



GREEN SPACES GREAT PLACES

ANNUAL REVIEW 2014 – 2015





Vision

To improve the quality of people's lives by creating sustainable, high quality green spaces that deliver environmental, social and economic benefits.



Introducing the Land Trust

The Land Trust was established in 2004 by the Homes and Communities Agency (HCA) and Groundwork, and became a fully independent registered charity in 2010. Since then, we have built a portfolio of over 50 sites (2,000 hectares of land) and a substantial pipeline of opportunities.

We work with a wide range of public and private sector landholders, including large scale landowners, house developers, landfill operators, local authorities and mining companies, helping them to identify solutions for public open spaces and allowing them to do what they do best.

over
50
sites

2,000
hectares
of land

We help landowners who, for a variety of reasons want to pass on responsibility (or liability) for the management of non-developable land, to find bespoke long term funding solutions for newly created open spaces around developments, or previously used land requiring management. Our investment portfolio of over £112 million ensures that our sites are managed to a good standard and contribute to the wellbeing of the communities which surround them.

HIGH QUALITY OPEN SPACES CONTRIBUTE TO THE WELLBEING OF COMMUNITIES

We believe that people deserve to live in high quality areas. We work with local partners and bring local authorities, developers and communities together to find solutions where everyone benefits from development, through the creation and management of green spaces. We believe that high quality open spaces not only improve the environment, health and wellbeing, but can also be a stimulus for economic growth, increased community cohesion and an important factor in reducing crime and anti-social behaviour.

An investment
portfolio of over **£112 million**

A value for money partner

We help our partners in many ways:

- » Resolve difficult planning issues
- » Add value to developments
- » Incorporate public open space within schemes
- » Deliver corporate social responsibility (CSR) goals
- » Exit their sites with a sustainable management solution in place, and
- » Engage with and harness the power and passion of local communities.

Could we help you?

Our values

Leadership

We work inclusively, imaginatively and professionally with all partners to create the best possible spaces for communities.

Local

We work with local people to find sustainable solutions and create quality green spaces fit for purpose.

Passion

We care about the environment and the communities we work with.

Respect

We work with each other and all of our partners respectfully.

Learning

We actively learn from our and others' experiences and we constantly strive to improve, through an open approach to feedback, constructive challenge and a safe working environment.

Chairman's Report

The Land Trust is a charity that is committed to acquiring and managing green space for the benefit of communities. 2014/15 has seen a continued increase in the land under our management, and our parks and open spaces have allowed us to deliver even more to support our charitable objectives.

In line with our 10 Year Strategy, our business model has continued to evolve. Whilst we acquired a number of sites from our traditional public sector sources, the economic recovery has brought increased interest from the development and house building sectors, particularly in the south of England. A number of large scale projects have progressed to detailed negotiations and many new opportunities with strategic landowners have been identified. Due to the scale of these developments and the number of houses being built, sites may take a number of years to transfer fully and benefit local communities, but it is important that we harness the opportunities as they emerge.

The economic recovery has brought increased interest from the development and house building sectors.

These opportunities will lead to a progressive change in the mix of sites we are acquiring, from reclaimed former industrial sites towards the management of green spaces associated with development. Our role in delivering sustainable green infrastructure and integrating green space into the built environment contributes to securing not only more housing, but better quality environments and better places for people to live.

This year we further increased our portfolio by adding 211 ha across seven sites. This brings our portfolio under management to 1,645 hectares (plus 454 ha of Newlands Revive and Restore Programme sites that we manage). Post year end a further 6.4 ha were added.

The funds received with these acquisitions, along with healthy growth in market values, increased the value of our endowments and by the year end, the investment portfolio grew to over £112 m (vs £101 m in 2013/14).

Continued favourable income yield on our investments; 4.6% in 2014/15 (vs 4.6% 2013/14) enabled us to manage the sites sustainably to achieve our charitable outcomes and to fund future improvements.

We have strengthened our staff to support the existing Land Trust team as our activities grow to deliver the 10 Year Strategy. Although these and other changes brought a short term increase in the level of Working Capital utilised this year; £0.84 m (vs £0.76 m 2013/14), the Board remains confident that the Strategy will deliver long-term sustainability.

The Land Trust's Working Capital position was strengthened by the receipt of £1.9 m following our successful application to the Homes and Communities Agency for the final tranche of the Disengagement Grant. This helps underpin our move towards long term sustainability, supported by our very active and varied pipeline of potential new sites.

Our sites under management continue to deliver benefits to our communities. Work on a number of sites acquired over recent years reached fruition, with three sites (Canvey Wick in Essex, Countess of Chester Country Park in Cheshire and Port Sunlight River Park in Wirral) being opened in the year. In addition, work with our partner Grainger plc. at Wellesley Woodlands, as part of their major development at Aldershot, has made excellent progress. Further details of the achievement of our charitable objectives are detailed in the Chief Executive's Report and can be found on pages 7 to 17 or on our website www.thelandtrust.org.uk

We have seen a number of changes to our Board of Trustees over the year. John Handley, Christina McComb and Michael Rich all stood down. John was a driving force in supporting the creation of the Land Trust a decade ago; we thank him for that, and Christina and Michael for their contribution. We welcomed William Hiscocks who, with over 30 years working in the financial sector, became Chair of the Investment Committee; Sarah Whitney, who brings financial and property expertise; and Ian Piper, Head of Land at the Homes and Communities Agency. Their contribution and commitment is very much appreciated. Our Director of Operations, Matthew Bradbury announced his intention to leave in the summer of 2015 to take the role of Chief Executive at Nene Park Trust, in Peterborough.

On behalf of the Trustees, I would like to thank him most warmly for his contribution to the development of the charity over the past four years.

The Land Trust has had a really good year and it is encouraging that our approach to sustainably managing green space is increasingly being recognised and implemented.

Given the results identified in this Report, the Board is optimistic about the implementation of the 10 Year Strategy, its future opportunities and the sustainability of the Land Trust. The Land Trust has had a really good year and it is encouraging that our approach to sustainably managing green space is increasingly being recognised and implemented. On behalf of the Trustees, I would like to thank all our staff and everyone who has worked with the Land Trust and helped us to achieve our charitable outcomes over the last year.



Peter Smith

Peter Smith
Chairman

Chief Executive's Report

In 2014 we celebrated 10 years as a trust committed to the sustainable management of open space and four years as an independent charity. This provided an opportunity to reflect on our success to date, including acquiring suitable funding for the long term management of more than 50 public open spaces, many of which were previously derelict industrial sites.

In June 2014, in the prestigious surroundings of the House of Commons, we also launched our Strategy for the next 10 years. It was excellent to reaffirm the support of our stakeholders and an opportunity to promote our aims to a wider audience.

Over the year, we have substantially increased the delivery of our charitable objectives on our existing sites to benefit local communities. We have also developed new relationships with strategic landholders and developers who are seeing the impact of economic recovery to progress schemes which will provide even more opportunities for us in the future. We acquired 211 ha this year on seven sites, including Oliver Road Lagoons, an invertebrate rich 40 ha former power station site in Thurrock (page 9 and 20). Two further sites transferred immediately post year end, including our first from a utility company and a number of further site acquisitions were very close to completion, including our first in Scotland.

After many years of work, I was delighted that we were able to officially open three new sites. Following our remodelling of the former landfill site at Bromborough, Port Sunlight River Park, with its stunning views of the historic Liverpool waterfront, was opened to the public in July 2014 by local MP Alison McGovern (page 11). Canvey Wick Nature Reserve, already a nationally recognised site for invertebrate species, was opened by naturalist, writer and TV presenter Steve Backshall in September 2014 (page 8). Finally, the Countess of Chester Country Park, adjoining the hospital, was kindly opened by The Duchess of Cornwall (Countess of Chester) and has since been rewarded with The Chester Civic Trust Award and shortlisted for many others (page 10). These sites are already making a valuable contribution to the health and wellbeing of local communities and to the natural environment.

We have made significant progress on many of our other sites. The 110 ha Wellesley Woodlands, as part of our partnership with Grainger plc in Aldershot, is nearing completion and the new community areas will be opened to the public later in 2015 (page 15). Our involvement in this SANGS (Site of Alternative Natural Green Space) has resulted in several other enquiries from similar projects in the area.

We know our sites make valuable contributions to their local communities and they continue to receive local and national awards. It was particularly pleasing that Silverdale in Staffordshire was awarded SBI (Site of Biological Importance) status (page 9).

This year, over 44,000 people have taken part in organised activities on our sites, an 8% increase on last year.

Over 7,500 of these were school visits and 9,500 were organised health activities.

It is important that people value the parks and spaces that we create, so I am delighted that we have continued to see an increase in visitor participation at events. This year, over 44,000 people took part in organised activities on our sites, an 8% increase on last year. Over 7,500 of these were with school visits and 9,500 were on organised health activities. We saw a reduction in the number of 'other community activities', however this is due to better recording in the other categories. We have benefitted from the fantastic contribution from volunteers who, this year donated over 8,000 days to our sites, up by more than 50% from the previous year. For more information on the delivery of our charitable objectives see page 7.

As well as measuring the improvement in our charitable impacts across our sites (health, education, environment, economy and community cohesion), we have also commissioned some research into the social return on investment. Put simply, the benefits our sites bring to local people, local economies and local communities.

Successful fundraising has further enhanced our sites. £118,000 from the English Woodland Grant Scheme enabled significant capital improvements across five sites. Big Lottery Fund's 'Reaching Communities' programme

enabled more than 60 people to attend our Green Angels environmental education training courses at Liverpool Festival Gardens, with more planned in 2015. Importantly, more than 15 people have since found employment, one of which with us, as the programme's Community Engagement Officer and others moving onto further education (page 13). We are in discussion with funders about extending this successful project across other sites.

This year we launched an integrated fundraising campaign to raise money for a new classroom at Greenwich Peninsula Ecology Park. The combination of grant applications, local fundraising and corporate support gave us an opportunity to not only raise funds but also awareness with key stakeholders and partners, which will continue in the coming year. Further details of our fundraising activity can be found on page 18 and 19.

Over the year, we have seen a significant rise in interest around our sustainable land management model and a resultant increase in the opportunities that we are working on. This has led to the appointment of new business development and support roles within the organisation. In addition, the increasing number of sites under management means that over the coming year, we will enhance the portfolio management team to ensure our sites and the delivery of our charitable objectives remain at our heart. We remain mindful of the need to balance the expenditure on staff with the delivery of our charitable aims and will ensure that we have the right structure and resources for the future.

We have a substantial number of opportunities in the pipeline, extending to over 10,000 ha across the country and a committed team of staff, volunteers and managing partners who are responsible for delivering our achievements. We look forward with confidence to even greater achievements in 2015/16. Thank you.



Euan Hall
Chief Executive

Our members

We are governed by a Board of Trustees and have eight influential organisations as our members. Their expertise and experience encompass a wide variety of sectors.

Our Trustees oversee the work of the organisation, ensuring we stay on track to deliver our charitable objectives and provide scrutiny to our processes and decisions.



Our Trustees

Peter Smith

Appointed Chairman of the Land Trust in June 2010, Peter is also Chairman of Savills plc, Templeton Emerging Markets Investment Trust plc; a non-executive director of Associated British Foods plc and of Paris Orleans SCA. Formerly, he was a Senior Partner and member of the global leadership team at PricewaterhouseCoopers (PwC) and a member of the Finance Committee with the London and South East Regional Committee of the National Trust.

Ian Piper (appointed 19 November 2014)

Ian is Head of Land at the Homes and Communities Agency (HCA). Prior to joining the HCA he was Chief Executive of Forward Swindon.

Lady Garrett

Jane is a former Chief Executive of CL:AIRE and the Brogdale Horticultural Trust and was on the Board of Covent Garden Market Authority. She has had a successful and entrepreneurial career, operating in the commercial, charitable and political sectors.

William Hiscocks (appointed 27 November 2014)

William (Bill) has 30 years experience of working in financial services, both as an investor, portfolio manager and private banker. He was honorary treasurer of Fauna and Flora International from 1998 to 2000.

Simon MacGillvray

Simon is a Chartered Forester and has had a varied career working in a range of diverse occupations ranging from the banking sector to the NHS. However, over the past thirty years, he has been working within the environmental and forestry sectors, holding a number of senior executive posts within environmental organisations working across the UK. He oversees the forestry and woodland management on a number of Scottish estates as well as being Senior Vice President of the Royal Scottish Forestry Society.

Walter Menzies

Walter has a wealth of experience in the environment and regeneration sectors. He is a Visiting Professor at the University of Liverpool; Chair of Manchester and Pennine Waterway Partnership (part of the Canal and River Trust) and board member of Atlantic Gateway Partnership. He was CEO of the Mersey Basin Campaign, CEO of Sustainability Northwest and Regional Director for Groundwork Northwest, where he led on many high profile regeneration and development initiatives.

Jeffrey Moore

Jeffrey is a qualified accountant and previously CEO of East Midlands Development Agency. He is a non-executive Director of Batemans Brewery and Sharing in Growth, an aerospace supply chain development company. He is also Chair of the Foresight Nottingham Investment Fund advisory committee.

Robert Morley

Robert was a founder Director of the Land Restoration Trust when it was established in 2004 and became a Trustee of the Land Trust when it became a charity in 2010. A mechanical engineer with over 20 years experience in agricultural and construction equipment, Robert subsequently became Chief Executive of The Conservation Volunteers. He is also currently Vice Chairman of Groundwork South and a Trustee of the Stowe House Preservation Trust.

Dinah Nichols

Dinah is currently Chair of Keep Britain Tidy and a Trustee of the South West Lakes Trust. She was a Crown Estate Commissioner, a non-executive Board member of Pennon Group plc. and of Shires Smaller Companies, a Scotland-based Investment Trust. Her background is in government, housing, property and regeneration with a focus on sustainable development policy, climate change, waste and environmental quality.

Sarah Whitney

Sarah is a chartered accountant and former investment banker, having specialised in real estate. She holds a Visiting Fellowship at the Department of Land Economy at the University of Cambridge, where she teaches on planning, regeneration and development.

Achieving our charitable aims and objectives

We work with our partners to achieve high quality green spaces in order to improve:

Environment and Biodiversity

Creating, restoring and managing green spaces to improve the natural environment through increasing biodiversity and enhancing habitats.

Health

Promoting the use of our green spaces for the improvement of the health and wellbeing of communities.

Education and Learning

Inspiring the current and next generation through vocational outdoor education and training opportunities.

Economic vitality

Optimising the economic value of our spaces and the services that they can provide to benefit the communities that are connected with them.

Cohesion of communities and individuals

Involving local people through volunteering and use of our sites and encouraging emotional ownership.

As well as improving the management and biodiversity of our parks and open spaces, our sustainable approach continues to increase participation in activities. Close working with our communities and local groups have enabled our parks to continue to develop as valuable community resources and a focus for local activities.

We always welcome the opportunity to consider new activities that will help deliver our charitable objectives and support the long term sustainability of our sites.

Please get in touch if you have any great ideas.

Over the last year we have continued to see an increase in visitor participation in events in line with our charitable objectives.

	2014/15 Actual	2013/14 Actual	Percentage change during 2014/15
School visits	7,736	6,279	+23%
Training activities	802	660	+22%
Health activities	9,501	8,648	+10%
Guided walks	2,350	1,579	+49%
Other community activities	15,897	18,575	-14%
Practical voluntary work	8,088	5,282	+53%
Totals	44,374	41,023	+8%

44,374 VISITORS IN 2014/15 | AN INCREASE OF OVER 8%

Environment and Biodiversity

Our green open spaces are vital areas of green infrastructure, helping our communities adapt to a changing climate. Many of our sites are in urban areas, so have significant value as soakaways for flood prevention, balancing rising urban temperatures and reducing pollution.

As well as environmental benefits, we want our parks and green spaces to be as rich in biodiversity as possible, so we manage them in ways to create great habitats for nature to thrive. Since many of our sites have had an industrial or development history, it can take a long time to establish the right conditions. But nature is amazing and resilient – with the right care and attention, it will develop and flourish.

This year we opened Britain's first bug reserve at Canvey Wick, extended our ownership at Oliver Road Lagoons and our management approach continued to bring benefits to wildlife across our existing sites.

Canvey Wick

In September 2014, Canvey Wick, a Site of Special Scientific Interest (SSSI) on Canvey Island in Essex, was officially opened to the public by Steve Backshall, BAFTA-winning naturalist, writer, television presenter and Vice President of Buglife.

Canvey Wick was a brownfield site that was abandoned in 1973 and reclaimed by nature. It is now one of the top five sites in the UK for rare and endangered species, due to the scrub, flower-rich grasslands and bare sandy soils which are excellent habitats. Over 1,400 species of insects live on the site, including around 30 endangered species and three that were thought to be extinct. The Shrill carder bee, Five-banded weevil wasp and Scarce emerald damselfly call this site their home.

It took 10 years to acquire this 19 ha former industrial site as a nature reserve but now the Land Trust has secured vital funding to protect it in perpetuity and has appointed the RSPB and Buglife to manage the site, enhancing it for wildlife and people; improving access, paths and signage.

Hailed by Natural England as a “brownfield rainforest” due to its importance as a haven for wildlife.





“We are very impressed with the Land Trust. Whilst you are not a commercial body you operate in a business like manner and our clients greatly appreciate your input.”

Dr Aidan Marsh
CSA Environmental.

Avenue Washlands

Avenue Washlands is a 16.5 ha former coking works in Derbyshire and is now so rich in wildlife, it is hard to believe it was once considered to be part of the most contaminated site in Europe. Located alongside the River Rother and the main railway line it is now home to a considerable number of national and local BAP (Biodiversity Action Plan) habitats and species.

This year, focused habitat management by our partner, Derbyshire Wildlife Trust, has further diversified the wildlife on the site. Work has included scrub control in the wetlands, reedbeds and grasslands and gorse removal to ensure the grasslands are ready for the spring. Throughout the year, the reserve recorded a variety of wildlife, including Yellowhammers, Kingfishers, Barn owls, Lapwings, Skylarks and an excellent sighting of a Hen harrier. The reserve is now also home to Grass snakes, Water voles, Great crested newts and a variety of orchids and butterflies.

716
species & over
40,000
individual records
at Avenue Washlands since 2007

Silverdale

The Void area of Silverdale Country Park, Staffordshire, was designated as a ‘Site of Biological Importance’ in early 2015.

“The Void is an excellent example of habitats typical of the post-industrial heritage of Stoke and urban Newcastle. The mosaic of habitats present is of county significance due to both the lack of this type of habitat and its ephemeral nature, as well as being vitally important for a number of associated species.”

Staffordshire Wildlife Trust



Oliver Road Lagoons

Following a successful partnership between the Land Trust, global property group Goodman and Natural England, with support from the Environment Agency and Buglife, wetland habitat has been successfully reintroduced to this former power station.

Oliver Road Lagoons in Essex was acquired by the Land Trust in 2015. It is home to important, rare and endangered wildlife, including 1,200 species of invertebrate (such as the Distinguished jumping spider) and has SSSI status. The Land Trust’s sustainable management model will ensure that this nationally important site will be protected in perpetuity.

“We are delighted to have delivered a balanced development that has enabled us to create a habitat that will protect both invertebrates and birds. Our work has ensured that this land is dedicated to preserving the site’s former status as an area for wildlife diversity, and that ongoing funds are available to maintain the habitats of endangered species.”

Paul Heslop
Associate Director, Infrastructure, Goodman.



Health

Our sites naturally provide many health benefits by creating space for physical activities such as walking and running and the mental health benefits associated with green space. However, the introduction of paths, trails and organised activities can significantly increase participation and benefits to the local community. Some of our sites now also have formal sports facilities, such as sports fields.

This year, we officially opened two further parks which will significantly add to our delivery of health benefits and our other sites delivered even more formal health activities and guided walks.

Countess of Chester Country Park



Opened by the Duchess of Cornwall in August 2014, this former landfill site has been transformed into an inviting 19 ha green space with trees, managed grassland and wildflower meadows. More than 2,000 m of paths for cycling, walking and horse riding have been installed along with fencing, gates, way marking posts and signage to ensure that visitors get the best possible experience. The park also benefits from two fantastic wooden sculptures and five totem poles along with 25 measured route markers.

Located next to Chester's main hospital, the benefits of this beautiful park contribute not only to the health and wellbeing of the local community but also to the staff and visitors at the hospital. By working in partnership with the adjoining NHS Trusts and the local council, 500 m of the canal towpath has been resurfaced and now creates a circular wheelchair and buggy friendly route around the park. We are working with NHS partners to identify funding for a health ranger post to maximise the opportunities of this unique partnership.

Commended for a Chester Civic Trust Award

"The Countess of Chester Country Park has now become a thriving part of the hospital grounds. The Land Trust helped expand our vision and make the country park a reality. Their knowledge and experience of opening up green spaces has been invaluable. By joining NHS and Land Trust resources, we have provided a great country park for health care staff, patients and the community. Knowing the benefits to health and wellbeing it thrills me to see people enjoying natural areas that were previously inaccessible."

Kevin Eccles FRICS, MAPM, BA.

Head of Development Programme,
Countess of Chester Hospital,
NHS Foundation Trust.

FACT

Walking briskly for up to 30 minutes can help prevent and control high blood pressure that can cause strokes – reducing your risk by up to 27%

Stroke Association



Port Sunlight River Park

Port Sunlight River Park is now an amazing 28 ha country park on the banks of the Mersey. An oasis of calm alongside this famous industrial river, the park has recorded over 80 species of birds amongst its meadows and wetlands in only six months.

Opened in August 2014 by local MP Alison McGovern, this remodelled former landfill site now provides access to valuable green space for the nearby communities in Wirral and has opened up previously inaccessible views of Liverpool's historic waterfront. The park is managed for the Land Trust by Wirral Autistic Society and provides practical volunteering sessions for young adults on the autistic spectrum. The ranger and many of these volunteers have now developed a weekly 'health walk' and the site is part of the Wirral Walking Festival which takes place each May.

17 WALKING GROUPS

VISITED PORT SUNLIGHT RIVER PARK BETWEEN
OCTOBER 2014 & MARCH 2015

OVER 9,500

HEALTH ACTIVITIES TOOK PLACE ON OUR SITES IN
2014/15 INCLUDING WOODLAND WORKOUTS,
GREEN GYMS, NORDIC WALKING AND BUGGY FIT.

Monkton Community Woodland

Monkton Community Woodland in the North East has been running a broad range of health programmes over the last year, including Green Gyms and Health Walks.

This has had some great results, after surveying participants...



91% of participants
feel happier and
more **CHEERFUL**

83% avoided weight
gain and remained
at a **HEALTHY WEIGHT**

70% feel an
improvement
in their **HEALTH**

Education and Learning

All of our sites provide opportunities to see nature first hand, but many also offer additional educational and training opportunities, from interpretation about the landscape and heritage, plants and wildlife to formal educational sessions with our rangers or partners. Some of our sites also offer the chance to learn new skills from bushcraft to horticulture qualifications. We know that learning about the environment, in the environment can be inspiring regardless of age and ability and we want to inspire the next generation of guardians of our green spaces.

Greenwich Peninsula Ecology Park

Greenwich Peninsula Ecology Park is an urban oasis in London, nestled amongst the cranes and tower blocks. It is a vital and thriving green space, not only for the increasing numbers of people moving into the area (plans are in place to build a further 1,300 new homes and commercial spaces), but also for a wide variety of wildlife.

The Ecology Park plays a crucial role within the area, providing not only accessible green space but also educational, volunteering and training opportunities, which in turn, contribute to improving the health and wellbeing of local people.

This year, educational sessions have been delivered to all school levels from nursery right through to university. Topics have covered growing plants, life cycles, rivers, site management plans, and activities such as pond dipping, seed planting, habitat walks and microscopy, all in line with the school curriculum.

Since it opened in 2002 the park has become so popular, its facilities have now reached capacity. Over the last year, the Land Trust and our partner, The Conservation Volunteers (TCV), have led a campaign to fundraise for a new classroom. It will provide more space to hold educational sessions, activities and engage with even more people on the importance and benefits of nature.



12,000 VISITORS



OVER **1,500** SCHOOL CHILDREN HAVE PARTICIPATED
IN NEARLY 60
EDUCATIONAL SESSIONS
AT GREENWICH PENINSULA
ECOLOGY PARK

Liverpool Festival Gardens

For the last two years, Liverpool Festival Gardens has been home to the Green Angels environmental training programme, which we established with Big Lottery funding. The programme aims to improve the quality of life for local people, helping them to learn new skills and improve their future prospects, whilst also enhancing the park environment.

Green Angels has been a great success, attracting over 200 applications to join the programme, with over 60 people progressing through the training courses, which include countryside management, parks maintenance, business skills, environmental education and horticulture. More than 15 people have since found employment with others moving onto further training and some creating a social enterprise.

Our Green Angels, in partnership with the local primary school, have started an environmental afterschool club, engaging pupils in growing vegetables, composting, making bird feeders and insect identification.



15 PEOPLE
FOUND EMPLOYMENT
FOLLOWING THE GREEN ANGELS
TRAINING PROGRAMME

Monkton Community Woodland

Over the last year Monkton Community Woodland, in the North East of England, has been part of a Heritage Lottery Funded project Waggonways and Waterways, which focused on the social and industrial heritage of Tyneside and developed a new five mile route – part of which went through the site. This new route will encourage greater community access to the site.

Over 200 local school children have taken part in fun and informative activities about the natural environment and local history. Some schools have since offered to get involved with the management of the site as it provides excellent opportunities for their pupils.

Following English Woodland Grant funding (page 18) access to the 10 ha site has recently been dramatically improved with the completion of 470 m of new trails and a seven-space car park. These improvements will enable even more children to gain knowledge and experience, spend time interacting with nature, and leave with smiles on their faces.



A teacher from Bill Quay Primary School said:
"It was wonderful that they got to touch, smell and see natural things as many of the pupils would rarely visit a woodland outside of school."

Economy

Our green spaces contribute to the economy in a variety of ways. Well managed green spaces improve an area, can encourage local investment, and can have a demonstrable impact on property prices, enhancing the desirability of an area as a place to live, work and play.

Green spaces also create and safeguard jobs. We work with local organisations to manage our sites on our behalf and over the last year, these partnerships have funded over thirty roles across the country as well as further employment opportunities through local contractors and suppliers.

Some of our sites, such as Northumberlandia, attract visitor spending from outside the region (domestic and international tourists), and make tangible contributions to the local economy, providing significant direct, indirect and induced economic impacts.



“People are prepared to pay an average of **£5,969** more for a property close to green space and access to green spaces for leisure is becoming more important for those looking to buy a home.”

Santander Mortgages 2015

Braeburn Park

Taylor Wimpey, who created a new housing development in South East London adjacent to a former quarry and landfill site, recognises the economic benefits of attractive green space on house prices.

The Land Trust's involvement in this challenging site enabled the space to be transformed into a beautiful green park and thriving woodland.



“The green spaces around our development at Braeburn Park make it a great place to live and are a vital part of the development, so we are delighted that the Land Trust and London Wildlife Trust have taken on the responsibility for managing the land. This will ensure a positive and long lasting legacy for the area.”

Paul Bending

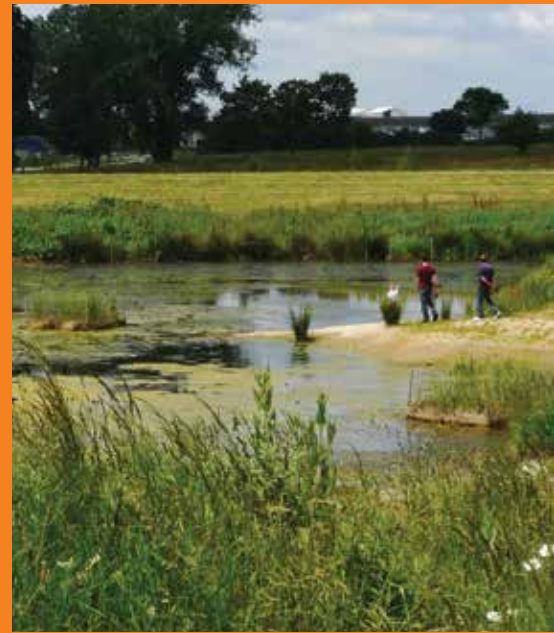
External Works Manager, Taylor Wimpey.

The Office of National Statistics estimates that the UK's natural capital was valued at **£1,573bn** in 2011. Our green spaces contribute to this natural capital and support the economy by providing services, such as flood storage at Beam Parklands in Dagenham or sustainable urban drainage systems, such as at our Old Brickworks Nature Reserve in the Midlands.

Beam Parklands

The 53 ha Beam Parklands in Dagenham demonstrates how a green infrastructure approach can enhance the site's primary function as a flood defence. The park, opened in 2011, provides an opportunity for the local communities to interact with the wetland environment whilst incorporating an additional 30,000 m³ flood storage capacity.

The site now provides natural flood water management protecting 400 local homes, schools and businesses including Barking Power Station.



"House building is not just about providing new homes; a good quality built environment can make a contribution towards economic development as well as improving wellbeing, social cohesion and skill levels and working with the Land Trust is helping us to achieve this."

John Beresford

Development Director, Grainger plc.

Wellesley Woodlands

This 110 ha community woodland in Aldershot is a good example of developers incorporating the economic benefit of green infrastructure into developments.

The woodlands form vital green infrastructure in and around property developer, Grainger's extensive new community development which will include 3,850 new homes, schools and the refurbishment of listed buildings. Over the last 12 months we have worked alongside Grainger, our Managing Partner Blackwater Valley Countryside Partnership and local contractors to provide employment opportunities as we improve the green spaces before the first new residents move in. New fencing, car parks, maps, signage and over 16km of footpaths have been improved to link these woodland areas and create walks and trails that everyone can enjoy.

Grainger has seized the opportunity of creating pleasant places so that the economy can then be built in and around it. The green infrastructure or SANGS (Suitable Alternative Natural Green Space) are vital in creating attractive places and will draw businesses and residents to the area, thereby uplifting the economy. The Woodlands will be officially opened in autumn 2015.



Community Cohesion and Volunteering

Our parks and open spaces provide opportunities for families and communities to spend time together and enjoy the outdoors. Organised events and activities on many of our sites help to bring communities together, but informal activities such as dog walking and children playing enable like-minded people to share their pastimes.

Most of our sites offer a variety of volunteering opportunities from regular weekly or monthly activities and ad hoc seasonal events which help us to maintain the site in good condition, to less physical activities such as bird counting and welcoming visitors. We have also benefited from corporate volunteering days, helping local business partners to not only build their teams but also our paths, fences and flower beds! All our volunteers provide an invaluable service and give us a direct connection with the local community and park users.



Elba Park

Elba Park in Sunderland is a 52 ha park on the site of a former cokeworks and colliery. Originally restored with 77,000 native trees and over 3,000 m of footpaths, over the past three years it has become an important community resource. In 2014/15 Elba Park held more than 90 events and directly engaged with over 3,700 people.

Community engagement has gone from strength to strength this year with increasing numbers of local residents interested in taking an active role and getting involved with the Friends of Elba Park. To encourage involvement the ranger held 16

formal community events including bird walks, bat walks, seasonal events and an extremely successful summer fun day. Several heritage events celebrated the site's industrial past and school children were encouraged to work alongside older residents to investigate the fantastic history of the area.

The park regularly supports volunteering days and in 2015 held its largest ever corporate social responsibility volunteering event with almost 450 members of Sage Group plc (a global software company based in Newcastle) who helped with site improvements, maintenance and clearance.

Silverdale Country Park

The 85 ha Silverdale Country Park in Staffordshire still forms a central focus for the local community, just as it did when it was a working colliery. The spoil heaps have been transformed into a haven for wildlife, with pools and woodlands to attract a rich variety of species. Whilst most people come for recreation, many still come here to work – but not as miners, as volunteers.

The regular Thursday volunteer work party group, formed in 2012, continues to attract 10 people per week. Built on this success, regular Friday and weekend groups have now also been established. This year the site has also worked in partnership with Staffordshire County Council and Stoke-on-Trent City Council to support six groups of youth offenders. As part of their rehabilitation they gained practical experience of woodland management, such as coppicing and tree thinning.

The site also has a very active Angling Club. More than 250 people fished at the site in 2014/15 and many ex-miners have formed new friendships through the club.

But it's not all about people who already use the park. Our ranger is also keen to learn from the wider community and holds six monthly community meetings to discuss progress on site and ideas for the future.



Greenwich Peninsula Ecology Park

"The day went wonderfully. We had a lot of fun working and exploring the grounds and lots of sore 'wheel barrow muscles' over the weekend! Joanne and Emily were perfectly organised and helpful throughout the entire day and it was really nice to spend the day in a lovely area with people who are clearly passionate about caring for the habitat."

Amy Cecchi, Project Associate Director, CEB.
Corporate Volunteering Day at Greenwich Peninsula Ecology Park.

MORE THAN 8,000 DAYS

of volunteer work generously given to our sites in 2014/15
A 53% INCREASE
ON THE PREVIOUS YEAR

Fundraising successes in 2014/15

Paul Taylor, Executive Director,
The Veolia Environmental Trust.

"This project will bring many benefits for wildlife and people who visit and enjoy the country park. The improvements are an excellent example of how the Landfill Communities Fund can help make a real difference to our landscape and biodiversity and I look forward to hearing about the improved areas thriving in the future."



Veolia Environmental Trust

During the last 12 months, the Land Trust has led an important habitat creation project at Rabbit Ings Country Park in Yorkshire, thanks to a £39,000 Landfill Communities Fund grant from Veolia Environmental Trust. Like the Land Trust, Veolia Environmental Trust focuses on supporting community and environmental projects around the UK.

This funding allowed us to restore and expand the reedbed and wetland areas and build on and enhance works carried out by Yorkshire Water and the Environment Agency across the Dearne Valley. This included realignment of part of a dyke network and weir improvements which, combined with the reedbed works, has resulted in improved water quality and levels, significantly enhancing these habitats for a range of species, including Reed buntings, Harvest mice, Water voles and dragonflies.

This project has been a great success not only for the wildlife, but for engaging with local communities; encouraging them to get involved in the project and the park.

£39k
GRANT FROM
LANDFILL
COMMUNITIES FUND



English Woodland Grant Scheme

This year, the Land Trust successfully completed works to improve woodlands across seven of its sites, as a result of securing £118,000 from the English Woodland Grant Scheme. These improvements will deliver greater environmental and community benefits and included installing new interpretation and facilities at existing woodland sites and developing plans for future woodlands.

The English Woodland Grant Scheme distributes and administers government funding via the Forestry Commission and has been a vital source of funding for us to deliver the long term management of our woodland areas, allowing us to protect these vital resources and enabling people across England to have better access to these spaces, which are so important for health and wellbeing.

£118k
FROM THE ENGLISH
WOODLAND
GRANT
SCHEME

Rethinking Parks Programme

This year, the Land Trust has been delivering a programme of work at Everton Park in Liverpool as a result of securing £67,500 from the Rethinking Parks programme, which is a partnership between the Big Lottery Fund, Heritage Lottery Fund and Nesta.

This funding has been used to recruit a dedicated Project Officer to support and work with the Friends of Everton Park in the recruitment and training of volunteers and engaging with local residents. It aims to increase the use of the park, tackle anti-social behaviour and deepen community stewardship and a sense of pride in this impressive urban park.



£67k
FUNDING FROM
RETHINKING
PARKS PROGRAMME



Grants and pledges

The following table shows income secured from a variety of sources for environmental and community projects. Most of these projects have been completed during 2014/15 and others will be delivered in 2015/16.

Supported by	Project	£
English Woodland Grant Scheme	Woodland improvements	£118,000
Access to Nature	Management of Beam Parklands	£63,000
Higher Level Stewardship	Management of habitats across numerous sites	£6,000
Natural England	Elba Park volunteer activities	£2,000
Rethinking Parks	Everton Park community engagement and volunteering	£29,000
Big Lottery Fund	Green Angels	£64,000
Veolia Environmental Trust	Rabbit Ings reedbeds	£20,000
SITA Trust	Canvey Wick habitat restoration	£27,000
Funding secured for projects which will be delivered in 2015/16 and beyond		£ Committed
Cory Environmental Trust	Braeburn Park habitat improvements	£43,800
Friends of Greenwich Peninsula Ecology Park	Greenwich Peninsula Ecology Park Outdoor Classroom	£3,000

Development pipeline and projects

We are constantly looking for new opportunities and additional green spaces whose long term future can be secured through our sustainable funding models.

Our Business Development team coordinates our relationships with key business contacts, identifying new opportunities and progressing our pipeline of sites and projects in order to achieve our Business Strategy.

The recent upturn in the property market and our reputation for finding innovative solutions and funding models means that our current pipeline extends to over 10,000 ha.

Our sustainable approach is achieved through a variety of models involving freehold and long leasehold of sites. We apply flexible funding solutions that include endowments, Section 106 payments and service charges to ensure an appropriate level of funding to deliver long term benefits for local communities.

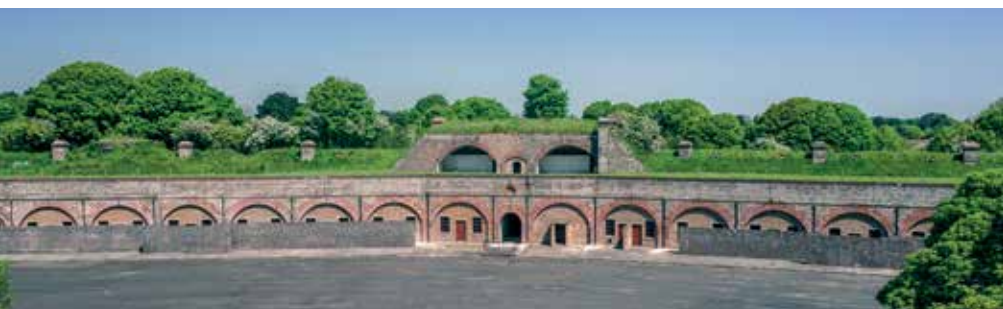
It has been a significant year for us in relation to opportunities progressing with major housing developments, particularly in the south of England. In many cases, the Land Trust is now becoming involved at earlier stages of the planning process.

Our approach to managing green space has helped our clients and development partners to incorporate public open spaces within schemes, to secure planning permission, enhance amenity values and exit their sites with a sustainable long term management solution in place.

This year, we have seen our first site transfer from a utility company and a number of sites in Scotland are close to being transferred.

“We are absolutely committed to building great places to live and providing high quality green space is an important part of that ambition. Partnering with the Land Trust on a number of our larger developments means that these spaces will be sustainably managed.”

Patrick Law, Group Corporate Affairs Director, Barratt Developments plc.



Some of our other sites acquired in previous years have seen significant activity over the last year.

A management plan has now been developed for the fantastic Fort Burgoyne site in Dover, with the help of a multi partner steering group. Although the building will remain secured from the public whilst a sustainable use is identified, significant work has already taken place to assess its ecological importance and remove vegetation to preserve the historic structure. Plans are also in place to enhance the surrounding grasslands and playing fields. This is an exciting project that will be developed over the coming years with the aim of providing a regionally important attraction and local resource for the people of Dover.

At Oliver Road Lagoons, our involvement has seen the successful acquisition of a further 23 ha that includes a large proportion of the West Thurrock Lagoon and Marshes SSSI. In taking the freehold interest of this site, the Land Trust has committed to improving the condition of key habitats and enhancing an important ecological resource within the Thames Estuary. Our current management plan is to focus on the site for its biological importance and provide structured environmental education to the community in future years.

AN ADDITIONAL
23ha
ACQUIRED AT
OLIVER ROAD LAGOONS



About the Land Trust and our people

Our people

We recognise and value the contribution that our team has made over the last year. The Land Trust would not be able to achieve our growth and delivery of our charitable objectives without their commitment.

With an increasing portfolio of sites to manage and an exciting list of prospective sites, many associated with complex developments, we have increased our staff team this year and with other colleagues moving on to pastures new we have benefitted from an injection of new talent and ideas. We continue to invest in our team and health and safety training has been delivered across the organisation this year.

In line with our charitable objectives we are also committed to supporting the next generation of guardians of our public green spaces and have worked with the Universities of East Anglia and Chester to develop relationships for industry placements during 2015/16.

Our Managing Partners

The other group of people who are instrumental in our ability to deliver our charitable objectives are our Managing Partners.

They work day to day on our sites and are crucial to the delivery of our charitable aims and engagement with local communities.

This year we have welcomed Wirral Autistic Society as a new partner. In the short time that Port Sunlight River Park has been open, their contribution has helped to develop a regular programme of events and a team of willing volunteers. The Conservation Volunteers (TCV) in Greenwich have this year been extremely generous in their support for our outdoor classroom appeal at the site, holding fundraising activities and numerous public engagement events. Our relationship with Northumberland Wildlife Trust at Northumberlandia has also been enhanced by our joint working around visitor centre improvements for the coming year.

"The Land Trust has given Wirral Autistic Society the opportunity to engage our services users within the local community, showing the great work that people with autism are capable of. They have been a supportive, informative and engaging charity to work with, giving us the opportunity to let this green space flourish. The Land Trust's Annual Managing Partners' day was a great chance for different rangers to get together to discuss ideas. It is clear that everyone who has connections with the Land Trust is passionate and enthusiastic about green spaces and the Land Trust instils this belief into each of their partnerships."

Lex Freeman, Service Manager,
Wirral Autistic Society.

The Land Trust Awards 2014/15

Recognising excellence and achievement on our sites

Award	Winner	
Best site of the year	Elba Park	
Community space of the year	Silverdale Country Park	
Best space for nature	Avenue Washlands and Canvey Wick	
Health space of the year	Countess of Chester	
Educational space of the year	Monkton Community Woodland	
Most improved space of the year	Port Sunlight River Park	
Ranger of the year	Joanne Smith, Greenwich Peninsula Ecology Park	
Volunteer of the year	Chris Sayer (Rabbit Ings Country Park) and Neil Roberts (Liverpool Festival Gardens)	

Statement of Financial Activities

	Year Ended 31/03/2015 £000s	Year Ended 31/03/2014 £000s
Incoming resources		
Incoming resources from generating funds		
Voluntary income	5	6
Grants	2,267	1,459
Activities for generating funds	591	201
Investment income	4,712	4,213
Incoming resources from charitable activities		
Site maintenance	179	154
Site funding	3,343	17,960
Total incoming resources	11,097	23,993
Resources expended		
Cost of generating funds		
Investment management	268	228
Charitable activities	5,397	6,083
Governance costs	36	44
Total resources expended	5,701	6,355
Net incoming resources from operations	5,396	17,638
Other recognised gains/(losses)		
Gains/(losses) on investment assets		
Realised gains	1,611	5,239
Unrealised gains/(losses)	5,647	(5,330)
Actuarial (losses)/gains on defined benefit pension scheme	(31)	30
Net movement in funds	12,623	17,577

Balance Sheet

As at 31st March 2015

	Group	
	Year Ended 31/03/2015 £000s	Year Ended 31/03/2014 £000s
Fixed assets		
Tangible fixed assets	13	19
Investments	112,725	101,949
	112,738	101,968
Current assets		
Debtors	918	2,652
Investments	11,550	9,000
Cash in bank and in hand	3,403	1,287
	15,871	12,939
Creditors: falling due within one year	(3,196)	(2,125)
Net current assets	12,675	10,814
Defined benefit pension scheme asset	36	44
Net assets	125,449	112,826
Endowment funds	65,832	61,924
Restricted funds	10,007	7,607
Unrestricted funds		
Designated funds	41,324	36,682
General funds	8,250	6,569
Pension reserve	36	44
	49,610	43,295
Reserves	125,449	112,826

This financial information has been extracted from the audited full financial statements of the Land Trust for the year ended 31st March 2015 which were approved by the Trustees and authorised for issue on 14th July 2015. The Auditor's Report on the full financial statements was unqualified and contained no statement under sections 498(2)(a), 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 31st March 2015 can be obtained from The Charity Commission.



Peter Smith, Trustee,
September 2015



7 Birchwood One,
Dewhurst Road,
Birchwood,
Warrington,
WA3 7GB

Telephone: +44 (0)1925 852 005

Enquiries: enquiries@thelandtrust.org.uk

www.thelandtrust.org.uk

www.linkedin.com/company/the-land-trust

www.facebook.com/thelandtrust

www.twitter.com/thelandtrust

Registered Company No: 5077263

Registered Charity No: 1138337

Office of the Scottish Charity Register No: SC43833

