

## A collage of various items including a shovel, a cat, a rabbit, a frog, a wheelbarrow, a bird, a duck, a bicycle, a scarf, and a pair of boots. The items are arranged in a scattered manner on a white background. In the bottom left corner, there is a logo for 'the Land' with a stylized plant icon.





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Peter Smith  
Chairman

I have great pleasure in presenting my report for the year 2010/2011. It has been a year of significant developments for the Land Trust.

October 2010 heralded a new era for the organisation as HM Treasury approved the establishment of the Trust as an independent charity with our principal objectives covering the five main areas of health, social cohesion, education, economy and environment.

The year also saw significant changes to our governance structure and we were delighted to announce an outstanding line-up of new members including the National Trust, Woodland Trust, BTCV, Town & Country Planning Association, Royal Society of Wildlife Trusts and the Princes Foundation for the Built Environment. Working alongside HCA and Groundwork, two of our founder members, these non-public sector bodies will help to contribute to the evolution of the Land Trust as it strives to meet the needs of the 21st Century.

A number of new trustees were appointed to join the Board and I would like to thank all of these colleagues for not only the commitment they have made to supporting the development of the Land Trust but for the energy, expertise and wisdom they have contributed to our affairs over the year.

Earlier in 2010, the external face of the Land Trust changed as we formally adopted our new operating name, whilst retaining the Land Restoration Trust as our legal name. Our new name better describes our core purpose which is to manage sites, including restored land and private sector developments, for public benefit rather than to engage in the restoration process itself.

Whilst all this has been going on, the Chief Executive and staff of the Trust have been pushing forward on our strategic agenda, culminating at the end of the financial year with the acquisition of three important sites, Cronton Colliery, Haig Colliery and Greenwich Ecology Park along with their associated endowments.

The Land Trust now looks forward to developing its portfolio of clients in both the public and private sectors and continuing its evolution to meet the needs of communities, whilst planning, developing and managing all types of land in 2012 and beyond.

Peter Smith



“Our new name better describes our core purpose which is to manage all sites, including restored land and private sector developments.”

Fig. No. 1

More spades were purchased this financial year, but walk around the newly planted trees at Beam Parklands and you’ll see it’s been money well spent.

**“We are rightfully proud of our achievements, but recognise that we can always do more to provide good quality open spaces that benefit everyone.”**



Fig. No. 2

11,836 wheelbarrows were filled in 2010/2011.



*Euan Hall*  
Chief Executive

## **The financial year 2010/11 has been monumental for the Trust.**

Our pilot period concluded and was signed off by HM Treasury with assistance from DCLG, we applied for and received charitable status, we rebranded ourselves as the Land Trust and we successfully acquired c300 hectares of public open spaces with the associated funds to maintain them. In addition, we secured the services of our new Chair, Peter Smith, which in turn enabled us to attract a Board of Trustees of enviable calibre and took possession of our own independent offices in Warrington and London.

Perhaps most satisfying was the amount of feedback we received from our 'customers', the individuals, community groups, local businesses and schools whom we aim to benefit through our work.

Applying for our charitable status made the Executive Team really think about the work we do and how that work affects the lives of those who use our sites. We have always recognised that the Trust's sites have the potential to deliver benefits to health, education, social cohesion, economy and the environment and we set our charitable objectives on this basis.

Our intervention equates to pride of place and creates unique environments where people want to live, work and play. This year has been an extremely exciting and successful one for the Trust and has set the foundations for our growth going forward. We have taken advantage of our change in status to work hard on our internal processes to streamline our overheads and simplify our land acquisition model. As a result we have evolved into a flexible, dynamic organisation which is fit for purpose in a constantly shifting political and economic environment. We are rightfully proud of our achievements, but recognise that we can always do more to provide good quality open spaces that benefit everyone. Our goal for the coming year is to build on the successes of this year and create legacies that deliver results now and for generations to come.

*Euan Hall*





Photo. No. 1 & 2

*An outdoor education site at our Beam Parklands site.*

# Whether through direct or indirect usage, open and green spaces can affect change on a grand scale and the Trust works hard to ensure all aspects of the community benefit from our open spaces.

## Economy

Well maintained public spaces are a key factor in the economic well being of an area, they improve a place's image and contribute to attracting both investment and key workers. Retail, business or office areas with well-maintained open space can charge a higher rate and are easier to let. Green spaces also increase property values; houses with good quality, well maintained green areas are worth between 7 – 45% more. Poor quality open space, dereliction and abandonment bring negative economic effects: putting off investment, reducing trade and footfall, and attracting anti-social behaviour.

## Health

Ill health due to inactivity is costing the country billions of pounds every year and it's getting worse. Although it would seem that this problem can only be solved by expensive gym membership and a strong commitment to regularly working out, this isn't the case. On the

Trust's spaces each year thousands of people take part in activities specifically organised to improve their health such as green gyms and health walks. However the real health benefits come from the casual everyday use of open space. Having one of our spaces on your doorstep means a safe accessible space for children to play, where people can chill out, where the dog can be walked and where various hobbies can be enjoyed. In essence to provide a safe, attractive open space and people will use it and (even if they don't specifically mean to) their health will benefit.

## Environment

Climate change and flooding are undoubtedly two of the major issues facing the world. Research has demonstrated that green spaces can help control the temperature in urban areas by reducing surface temperatures, whereas removing green spaces will have the opposite effect. We've all seen the devastation caused by flooding over the past few years and it doesn't take a scientist to know that green space can



Photo. No. 3 & 4

*Learning in a real environment.*



naturally prevent flooding by absorbing excess water, however it's also important to know that natural flood defences cost less to maintain. Vitality with a bit of joined up thinking these green space flood areas, such as our Beam Parklands site, can also provide an essential community amenity – creating a win-win situation.

## Education

Open spaces provide real, live and hands on learning. This is not education confined to four walls, books and a blackboard but a real world experience. Countless studies have shown that this type of learning in a 'real environment' is more effective than a classroom.

## Social Cohesion

There have been numerous initiatives and projects that have spent millions trying to improve social cohesion. Although it would be wrong to label all this money ill spent – perhaps there is a simpler solution. Open space can be the heart of a community, it provides a focal point, historically this was the village green but this idea has been lost in time. Well maintained open space is something people can be proud of and as such it restores local pride and can attract tourism. The Trust has also found that positive use of public space reduces anti-social behaviour. However positive use doesn't happen by accident, it happens when a space is well maintained and when the community have emotional ownership of a site – and that takes an on-going commitment to community engagement.



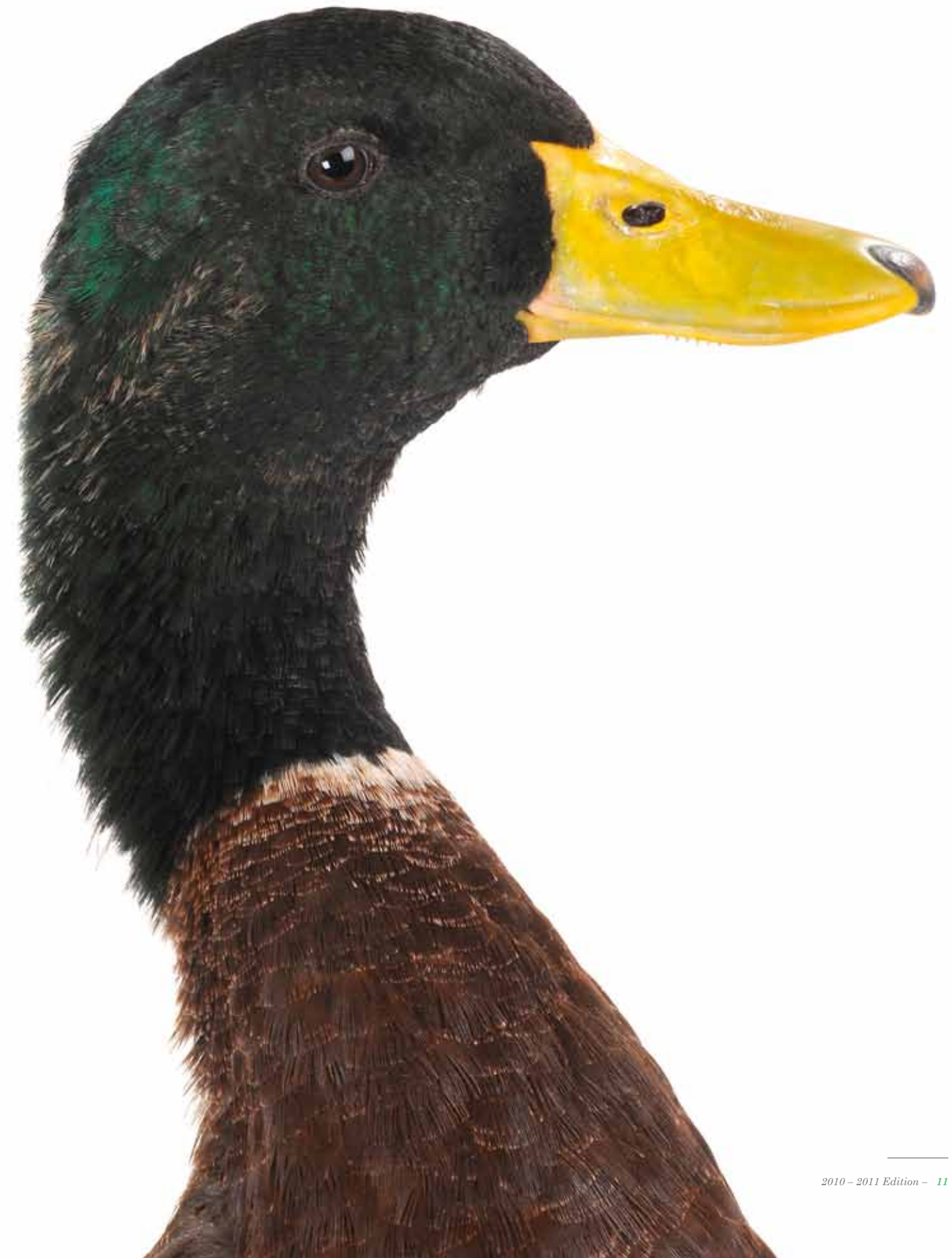
Fig. No. 3

*1,528 school children have benefited from hands on learning including pond dipping.*



**“The children love going down to the wetland and feeding the ducks. It’s not often you can see so much wildlife open and free and still be able to get close to them.”**

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*Fig. No. 4*

*Ducks are a permanent feature on the wetland, mating figures are up and it's a boom time for all the wildlife reintroduced to the area.*







Deborah Holmwood  
Director of Communications

Let’s start a debate.

‘Let’s develop on greenfield.’ If there are phrases that are guaranteed to cause public outrage that is certainly one. A local council granting permission for building on green belt will be vilified as destroyers of the British countryside. Yet there is an expanding population and a long term demand for new housing. The new homes have to go somewhere and so consequently, building on brownfield land provides a win-win answer.

I doubt that many people would disagree with this assessment because the general assumption is that brownfield land is bad. It’s dirty, wasted, contaminated, barren, man-made etc. Whereas greenfield land is good, natural, clean, fresh, full of life etc. Therefore when building new homes we have a choice of either regenerating a desolate wasteland or destroying a natural green haven. That’s the win-win assumption.

However is this really the case? At the risk of causing moral outrage I have to disagree. Yes, habitats such as woodland, marsh land, wetland and heathland need protecting. However, much of the land classified as greenfield is former agricultural land, therefore is not really natural at all. This land has often been so intensively farmed that the landscape is quite bland and there is very little biodiversity. Furthermore as public access to this land is normally restricted, of what value is it? Where is the public benefit?

On the other hand, some brownfield land, because of its former use, can often support many varied ecosystems and provide habitats which are scarce or declining. A classic example is Canvey Wick, in Essex, dubbed a brownfield rainforest and reckoned to be

the most heavily populated site for amphibians in the country. Another example is the Avenue Coking Works in Chesterfield, once reckoned to be Europe’s most contaminated site. Even before any work started to remove the contamination, nature had taken a hold. Amongst the many rare species that can now be spotted on the site are sky larks, water voles, barn owls, kingfishers and the southern marsh orchid.

“There is scope to add significantly to the greenfield.”

Another important factor is location, brownfield land is often at the heart or on the fringes of communities. This means that, once the safety issues are taken care of, people can access and use these spaces on a regular basis. Access to open space is proven to bring benefits to health. Problems, such as obesity, heart disease and depression are reduced. Contrast that to agricultural or private land which may have limited or no access and in most cases is far from a central hub of users.

Fig. No. 5

754 pairs of hands have been protected in the development of greenfield in 2010/11.



Photo. No. 5 & 6

The river bank and some of its many wildlife at Greenwich.

I’m not advocating concreting over the greenbelt, I just believe we need to use a more strategic approach. Sensitive controlled development on the ‘not so green belt’ can actually enhance and protect the important habitats if we use the planning process effectively. We can utilise money from planning gain to fund the management of land to ensure it delivers benefits for both people and nature. Additionally this money could be used to convert more brownfield land to useable open space and therefore ensure we have a net gain of green land. There is scope to add significantly to the green belt because estimates suggest that there are between 70,000 to 200,000 hectares of derelict land in England and much of this is unsuitable for development.

Accepting that we need to build more houses, I would suggest the following: -

- The countryside and habitats that need protecting are identified, whether green or brown, and they are protected at all costs.
- Rather than making arbitrary decisions based on how land is classified we look at the specific ecological and amenity value of the land as well as the community’s needs. Then make an informed decision about which are the best sites to develop and protect.
- Bring more brownfield land back into use as green space to offset the land lost to development.

*[Handwritten signature]*

Fig. No. 6

887 pairs of wellington boots have been washed after community consultation events.





Simon MacGillivray  
Trustee

When DEFRA launched its consultation on the future of the public forest estates in England there was a massive public outcry, forcing the much publicised Government ‘U’ turn.

Surprise, to us the Government’s proposals provoked a massive public outcry, although the issues of ownership and public access were repeatedly confused. However, it clearly demonstrated once again how much people value their open spaces. At the Trust we strongly believe that in the long term, the value of forests and woodlands in terms of health, social cohesion and climate change – and the ensuing economic benefits – needs protecting for the people who use the space regardless of the owner.

Although the issue might have faded from the headlines, with an independent panel now considering the future of forestry in England, the issue is far from over. The Trust has already submitted its comments to the panel and we’re keen to be more involved in shaping future policy. We regard woods and forests as vital assets, that, when managed effectively, are capable of delivering considerable social, economic and environmental benefits to society at a national, regional and local level. Alongside other types of green space and green infrastructure, we recognise that forests and woods are integral to a healthy, vibrant and sustainable society.



Photo. No. 7

The wetland area of Dinnington has seen wonderful investment. Volunteers from the local community have helped keep the space clean, and we’ve seen an increase in wildlife almost overnight.

Photo. No. 8 & 9

The South Ridge and approach of The Roaches in Leek.



“The key issue is ensuring the ongoing maintenance of public spaces through secure funding.”

Our vision is for rich and diverse woodlands becoming an increasingly important part of community life. The role of woodland within and around our cities, towns and villages will continue to grow helping to better integrate some of the boundaries between urban and rural spaces. This will be supported by a widespread recognition that woods and green space are fundamental to delivering sustainable development, thereby enabling new opportunities to procure resources through the planning system and development processes. More and more local people will take an active part in how their local environment is cared for and maintained.


Vitally however, there has to be recognition that the full range of benefits that woods and green space can deliver can only be achieved within the context of long-term solutions which can’t wholly rely on public sector support. The key issue is ensuring the on-going maintenance of public spaces through secure funding. This is what we do, and we know through experience that the ‘green shoots’ of recovery can be much more literal than intended; open space, when effectively managed, from our great forests through to grass play areas on housing estates, is a proven catalyst that drives local and national economies forward. As such, we very much welcome the findings published in the recent UK Natural Environment Assessment that natural spaces are worth billions to the UK economy.

The essential issue however is how these benefits can be best secured in the long-term. Our experience suggests that traditional public sector-led solutions are becoming less and less able to realise the full potential from the assets and resources available and respond to new opportunities when they come along. We believe this review provides a real opportunity to consider new models more able to adapt to the new challenges of partnership working, public sector finance constraints and devolved government.

Fig. No. 7

Typha latifolia or the Common Bulrush has been introduced to Beam Parklands and has flourished.





**“The Trust’s work results  
in positive outcomes and  
impacts for the communities  
and individuals.”**

*Photo. No. 10*

*The lake at Dunton, developed and  
maintained by The Land Trust.*



The Land Trust is about much more than just well-maintained open spaces.

The Trust’s work results in positive outcomes and impacts for communities and individuals, such as improved health, increased well-being, enhanced local environments and educational opportunities. In short, what we do makes a positive difference to people’s lives.

Outputs

The Land Trust achieved the following outputs across its sites during 2010/2011:

- 3,271 school children visited as part of 44 organised trips.
- 446 health activities attended by a total of 5,014 people.
- 222 community events attended by a total of 9,059 people.
- 128 guided walks attended by 924 people.
- 99 training events attended by 369 people.

More importantly, behind these statistics are the inspirational stories reflecting real people and the different ways our sites are used across the country.



Fig. No. 8  
30,598 woodlice have made Land Trust sites their permanent home.

Health

As a result of the effective management on site and engagement with local groups and agencies, the past year has shown that the Land Trust’s sites are an important resource for the health of communities:

- The Walking Works Wonders groups regularly use Monkton Community Woodland for guided health walks. Volunteer leaders have been a particular success, as volunteers have built their confidence as well as their health.
- Haig sees a very active weekly walking group that is largely made up of individuals with learning difficulties.
- Green Gyms have been particularly successful, encouraging people to undertake practical activities whilst also teaching them about land management and supporting the up-keep of sites. Groundwork South Tyneside and Newcastle, the managing agents for Monkton Community Woodland successfully secured funding through South Tyneside PCT to fund a weekly Green Gym.
- Nordic Walking on the South Yorkshire sites has been highly successful, improving participants’ health and creating social groups.
- The Land Trust’s sites are also an important resource for local athletics and running clubs, providing open space for residents to train. For example Jarrow and Hebburn Athletic Club use Monkton Community Woodland for cross country training, Claremont Roadrunners use Weetslade Country Park to hold relay races and Phoenix Striders use Langdon Meadow weekly for their training.



Fig. No. 9  
10,230 children have enjoyed all the outdoor activities in our parks.



Fig. No. 10  
19,330 owl hoots have been heard since the development of the Land Trust.

“Before I started volunteering I just used to sit indoors and never really got out, now I’m walking with friends to see wildlife and I’m happier and definitely healthier.”

- A NHS Vitality Group uses Langdon Meadow in Basildon to improve the health of the local population, with the Land Trust site having been identified as an ideal environment to encourage people to walk more often and enjoy the outdoors.
- Employees working near Land Trust sites use them to exercise at lunchtimes.
- There is extensive informal use of Land Trust sites by cyclists, runners, horse riders, walkers and people playing team games.
- The important contribution of Land Trust sites to improving the health of the population is evidenced by the linkages with statutory and mainstream provision. This includes the Walking Works Wonders Group on Monkton Community Woodland receiving PCT funding, an NHS Vitality Group being based on Langdon Meadow and at Warren House Park the Askern Health Communication Focus Group has attended community events to run activities and promote healthy eating.
- The impact on health is recognised by the users of the sites themselves. At Haig, the users of the healthy walks groups have reported that they feel fitter and are happier as a result of the walks. At Keys Nature Reserve a volunteer has become less introverted and is now interacting with fellow volunteers and his care worker much better.

The following quotes were recorded by users of Vange Marsh – Essex:

- “Before I volunteered for the RSPB I just used to sit indoors most of the time and never really got out, now I’m walking with friends to see wildlife and am happier and definitely healthier.”
- “I come on the wildlife walk every week, its great to get outside and take a stroll at my own pace, and it’s free.”
- “On my estate there’s not many places to get out walking, Vange Marsh is on my doorstep and I enjoy being out in the fresh air. I find watching the wildlife very relaxing.”

The walkers on the South Yorkshire sites and participants of the Nordic Walking sessions identified the following impacts from their use of the site:

- “It’s brilliant, I’ve got angina but since we’ve started I’ve lost a dress size and it really helps me keep active.”
- “It’s made such a difference to my life, before I started with the walking group I wouldn’t even walk to my family over the bridge, now I walk all the way in to town and I feel great.”
- “I had a stroke and heart attack last year, and was told I’d not walk again, but I made it my aim to get better and walking here has helped me. It was my aim to walk all the way around, starting a little at a time and now I walk all the way round every day and feed the swans and ducks, it’s really helped me.”



Communities

Important community activities have been delivered across Land Trust sites in the past year making a positive contribution to peoples' sense of well-being:

- Sites are providing an obvious venue for community events and fun days. At Warren House Park alone there has been a pavement art exhibition, Spooky Spectacular at Halloween and two different fairground events. On the Haig Site in Whitehaven, an easter egg trail and kite making days have also proved popular with the community.

- The sites have provided an important resource to enable those with disabilities and mental health problems to participate in community activities. Volunteers on sites such as Haig and Keys Nature Reserve include individuals with mental illnesses, helping re-integrate them with society and undertake skilled activities.

- Sites are commonly used by local Probation Services, this gives individuals an opportunity to undertake work with genuine community benefits, improve their life skills and help with their overall rehabilitation.

- In Warrington, Land Trust sites are part of a Clean Up My Community Group. The Group has gained widespread support from local businesses, the local MEP, and residents.

- Bentley Community Woodland has hosted Dads Matter sessions with the local SureStart centre. It encourages fathers to be more involved in the up-bringing of their children. The group meets monthly in the park to undertake fun and educational activities such as shelter building, picnics and woodland exploring.

The Land Trust’s impact on community cohesion is significant. Local residents across the sites have stated that where once the sites were abandoned hotspots for anti-social behaviour; the sites are now positively contributing to the cohesion and well-being of the communities they serve.

The sites are used by a variety of interest groups including sports and fitness clubs, dog agility teams, bird watchers, anglers, geo-cachers and youth clubs. In addition the sites are frequently used for community fun days and festivals. The sites are also well used by statutory groups such as SureStart, the Police, Fire Brigade and St John's Ambulance.

It is a key aim of the Land Trust that its sites are open and available for all aspects of the community. The widespread use of our sites is testament to this.

Education

Several formal and informal educational outcomes have been realised on Land Trust sites in the past year, including:

- Students from South Tyneside College using Monkton Community Woodland as part of a photography project. The students have been photographing management activities on the site, and the photos will form part of a public exhibition held at the Groundwork South Tyneside and Newcastle Head Office.

- On Vange Marsh, the Phoenix Group is a group of teenagers aged between 12-18 year old who visit the site to learn about site management and the wildlife it benefits.

- Vange Marsh also has Youth Nature Officers as well as Youth Warden Days to enable young people to experience working as a warden.

- Local Scouts, Guides, Brownie groups and primary schools also regularly use Land Trust sites for leisure and recreation and to participate in bulb planting sessions.

- Land Trust sites enable schools to take their learning out of the classroom and apply it in real life environments. For example the Haig site is used by local schools to gain a greater understanding about the history of Whitehaven's seafaring and coal mining industries. A teacher has reported that this has enabled the children to relate better to their older relatives who worked in these industries.

- The sites are providing opportunities for young people to access and enjoy open space which they otherwise do not get. For example, two groups of children from an inner city school in Newcastle planted 300 trees in Weetslade Country Park. The Head Teacher from the school said that some of the children never get taken out of the city.

- Informal learning opportunities have an equally significant impact on the individuals taking part. This has been particularly true of the volunteers learning general skills to help them become work ready.

Volunteer events for young people are having a positive impact on their learning and well-being, two teenagers at Vange Marsh said the following:

- “I did a Warden Day at Vange Marsh, I really enjoyed it and enjoyed learning about the reed beds and mink and I got really muddy.”
- “I’m a Youth Nature Officer for the RSPB and my favourite reserve is Vange Marsh, its really wild and there’s always stuff to see.”



Fig. No. 12

No ladybirds were harmed during the development of the Land Trust sites.

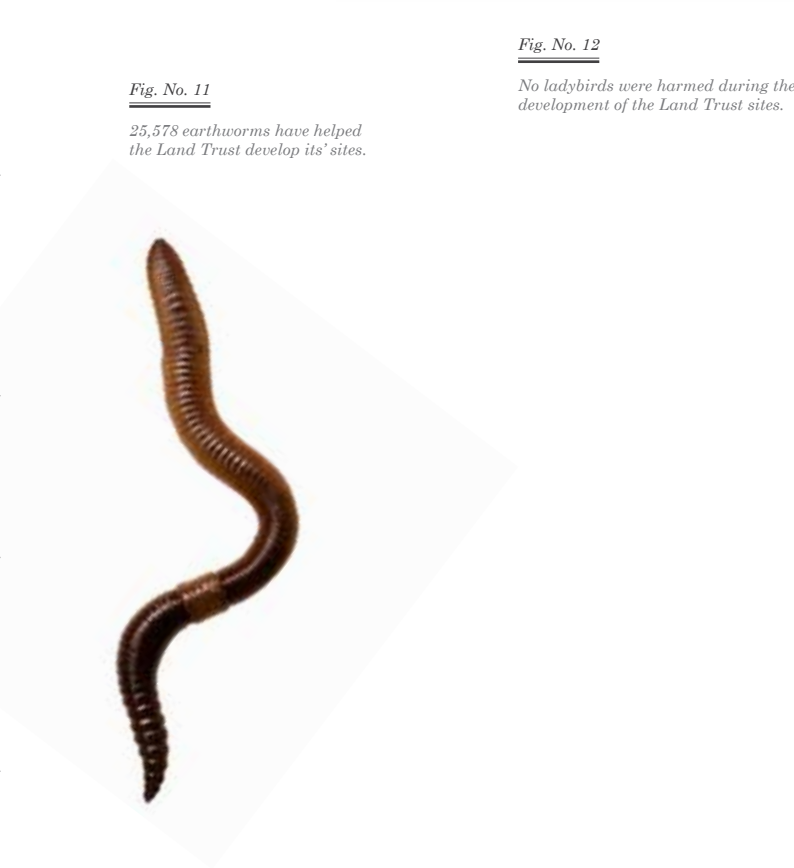


Fig. No. 11

25,578 earthworms have helped the Land Trust develop its' sites.

Economy

The Land Trust's sites generate important economic benefits for the communities in which they are based. Specific outcomes include:

- Opportunities for ex-offenders to work on site. On Ashton's Field the contractors employ ex-offenders on a temporary basis giving them green skills as well as the necessary life skills to seek permanent employment.

- Volunteer wardens across Land Trust sites include individuals with low self-confidence, learning difficulties and mental health problems who are not ready for work. Through undertaking volunteer work, individuals learn new skills, increase their self-confidence and move toward gainful employment.

The Land Trust has both a direct and indirect economic impact on the local economy in which its sites are based:

- It directly supports the economy through the employment of individuals as volunteers. Volunteering is an important route into employment for many people which is both beneficial to the individuals and wider community in economic terms.

- An increased attractiveness of the local area encourages businesses to locate nearby and raises the value of property. Analysis of house prices around Phoenix Park has revealed that since the park was completed in 2005, £50 million has been added to the value of houses. This has been calculated using regression analysis of two separate measures. The first included indexing prices of all houses sold, whilst the second method analysed only those houses which had sold before and after remediation of the park. This is a significant impact and demonstrates how the Land Trust is making a valuable contribution to the economic vibrancy of its communities.

Environment

The Land Trust continues to be a responsible and sustainable custodian of public open space. The Trust is making a vital contribution toward the protection and preservation of the UK's valuable habitats and species. It actively preserves habitats for species such as great crested newts, burrowing wasps, basking reptiles, butterfly species, bitterns, reed warblers, water voles and invertebrates. Activities on Land Trust sites include:

- Bat walks on Vange Marsh for members of the public to raise awareness and generate interest in bats.

- On Weetslade Country Park highland cattle have been brought in to graze conservation grassland, this is much more environmentally friendly than mowing since wildflowers and nesting birds are not cut along with the grass. It has also proved popular with park users.

- Important species of birds and animals have increased in number over the past year. For example a bittern was identified at Vange, and another at our Avenue site which is significant when you consider that only approximately 250 winter in the UK per annum.

- Several UK Biodiversity Action Plan (BAP) species have been identified on our sites including great crested newts, grass snakes, harvest mice, yellowhammer birds and pipistrelle and daubenton bats.

- Regular wildlife surveys are carried out, including butterfly conservation recording transects, which are fed into a national recording system.

The Land Trust is playing an active role in sustainably managing and protecting the national environment. This benefits both the environment, and as the recent UK National Ecosystem Assessment identified, it brings immeasurable benefits to people's happiness, health and well-being.





Matthew Bradbury  
Director of Operations

When it comes to the regeneration of public open spaces, all too often capital funding is allocated for green space projects with the almost endearingly naive hope – perhaps frighteningly naive – that “someone” will look after the end product.

The weakness is quite simply a disrespect for financial ‘sustainability’. The country is littered with projects funded by all forms of finance initiatives – EU, Central Government, Agencies and Lottery, which started with a fanfare. Then, in most cases, at the end of a funding stream, be it three or even five years, excellent results have been achieved, a glowing report has been written and much back slapping has been enjoyed. But, once the funds have gone, the limelight fades and the project teams have been moved onto the next big thing, the majority of these projects dismally fail the sustainability test, simply because of a lack of a ‘bit of money’ each year.

At the Land Trust, the ‘failed project’ closest to our hearts is the Liverpool International Garden Festival of 1984. A derelict dockland site transformed into a tremendously successful garden festival that, during its only year of operation, it attracted 3.6m visitors. However, there was no long-term plan and no money available to maintain the site so it crumbled into a sad relic of its former glory and for over 20 years was a derelict site attracting vandalism, fly tipping, anti-social behaviour and bringing nothing to the local community but trouble, all at a staggering cost of £25m to the public purse.

The Land Trust, in partnership with Langtree and Liverpool City Council has been working to restore the site to its former glory. Now, 27 years after its first launch, the Liverpool Festival Gardens is ready to welcome the public once again.

The solution for the Festival Gardens and most of the Land Trust sites is endowment funding. This method of funding ensures the long-term sustainability of projects and ultimately offers best value over time. By securing financial resources ahead of use, the Trust can guarantee annual income streams that are sufficient to maintain a site for a wide range of public uses.

The guiding principles are straightforward; The ownership of a site is transferred to the Trust at zero cost (the site is deemed to have no economic value), the Trust calculates an endowment that will allow it to maintain that site in perpetuity. Such a calculation takes into account factors such as routine site maintenance, cyclical site up-keep, site management and community engagement.

From an expenditure point of view, the endowment route requires an up-front capital sum sufficient to generate lifetime income streams which fund maintenance of sites in perpetuity.



Fig. No. 13

Thousands of caterpillars have grown into butterflies in our parks.



Fig. No. 14

520 ducks have settled down at the Land Trust sites.

Back to Festival Gardens and the figures are compelling. Had the Land Trust existed in 1984, an investment of just £2m as a secure endowment, in addition to the £25m capital spent would have secured the Garden’s future in perpetuity. To restore it to a useable state now has cost in excess of £10m and an endowment is still needed to secure its future.

However, endowments are just one of the many solutions to the perpetual issue of revenue funding. Indeed the current economic climate makes them rare and we now have to be far more flexible and creative in our bid to close the funding gap. For some sites Section 106 payments or the Community Infrastructure Levy are viable alternatives, whilst looking to the physical sites themselves to self-generate funding is a given. Renewables, whilst unsuitable for most sites, are worthy of consideration as are mainstream grants and awards.

Whilst securing funding for sites is a complex and often frustrating jigsaw of money pots, the fact remains; If resource is allocated for maintenance at the same time as capital for a project then the site, the community and organisations involved will succeed in securing a sustainable future.

Even in these austere times the message is that we need to use the limited resources we have in the best possible way to affect change.

Simple isn’t it?



Income and Expenditure Account

	Year Ended	Year Ended
	31/3/11	31/3/10
Incoming Resources	£	£
Incoming Resources from Generating Funds		
– Voluntary Income	82,576	318,445
– Grants	10,531,605	2,122,947
Activities for Generating funds	39,621	9,956
Investment income	1,934,163	329,121
Incoming Resources from Charitable Activities		
– Aftercare contracts	267,108	226,260
– Endowments	12,804,894	7,423,401
Other incoming Resources	67,503	1,250
Total Incoming Resources	25,727,470	10,431,380

Resources Expended

Site Maintenance	3,767,355	1,265,162
Marketing	73,258	41,123
Staff	979,074	500,652
Office	66,589	169,000
Legal, Professional and Consultancy	615,213	294,171
General Administration	186,697	44,718
Other Costs	69,597	41,284
Irrecoverable VAT – Overheads	341,648	137,730
Taxation	0	440,795
Governance	94,288	31,948
Total Resources Expended	6,193,719	2,966,583
Net Incoming / (Outgoing) Resources	19,533,751	7,464,797

The financial information has been extracted from the audited accounts of The Land Trust for the year ended 31 March 2011. The auditor’s report was unqualified. The accounts will be filed at Companies House following the AGM.



Fig. No. 15  
Hundreds of eggshells have been found at Land Trust sites.



Fig. No. 16  
£10,000 was spent buying ice creams during 2010/11.

Balance Sheet

	31/3/11	31/3/10
Fixed Assets	£	£
Tangible Fixed Assets	84,391	–
Investments	48,624,402	38,434,537
	48,708,793	38,434,537
Current Assets		
Debtors	5,739,379	3,258,002
Investments	8,530,383	9,600,000
Cash in Bank and in hand	1,024,158	103,874
	15,293,920	12,961,876
Creditors: falling due within one year	(2,505,062)	(10,305,183)
Net Current Assets	12,788,858	2,656,693
Net Assets	61,497,651	41,091,230
Endowment Funds	50,660,994	37,107,518
Restricted Funds	1,514,194	2,941,158
Unrestricted Funds		
Designated Funds	49,125	–
General Funds	9,273,338	1,042,554
	9,322,463	1,042,554
	61,497,651	41,091,230

**“Our goal for the coming year is to build on the successes of this year and create legacies that deliver results now and for generations to come.”**

*Fig. No. 17*

*583 toads are very happy with the development of The Land Trust.*







the  
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