

# THE LAND TRUST

Annual Report 2012-2013



**OUR  
WORK**

# INTRODUCTION

The Land Trust is an independent charity that provides cost effective and long term management solutions for public open spaces and green infrastructure to deliver our charitable objectives.

By operating with a strong commercial focus we find ways to benefit both communities and businesses across the UK.



## What we do

The Land Trust works with land owners who, for a variety of reasons, want to pass on the responsibility (or liability) for the management of a site. We now have ownership of some 2000 hectares of land with around 50 sites in our portfolio.

We then engage with local communities to make sure these sites are managed in the most suitable way, within the resources available, to deliver benefits to local people against our five charitable objectives.

We bring a range of skills and expertise which can ensure projects are successful, including leveraging funding, community engagement, providing a design service, working on planning applications, writing management plans and project managing restoration.

## Who we can help

- Local authority
- Utilities companies
- Commercial developers
- Landfill operators
- Extractive or heavy industries
- House builders
- Transport infrastructure
- Public sector / Government land holders

## What type of land

- Former landfill
- Newly created green spaces in housing or business developments
- Former coalfield/post-industrial land
- Public parks
- Flood defences
- Public spaces created as part of a planning permission
- None operational land surrounding infrastructure

## Land we manage

- Nature reserves
- Community woodlands
- Green infrastructure
- Urban parks
- Informal public space

## What we deliver - our charitable objectives

- Health improvement
- Educational opportunities
- Economic uplift
- Environmental improvements
- Improved social cohesion

# 2000HA

Of land under management.



Sites under management



Sites/projects with Land Trust involvement

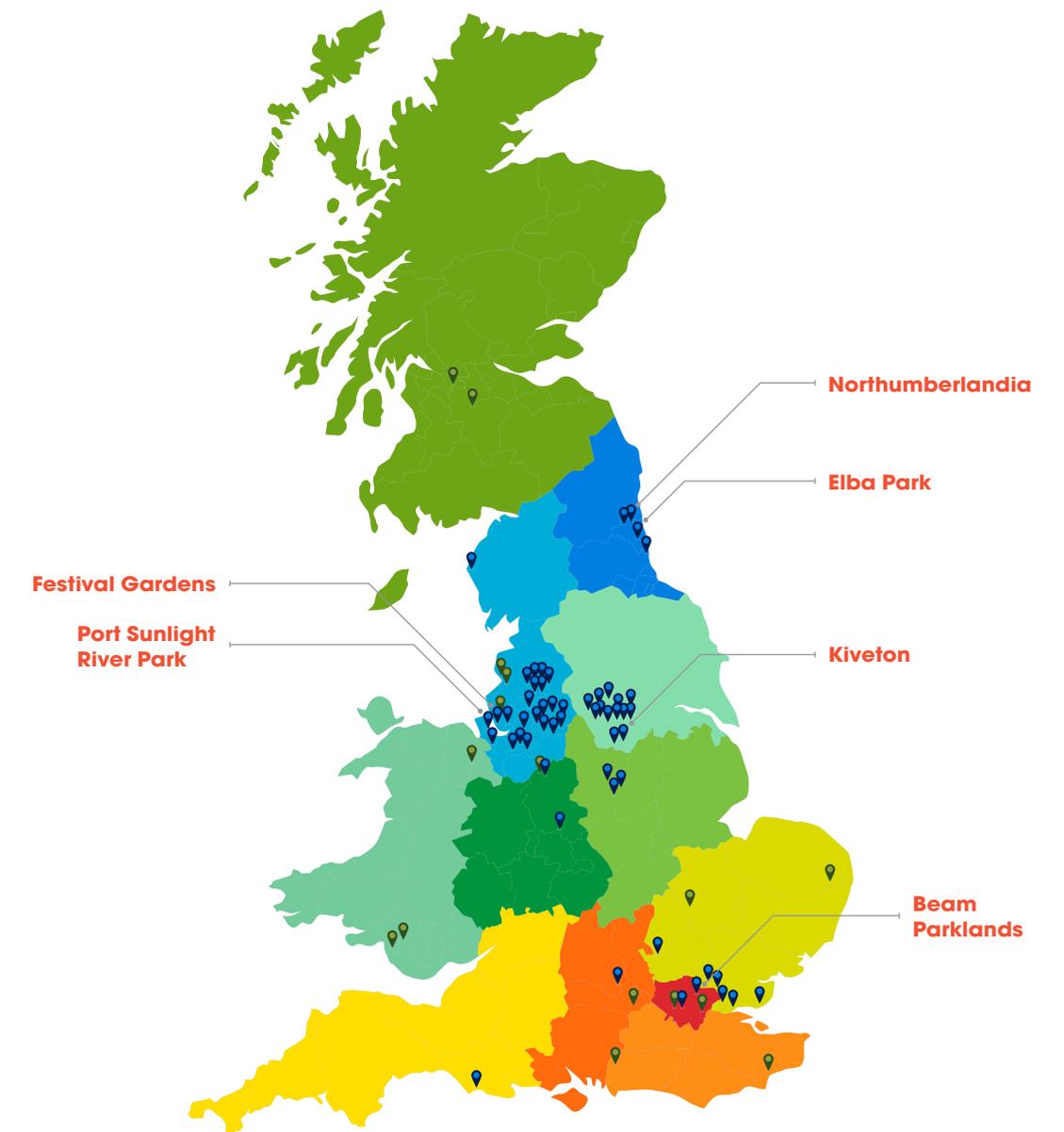


# 6654HA

Of land in our pipeline.

# £50M

Amount of value added to housing around just one of our spaces.





**Festival Gardens is an iconic waterfront park in Liverpool. Developers are creating a new mixed use development alongside the park which is on the site of the renowned but flawed Liverpool International Garden Festival.**

**The gardens have remained derelict for numerous years with a succession of developers unable to secure planning permission. Thanks to the involvement of the Land Trust, as a suitable (long term) exit for the restored site, the City Council approved the planning application.**

**Site Background**

The site was originally reclaimed from the River Mersey in 1957 for oil storage / household waste disposal. In 1984 the site was redeveloped at a cost of £12.5m to the public purse (est. £25m today) resulting in the first UK International Garden Festival, which attracted 3.4 million visitors from the UK and overseas. However without adequate finance, plans for the future of the site proved unrealistic and after a number of failed ventures the site, already falling into disrepair, was closed. For many years the land was left derelict, neglected and unused. As such it became a focus for anti-social behaviour and a deterrent to investment in the area.

**Planning Process**

Plans from developers were fiercely contested by local residents and failed to receive planning approval. However an agreement was reached with Liverpool City Council, with funding from the North West Development Agency, to restore the site as a mixed-use development. This involved the restoration of 36 hectares of the site as a waterfront park and crucially the identification of the Land Trust as the park managers with a secure source of funding to cover all future management costs.

The Trust also led a successfully and on-going community engagement programme which has kept local people and organisations informed of the plans and progress as well as dealing with concerns about the development.

The Conservation Volunteers (TCV) are now working with us to manage the park which has become a real asset to the City.

# FINDING PLANNING SOLUTIONS

## Festival Gardens

**Beam Parklands is a multi-award winning green space which demonstrates that with a coordinated partnership approach a space whose primary role is flood prevention can become a high-quality community space and wildlife habitat.**

#### **Site Background**

The Parklands is a 53-hectare flood storage area in Dagenham. Part of the site was owned by the Environment Agency for flood storage and the remainder by the London Borough of Barking and Dagenham. The space was used as informal public open space but was of a low quality and had issues with antisocial behaviour.

#### **The Land Trust's Role**

The Environment Agency was committed to undertaking improvement works in order to increase the flood water storage capacity. However, there was recognition that the Parklands had the potential to be a real community asset and a catalyst for the regeneration of the area. As the Environment Agency did not have the in-house expertise nor the resources to fund the complex management of the floodplain, the Land Trust joined the project and took on the long term ownership of the site.

Our role is ensuring that the Parklands provide significant community benefits that help the regeneration of a deprived area. We took on the increased liabilities and associated costs for maintaining the park, while the Environment Agency has retained ownership of all flood risk management infrastructure across the site. This ensures the Parklands can be an asset to the local community and contributes to the uplift of the wider area.

#### **Leveraging Funding**

We secured funding to enhance the space and to sustainably manage it. £1.5 million was secured from ERDF to deliver the capital scheme. c£1.9 million was provided by the Homes and Communities Agency. A contribution of £250,000 has come from Veolia Havering Riverside Trust and £174,000 has come from the Big Lottery Access to Nature grant.

#### **Community Involvement**

The Land Trust led the preparation and implementation of a consultation to ensure representatives from the community were engaged in the park's design. During the development phase local school children took part in a number of hands on activities such as tree and aquatic planting events. This helped the community to feel an emotional ownership of the park. The council, once the former owners, are now acting as our managing agents. Whilst many of their other sites have suffered from drastic cuts, the parklands, goes from strength to strength.



# 53 HA

**Of flood storage will also become a high-quality community space and thriving wildlife habitat.**

# FLOOD STRUCTURE & PARTNERSHIP

## Beam Parklands

# LEVERAGING FUNDING & ECONOMIC BENEFIT

## Northumberlandia

**Public spaces can create a sense of place, provide economic recovery and attract investment from business, tourists and the community. Public art can contribute significantly to a successful space creating a focal point. However, no matter how attractive or spectacular a public space is, or how iconic the art may be, these benefits will only accrue over time with intelligent, sustained management.**

### Site Background

Northumberlandia, the Lady of the North, is a giant human landform sculpture of a reclining lady set within a 47 acre community park. The impressive sculpture was designed by internationally renowned artist Charles Jencks and built by the Banks Group on land donated by the Blagdon Estate as part of the restoration of the adjacent surface coal mine.

The Lady is made from 1.5 million tonnes of rock, clay and soil, is 100 feet high and a quarter of a mile long. The park has free public access and there are 4 miles of footpaths on and around the landform.

The idea for Northumberlandia originated in 2004 when the Blagdon Estate and the Banks Group were applying for permission to dig for coal and fire clay (for bricks).

Banks took a 'restoration first' approach, using an extra piece of land donated by the Blagdon Estate, to provide a new landscape for the community to enjoy while the mine is still operational.

The park was officially opened by HRH the Princess Royal in September 2012 and has exceeded 100,000 visitors in the first year.

We have put together a strong local partnership including the Northumberland Wildlife Trust and Azure Charitable Enterprises to ensure the park delivers maximum benefit to local people.

### Sustainability

The role of the Land Trust is to take on the long term ownership and management of the park and ensure it delivers positive benefits for the area.

### Leveraging Funding

The project has been privately funded by the Banks Group and the Blagdon Estate, who have also provided the Land Trust with an endowment fund in the form of the section 106 payment. This will provide sufficient finance to maintain the park in its current state in perpetuity. However, we are generating other sources of income and grant funding which will enhance the visitor infrastructure and maximise the benefits to the local area. Our aim is to build the benefits over time adding in extra amenities only when it can be sustainably funded. Funding has been secured for a visitor centre/café and a mobile visitor app, which will be launched in Autumn 2013.



# SELLING HOUSING & PROTECTING ASSET VALUE

# 359

Homes that are being built next to our attractive new country park, both adding value to the houses and making them more saleable.

## Elba Park

**This new park was created alongside plots for 359 houses. When completed in 2010, much like an empty house, you could see the potential of the space but needed some imagination to envision how it might look when fully established. However, only a few years later with sustained management, the park is established and is developing into an attractive open space.**

### Site Background

The park was created on the site of the former Lambton Colliery and Cokeworks. The cokeworks closed in the mid-eighties and the site lay derelict. The Homes and Communities Agency (HCA), using funding from the National Coalfields Programme, led a £25m restoration to create the park and the adjoining housing plots, which are being developed by David Wilson Homes.

Creating the park before the housing was a key move. When the first houses came up for sale, they did so with the Land Trust already managing an attractive green space, one of the best parks in the region and something that people would want to live next to.

As the park flourishes over time the value of the housing and its desirability will also increase. Of course had the park fallen into disrepair, had problems developed or repairs not been undertaken, then the housing would lose value and become much less saleable.

### Adding Value by Community Involvement

With a thriving events programme, community involvement and sustained management we ensure that the park remains an asset to the local area, creating a place where people want to live.

Groundwork North East help people to get involved in the management of the park in a way that suits them; for example the 'Friends Group' make decisions on how the park is managed, whilst others are getting involved in practical volunteer opportunities, or attending one of the many events that are held on site.





**The Land Trust is working with waste management company Biffa to bring their landfill site back into beneficial community use as Port Sunlight River Park.**

#### **Site Background**

The park is a former landfill site of around 28 hectares that has been capped by Biffa Waste. The 37 metre landfill mound is a dominant feature of the local area, which also acts as a barrier between local communities and the Mersey coast. The work to transform the bare landfill mound into an attractive park will widen the appeal and image of the area, locally, regionally and nationally. The park will be a catalyst to attract potential employers to the nearby Wirral International Business Park and will boost the local economy. The regeneration of the site will also help address a number of social, environmental and health issues that currently challenge adjacent communities.

#### **Funding**

The Trust has secured funding from the Department of Business Innovation and Skills' Newlands Programme. Biffa is also providing funding which will contribute to the long term management of the park. Additional funding for tree planting, paths, signs and maintenance has also been acquired from the English Woodland Grant Scheme.

#### **Project Management**

The Land Trust is taking the lead role in project managing the restoration of the site, which includes an ongoing process of community engagement. We commissioned and finalised the landscape design and are overseeing restoration work. A brand identity which includes a website and twitter feed has also been developed.

#### **Partnership**

To be successful, projects often need to bring together a range of diverse partners, which can often be challenging. At Port Sunlight the partnership working has been very successful and includes: Business Innovation and Skills, Forestry Commission, Biffa Waste, Wirral Borough Council, Gillespies, Unilever, Essar Oil UK, United Utilities, Port Sunlight Village Trust and the Woodland Trust.

# TRANSFORMING LANDFILL

## Port Sunlight River Park

**Ultimately our goals when managing land are about making a positive difference to peoples' lives. Change doesn't happen overnight. To make a real difference, it takes a sustained effort over many years. We therefore take a long term approach and work with the local community to build the benefits sustainably over time.**

#### **Site Background**

The woodland is a former colliery site in a community that suffered from the economic and social devastation of the 1990's pit closures. The site was subsequently restored through the Homes and Communities Agency's National Coalfields Programme, which also provided the Trust with an endowment fund to cover all future management costs. With a secure source of funding, our Managing Agents; the Forestry Commission's South Yorkshire Community Rangers, have been able to work with the community to improve the site and increase the benefits year on year.

#### **Community Benefits**

We have established a programme of activities that have so far provided educational opportunities for children and events that help tackle obesity, heart disease, diabetes, high blood pressure and post-natal depression.

The space offers a perfect venue for community events, ranging from a traditional brass band festival to the Kiveton Urban Festival. We also run events that provide training for local people to improve their employment prospects which over 2,000 people have attended.

The key to the success of the site is enabling the community to take an active role in the running of the site. A 'Friends Of' group is now well established and meets bi-monthly to discuss the management of the site and make decisions about its future direction.

Volunteers are also very active on the woodland. One group has created a new wooded nature area for schools and the local community to explore. Another group has opened up a wooded area for a shelter building, whilst a group of students from a local college has cleared overgrown vegetation from a drainage ditch to help solve the problem of flooded paths.

These volunteers are the site's eyes and ears, keeping us up to date with any issues happening on site. We work with them to train people to be leaders, so that groups can eventually sustain themselves.

# WE'LL CONTINUE TO IMPROVE THE ENVIRONMENT AND QUALITY OF LIFE FOR COMMUNITIES.

## AFFECTING PEOPLES' LIVES, LONG TERM MANAGEMENT

### Kiveton Community Woodland



# **ANNUAL REPORT & ACCOUNTS**

**The core purpose of The Land Trust is to take into ownership and long term management, public open space and green infrastructure, to improve the environment and quality of life for communities.**



*Peter Smith*

**Peter Smith**  
Chairman

After the significant number of property acquisitions in 2011/12, we have focussed our efforts this year on delivering tangible benefits for the communities we serve. Not only have we been able to increase our charitable outputs to improve health, education, the environment and biodiversity, generating economic activity and providing an opportunity for social cohesion, but we have done this in a cost effective way.

We have continued to identify new opportunities and to establish relationships with leading private sector companies and land owners which will diversify our portfolio. This year's acquisitions included three sites with special significance demonstrating that we can support the initiatives of both the private and public sectors.

In May 2012 we brought the iconic Festival Garden site in Liverpool into management, working with the private sector developer Langtree. In September 2012 we took on the management of Northumberlandia, the iconic earth sculpture created by the Banks mining group and Blagdon Estates outside Newcastle, which has already attracted visitors from the local area and from across the country. In early 2013, we completed the acquisition of a 28 hectare former land fill site at Bromborough Dock, Wirral, across the Mersey from our Liverpool Festival Gardens site. Financed by Department for Business Innovation and Skills (BIS), and with ongoing support from Biffa and Unilever at Port Sunlight, we are now in the process of restoring Bromborough into an open space with access to the riverside that will hugely benefit the local community.

On the financial front, the recovery in stock markets saw an improvement in the value of the investments that underpin our endowments and an increase in the income that we need to manage our sites. The new investment management arrangements put in place last year with CCLA are bearing fruit.

When the Trust was established, the business model was that each year we would receive additional income from new properties coming into our management that would progressively absorb the early deficits resulting from our fixed costs. The operating result for 2012/13 from our central activities, which is funded by reserves established for this purpose, was a deficit of £1.06m, compared with a deficit of £1.47m the previous year. We continue to secure both the acquisition of new sites and a flow of grant income that will allow us to enhance the way in which we manage our properties.

I would like to thank our Members for their interest and support.

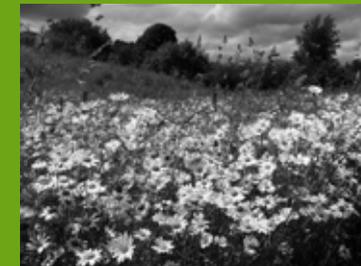


With an original target set at 4,026, our individual community activities have been a highlight of the year, with a an unprecedented number of attendees.

**8,135**



**CHAIRMAN'S REPORT**



# CHIEF EXECUTIVE'S REPORT

**As reported by the Chairman, we have been very pleased with the acquisition of a number of new sites this year, including Bromborough Dock, Northumberlandia and Liverpool Festival Gardens.**



**Euan Hall**  
Chief Executive

At the beginning of the year The Land Trust had 35 sites under management which equated to 1,269 hectares and the 3 additional sites acquired added 81 hectares, to our portfolio. As a result, at 31st March 2013, The Land Trust is responsible for the management of 1,350 hectares across 38 sites. The Land Trust is also responsible for the financial management of 464 hectares, over 12 sites, restored by North West Development Agency through the Newlands, Remade and Revive programmes together with Ashton's and Neumann's Flashes.

The level of involvement and participation on our sites is growing and this year, has exceeded our expectations. Almost 3500 children attended school visits, over 800 people benefitted from training activities, over 4500 were involved with health activities, almost 900 took part in guided walks and a further 8000 took part in other activities.

I am also delighted that volunteering on our sites is also on the increase, with over 3000 people taking part in voluntary work.

During the year, we also established two subsidiary companies – Land Restoration Trust Services Ltd (LRTS) and Space First Ltd. Our intention is that LRTS remains a dormant holding company with Space First being its subsidiary providing consulting services to clients. We also established Osprey Quay Management Company Ltd in preparation for our acquisition from the HCA of Osprey Quay, Portland in Dorset. This site will be funded by a mixture of endowment, to help maintain vital flood defences, and service charges from the commercial/ industrial occupiers on the site. We anticipate this site transferring early 2013/14.

In response to our growing list of potential projects in Scotland we also took the decision to register with the Office for Scottish Charity Regulation as a charity in Scotland. This necessitated a slight change to our Articles which was approved by our members.

Although acquiring new sites and investment funding are important, the real test of our success has to be what we deliver through our sites for the communities that live near them and make use of them. Our work results in positive outcomes and impacts for individuals and communities, such as improved health and well-being, enriched local environment and the provision of educational opportunities.



**3,421**

**School children visited our sites on learning discoveries over the past year, with our original target set at 2,898.**

# STATEMENT OF FINANCIAL ACTIVITIES

	Year Ended 31/03/2013	Year Ended 31/03/2012
	£000s	£000s
<b>Incoming Resources</b>		
<b>Incoming Resources from Generating Funds</b>		
– Voluntary Income	29	-
– Grants	856	645
– Activities for Generating Funds	142	23
– Investment Income	3,817	1,247
<b>Incoming Resources from Charitable Activities</b>		
– Site Maintenance	229	133
– Site Funding	450	22,999
<b>Other Incoming Resources</b>	-	93
<b>Total Incoming Resources</b>	<b>5,523</b>	<b>25,140</b>

## INDEPENDENT AUDITOR'S STATEMENT TO THE MEMBERS OF THE LAND RESTORATION TRUST

We have examined the summary financial statement for the year ended 31 March 2013.

### Respective responsibilities of directors and the auditor

The directors are responsible for preparing the summary financial statement in accordance with applicable United Kingdom law. Our responsibility is to report to you our opinion on the consistency of the summary financial statement with the full annual financial statements, and its compliance with the relevant requirements of section 427 of the Companies Act 2006 and the regulations made thereunder.

We conducted our work in accordance with Bulletin 2008/3 issued by the Auditing Practice Board. Our report on the company's full annual financial statements describes the basis of our opinion on those financial statements.

	Year Ended 31/03/2013	Year Ended 31/03/2012
	£000s	£000s
<b>Resources Expended</b>		
<b>Cost of Generating Funds</b>		
Investment management	158	302
<b>Charitable Activities</b>	<b>5,161</b>	<b>4,721</b>
<b>Governance Cost</b>	<b>35</b>	<b>52</b>
<b>Total Resources Expended</b>	<b>5,354</b>	<b>5,075</b>
<b>Gross Transfers Between Funds</b>	<b>-</b>	<b>-</b>
<b>Net Incoming/(Outgoing) Resources from operations</b>	<b>169</b>	<b>20,065</b>
Realised (Losses)	(540)	(159)
Unrealised Gains	14,050	178
Actuarial (Losses) on Defined Benefit Pension Scheme	(12)	-
<b>Net movement in funds</b>	<b>13,667</b>	<b>20,084</b>

### Opinion

In our opinion the summary financial statement is consistent with the full annual financial statements of Land Restoration Trust for the year ended 31 March 2013 and complies with the applicable requirements of Section 427 of the Companies Act 2006 and the regulations made thereunder. We have not considered the effects of any events between the date on which we signed our report on the full annual financial statements 26 July 2013, and the date of this statement.

BAKER TILLY UK AUDIT LLP, Statutory Auditor  
Chartered Accountants  
St Philip's Point, Temple Row, Birmingham, B2 5AF

25th September 2013

# BALANCE SHEET

	31/03/13	31/03/12
	£000s	£000s
<b>Fixed Assets</b>		
– Tangible Fixed Assets	39	67
– Investments	86,092	70,371
	<b>86,131</b>	<b>70,438</b>
<b>Current Assets</b>		
– Debtors	612	96
– Investments	9,153	10,918
– Cash at Bank and in Hand	1,356	1,478
	<b>11,121</b>	<b>12,492</b>
<b>Creditors: falling due within one year</b>	<b>(2,012)</b>	<b>(1,348)</b>
<b>Net Current Assets</b>	<b>9,109</b>	<b>11,144</b>
<b>Defined Benefit Pension Scheme Asset or Liability</b>	<b>9</b>	<b>-</b>
<b>Net Assets</b>	<b>95,249</b>	<b>81,582</b>

	31/03/13	31/03/12
	£000s	£000s
<b>Endowment Funds</b>	61,203	51,244
<b>Restricted Funds</b>	5,792	5,380
<b>Unrestricted Funds</b>		
– Designated Funds	21,899	18,082
– General Funds	6,346	6,876
– Pension Reserve	9	-
	<b>28,254</b>	<b>24,958</b>
	<b>95,249</b>	<b>81,582</b>

This financial information has been extracted from the audited full financial statements of The Land Trust for the year ended 31 March 2013 which were approved by the Trustees and authorised for issue on 15th July 2013. The auditor's report on the full financial statements was unqualified and contained no statement under sections 498(2)(a), 498(2)(b) or 498(3) of the Companies Act 2006. The full financial statements have been filed at Companies House, The Charity Commission and OSCR. Copies of the full financial statements, the trustees' report and auditor's report for the year ended 31 March 2013 can be obtained from the Charity Commission.

 Peter Smith, Trustee

25th September 2013





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Office of the Scottish Charity Registrar No – SC43833

