

Registered Company No 5077263
Registered Charity No 1138337
Office of the Scottish Charity Registrar No SC43833



THE LAND RESTORATION TRUST
Operating as the Land Trust

ANNUAL REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2017

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THE LAND RESTORATION TRUST
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CHAIRMAN'S REPORT

The Land Trust is a charity that is committed to acquiring and managing green space for the benefit of communities. 2016/17 has seen more land come under our management, including a significant, 135 hectare, expansion to our Canvey Wick site in Essex and a number of open spaces associated with new housing developments. Perhaps most importantly, we have continued to deliver on our charitable objectives and have improved how we measure the value that investment in well managed green space brings to society as a whole.

Site Acquisitions

In line with our 10 Year Strategy, this year has seen significant development of our service charge activities. Whilst we continued to acquire a number of sites funded the traditional way, through endowments, this year we have taken on the management of the open space around the first 100 residential properties at Beaulieu, Chelmsford, taking the number of properties in our service charge operations to 1,800. Shortly after the year end we also completed agreements with other developers at Waverley, Rotherham and New Lubbersthorpe, Leicester. With a number of partnerships with developers across Great Britain already in the final stages of negotiation, I am confident that the coming years will see us increase further our management of open space around strategic residential developments across the country.

Our role in delivering sustainable green infrastructure, integrating green space into the built environment and helping to secure not only more housing but better quality environments and better places for people to live, was recognised in the 2017 Property Week Resi Awards when our subsidiary, Land Trust Residential Services Limited, won Newcomer of the Year.

This year we further increased our land portfolio by adding 178 hectares across 6 sites. This brings our portfolio under management to over 60 sites, totalling 2,319 hectares (including the 464ha of Newlands, Revive and Restore Programme sites that we manage). A number of site acquisitions that we had hoped would come over this year have been delayed, but in many cases the legal commitments are in place, so we are confident that they will proceed in due course.

Further details of the achievement of our charitable objectives are detailed in the Chief Executive's Report and can be found on our website www.thelandtrust.org.uk.

Financial Performance

Our financial performance in the year exceeded expectations. Income has increased year on year, to £15.2 million. Funds received from acquisitions totalling £7.6 million was more than double the level of the previous year. Together with other income of £1.0 million and capital growth of £15.1 million, the value of our investment portfolio increased in the year by £20.0 million (including new investments). Despite political uncertainty, investment returns on this portfolio were again above 4%, with total investment income of £5.3 million. This enabled us to manage our sites sustainably, to achieve our charitable outcomes. Costs were well controlled, with a modest increase in spend on charitable activities.

The Land Trust ended the year with £145.8 million of Funds carried forward, of this £9.2 m was classified as General Funds. During its early years, the Land Trust was reliant on Unrestricted Funds to fund growth. A Reserves Policy was adopted during the year and General Reserves are monitored against this. The pipeline of new sites is good and projections show that over the coming years, the Land Trust will achieve a break-even point in its use of General Reserves, thereby achieving long term sustainability.

Trustees

This year Rob Morley, one of the original Trustees stepped down from the Board. Rob had been involved with the Land Trust for over ten years, initially as part of the joint venture with Groundwork. His commitment and direction has been invaluable and I thank him for his guidance and contribution.

Last year the Board recognised the need to broaden its skill set and provide for long term succession. After a very successful recruitment process, which saw more than 300 people express an interest in the Land Trust, I am pleased to welcome three new Trustees. With a variety of backgrounds in investment, sustainability and property, Patrick Aylmer, Janet Haddock-Fraser and Anthony Bickmore joined the Board in June 2017. Their experience (summarised in our Annual Review) and advice will be a valuable contribution to the Board.

Over the year we have also received invaluable external strategic advice from our Health Advisory Committee, led by Trustee Walter Menzies. The Health Advisory Committee was set up to help us develop a wider perspective and obtain valuable input into how we might best develop our sites to deliver sustainable health benefits for communities that live and work around our green spaces.

Acknowledgments

Finally, my thanks go to the Members, my fellow Trustees, senior officers and staff of the Trust for the very real progress we have made this year.

Peter Smith 10th October 2017
Chairman



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CHIEF EXECUTIVE'S REPORT:

This year I am pleased to report a further significant increase in the delivery of our charitable objectives across our sites, in particular an increase in the delivery of health and community related activities. It has also been a year where we have been able to play our part in promoting the value of green space to society.

New Sites

We acquired a further 178 hectares across eight sites, including at Omega, the former Burtonwood airbase in Warrington, where a new park, "Greenheart", will be constructed for us by the developers; East Ketley a restored former coalfield and landfill in Telford and a significant expansion to our Canvey Wick site in Essex with the acquisition of a further 135 hectares of land to further enhance the nature reserve. During the year we have also ceased the interim management of a small one hectare site for IKEA in London. This brings our portfolio under management to 63 sites, totaling 2,319 hectares (including the 464ha of Newlands, Revive and Remade Programme sites that we manage).

The year has also seen us add to our residential service charge portfolio with the management of the open spaces around Countryside's prestigious development at Beaulieu, Chelmsford. The development which currently consists of around 100 homes will expand to more than 3,000 over the coming years with 176 acres of parks and open space. At the beginning of 2017/18 legal agreements for the management of the greenspace around developments at Waverley, Rotherham and New Lubbethorpe, Leicestershire, bringing a further 250 hectares and the green infrastructure around up to 5,000 homes over time to the Land Trust, were also signed. We look forward to working with the residents to not only deliver quality green space management, but to do so in such a way that enhances biodiversity, education, health activities and community engagement.

Existing Sites

After ten years as our management partner, the Forestry Commission relinquished day to day management of seven of our South Yorkshire sites this year to The Conservation Volunteers (TCV). The Forestry Commission, our partners from the outset, helped us to develop our Managing Partner model and have supported us and the local communities delivering numerous events and creating valuable habitats. Following a competitive tender process we are looking forward to working with The Conservation Volunteers to manage Bentley, Brodsworth, Cudworth, Dinnington, Kiveton, New Park Springs and Phoenix Park to generate even more charitable delivery.

We also celebrated ten years of management at Weetslade Country Park. The 38 hectare park, north of Newcastle, was transformed from a colliery site and is now a wildlife rich greenspace popular with cyclists on Old Wagon Way which runs through the park as part of the popular Sustrans Reivers Coast to Coast route, and with new communities moving into the surrounding housing developments.

Shortly after the end of the financial year, our five year interim management contract at the iconic Liverpool Festival Gardens came to an end and the management of the site was handed back to its owners, Liverpool City Council, ahead of the wider area's redevelopment. It has been a pleasure to be involved in the re-creation of the Gardens after they fell into disrepair and to have the opportunity to work with TCV rangers and so many committed volunteers. Working together we not only maintained the iconic gardens but delivered amazing community benefits to over 1,800 school pupils and more than 1,600 people benefited from health activities. In addition, the site has brought together hundreds of local volunteers who have, over the last five years, worked tirelessly with support from the rangers to maintain the gardens.

At our Cronton site the Trust negotiated an easement for access to an adjacent housing development for a consideration of £1.0m.

Benefits

We have always recognised that good quality, well managed green spaces have a positive effect on communities.

This year we have focused on promoting the benefits of green spaces for health and wellbeing. Encouraging our rangers and community groups to identify opportunities, I am delighted that we have once again seen an enormous increase in people taking part in organised activities and events on our sites. We have seen a 40% increase in our delivery of health activities and guided walks on our sites predominantly from an increase in group events, often ranger-led, but also mass participation events such as those hosted by running clubs. We have also launched our Health for Life partnership at the Countess of Chester Country Park, which brings the benefits of healthy outside activities to the local community and to the neighbouring NHS Trusts. Community activities, which aim to build community cohesion, are another area where we have seen a significant increase to involve nearly 55,000 people. In particular, the siting of part of a Beatrix Potter Trail at Langdon Lakes and Meadows, in partnership with Essex Wildlife Trust, has resulted in more than 20,000 people visiting the site.

Following a significant increase in volunteering over the last few years, we saw a slight reduction this year largely as a result of the change of Managing Partner for our seven sites in South Yorkshire. This is expected to be a temporary reduction as events and activities are re-established. The overall trend across the last five years still shows a steady increase in participation, and in the support that we receive from individuals and corporate organisations is invaluable to our site management and often to the individuals themselves who benefit from the opportunity to learn new skills and meet up with new friends.

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We are extremely proud of our contribution to society through our management of parks and green spaces and the delivery of our charitable outcomes. A summary of our activities and events for 2016/17 is shown below:

	2012/13	2013/14	2014/15	2015/16	2016/17
School visits	3,500	6,278	7,711	7,811	7,448
Training Activities	800	660	802	1,572	1,712
Health activities	4,500	8,648	9,501	14,885	20,857
Guided walks	900	1,579	2,350	1,816	2,683
Community activities	8,000	18,570	15,887	31,867	48,877
Practical voluntary work (days)	3,000	5,274	8,064	14,474	11,503

With more than 2,000 hectares of greenspace under our management we are also in a position to make a positive contribution to the natural environment. The issues faced by the decline of vital bees and pollinators across the country have encouraged us to review our planting and management regimes to identify and support declining species including the increased planting of wildflowers. BioBlitz's (community based species count and identification days) are increasingly happening across our sites, with more planned over the coming year. A number of our sites have already recorded new or endangered species.

As well as measuring the improvement in our charitable impacts across our sites (health, education, environment, economy and community cohesion), we appointed Interserve to research the Natural Capital Value of our Silverdale site in Staffordshire. Following the Social Value work that we undertook last year we wanted to gain a better understanding of Natural Capital Accounting, the value that the green space provides to the environment and society. The results published in our Hidden Values Report showed that well maintained green spaces create economic value by absorbing air pollution, storing and removing carbon and reducing and preventing flooding.

Fundraising and Grants

As a charity we enhance our sites and increase the benefits we are able to deliver to communities through fundraising applications. This year we have secured more than £380,000 for various projects including £183,600 for improvements to the Spinney Trail at Park Prewitt in Basingstoke; £50,000 towards the Greenwich Outdoor Classroom and £47,000 to update and refurbish a local community play facility in Warrington. We successfully received three awards under the Tesco Bags of Help scheme, enabling us to create education and wildlife areas at Northumberlandia near Newcastle, create nesting sites at Avenue Washlands in Derbyshire, and a new pond dipping platform at Rabbit Ings. We have also received grants for play area improvements at Beam Parklands in Dagenham, which will be implemented this year. Further details of our fundraising and grants are set out on page 13 and we would like to thank all our donors for their support.

The Value of Green Infrastructure

The value of open space and green infrastructure has been the subject of significant public debate over the year, from the health benefits of outdoor activities to the challenge of funding our public parks. We have therefore spent time this year engaging with stakeholders and government around the value of good quality long term management of these spaces and sharing our innovative funding model. We were pleased that our response to the Governments Parks Inquiry gave us an opportunity to present oral evidence to the Select Committee which was reflected in the final report. We have also contributed to the Housing White Paper consultation and spatial planning and vision documents for Greater Manchester and London. In doing so we have highlighted the need to value our parks and green spaces to ensure that society continues to benefit from the health, environmental and societal benefits that the green spaces in our communities can bring.

Moving Forward

We continue to have a substantial number of opportunities in the pipeline, both service charge and endowment funded, which will increase our delivery of green space management. We are already involved with projects throughout the country involving the delivery of over 12,000 new homes over the next five years, where we will manage the open space. We continue to use our experience to assist in long term green space management with the establishment of further SANG areas in the Thames Basin Heath area and work with Local Authorities across the country. As our portfolio continues to grow over the coming years, so will the charitable impact we deliver and the benefits to society as a whole.

Management Team

This year we have consolidated our Senior Leadership Team (SLT) and Paul Oberg was confirmed as Director of Finance. Iain Taylor our Director of Business Development, left the Trust in November 2016. With a strategic focus on acquisition and a healthy pipeline of opportunities we do not currently intend to fill this role, with the Business Development team now reporting to the Chief Executive.

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Acknowledgments

Finally I would like to thank the committed team of staff, volunteers and managing partners and of course our Trustees, without whom none of the achievements in this annual report would have been possible. We look forward with confidence to even greater achievements in 2017/18. Thank you.


Euan Hall
Chief Executive

10th October 2017

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TRUSTEES' REPORT:

LEGAL AND ADMINISTRATIVE

STRUCTURE

The Land Restoration Trust, (operating as the Land Trust) is a charity registered with the Charity Commission in England and Wales No 1138337. It is a company limited by guarantee No 5077263 and is registered with the Office of the Scottish Charity Register No SC43833.

The Trust's governing documents are its Articles of Association. The Articles of Association were amended to meet requirements for registering for the Office of the Scottish Charity Register and the updated Articles of Association were adopted on 2 December 2013.

The Charity has two wholly-owned subsidiaries, Osprey Quay Management Services Company Limited (a charity & a company limited by guarantee) and The Land Restoration Trust Services Limited.

The Land Restoration Trust Services Limited has a further ten subsidiaries (generally providing management services to particular sites), Space First Limited, Osprey Quay Management Company Limited, Manor Kingsway Management Company Limited, Carr Lodge Management Company Limited, Frickley Management Company Limited, Space First (South East) Limited and Space First (North West) Limited, Space First (Manchester) Limited, Land Trust Residential Services Limited and Beaulieu Estate Management Limited. More details are provided in Note 13, to the Financial Statements

On the 1st April 2016, Land Trust Residential Services Limited began to trade as a Service Charge Managing Agent, in respect of land at Upton, Northamptonshire.

On the 1st July 2016, Beaulieu Estate Management Limited began to trade as a Service Charge Managing Agent in respect of land in Chelmsford, Essex.

Osprey Quay Management Services Company Limited obtained charitable status on 21st April 2016.

On the 1st October 2016 all the assets and liabilities of Osprey Quay Management Company Limited were transferred to the charity Osprey Quay Management Services Company Limited (a company limited by guarantee), with the Land Trust as its guarantor.

On the 28th June 2017 Land Trust Estates Scotland Limited was incorporated as a subsidiary of The Land Restoration Trust Services Limited.

THE LAND RESTORATION TRUST DIRECTORS

The Directors of the Trust are its Trustees for the purpose of Company Law and throughout this report are collectively referred to as the "Trustees". The Trustees serving as at 31st March 2017, who served throughout the year, unless otherwise stated were:

Peter Smith (Chairman),
Lady Garrett (Jane)
William Hiscocks
Tom Keevil (appointed 16th June 2016) Simon MacGillivray
Walter Menzies
Jeffrey Moore
Robert Morley (resigned 8 December 2016)
Dinah Nichols
Ian Piper
Sarah Whitney

Subsequently Janet Haddock-Fraser, Patrick Aylmer and Anthony Bickmore were appointed as Directors of The Land Restoration Trust in June 2017.

Chief Executive
Euan Hall

Company Secretary
Euan Hall

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SUBSIDIARIES' DIRECTORS

The Directors of the Trust's subsidiaries serving as at 31st March 2017, who served throughout the year, were:

Osprey Quay Management Services Company Limited

Euan Hall
 Alan Carter (resigned 6th April 2016)
 Iain Taylor (resigned 28th September 2016)
 Helen Norris (appointed 6th April 2016)

The Land Restoration Trust Services Limited

Euan Hall.

The Directors of the subsidiaries of Land Restoration Trust Services Limited, who served throughout the year, are as follows:

Space First Limited	Osprey Quay Management Company Limited	Manor Kingsway Limited	Carr Lodge Management Company Limited	Frickley Management Limited
Euan Hall	Euan Hall	Euan Hall	Euan Hall	Euan Hall
Alan Carter	Alan Carter	Alan Carter	Alan Carter	Alan Carter

Space First (North West) Limited	Space First (South East) Limited	Space First (Manchester) Limited	Beaulieu Estate Management Limited	Land Trust Residential Services Limited
Euan Hall	Euan Hall	Euan Hall	Euan Hall	Euan Hall
Alan Carter	Alan Carter	Alan Carter	Alan Carter	Alan Carter
			Paul Oberg (appointed 22 nd June 2016)	Iain Taylor (resigned 25 th November 2016)
			Iain Taylor (appointed 22 nd June 2016, resigned 25 th November 2016)	Paul Oberg (appointed 22 nd June 2016)

KEY MANAGEMENT PERSONNEL

Chief Executive
 Director of Finance
 Director of Business Development
 Director of Portfolio Management
 Head of Communications & Marketing
 Fundraising Manager
 Financial Controller

Euan Hall RD, MRICS
 Paul Oberg, BA (Hons), CA (appointed 1st April 2016)
 Iain Taylor, BA (Hons), PCCP (resigned 25th November 2016)
 Alan Carter, BSc (Hons), MRICS
 Helen Norris, BSc (Hons), MA
 Helen Kramer, BA (Hons)
 Ian Betteley, BA (Hons), FCA (appointed 1st July 2017)

PRINCIPAL AND REGISTERED OFFICE

7 Birchwood One
 Dewhurst Road
 Birchwood
 Warrington WA3 7GB

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PROFESSIONAL ADVISORS

The Trust's main advisors are:

EXTERNAL AUDITORS

Saffery Champness LLP
71 Queen Victoria Street
London EC4V 4BE

INTERNAL AUDITORS

Mazars LLP
Tower Building
Water Street
Liverpool L3 1PQ

SOLICITORS

The Land Trust operates a framework agreement with various solicitors. Firms are tasked from time to time according to their expertise.

INVESTMENT MANAGERS

CCLA Investment Management Ltd
Senator House
85 Queen Victoria Street
London EC4V 4ET

BANKERS

Barclays Plc
1st Floor
3 Hardman Street
Spinningfields
Manchester, M3 3HF

GOVERNANCE AND MANAGEMENT

Trustees – recruitment and emoluments

Our Trustees have been recruited to provide the skills and experience required to govern the Trust. The Trustees, who comprise the Board of the Company, did not receive any remuneration during the period. When recruited, Trustees are inducted by attending workshops and other training arranged by the Executive. Travelling and subsistence expenses incurred by the Trustees on Board business amounted to £12,879 (2015/16: £10,861) during the year.

The Trustees are generally elected or appointed for a term of 3 years, normally with a maximum period of service of 9 years. Thereafter a Trustee may be re-elected on an annual basis for a period of one year. There is a role description for all Trustees and the Trust's Nominations Committee will make recommendations for the appointment and re-appointment of Trustees to the Board.

All candidates must be able to demonstrate that they can fulfil the requirements of the role. The Trust has a policy to recruit Trustees through an open and transparent process to recruit potential Trustees with the right skills to help the Trust grow and deliver its objectives.

Newly appointed Trustees receive a letter of appointment, an induction programme and on-going updates during their term.

The Trustees have benefited from Trustee Directors & Officers insurance throughout the year and since year end. The Trust has offered to enter into a deed of indemnity with each Trustee.

The Board

The Board usually meets four times a year, on one occasion for a two-day strategy review. Additional ad hoc meetings of the Board or Trustees take place during the year to appraise new sites or property and to consider acquisitions and finance plans.

During the year the Trustees completed an internal review of the effectiveness of the Board and its Committees. The review concluded that, in general, the Board and Committees were working effectively but considered that the Board should better develop the plans for Trustees succession. Three new Trustees were subsequently appointed in June 2017.

Committees of the Board of Trustees

While reserving its authority over a number of key areas, the Trust has four standing committees which assist the Trust with its work:

The Audit Committee

The Audit Committee assists in discharging the Trustees' oversight responsibilities, by overseeing the financial reporting process in order to review the balance, transparency and integrity of the Trust's published financial information. During the financial year the Audit Committee was made up of five Trustees; Jeffrey Moore as Chair, Lady Garrett (Jane), William Hiscocks, Dinah Nichols, and Sarah Whitney, with Peter Smith, the Director of Finance and the Chief Executive Officer in attendance where appropriate. This committee also reviews the effectiveness of the Trust's internal control, risk-management and compliance systems, the Trust's internal audit and the external audit function, including assessing the performance of both internal and external auditors.

After year end, Jeff Moore stepped down as the Chair and the members of the committee changed to comprise Sarah Whitney as Chair, Lady Garrett (Jane), William Hiscocks, Tom Keevil and Dinah Nichols. Peter Smith, the Director of Finance and the Chief Executive Officer also attend the committee where appropriate.

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Investment Committee

The Investment Committee reviews the management and performance of the Trust's investments on behalf of the Board of Trustees. The committee recommends to the Board of Trustees an appropriate investment strategy, advises on the selection of investment managers and monitors investment performance against appropriate benchmarks and pre-agreed targets. During the financial year, this Committee was made up of four Trustees; William Hiscocks as Chair, Jeffrey Moore, Robert Morley and Peter Smith, with the Chief Executive Officer and Director of Finance in attendance where appropriate.

Robert Morley left the committee following his resignation as a Trustee in December 2016. After the year end, the members of the committee changed to include William Hiscocks as Chair, Jeff Moore, Peter Smith, and Sarah Whitney, with the Chief Executive Officer and Director of Finance in attendance where appropriate.

The Remuneration & HR Committee

The Remuneration & HR Committee oversees the remuneration and terms of employment of the senior staff, and reviews succession planning for senior management. The committee ensures the development of a committed and motivated workforce through the Trust's HR policies and practices. This committee is made up of Dinah Nichols as Chair, Janet Haddock-Fraser (from date of appointment), Simon MacGillivray, Walter Menzies, and Peter Smith, with the Chief Executive Officer in attendance.

The Nominations Committee

The Nominations Committee assists the Board in fulfilling its responsibilities for ensuring the Trust is appropriately governed and that the Trustees have the necessary skills and experience to further the organisation's charitable objectives. This committee comprises the Chairman of the Board; the Chairs of the Audit, Investment and Remuneration Committees; and the Chief Executive Officer. The Chief Executive Officer is a non-voting Member.

Key Personnel

In the opinion of the Board of Directors (who are also the Trust's Trustees), the key personnel of the Charity are considered to be both the Trustees and the Senior Leadership Team.

The Senior Leadership Team is in charge of directing, controlling, running and operating the Trust on a day to day basis.

All Trustees give their time freely and no Trustee received remuneration in the year. Details of Trustees expenses are disclosed in Note 8 to the accounts.

The pay of the senior staff is reviewed and approved annually by the Remuneration & HR Committee in accordance with the cost of living, comparable average earnings in both the related charity and the commercial development sectors, the Charity's ability to pay and the achievement of business plan objectives, in accordance with the Trust's Performance Management Scheme.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Health and Safety

The Board considers the health, safety and well-being of our staff, volunteers, suppliers and visitors to our sites as a governance priority.

The Board is ultimately responsible for compliance with Health and Safety legislation. The day-to-day responsibility is delegated to the Chief Executive and the Director of Portfolio Management, who are together responsible for compliance, relevant policy development and performance. Health and Safety is a line management responsibility throughout the Trust but it is also overseen internally by a suitably qualified permanent member of staff.

During the course of the year there were no significant accidents or incidents involving members of staff, volunteers, contractors, or visitors to our offices or sites. All staff have completed training sessions outlining both their individual and health and safety responsibilities of the organisation and the individual employees as expressed in the Health and Safety at Work Act 1974. The Trust has the systems in place to ensure these responsibilities are met. We continue to work closely with our managing agents to develop robust and complementary best practice.

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Financial Reporting

The Trustees (who are also Directors of The Land Restoration Trust for the purposes of Company Law) are responsible for preparing the Trustees' Annual Report, including the Strategic Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable company and group for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities Statement of Recommended Practice (SORP);
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for ensuring proper accounting records are kept that disclose with reasonable accuracy at any time the financial position of the charitable company and the group and enable them to ensure that the financial statements comply with the Companies Act 2006.

They are also responsible for safeguarding the assets of the charitable company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

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OBJECTIVES AND ACTIVITIES

Objectives

The Trust promotes the conservation, protection and improvement of the physical and natural environment anywhere in the United Kingdom and insofar as may be charitable according to the laws of England and Wales and Scotland, in other parts of the world. Its objectives are to:

1. Advance public education in environmental matters and other ways of better conserving, protecting and improving the physical natural environment;
2. Promote sustainable development for the benefit of the public by the preservation, conservation and protection of the environment and the prudent use of natural resources and promotion of biological diversity;
3. Advance the education of the public in subjects relating to sustainable development and the protection, enhancement and rehabilitation of the environment (sustainable development means development which meets the needs of the present without compromising the ability of future generations to meet their needs);
4. Promote the voluntary sector for the benefit of the public by supporting local community based groups to maintain open spaces, woodlands and forests for the benefit of the public to be used as areas of informal recreation, play or other leisure time activities and for any other purpose consistent with this object and for the benefit of the community anywhere in the United Kingdom;
5. Promote urban and rural regeneration in areas of economic and social deprivation by all or any of the following means; i) the advancement of education, training or retraining, particularly among unemployed people and providing unemployed people with work experience. ii) the maintenance and improvement of provision of public amenities. iii) the provision or assistance in the provision of recreational facilities for the public at large and/or those who, by reason of their youth, age, infirmity or disablement, poverty or social and economic circumstances, have need of such activities. iv) the protection or conservation or improvement of the environment;
6. Create, provide, improve and maintain, open spaces, woodlands and forests for the benefit of the public to be used as areas of informal recreation, play, sport or other leisure time activities and for any other purpose consistent with this object and for the benefit of the community anywhere in the United Kingdom; and
7. Provide facilities in the interest of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for those living or working anywhere in the United Kingdom.

We describe the various ways in which the Trust has achieved these objectives during the last year within the Chairman's Report and the Chief Executive's Report at pages 4 to 6. Further information is available on the Trust's website.

PUBLIC BENEFIT

A charity is required to meet one or more of the prescribed charitable purposes as set out in the Charities Act 2011. In planning the Trust's activities, the Trustees have had regard to the Charity Commission's guidance (RR2 - Promotion of Urban and Rural Regeneration) on public benefit.

The public benefit lies in the provision of land for a charitable purpose either as a public amenity or in its preservation or conservation.

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STRATEGIC REPORT

BUSINESS MODEL

Traditionally, the Land Trust had been funded through investment returns on endowments. The investment income is used to cover the work performed on site, most of which is undertaken by our managing partners. A management fee, which covers part of the Charity's costs is also charged against this income. Additional charitable activity is often delivered through fundraising. This will continue to be the case for many new sites. Some of our sites are funded from service charges paid by the residents of the site.

The Trust's residential service charge activities began in 2016/17 with a number of sites being transferred to The Land Trust for management. Maintenance work on these sites is also carried out by our managing partners. The service charge sites are managed through a number of trading subsidiaries, so that the trade can be held separately and transparently. Two such subsidiaries have begun trading this year.

ACHIEVEMENTS AND PERFORMANCE

A summary of the activities undertaken by the Trust during the year and its achievements and performance are set out in the Chairman's and Chief Executive's reports on pages 4 to 6 and are more fully described in the Annual Review and on the Trust's website www.thelandtrust.org.uk.

FINANCIAL REVIEW

Overview and Income

The principal sources of income for the Trust in 2016/17 are: investment income, capital receipts in the form of either endowments or site funding and other income mainly in relation to the granting of an easement at our Cronton Site. Capital receipts are invested to generate investment income which is used to cover the cost of managing sites for public benefit. The Trust received £7.6m of site funding in year ended 31 March 2017 (2015/16: £3.6m) which represents funding for 5 new fully managed sites (2015/16: 5 sites).

Whilst these capital receipts (reported in the Statement of Financial Activities under Income and Endowments) are critical to the growth of the Trust it is, more importantly, the Trust's Investment Income that provides the ongoing revenue to fund the Trust's Charitable Activities. During the year investment income fell to £5.3m (2015/16: £5.9m), due to the 'one-off' income received in 2015/16.

Income from Charitable Activities in the year was £0.8m (2015/16: £1.4m), this fall was due to the reduction of interim management work at Wellesley.

The large grant income received during the year was as follows:

- Basingstoke & Deane Council has provided £0.18m from its Local Infrastructure Fund (LIF) towards the creation of cycle and path ways at Park Prewitt providing better access to woodland trails and the local hospital;
- The Landfill Communities Fund operated by WREN has provided £0.047m to update and refurbish a local community play facility at Warrington to include inclusive and inter-generational play equipment; and
- Veolia Environmental Trust awarded a further £0.05m towards the provision of an outdoor classroom at Greenwich Ecological Park.

Other Trading Activities Income has increased to £0.4m (2015/16: £0.3m) in the year. This has resulted from a concerted effort to generate income through site activities. This income is generated from a number of sources which include Service Charge Management & Administration Fees, food concession licences, grazing licences, site access licences and site visits.

Expenditure

Total expenditure in 2016/17 was broadly in line with last year at £6.5m (2016/17: £6.3m).

The Trust generated a net incoming resource surplus (before Gains & Losses on Investments) of £8.8m (2015/16 £4.8m). The surplus is taken to the Trust's reserves and those funds with restrictions are held to be applied in accordance with the restrictions.

Financial Investment Policy and Performance

The Trust's Investment Policy is reviewed by the Investment Committee which sets out the long-term investment objectives. These are essentially to generate a level of income to meet its related site expenditure whilst maintaining the long term purchasing power of capital and income against inflation. The value of the portfolio was £125.1m as at 31 March 2017 (31 March 2016: £105.1m) due to market forces over the year.

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Financial Reserves

The Trustees ensure that an adequate level of reserves is maintained to enable the Charity to manage financial risk and ensure there is sufficient funding for the long term financing of site maintenance.

When the Trust takes on a site on a permanent basis, it commits to keeping the site open to the public in perpetuity and it must therefore plan over the long term. However, as incoming resources are mainly generated from investment returns, the Trust is subject to the effects of short term volatility in these returns. The Trust ensures that, in the face of potentially volatile investment returns, adequate liquid resources are held to meet short term maintenance cost commitments.

Expenditure on our sites is normally met from investment income generated from the investment of site funding received on acquisition. Expenditure is carefully planned not to exceed available funds. For example, if investment income were to decrease, the level of expenditure to which the Trust commits would also decrease. The Trust monitors reserves on a site-by-site basis. This enables the Trust to maintain an adequate level of reserves for each individual site to cover any short term short fall in investment income.

The Trust may hold reserves to be applied to future activities in a number of categories;

General Funds – these funds can be used for any of the Trust's charitable purposes

Designated Funds – these funds, which are otherwise unrestricted, are earmarked by the Trustees for the management of specific sites.

Restricted Funds – these funds are applied to the various specific purposes intended by the donors

Endowment Funds – these funds are held permanently to generate income to manage the Trust's land. Only income may be spent.

Site costs are largely met from funds which are classified as Endowed or Restricted. These funds are managed so that sufficient funds are ring-fenced to ensure the sites can be managed in perpetuity. In addition, the Board has designated certain further funds to be used only in relation to certain sites.

In the light of changes in the manner in which new sites are funded and having regard to operational experience, during the year the Trust commenced a review of both its reserve policies and its site funding agreements. Specialist charity lawyers were engaged to advice on the classification of the Trust's funds.

As a result of the review, a number of funds have been re-classified and transfers have been made between funds as at 1 April 2016. These are shown in the 'Transfers' column within the Analysis of Charitable Funds in Note 20 and on the face of the Statements of Financial Activities.

The most significant change is the reclassification of Designated Funds (£35.7m) previously earmarked for the management of specific sites, with Transfers to Restricted Funds and Endowment Funds of £35.3m and £0.5m respectively, whilst there has been a movement of Unrestricted Funds to Designated Funds of £0.1m.

As disclosed in Note 20, the balance on the Trust's General Funds after these changes have been made, is £9.2 million as at 31st March 2017 (2015/16: £8.0 million).

The Board has this year adopted a new Reserves Policy, which has established a minimum level of General Funds of £1.5 million. General Funds comprise site funding and funds available to meet any future operating deficit. The Board plans to designate funds in 2017/18, which is expected to lead to a reduction in General Funds by 31 March 2018.

The Trust developed a ten year plan in 2012 to achieve its long term sustainability, and a new strategic plan is being developed to ensure the Trust achieves a position where it is making annual surpluses before the General Fund reaches the minimum level. This plan includes contingency plans should that position not be achieved.

Unrestricted Funds

These comprise the General Funds and Designated Funding received.

The General Funds at 31 March 2017 amounted to £9.2m (2015/16: £8.0m).

The Designated Funds at 31 March 2017 amounted to £5.2m (2015/16: £39.9m). This represents funding designated for site maintenance. This reduction is due to the review of the Site Funding Agreements.

Restricted Funds

At 31 March 2017 these funds amounted to £70.0m (2015/16: £13.4m). These funds are restricted due to their Site Funding Agreements.

Endowed Funds

At 31 March 2017, these funds amounted to £70.6m (2015/16: £60.7m) and are invested in the Trust's long term discretionary investment portfolio. These funds have been provided on the condition that, with the exception of Pleasley, their capital is retained to generate long term investment income. Pleasley is an expendable endowment where under the terms of its funding agreement its capital can be expended, although our policy is not to do so.

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Related Parties

These are the Trustees and Member organisations and details of the transactions with these parties are set out in Note 28 under Related Party transactions.

Pensions

During the year the Trust operated a stakeholder defined contribution pension scheme operated by Aviva and available to all staff. The Trust is also a participating employer of the Homes & Communities Agency (HCA) defined benefit scheme as a result of a number of staff who were members of the HCA Pension Scheme transferring to The Land Restoration Trust on 1 August 2012 under the Transfer of Undertakings (Protection of Employment) Regulations ("TUPE").

The FRS 102 valuation of our share of the HCA Scheme as at 31 March 2017 showed liabilities of £0.68m (2015/16: £0.39m) with assets of £0.60m (2015/16: £0.43m), giving a deficit of £0.08m (2015/16: surplus of £0.04m). Further information on the pension scheme is available in Note 24 to the financial statements.

The estimate of the Exit Debt that would be payable if the Trust ceased as a participating employer in the HCA Pension Scheme was £0.45m (15/16: £0.30m). Further information is contained in Note 27 to the financial statements.

PLANS FOR FUTURE PERIODS

The Trust's plans for future periods are set out in the Chairman's and Chief Executive's Reports on pages 4 to 6.

PRINCIPAL RISKS AND UNCERTAINTIES

The Trust's risk management processes are designed to enable the Board, on the advice of the Audit Committee which considers reports from the Director of Finance, to conclude whether the major risks to which the Trust is exposed have been identified and reviewed, and systems and procedures have been established to mitigate these risks.

The Trust has currently identified the main risk as the 'Delivery of the Business Plan', incorporating specific sub-risks with the implementation of the Service Charge Strategy and the ability of the Trust to acquire a sufficient mix of land and funding streams to fulfil the Business Plan Strategy.

Other principal risks include the ability to recruit and retain key staff with the correct skills/knowledge and reliance on these key individuals within a small organisation and the management of potential reputational risks.

Changes in economic and political conditions are also reviewed and monitored to reduce their impact on the Trust.

Information Technology risks, especially those due to the new General Data Protection Regulations (GDPR) have been identified as potential future risks. Such risks are addressed through the internal audit programme.

Major risks are those which have a combined high impact and probability of occurring and would, if they occurred, have a severe impact on either operational performance or achievement of purpose and objectives, or could damage the Trust's reputation. The Trustees concentrate their efforts on ensuring that the most serious risks are being managed effectively. These are reported regularly to the Board and are also considered in detail periodically by the Audit Committee.

The Trust's approach addresses risk in a wide context, with emphasis on strategic, environmental and operational risks in addition to the more familiar areas of financial risks, compliance with statutory requirements and internal control procedures. The Trust assesses risk in terms of its financial and reputational impact and its impact on the delivery of its key objectives. We are confident that our methodology enables us to identify and manage the major risks facing the Trust.

A scheme of delegations is in place and this is periodically reviewed and agreed by the Board, setting out the delegated authority to the Investment, Remuneration & HR, Audit and Nominations Committees, and to the principal officers. The day-to-day management is delegated to the Chief Executive, the principal officers and other Trust staff.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

The Trustees have confirmed that, as far as they are aware, there is no relevant audit information of which the auditors are unaware. Each of the Trustees has confirmed that they have taken all the steps that they ought to have taken as Trustees, in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

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AUDITORS

A tender exercise was carried out within the year and Saffery Champness LLP were appointed as auditors.

RSM UK Audit LLP resigned as Auditors on 27th January 2017 .

A resolution to reappoint Saffery Champness LLP will be proposed at the forthcoming Annual General Meeting.

Peter Smith
Chairman

A handwritten signature in black ink, appearing to be 'PSM', with a long horizontal flourish extending to the right.

10th October 2017

THE LAND RESTORATION TRUST
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INDEPENDENT AUDITORS REPORT TO THE TRUSTEES AND MEMBERS OF THE LAND RESTORATION TRUST

We have audited the financial statements of The Land Restoration Trust for the year ended 31 March 2017 set out on pages 19 to 51. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102.

This report is made solely to the company's members and the trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members and trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, the company's members and trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditors

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

We have been appointed as auditors under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with regulations made under those Acts. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's and the parent charity's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Chairman's report, Chief Executive's report and Trustees' Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charity's affairs as at 31 March 2017 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and regulations 6 and 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).
-

Other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Annual Report including the Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Annual Report including the Strategic Report has been prepared in accordance with applicable legal requirements.

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Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report and Strategic Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 (as amended) requires us to report to you if, in our opinion:

- the parent charity has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charity financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



.....
Cara Turlington (Senior Statutory Auditor)
For and on behalf of

Saffery Champness LLP
Chartered Accountants

71 Queen Victoria Street
London, EC4V 4BE

Statutory Auditors

Date: 19 October 2017

Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

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GROUP CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(Including the consolidated Income and Expenditure Account)
YEAR ENDED 31 MARCH 2017

	Note	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
Income and endowments from:						
Donations and legacies	2	20	1	-	21	9
Charitable activities	3	404	415	-	819	1,365
Other Trading Activities	4	297	85	-	382	301
Site Funding	5	2,266	5,377	-	7,643	3,556
Investments	6	2,770	2,565	-	5,335	5,868
Other Income	7	40	1,000	-	1,040	-
Total Income		5,797	9,443	-	15,240	11,099
Expenditure on:						
Raising Funds	9	21	138	212	371	372
Charitable Activities	9	3,994	2,091	-	6,085	5,964
Total expenditure		4,015	2,229	212	6,456	6,336
Net gains/(losses) on investments		832	5,585	8,653	15,070	(8,159)
Corporation Tax	10	(7)	-	-	(7)	(14)
Net income/(expenditure)		2,607	12,799	8,441	23,847	(3,410)
Other Recognised Gains/(Losses)						
Actuarial (Losses)/Gains on Defined Benefit Pension Scheme		(97)	-	-	(97)	12
Transfers		(36,199)	34,794	1,405	-	-
Net Movement in Funds		(33,689)	47,593	9,846	23,750	(3,398)
Reconciliation of Funds						
Total Funds brought forward		47,961	13,369	60,721	122,051	125,449
Total Funds carried forward	20	14,272	60,962	70,567	145,801	122,051
INCOME AND EXPENDITURE ACCOUNT						
Total Income (excluding Permanent Endowments Income)					15,240	10,874
Total Expenditure (excluding Permanent Endowment Expenditure & Taxation)					(6,295)	(6,123)
Gains & Losses on Investments (excluding Permanent Endowments)					8,478	(3,325)
Net Income/Expenditure					8,945	4,751

There are no new or discontinued activities during the year. The Trust has no recognised gains or losses other than as stated in the Statement of Financial Activities.

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CHARITY COMPANY STATEMENT OF FINANCIAL ACTIVITIES
(Including the Income and Expenditure Account)
YEAR ENDED 31 MARCH 2017

	Note	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
Income and endowments from:						
Donations and legacies	2	102	1	-	103	(69)
Charitable activities	3	403	416	-	819	1,358
Other Trading Activities	4	275	51	-	326	280
Site Funding	5	2,266	5,377	-	7,643	3,556
Investments	6	2,747	2,565	-	5,312	5,868
Other Income	7	40	1,000	-	1,040	-
Total Income		5,833	9,410	-	15,243	10,993
Expenditure on:						
Raising funds	9	21	138	212	371	372
Charitable Activities.	9	3,838	2,104	-	5,942	5,929
Other	9	118	-	-	118	(25)
Total expenditure		3,977	2,242	212	6,431	6,276
Net gains/(losses) on investments		832	5,548	8,653	15,033	(8,159)
Net income/(expenditure)		2,688	12,716	8,441	23,845	(3,442)
Other Recognised Gains/(Losses)						
Actuarial (Losses)/Gains on Defined Benefit Pension Scheme		(97)			(97)	12
Transfers		(36,409)	35,004	1,405	-	-
Net Movement in Funds		(33,818)	47,720	9,846	23,748	(3,430)
Reconciliation of Funds						
Total Funds brought forward		48,083	11,918	60,721	120,722	124,152
Total Funds carried forward	20	14,265	59,638	70,567	144,470	120,722
INCOME AND EXPENDITURE ACCOUNT						
Total Income (excluding Permanent Endowments income)					15,243	10,768
Total Expenditure (excluding Permanent Endowment Expenditure & Taxation)					(6,270)	(6,063)
Gains & Losses on Investments (excluding Permanent Endowments)					8,441	(3,325)
Net Income/Expenditure					17,414	4,705

There are no new or discontinued activities during the year. The Trust has no recognised gains or losses other than as stated in the Statement of Financial Activities.

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BALANCE SHEETS AS AT 31 MARCH 2017

	Note	GROUP		CHARITY	
		31/03/2017 £000's	31/03/2016 £000's	31/03/2017 £000's	31/03/2016 £000's
Fixed Assets					
Tangible fixed assets	14	145	24	145	24
Investments	15	125,103	105,058	123,762	105,058
Total Fixed Assets		125,248	105,082	123,907	105,082
Current Assets					
Debtors	16	4,205	4,421	4,235	4,412
Cash in bank and in hand		18,286	14,514	18,213	14,380
Total Current Assets		22,491	18,935	22,448	18,792
Liabilities					
Creditors: falling due within one year	17	(1,859)	(2,008)	(1,806)	(3,194)
Net Current Assets		20,632	16,927	20,642	15,598
Defined Benefit Pension Scheme Asset	24	(79)	42	(79)	42
Total Net Assets		145,801	122,051	144,470	120,722
The Funds of the Charity:					
Endowment Funds	19	70,567	60,721	70,567	60,721
Restricted Funds	19	60,962	13,369	59,638	11,918
Unrestricted Funds	19	14,272	47,961	14,265	48,083
Total Funds		145,801	122,051	144,470	120,722

The financial statements were approved by the Trustees and authorised for issue on 10th October 2017 and signed on their behalf by:

Peter Smith
Trustee



THE LAND RESTORATION TRUST
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CONSOLIDATED STATEMENT OF CASH FLOWS

GROUP			
		Year Ended	Year Ended
		31/03/2017	31/03/2016
	Note	£000's	£000's
Net cash provided by (used in) operating activities	21	(3,721)	(8,991)
Cash flows from investing activities:			
Dividends, interest and rents from investments		5,335	5,868
Investment management costs		(371)	(372)
Purchase of Fixed Assets		(138)	(20)
Purchase of investments		(56,583)	(45,103)
Proceeds from sale of investments		52,863	43,958
Net cash used in investing activities		1,106	4,331
Cash flows from financing activities:			
Additions to endowments/site funding		7,643	3,556
Net cash provided by financing activities		7,643	3,556
Change in cash and cash equivalents in the reporting period		5,028	(1,104)
Cash and cash equivalents at the beginning of the reporting period		15,149	16,253
Cash and cash equivalents at the end of the reporting period		20,177	15,149
Change in cash and cash equivalents in the reporting period	22	5,028	(1,104)

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CHARITY STATEMENT OF CASH FLOWS

CHARITY

		Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
	Note		
Net cash provided by (used in) operating activities	21	(4,941)	(9,102)
Cash flows from investing activities:			
Dividends, interest and rents from investments		5,312	5,868
Investment management costs		(371)	(372)
Purchase of Fixed Assets		(138)	(20)
Purchase of investments		(55,279)	(45,103)
Proceeds from sale of investments		52,863	43,958
Net cash used in investing activities		2,387	4,331
Cash flows from financing activities:			
Additions to endowments/site funding		7,643	3,556
Net cash provided by financing activities		7,643	3,556
Change in cash and cash equivalents in the reporting period		5,089	(1,215)
Cash and cash equivalents at the beginning of the reporting period		15,015	16,230
Cash and cash equivalents at the end of the reporting period		20,104	15,015
Change in cash and cash equivalents in the reporting period	22	5,089	(1,215)

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1 ACCOUNTING POLICIES:

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

BASIS OF PREPARATION AND ASSESSMENT OF GOING CONCERN

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The Trust constitutes a public benefit entity as defined by FRS 102.

The Trust has a clear focus on managing its costs and, working within its appetite for risk, seeks to generate maximum income from its investment portfolio.

We continue to review and prepare long term forecasts and projections to show that:

- The projected income from each endowment and site fund is sufficient to meet its expected operating costs and
- The contribution margin earned from the management of these sites, plus the Disengagement Grant, is sufficient to meet central costs such that the Trust generate will equate Working Capital to remain financially sustainable in the long term.

Having considered the financial position of the Trust and the availability of free reserves the Trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern. The most significant areas of adjustment and key assumptions that affect items in the accounts are to do with the valuation of investments and pension obligations but professional advice is taken on these areas and they are not thought to represent a significant risk to the Trust.

The Trustees have therefore continued to adopt the Going Concern basis in preparing the annual Financial Statements.

CONSOLIDATED ACCOUNTS

The consolidated financial statements include the financial statements of The Land Restoration Trust and all its subsidiary undertakings made up to 31 March 2017.

The acquisition method of accounting has been adopted. The results of subsidiary undertakings acquired or disposed of in the year are included in the consolidated profit and loss account from the date of acquisition or up to the date of disposal. All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred

In the Charity's individual financial statements, investments in subsidiary undertakings are stated at cost.

INCOME

All income is recognised once the Trust has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donations, are recognised when the Trust has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the Charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the Charity and it is probable that those conditions will be fulfilled in the reporting period.

Legacy gifts are recognised on a case by case basis following the granting of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measurable with a degree of reasonable accuracy and the title to the asset having been transferred to the Charity.

Interest on funds held on deposit is accrued and the amount can be measured reliably by the Charity; this is normally upon notification of the interest payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. This is normally upon notification by our investment advisor of the dividend yield of the investment portfolio.

Income from charitable activities include Endowment Funds and both Restricted and Unrestricted Funds to provide an income for the management of sites and other income received for managing sites not held by the Trust.

Income in relation to each site is accounted for separately, initial funds are classified under Site Funding, with any associated investment income being identified under investments.

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DONATED SERVICES AND FACILITIES

Donated professional services and donated facilities are recognised as income when the Charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the Charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), the general volunteer time is not recognised and refer to the Trustees' annual report for more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the Charity which is the amount the Charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

INVESTMENT INCOME

Investment income is recognised on a receivable basis.

EXPENDITURE

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the Trust to that expenditure. Expenditure is recognised when, and to the extent that, a liability is incurred or increases without a commensurate increase in recognised assets or decrease in liabilities. All expenditure is accounted for on an accruals basis and is classified under appropriate headings that aggregate all costs relating to the category. Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

CHARITABLE EXPENDITURE

Charitable expenditure includes all expenditure associated with the Trust's charitable activities, including support costs. Support costs include central office functions such as general management, finance and accounting, IT and human resources.

OTHER EXPENDITURE

Other expenditure represents those items not falling into any other heading.

TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at historical cost.

Depreciation is provided so as to write off the cost of the assets, other than freehold land, on a straight line basis over their estimated useful lives. Freehold land is not depreciated. The estimated useful lives are:

IT equipment		– 3 years
Fixtures and Fittings	– Office Fixtures & Fittings	– 5 years
	– Office Furniture & Equipment	– 4 years
Motor Vehicles		– 6 years
Freehold and Leasehold Buildings / Structures		– 12 years

The following de-minimus levels of expenditures are set as the value above which a single item will be capitalised:

IT Equipment / Fixtures & Fittings / Office Furniture & Equipment	- £500
Motor Vehicles	- £10,000
Freehold and Leasehold Buildings / Structures	- £15,000

FIXED ASSET INVESTMENTS

Investments are stated at market value at the balance sheet date.

DEBTORS

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

CASH AT BANK AND IN HAND

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

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CREDITORS AND PROVISIONS

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

FINANCIAL INSTRUMENTS

The Trust only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

RETIREMENT BENEFITS

The Trust contributes to the HCA defined benefit pension scheme which is a pension scheme providing benefits based on final pensionable pay, in respect of certain employees. The assets of the scheme are held separately from those of the group. The amount charged in the Statement of Financial Activities represents the contributions payable to the scheme in respect of the accounting period. Pension scheme assets are measured using market values. Pension scheme liabilities are measured using a projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability.

The group's share of the pension scheme surplus (to the extent that it is recoverable) or deficit is recognised in full. The movement in the scheme surplus/deficit is split between operating charges, finance items and actuarial gains and losses.

The Trust also operates a defined contribution scheme for other staff recruited directly by the Trust. The amount charged to the Statement of Financial Activities in respect of pension costs and other post-retirement benefits is the contributions payable in the period. Differences between contributions payable in respect of the period and contributions actually paid are shown as accruals in the balance sheet.

LEASING COMMITMENTS

Rentals paid under operating leases are charged to the statement of financial activities over the life of the lease.

GAINS AND LOSSES ON INVESTMENTS

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

FUNDS STRUCTURE

Funds held by the group are:

Unrestricted General Funds

These are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

Designated Funds

These funds have been earmarked out of Unrestricted Funds by the Trustees for specific purposes.

Restricted Funds

These are funds that can only be used for particular restricted purposes within the objects of the Trust. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Permanent Endowment Funds

These are funds held permanently by the Trust, principally investments. Income arising on these investments can be used in accordance with the terms of Endowments and is taken to Restricted or Unrestricted Funds as appropriate.

Expendable Endowment Funds

In certain instances, the Trustees have the power of discretion to convert endowed capital into income, in which case the Fund is known as an Expendable Endowment.

CORPORATION TAX

The Land Restoration Trust as a registered charity is exempt from Corporation Tax under the Corporation Tax Act 2010 (chapters 2 and 3 of part ii, section 466 onwards) or Section 256 of the Taxation for Chargeable Gains Act 1992, to the extent that surpluses are applied to its charitable purposes. Non Charitable Activities carried out within the Trust and the Charity's trading subsidiaries are subject to Corporation Tax.

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2 DONATIONS AND LEGACIES:

	GROUP			
	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's
Fundraising Income	20	1	-	21
	<u>20</u>	<u>1</u>	<u>-</u>	<u>21</u>
Year Ended 31/03/16	<u>9</u>	<u>-</u>	<u>-</u>	<u>9</u>

	CHARITY			
	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's
Fundraising Income	102	1	-	103
	<u>102</u>	<u>1</u>	<u>-</u>	<u>103</u>
Year Ended 31/03/16	<u>(69)</u>	<u>-</u>	<u>-</u>	<u>(69)</u>

The fundraising cost in the Charity's accounts for 2015/16, represents the difference between third party donations and a re-imbursement of a Gift Aid donation (£78,000) from Osprey Quay Management Company Limited (a 100% owned subsidiary) in relation to 2014/15.

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3 CHARITABLE ACTIVITIES:

	GROUP			Year Ended 31/03/2017 £000's
	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	
Higher Level Stewardship	-	23	-	23
English Woodland Grants Scheme	-	12	-	12
Single Farm Payment	92	-	-	92
Basingstoke & Deane - Spinney Trial	-	184	-	184
WREN Grant - Play Area	-	47	-	47
Veolia Environmental Trust - Greenwich Outdoor Classroom	-	50	-	50
Site Maintenance	311	-	-	311
Other	1	99	-	100
	404	415	-	819
Year Ended 31/03/16	1,016	349	-	1,365

	CHARITY			Year Ended 31/03/2017 £000's
	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	
Higher Level Stewardship	-	23	-	23
English Woodland Grants Scheme	-	12	-	12
Single Farm Payment	92	-	-	92
Basingstoke & Deane - Spinney Trial	-	184	-	184
WREN Grant - Play Area	-	47	-	47
Veolia Environmental Trust - Greenwich Outdoor Classroom	-	50	-	50
Site Maintenance	310	1	-	311
Other	1	99	-	100
	403	416	-	819
Year Ended 31/03/16	1,009	349	-	1,358

These activities include Grant Funding that the Trust has been awarded and the income from the management of third party owned sites.

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4 OTHER TRADING ACTIVITIES:

GROUP

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's
Consultancy Work	75	-	-	75
Miscellaneous Income	35	42	-	77
Site Activities	47	18	-	65
Site Maintenance	140	25	-	165
	<u>297</u>	<u>85</u>	<u>-</u>	<u>382</u>
Year Ended 31/03/16	<u>204</u>	<u>97</u>	<u>-</u>	<u>301</u>

CHARITY

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's
Consultancy Work	76	-	-	76
Miscellaneous Income	27	44	-	71
Site Activities	61	4	-	65
Recharge to Subsidiaries	111	3	-	114
	<u>275</u>	<u>51</u>	<u>-</u>	<u>326</u>
Year Ended 31/03/16	<u>226</u>	<u>54</u>	<u>-</u>	<u>280</u>

The main activities relate to consultancy work carried out on behalf of Third Parties, income earned from the sites, for example grazing licences and wayleave fees and Site Maintenance, i.e. Service Charge Income from the management of Service Charge Sites.

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5 SITE FUNDING

GROUP & CHARITY				
	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's
New Site Funding	2,266	5,377	-	7,643
	<u>2,266</u>	<u>5,377</u>	<u>-</u>	<u>7,643</u>
Year Ended 31/03/16	<u>-</u>	<u>3,331</u>	<u>225</u>	<u>3,556</u>

This funding relates to the funding of the five new fully managed sites in 2016/17.

6 INCOME FROM INVESTMENTS:

GROUP				
	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's
Bank Interest	103	15	-	119
Interest & Dividends from Investments	2,667	2,550	-	5,216
	<u>2,770</u>	<u>2,565</u>	<u>-</u>	<u>5,335</u>
Year Ended 31/03/16	<u>4,499</u>	<u>1,369</u>	<u>-</u>	<u>5,868</u>

CHARITY				
	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's
Bank Interest	103	15	-	118
Interest & Dividends from Investments	2,644	2,550	-	5,194
	<u>2,747</u>	<u>2,565</u>	<u>-</u>	<u>5,312</u>
Year Ended 31/03/16	<u>4,571</u>	<u>1,297</u>	<u>-</u>	<u>5,868</u>

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7 OTHER INCOME

GROUP & CHARITY

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2017 £000's
Other Income	40	1,000	-	1,040
	<u>40</u>	<u>1,000</u>	<u>-</u>	<u>1,040</u>
Year Ended 31/03/16	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

This includes the granting of an easement at the Cronton Site (£1.0m).

8 TRUSTEES' REMUNERATION:

Expenses claimed by the Trustees in 2016/17 totalled £12,879 (2015/16: £10,861). The Trustees received no remuneration in 2016/17 (2015/16: £0).

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9 ANALYSIS OF EXPENDITURE:

		GROUP			
	Basis of Allocation	Raising Funds £000's	Charitable Activities £000's	Other £000's	Year Ended 31/03/2017 £000's
<u>Costs directly charged to activities</u>					
Site Maintenance.	Direct	-	3,087	-	3,087
Fundraising	Direct	-	1	-	1
Project Consultancy	Direct	-	149	-	149
Insurance	Direct	-	84	-	84
Subscriptions	Direct	-	8	-	8
Legal & Professional	Direct	-	527	-	527
Investment Management Costs	Direct	309	-	-	309
Audit & Accountancy fees	Direct	-	25	-	25
Premises running costs	Direct	-	70	-	70
Marketing	Direct	-	63	-	63
Recruitment	Direct	-	41	-	41
Director/Trustee expense	Direct	-	13	-	13
Irrecoverable VAT	Direct	62	129	-	191
<u>Support costs allocated to activities</u>					
Staff costs	Usage	-	1,615	-	1,615
General running costs	Usage	-	198	-	198
Depreciation	Usage	-	17	-	17
IT support	Usage	-	43	-	43
Training	Usage	-	15	-	15
		371	6,085	-	6,456
		Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended £000's
Year Ended 31/03/17					
Raising Funds		21	138	212	371
Charitable Activities		3,994	2,091	-	6,085
Total Expenditure		4,015	2,229	212	6,456
Year Ended 31/03/16					
Raising Funds		127	20	225	372
Charitable Activities		4,414	1,550	-	5,964
Total Expenditure		4,541	1,570	225	6,336

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		CHARITY			
	Basis of Allocation	Raising Funds £000's	Charitable Activities £000's	Other £000's	Year Ended 31/03/2017 £000's
<u>Costs directly charged to activities</u>					
Site Maintenance	Direct	-	3,007	-	3,007
Fundraising	Direct	-	1	-	1
Project Consultancy	Direct	-	149	-	149
Insurance	Direct	-	84	-	84
Subscriptions	Direct	-	8	-	8
Legal & Professional	Direct	-	483	-	483
Investment Management Costs	Direct	309	-	-	309
Audit & Accountancy fees	Direct	-	19	-	19
Premises running costs	Direct	-	70	-	70
Marketing	Direct	-	63	-	63
Recruitment	Direct	-	41	-	41
Director/Trustee expense	Direct	-	13	-	13
Interest Payable to Group Undertaking	Direct			118	118
Irrecoverable VAT	Direct	62	129	-	191
<u>Support costs allocated to activities</u>					
Staff costs	Usage	-	1,612	-	1,612
General running costs	Usage	-	189	-	189
Depreciation	Usage	-	17	-	17
IT support	Usage	-	42	-	42
Training	Usage	-	15	-	15
		371	5,942	118	6,431
		Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended £000's
Year Ended 31/03/17					
Raising Funds		21	138	212	371
Charitable Activities		3,838	2,104	-	5,942
Other		118	-	-	118
Total Expenditure		3,977	2,242	212	6,431
Year Ended 31/03/16					
Raising Funds		132	15	225	372
Charitable Activities		4,432	1,497	-	5,929
Other		(25)	-	-	(25)
Total Expenditure		4,539	1,512	225	6,276

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Basis of Allocation

Cost allocation includes an element of judgement and the Trust has had to consider the cost/benefit of detailed calculations and record keeping. Bases for calculation include:

- Specific costs have been attributed where possible
- Overheads/Management Fees have been allocated to sites on the basis set out in the individual funding agreements
- Staff and other costs have been allocated based on management estimates of time and usage

Within each site's Funding Agreement, there is a provision for the charging of a management fee to the individual site. In 2016/17 this management fee totalled £0.47m (2015/16: £0.45m). The management fees are included within the Expenditure column of the Analysis of Charitable Funds (see Note 20).

10 CORPORATION TAX

The main activity of the Land Trust is to provide charitable activities, therefore no corporation tax is payable on any surplus from these activities.

In 2016/17, Osprey Quay Management Company Limited, Land Trust Residential Services Limited and Beaulieu Estate Management Limited carried out trading activities and were therefore subject to Corporation Tax.

	GROUP	
	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
Current Tax		
Current Year	7	-
Prior Year	-	-
Total Current Year	7	14
Deferred Tax		
Current Year	-	-
Prior Year	-	-
Total Deferred Tax	-	-
Tax on profit on ordinary activities	7	14

	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
Factors affecting the tax charge for the year		
Company profit on ordinary activities before tax	57	(32)
Company profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 20%	11	(6)
Effects of:		
Reversal of gift aid / (Tax Relief on gift aid payment treated as a distribution of profits)	(16)	19
Expenses that are not deductible in determining taxable profit - legal expenses	7	-
Loss on trade not carried on with a view to profit not allowed	6	-
Management expenses - not utilised	(1)	1
Total current tax	7	14

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11 NET INCOME/EXPENDITURE:

	GROUP		CHARITY	
	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
This is stated after charging:				
Depreciation	17	9	17	9
Operating leases	77	66	77	66
<u>Auditors' Remuneration</u>				
External Auditors				
- Current Year Audit Fees	23	27	17	25
- Non-Audit Fees	1	6	1	-
- Additional Fees for Prior Year	2	8	2	8
Interest and similar charges payable to Group Undertakings	-	-	118	(25)

12 ANALYSIS OF STAFF COSTS AND REMUNERATION OF KEY MANAGEMENT PERSONNEL:

	GROUP & CHARITY	
	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
Wages and Salaries	1,378	1,278
Social Security Costs	146	123
Pension Costs	124	104
	<u>1,648</u>	<u>1,505</u>
Staff Health Assessments	5	2
Contractors	49	60
	<u>1,702</u>	<u>1,567</u>

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Year Ended
31/03/2017

Year Ended
31/03/2016

The average number of employees employed by the Trust was:

Business Development & Operations	20.2	20.3
Marketing & Communications	5.9	5.0
Finance & Administration	9.2	7.9
Chief Executive Office	2.0	2.0
Total	37.3	35.2

Employees' emoluments for the staff earning more than £60,000 for the year fell into the following bands:

GROUP & CHARITY

Year Ended
31/03/2017

Year Ended
31/03/2016

£'s	No.	No.
110,000 - 119,999	1	1
100,000 - 109,999	-	-
90,000 - 99,999	-	-
80,000 - 89,999	-	-
70,000 - 79,999	2	-
60,000 - 69,999	1	2

The total employer pension contributions for staff earning more than £60,000 were £36,023 in the year 2016/17 (£34,702 in 2015/16).

The key management personnel of the Trust, during the year, comprised Mr E Hall (Chief Executive), Mr A Carter (Director of Portfolio Management), Mr I Taylor (Director of Business Development) until 25th November 2016, Mr P Oberg (Acting Director of Finance from 1st April 2016 and Permanent Director of Finance from 1st October 2016), Mrs H Norris (Head of Communications & Marketing), Ms H Kramer (Fundraising Manager) and Mr I Betteley (Financial Controller appointed 1st July 2017). The total employee benefits of the key management personnel of the Trust were £465,377 (2015/16 - £451,512).

Emoluments include any termination payments made in the year.

13 SUBSIDIARY COMPANIES AND THEIR ACTIVITIES:

As at 31st March 2016, the Trust has two wholly-owned subsidiaries, Osprey Quay Management Services Company Limited (a Charity & a company limited by guarantee) and The Land Restoration Trust Services Limited.

The Land Restoration Trust Services Limited has a further ten subsidiaries, Space First Limited, Osprey Quay Management Company Limited, Manor Kingsway Management Company Limited, Carr Lodge Management Company Limited, Frickley Management Company Limited, Space First (South East) Limited and Space First (North West) Limited, Space First (Manchester) Limited, Land Trust Residential Services Limited and Beaulieu Land Management Limited.

Osprey Quay Management Services Company Limited is a company limited by guarantee, registered in England and Wales and incorporated on the 16th July 2015. This company obtained Charity Status on 21st April 2016. On the 1st October 2016, the assets and liabilities of Osprey Quay Management Company Limited were transferred to this subsidiary, enabling it to manage the open space around Osprey Quay, Portland.

The Land Restoration Trust Services Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 29th October 2012. The Land Restoration Trust Services Limited became a subsidiary from 29th October 2012. The main activity of The Land Restoration Trust Services Limited is to act as a holding company.

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Space First Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 29th October 2012. Space First Limited became a subsidiary from 29th October 2012. This company remained dormant throughout the financial year. The main activity of Space First Limited, once it is active, will be the management of open green space around new property developments.

Osprey Quay Management Company Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 20th March 2013. Osprey Quay Management Company Limited became a subsidiary from 20th March 2013. The main activity of Osprey Quay Management Company Limited is the management of Osprey Quay, Portland, which was acquired on 7th October 2013. On the 1st October 2016, its assets and liabilities were transferred to Osprey Quay Management Services Company Limited and therefore it ceased to trade.

Manor Kingsway Management Company Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 29th May 2014. Manor Kingsway Management Company Limited became a subsidiary from 29th May 2014. Manor Kingsway Management Company Limited remained dormant throughout the financial year. Once trading, its main activity will be the management of land and green space for community benefit.

Carr Lodge Management Company Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 29th May 2014. Carr Lodge Management Company Limited became a subsidiary from 29th May 2014. Carr Lodge Management Company Limited remained dormant throughout the financial year. Once trading, its main activity will be the management of land and green space for community benefit.

Frickley Management Company Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 25th November 2014. Frickley Management Company Limited became a subsidiary from 25th November 2014. Frickley Management Company Limited remained dormant throughout the financial year. Once trading, its main activity will be the management of land and green space for community benefit.

Space First (North West) Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 23rd April 2015. Space First (North West) Limited became a subsidiary from 23rd April 2015. Space First (North West) Limited remained dormant throughout the financial year. Once trading, its main activity will be the management of land and green space for community benefit.

Space First (South East) Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 22nd April 2015. Space First (South East) Limited became a subsidiary from 22nd April 2015. Space First (South East) Limited remained dormant throughout the financial year. Once trading, its main activity will be the management of land and green space for community benefit.

Space First (Manchester) Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 14th July 2015. Space First (Manchester) Limited became a subsidiary from 14th July 2015. Space First (South East) Limited remained dormant throughout the financial year. Once trading, its main activity will be the management of land and green space for community benefit.

Beaulieu Estate Management Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 29th September 2015. Beaulieu Land Management Limited became a subsidiary from 29th September 2015. Beaulieu Land Management Limited started trading on 1st July 2016, managing the Service Charges for Beaulieu, Chelmsford.

Land Trust Residential Services Limited is a company limited by share capital, registered in England and Wales and incorporated in the UK on 28th January 2016. Land Trust Residential Services became a subsidiary from 28th January 2015. Land Trust Residential Services started trading on 1st April 2016, managing the Services Charges for a site at Upton, Northamptonshire.

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14 TANGIBLE FIXED ASSETS:

	GROUP & CHARITY					
	Freehold Land £000's	Building Structures £000's	Motor Vehicles £000's	Fixtures & Fittings £000's	IT £000's	Total £000's
Costs Brought Forward	-	-	-	107	48	155
Additions in Year	-	59	12	4	63	138
Disposals in Year	-	-	-	-	-	-
Carried Forward	-	59	12	111	111	293
Depreciation Brought Forward	-	-	-	95	36	131
Charge for the Year	-	1	1	4	11	17
Depreciation on Disposals	-	-	-	-	-	-
Carried Forward	-	1	1	99	47	148
Net Book Value at 31 March 2017	-	58	11	12	64	145
Net Book Value at 31 March 2016	-	-	-	12	12	24

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15 FIXED ASSET INVESTMENTS:

GROUP

	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
Market Value as at 1st April 2016	105,058	112,725
Additions	56,583	45,103
Disposals	(52,863)	(43,958)
Transfers from Cash Pool	1,612	(1,142)
Cash Introduced / Withdrawn	(357)	489
Net investment Realised & Unrealised Gains/(Losses)	15,070	(8,159)
Market Value as at 31st March 2017	125,103	105,058

GROUP

	Year Ended 31/03/2017 UK £000's	Year Ended 31/03/2017 Overseas £000's	Year Ended 31/03/2016 UK £000's	Year Ended 31/03/2016 Overseas £000's
Investments represented by:				
<u>Listed Investments</u>				
Cash and Short Term Maturity Bonds	-	-	-	-
Fixed Interest Securities	2,459	-	2,296	-
Developed Market Equity	40,019	57,299	38,292	46,443
Emerging Market Equity	-	1,002	-	859
Private Equity & Other	2,487	1,075	1,779	932
Infrastructure & Operating	6,838	-	4,773	-
Property	-	-	-	-
Contractual & Other Income	1,813	3,959	2,409	-
Balanced Funds	1,341	-	-	-
<u>Unlisted investments</u>				
Cash Pool	1,891	-	635	-
Cash Pool Debtors	220	-	-	-
Cash Pool Creditors	(1,728)	-	-	-
Infrastructure & Operating	-	707	-	754
Property	5,721	-	5,886	-
	61,061	64,042	56,070	48,988
		125,103		105,058

The fixed asset investments are held in managed funds. The historical cost of the investments as at 31st March 2017 was £103.9m (2015/16: £97.3m), based on a weighted average calculation.

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	CHARITY	
	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
Market Value as at 1st April 2016	105,058	112,725
Additions	55,279	45,103
Disposals	(52,863)	(43,958)
Transfers from Cash Pool	1,612	(1,142)
Cash Introduced / Withdrawn	(357)	489
Net investment Realised & Unrealised Gains/(Losses)	15,033	(8,159)
Market Value as at 31st March 2017	<u>123,762</u>	<u>105,058</u>

	CHARITY			
	Year Ended 31/03/2017 UK £000's	Year Ended 31/03/2016 Overseas £000's	Year Ended 31/03/2017 UK £000's	Year Ended 31/03/2016 Overseas £000's
Investments represented by:				
<u>Listed Investments</u>				
Cash and Short Term Maturity Bonds	-	-	-	-
Fixed Interest Securities	2,459	-	2,296	-
Developed Market Equity	40,019	57,299	38,292	46,443
Emerging Market Equity	-	1,002	-	859
Private Equity & Other	2,487	1,075	1,779	932
Infrastructure & Operating	6,838	-	4,773	-
Property	-	-	-	-
Contractual & Other Income	1,813	3,959	2,409	-
<u>Unlisted investments</u>				
Cash Pool	1,891	-	635	-
Cash Pool Debtors	220	-	-	-
Cash Pool Creditors	(1,728)	-	-	-
Infrastructure & Operating	-	707	-	754
Property	5,721	-	5,886	-
	<u>59,720</u>	<u>64,042</u>	<u>56,070</u>	<u>48,988</u>
		<u>123,762</u>		<u>105,058</u>

The fixed asset investments are held in managed funds. The historical cost of the investments as at 31st March 2017 was £102.6m (2015/16: £97.3m), based on a weighted average calculation.

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16 DEBTORS:

	GROUP		CHARITY	
	31/03/2017 £000's	31/03/2016 £000's	31/03/2017 £000's	31/03/2016 £000's
Amounts falling due within one year:				
Trade Receivables	3,180	3,831	3,178	3,826
Amounts owed from Group Undertakings	-	-	48	-
Prepayments & Accrued Income	291	50	277	46
VAT Receivable	6	26	4	26
Investment Income	723	507	723	507
Deposits	5	4	5	4
Other Tax & Social Security	-	3	-	3
	<u>4,205</u>	<u>4,421</u>	<u>4,235</u>	<u>4,412</u>

The majority of the debtors relate to the New Site Funding being receivable from our Related Parties as shown in Note 28.

17 CREDITORS:

	GROUP		CHARITY	
	31/03/2017 £000's	31/03/2016 £000's	31/03/2017 £000's	31/03/2016 £000's
Amounts falling due within one year:				
Trade Creditors	158	349	158	349
Amounts due to Related Parties	-	122	-	112
Amounts owed to Group Undertakings	-	-	-	1,281
Corporation Tax	7	14	-	-
Other Tax & Social Security	-	-	-	-
VAT Payable	-	-	-	-
Accruals & Deferred Income	1,694	1,523	1,648	1,452
	<u>1,859</u>	<u>2,008</u>	<u>1,806</u>	<u>3,194</u>

The Accruals relate to estimates of works that had been carried out at year end but not invoiced, the Deferred Income relates to payments which have been received at year end which are in relation to works that are to be carried out in 2017/18.

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18 FINANCIAL INSTRUMENTS

	31/03/2017 £000's	31/03/2016 £000's
GROUP		
Financial assets measured at amortised cost	22,194	18,856
Financial liabilities measured at amortised cost	1,728	1,885
Financial assets measured at fair value	125,103	105,100
Financial liabilities measured at fair value	79	-

Financial assets measured at amortised cost comprise trade debtors, other debtors and cash and cash equivalents.

Financial liabilities measured at amortised costs comprise trade creditors and accruals excluding deferred income.

Financial assets measured at fair value comprise investments and pension surpluses.

Financial liabilities measured at fair value comprise the pension deficit contribution liability.

19 ANALYSIS OF NET ASSETS BETWEEN FUNDS:

	GROUP					
	----- Unrestricted Funds -----					
	Designated Funds £000's	General Funds £000's	Pension Reserve £000's	Restricted Funds £000's	Endowment Funds £000's	Total Funds 31/03/2017 £000's
Tangible Fixed Assets	-	77	-	68	-	145
Investments (fixed and current)	3,554	3,788	-	47,139	70,622	125,103
Current Assets	1,768	6,134	-	14,589	-	22,491
Current Liabilities	(161)	(809)	-	(834)	(55)	(1,859)
Defined Pension Scheme Asset	-	-	(79)	-	-	(79)
	5,161	9,190	(79)	60,962	70,567	145,801

	CHARITY					
	----- Unrestricted Funds -----					
	Designated Funds £000's	General Funds £000's	Pension Reserve £000's	Restricted Funds £000's	Endowment Funds £000's	Total Funds 31/03/2017 £000's
Tangible Fixed Assets	-	77	-	68	-	145
Investments (fixed and current)	3,554	3,786	-	45,800	70,622	123,762
Current Assets	1,768	6,116	-	14,564	-	22,448
Current Liabilities	(161)	(796)	-	(794)	(55)	(1,806)
Defined Pension Scheme Asset	-	-	(79)	-	-	(79)
	5,161	9,183	(79)	59,638	70,567	144,470

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20 ANALYSIS OF CHARITABLE FUNDS:

		Balance at 31/03/16 £000's	Transfers £000's	GROUP & CHARITY Income £000's	Expenditure £000's	Gains / (Losses) £000's	Balance at 31/03/17 £000's
Endowment Funds	No. of Funds						
Permanent Endowment Funds							
> £5m	2	15,776	560	-	(56)	2,275	18,555
£2m to £5m	9	31,071	(7,730)	-	(79)	3,251	26,513
£1m to £2m	5	7,604	(886)	-	(23)	936	7,631
£0 to £1m		2,880	(1,947)	-	(3)	130	1,060
Expendable Endowments							
£2m to £5m	5	3,390	11,108	-	(50)	2,019	16,467
£0 to £1m	1	-	300	-	(1)	42	341
		60,721	1,405	-	(212)	8,653	70,567

	Balance at 31/03/16 £000's	Transfers £000's	GROUP Income £000's	Expenditure £000's	Gains / (Losses) £000's	Balance at 31/03/17 £000's
Restricted Funds						
Fort Burgoyne	48	11,329	522	(340)	1,504	13,063
Elba Park	(79)	3,607	-	(12)	491	4,007
Frickley	-	3,451	-	(12)	481	3,920
Newlands, Remade & Revive	3,780	7	15	(347)	-	3,455
Fryston	-	2,791	-	(10)	389	3,170
Rabbit Ings	(16)	2,502	8	(28)	348	2,814
Carr Lodge	-	2,382	-	(8)	332	2,706
Bitmac Tip (Port Clarence)	2,057	-	-	(7)	242	2,292
New Park Springs	-	1,841	-	(6)	256	2,091
Monkton	119	1,706	-	(6)	254	2,073
Bromborough Dock	1,616	-	113	(37)	196	1,888
East Ketley	-	-	1,904	(20)	-	1,884
Omega	-	-	1,845	(21)	-	1,824
Oliver Road	1,190	33	55	(51)	155	1,382
Osprey Quay	1,453	(210)	33	13	37	1,326
Other	3,201	5,355	4,948	(1,337)	900	13,067
	13,369	34,794	9,443	(2,229)	5,585	60,962

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CHARITY						
	Balance at 31/03/16 £000's	Transfers £000's	Income £000's	Expenditure £000's	Gains / (Losses) £000's	Balance at 31/03/17 £000's
Restricted Funds						
Fort Burgoyne	48	11,329	522	(340)	1,504	13,063
Elba Park	(79)	3,607	-	(12)	491	4,007
Frickley	-	3,451	-	(12)	481	3,920
Newlands, Remade & Revive	3,777	7	15	(345)	-	3,454
Fryston	-	2,791	-	(10)	389	3,170
Rabbit Ings	(16)	2,502	8	(28)	348	2,814
Carr Lodge	-	2,382	-	(8)	332	2,706
Bitmac Tip (Port Clarence)	2,057	-	-	(7)	242	2,292
New Park Springs	-	1,841	-	(6)	256	2,091
Monkton	119	1,706	-	(6)	254	2,073
Bromborough Dock	1,616	-	113	(37)	196	1,888
East Ketley	-	-	1,904	(20)	-	1,884
Omega	-	-	1,845	(21)	-	1,824
Oliver Road Lagoons	1,190	33	55	(51)	155	1,382
Other	3,206	5,355	4,948	(1,339)	900	13,070
	11,918	35,004	9,410	(2,242)	5,548	59,638

		GROUP					
	No. of Funds	Balance at 31/03/16 £000's	Transfers £000's	Income £000's	Expenditure £000's	Gains / (Losses) £000's	Balance at 31/03/17 £000's
Unrestricted Funds							
General Funds	1	8,010	(532)	4,637	(3,321)	396	9,190
Pension Reserve	1	42	-	-	(24)	(97)	(79)
Designated Funds	15	39,909	(35,667)	1,160	(677)	436	5,161
Total Unrestricted Funds		47,961	(36,199)	5,797	(4,022)	735	14,272

				CHARITY			
	No. of Funds	Balance at 31/03/16 £000's	Transfers £000's	Income £000's	Expenditure £000's	Gains / (Losses) £000's	Balance at 31/03/17 £000's
Unrestricted Funds							
General Funds	1	8,135	(745)	4,673	(3,276)	396	9,183
Pension Reserve	1	42	-	-	(24)	(97)	(79)
Designated Funds	15	39,906	(35,664)	1,160	(677)	436	5,161
Total Unrestricted Funds		48,083	(36,409)	5,833	(3,977)	735	14,265

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Endowment Funds

The Endowment Funds are held permanently by the Charity, for the specific purposes intended by the donor.

Restricted Funds

These funds are applied to the various specific purposes intended by the donors.

Designated Funds

These funds, which are unrestricted, are earmarked by the Trustees for the management of specific sites.

General Funds

These funds can be used for any of the Trusts charitable activities.

In 2016/17 the Trust in conjunction with its specialist charity legal advisors, undertook a review of its Sites Funding Agreements, to clarify the nature of each underlying fund. As explained in the Strategic Report on page 14, the Trust has 'transferred' funds to align the classification of those funds with the legal advice it has received. These movements are shown in the 'Transfers' column within this Note and the Statement of Financial Activities.

21 NOTES TO THE STATEMENT OF CASH FLOWS:

GROUP

Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
---	---

Reconciliation of net income to net cash flow from operating activities

Net income for the reporting period (as per the Statement of Financial Activities)	23,847	(3,410)
Adjustments for:		
Site Funding / Endowments received	(7,643)	(3,556)
Dividends, interest and rents from investments	(5,335)	(5,868)
(Gains) / losses on investments	(15,070)	8,159
Investment Management Costs	371	372
Difference between pension contributions paid and charges made	25	(6)
Depreciation Charges	17	9
Decrease / (increase) in debtors	216	(3,503)
Increase / (decrease) in creditors	(149)	(1,188)
Net cash provided by (used in) operating activities	(3,721)	(8,991)

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CHARITY

	Year Ended 31/03/2017 £000's	Year Ended 31/03/2016 £000's
Reconciliation of net income to net cash flow from operating activities		
Net income for the reporting period (as per the Statement of Financial Activities)	23,845	(3,442)
Adjustments for:		
Site Funding / Endowments received	(7,643)	(3,556)
Dividends, interest and rents from investments	(5,312)	(5,868)
(Gains) / losses on investments	(15,033)	8,159
Investment Management Costs	371	372
Difference between pension contributions paid and charges made	25	(6)
Depreciation Charges	17	9
Decrease / (increase) in debtors	177	(3,510)
Increase / (decrease) in creditors	(1,388)	(1,260)
Net cash provided by (used in) operating activities	(4,941)	(9,102)

22 ANALYSIS OF CASH AND CASH EQUIVALENTS:

GROUP

	Year Ended 31/03/2016 £000's	Cashflow net	Year Ended 31/03/2017 £000's
Cash in bank and in hand	3,364	4,822	8,186
Cash held for long term investment purposes (included in Fixed Asset Investments)	635	1,256	1,891
Cash held for short-term investment purposes	11,150	(1,050)	10,100
Total Cash and cash equivalents	15,149	5,028	20,177

CHARITY

	Year Ended 31/03/2016 £000's	Cashflow net	Year Ended 31/03/2017 £000's
Cash in bank and in hand	3,230	4,883	8,113
Cash held for long term investment purposes (included in Fixed Asset Investments)	635	1,256	1,891
Cash held for short-term investment purposes	11,150	(1,050)	10,100
Total Cash and cash equivalents	15,015	5,089	20,104

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23 GUARANTEE COMPANY AND LIABILITY OF MEMBERS:

The Land Restoration Trust is a company limited by guarantee and therefore does not have any share capital.

The liability of Members is limited. In the event of the company being wound up during a Member's period of membership or within one year afterwards, an amount not exceeding the sum of £1 may be required from that Member towards the payment of the debts and liabilities of the company incurred before membership ceased.

As at 31 March 2017, the company had eight Members (31 March 2016: eight).

A full list of the status of the subsidiaries is shown in Note 13.

24 PENSION COMMITMENTS:

The Land Restoration Trust operates both a defined contribution and a defined benefit pension scheme which require contributions to be made to separately administered funds for the benefit of the employees. Further details of these schemes are provided below:

The Land Restoration Trust defined contribution pension scheme

The Trust operates a defined contribution pension scheme for all qualifying employees in the United Kingdom. The assets of the scheme are held separately from those of the Company in an independently administered fund. The contributions payable by the Company charged to profit or loss amounted to £55,586 (2015/16: £44,164). Contributions totaling £nil (2015/16: £6,982) were payable to the fund at the year end and are included in creditors.

Homes & Communities Agency (HCA) defined benefit pension scheme

The Trust became a Participating Employer of the HCA Pension Scheme on 1st August 2012 when 10 staff were transferred to The Land Restoration Trust under the Transfer of Undertakings (Protection of Employment) regulations ("TUPE") who were members of the HCA Pension Scheme.

The Land Restoration Trust's obligation to any pension liabilities relate to the proportion of the calculated liability that has arisen from employee service from 1st August 2012. Any calculated liability that has arisen from employees' service before 31st July 2012 is covered by the Homes & Communities Agency.

Under the schemes, the employees are entitled to retirement benefits varying between 40 and 65 per cent of final salary on attainment of a retirement age of 60.

No other post-retirement benefits are provided. The schemes are fully funded schemes.

The most recent comprehensive actuarial valuation of the plan assets and the present value of the defined benefit obligation was carried out at 31 March 2014. The benefit obligations have been rolled-forward from the corresponding valuation for accounting purposes as at 31 March 2016 to the year end measurement date allowing for interest on the liabilities, the accrual of further benefits by active members, the actual benefits paid out and an estimate of the effect of any changes in the actuarial assumptions. We have assumed that all other experience during the projection, apart from investment returns, contributions, benefit payments, administration expenses and insurance premiums, has been in line with the assumptions made at the start of the year.

The principal assumptions used in the calculation of the valuation of the plan assets and the present value of the defined benefit obligation include:

	31st March 2017	31st March 2016
Discount Rate	2.60%	3.60%
Future salary increases	3.60%	3.50%
Future Pension increases	2.10%	2.00%
Proportion of employees opting for early retirement	n/a	n/a
Post-retirement mortality	S2PA -1 CMI 2015 (1.25% long term rate)	S2PA -1 CMI 2015 (1.25% long term rate)
Future medical cost increase	n/a	n/a

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The average life expectancy for a pensioner retiring at 65 on the reporting date is:

	31st March	31st March
	2017	2016
	Years	Years
Male	23.1	23.0
Female	25.2	25.1

The average life expectancy for an employee retiring at 65 who is aged 45 at the reporting date is:

	31st March	31st March
	2016	2015
	Years	Years
Male	24.9	25.0
Female	27.1	27.2

Amounts recognised in profit or loss in respect of the defined benefit schemes are as follows:

	31st March	31st March
	2017	2016
	£'000's	£'000's
Current Service Charge	84	82
Net interest on the net defined benefit pension liability	(3)	(3)
Benefit changes, gains/(loss) on curtailment and	-	-
Gains/(loss) on settlement	-	-
Administrative expenses	1	-
	<u>82</u>	<u>79</u>

£'000's

Changes in the share of the present value of the defined benefit obligation :

Defined benefit obligation at 1st April 2016	393
Current Service cost	84
Interest cost	14
Contributions by Scheme participants	18
Actuarial losses/(gains)	180
Liabilities assumed in a business combination	-
Plan introductions, changes, curtailments and settlements	-
Benefits paid	(11)
Defined benefit obligation at 31st March 2017	678

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Change in fair value of share of plan assets:

	£'000's
Share of Plan assets at 1st April 2016	435
Interest income	16
Return on plan assets (excluding net interest on the net defined benefit liability)	84
Plan introductions, changes, curtailments and settlements	-
Assets acquired in a business combination	-
Contributions by employer	58
Contributions by scheme participants	18
Benefits paid	(11)
Administrative expenses	(1)
Share of Plan assets at 31st March 2017	599

The actual gain on the share of plan assets was £100,700 (2016: - £15,600).

The analysis of the scheme assets at the reporting date were as follows:

	Fair value of assets	
	31st March 2017 £'000's	31st March 2016 £'000's
Equity instruments	176	124
Debt instruments	297	225
Property	-	-
Other assets	126	87
	599	436

The amounts included in the fair value of the plan assets include £nil (2015/16: £nil) relating to property occupied by the entity.

Pension Assets / (Liabilities)

	31st March 2017 £'000's	31st March 2016 £'000's
Present Value of Scheme Liabilities	(678)	(393)
Fair Value of Plan Assets	599	435
Net Pension Assets	(79)	42

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25 OPERATING LEASE COMMITMENTS:

At 31 March 2017 the Trust had commitments under non-cancellable operating leases as set out below;

	GROUP & CHARITY			
	31/03/2017 £000's	31/03/2016 £000's	31/03/2017 £000's	31/03/2016 £000's
	Land & Buildings		Other	
Within one year:	56	48	11	13
Within two to five years	70	109	3	14
After five years	-	-	-	-
	<u>126</u>	<u>157</u>	<u>14</u>	<u>27</u>

26 CAPITAL COMMITMENTS:

There were no capital commitments at 31st March 2017 (2016: £nil)

27 CONTINGENT LIABILITIES:

On 1st August 2012 The Land Restoration Trust became a participating employer of the Homes & Communities Agency (HCA) Pension Scheme. An estimation of the Section 75 exit debt, for liability arising for obligations since 1st August 2012, that would be payable if The Land Restoration Trust ceased to be a participating employer in the Scheme on 31 March 2017 has been provided by the Scheme's actuary, Mercer. This liability has been estimated as £447,400 (2015/16: £295,200).

The true valuation of the liability will only be known when The Land Restoration Trust ceases to be a participating employer of the HCA Pension Scheme. There is currently no intention for The Land Restoration Trust to leave the Scheme.

28 RELATED PARTY TRANSACTIONS:

The Trust has considered the disclosure requirements of the Statement of Recommended Practice for Charities and believes that the following related party transactions, all of which were made on an arm's length basis, require disclosure.

The related party transactions for the eight organisations below, who are Members of the Trust, have all been disclosed as a supplier to the Trust:

- i. During the year the Homes & Communities Agency recharged expenses of £nil (2015/16: £nil) The Trust also recognised £4,393,756 of funding receivable (2015/16: £3,350,629) from the Homes & Communities Agency. At the year-end, the creditor balance for Homes & Communities Agency was £nil (2015/16: £nil), and the debtor balance was £2,303,529 (2015/16: £3.3m).
- ii. During the year the Trust used the services of National Trust for site maintenance activities at a cost of £61,081 (2015/16: £41,728). The creditor balance at year end was £nil (2014/15: £nil).
- iii. During the year the Trust used the services of Groundwork for site maintenance activities at a cost of £396,197 (2015/16: £313,521). At the year-end, the creditor balance for Groundwork was £nil (2015/16: £50,703). The Trust also recognised £nil of income from Groundwork (2015/16: £93,098). At the year-end, the debtor balance from Groundwork was £nil (2015/16: £nil).
- iv. During the year the Trust paid to the Town and Country Planning Association £3,094 (2015/16: £10,760), the creditor balance for Town and Country Planning Association was £nil (2015/16: £nil). The Trust also recognised £nil of income from Town and Country Planning Association (2015/16: £nil). At the year-end, the debtor balance from Town and Country Planning Association was £nil (2015/16: £nil).
- v. During the year the Trust used the services of the Woodland Trust for site maintenance activities at a cost of £7,360 (2015/16: £2,706). At the year-end, the creditor balance for the Woodland Trust was £nil (2015/16: £nil).

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- vi. During the year the Trust used the services of Wildlife Trusts for site maintenance activities at a cost of £306,864 (2015/16: £368,468). At the year-end, the creditor balance for the Wildlife Trust was £26,501 (2015/16: £4,200). The Trust also recognised £5,409 of income from Wildlife Trusts (2015/16: £3,096). At the year-end, the debtor balance from Wildlife Trusts was £nil (2015: £nil).
- vii. During the year the Trust used the services of The Conservation Volunteers for site maintenance activities at a cost of £558,555 (2015/16: £274,018). At the year-end, the creditor balance for The Conservation Volunteers was £4,252 (2015/16: £66,787). The Trust also recognised £nil of income from The Conservation Volunteers (2015/16: £756). At the year-end, the debtor balance from The Conservation Volunteers was £907 (2015/16: £4,093).
- viii. There were no transactions with the Princes' Trust Foundation during the year.

The Land Trust also incurred expenses of £1,000 with the Canal and River Trust in 2016/17, there were no creditor or debtor balances as at 31st March 2017.

During the year the Land Trust had the following transactions with its subsidiary, Osprey Quay Management Company Limited;

Recharge of Costs:	£2,176 (2015/16: £6,342)
Management Fees:	£8,779 (2015/16: £17,017)
Gift Aid Receipt:	£76,471 (2015/16: Re-imburement of £78,000)
Interest Paid:	£27,515 (2015/16: £67,069)
Revaluation of Loan:	£90,764 (2015/16: -£92,178)

At the 31st March 2017, the intercompany balance between the Land Trust and Osprey Quay Management Company Limited was a credit of £nil (2015/16: £1,280,891).

During the year the Land Trust had the following transactions with its subsidiary, Osprey Quay Management Services Company Limited;

Recharge of Costs:	£2,700 (2015/16: £nil)
Management Fees:	£8,779 (2015/16: £nil)

At the 31st March 2017, the intercompany balance between the Land Trust and Osprey Quay Management Services Company Limited was a debit of £5,650 (2015/16: £nil).

During the year the Land Trust had the following transactions with its subsidiary, Beaulieu Estate Management Limited;

Recharge of Costs:	£664 (2015/16: £nil)
Labour & Overhead Recharge:	£8,779 (2015/16: £nil)

At the 31st March 2017, the intercompany balance between the Land Trust and Beaulieu Estate Management was a debit of £19,426 (2015/16: £nil).

During the year the Land Trust had the following transactions with its subsidiary, Land Trust Residential Services Limited;

Recharge of Costs:	£5,853 (2015/16: £nil)
Labour & Overhead Recharge:	£70,038 (2015/16: £nil)
Gift Aid Receipt:	£5,520 (2015/16: £nil)

At the 31st March 2017, the intercompany balance between the Land Trust and Land Trust Residential Services Limited was a debit of £22,497 (2015/16: £nil).

The Land Trust had no other transactions with any of its other subsidiaries.

29 POST BALANCE SHEET EVENTS

On the 1st April 2017, Osprey Quay Management Services Company Limited will be accounting for the Service Charge at Osprey Quay separately and therefore any income and expenditure in relation to this will not be reflected in the future Statutory Accounts of the Group.

On the 19th May 2017, Alan Carter and Paul Oberg were appointed as Directors of The Land Restoration Trust Services Limited.

On the 15th June 2017, Janet Haddock-Fraser, Patrick Aylmer and Anthony Bickmore were appointed as Directors of The Land Restoration Trust.

On the 28th June 2017, the subsidiary Land Trust Estates Scotland Limited was incorporated as a subsidiary of The Land Restoration Trust Services Limited. Euan Hall, Alan Carter and Paul Oberg were appointed as Directors of the Company on the 28th June 2017.

