/DTA: National Community Land Trust Demonstration project

The Community 'Journey'?



The 'Authority' Journey?



- What do Authorities & Agencies need from Community Groups to take 'the journey'?
- Can Authorities take a 'toolkit' approach to asset development?
- What are the pro's and con's of this approach?
- What policies and procedures need to change?
- What makes for a successful partnership between Authority & Community groups?
- How are the barriers lifted & pitfalls removed?

Overcoming the Pitfalls

- Lack of flexibility
- Perceived unfairness
- Too risk adverse
- Too big/ too small
- Joint vision & messages
- Lead people
- Be the client
- Be realistic

'Vision to Reality'



You can do it to