



Helping Create Communities

We are not just about cutting the grass and litter picking. We are about engaging positively with new communities to understand how they wish the open space to be managed.

We want to encourage their involvement in the site's management, without the community or residents having to take on either the legal or financial liabilities, which are challenges that can often undermine communities.

We work with each community to develop a programme of activity appropriate to the nature of the site. This could be things like Forest Schools, health walks, children's events or environmental education.

Green space has a hugely positive impact on the local community. Local people taking an active role encourages emotional ownership and as a result can improve health and wellbeing, bring people together and create jobs, volunteering and learning opportunities.



Good quality green space:

- Improves an area's attractiveness
- Increases property values
- Encourages local investment
- Generates local business revenue
- Creates and safeguards jobs
- Enables volunteering, learning and development
- Protects homes and businesses from flood risk

Who we are

The Land Trust is a charity that is committed to the long term sustainable management of open space for community benefit.

Our Vision

Our vision is to improve the quality of people's lives by creating sustainable, high quality green spaces that deliver real and lasting environmental, social and economic benefits.

How do we work?

We take land into freehold or long leasehold ownership, removing liability for the exiting landowner, and delivering social value, corporate social responsibility and charitable outcomes.

The Land Trust has dedicated, regionally based estates teams who are responsible for our sites, and for liaising with the local residents and community.

Working with our managing partners and contractors, (all procured to deliver best value) we ensure that the land is maintained according to the agreed specification and that the community becomes engaged with, and benefits from, the green space.

We are a secure and lasting exit strategy for organisations who want to pass on their non-operational land to someone that can manage the long term risks of the land whilst delivering significant social value and corporate social responsibility.

What is an endowment?

An endowment is a capital sum invested to generate returns for in perpetuity funding. Using our endowment model the freehold of the public open space transfers to the Land Trust with an endowment paid to us by the land owner, thus removing ongoing liabilities and delivering benefit to communities.

The Land Trust uses income from that endowment to pay for maintaining the public open space in perpetuity including annual budgets for contractors, staff costs and capital replacements, delivering significant charitable and social benefits to the local community.

The Land Trust currently has an endowment portfolio of circa £140 million in order to fund the maintenance of our existing endowed sites. Our endowments grow in line with inflation and we only spend the income, keeping some back for capital replacements and ensuring that the capital is protected in perpetuity. Each endowment is calculated for a specific site and the expenditure is appropriately accounted for, monitored and audited. Copies of our investment guidance is available on request. All funds received are invested in our wider investment portfolio to maximise returns.

In the early years of the Land Trust, endowment funding was our primary source of income for site management and we have over 14 years' experience of utilising invested endowments to fund public open space.

Our model has diversified since 2010, and we now also take sites funded by service charges, S106 payments or a hybrid of funding.




How do the finances work?

The Land Trust is regulated by the Charity Commission and our accounts produced in accordance with the Companies Act and Charity SORP. They are audited annually.

As a charity we are not for profit. Any surplus we make is invested back into the charity to further our work. We are not permitted to distribute a profit to shareholders or elsewhere outside the organisation.

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The Land Trust: Endowment Sites

Empowering Communities,
changing people's lives



Case study: Port Sunlight River Park

In 2017 we commissioned research with the Alliance Manchester Business School to evidence the positive impact well managed green spaces can have on the local community and surrounding area using our site at Port Sunlight River Park.

The park is a former landfill in Wirral, North West England and located by some of the most deprived neighbourhoods in the country. In 2014, the Land Trust working with the land owner UK Waste Solutions Ltd (Biffa) and other partners transformed the site into a 30 hectare park and wetland, after securing £3.4 million of public and private investment for its creation and long term maintenance.

The research highlighted that green space managed by the Land Trust can play a huge part in increasing revenue of local businesses, both onsite within the park as well as in the surrounding areas.

At Port Sunlight River Park our research found that:

11	small businesses use the park for business purposes
£48,000	total annual revenue generated by businesses which operate in the park
£38,000	spent in local businesses by people visiting the park
Almost 50%	of park users visit a local business before or after visiting the park

What the Land Trust provides

The long term success of these spaces is important to our reputation. By taking ownership of, or a long term interest in the green space, we can take a long term approach that sets us apart from other management companies and contractors.

To measure our long term impact we developed a social value model to assess the benefits of green space against our five key charitable objectives of:

- Environment and biodiversity
- Health
- Education and learning
- Economic vitality
- Community cohesion

The model shows that we delivered £12 million of economic and social benefits on our sites across the country in 2017-18.

"I've been involved with Port Sunlight River Park from the outset, so have seen how the Land Trust's model for managing parks long term can really benefit communities.

"But this research goes further and can show that long term management of green spaces improve property values and local business revenues too, which is crucial evidence that should increase investment in public green spaces." Alison McGovern, MP

Endowment sites we currently manage

The Land Trust currently has ownership and responsibility for the green space management of 64 sites across the country.

Some of the sites that we currently own and manage using our endowment model include:

Northumberlandia

Northumberlandia is a giant human landform sculpture of a reclining lady, set within a 19 hectare community park. Designed by internationally renowned artist, Charles Jencks, it was built by the Banks Group on land donated by the Blagdon Estate, as part of the restoration of the adjacent surface coal mine. This process is known as a 'restoration first' approach; providing an asset for the community while the mine is still operational. The Land Trust took on the long term ownership and management of the park in 2012 to ensure it delivers a positive legacy for Banks and the Blagdon Estate.

Northumberlandia was named Land Trust site of the year in 2018



Greenwich Peninsula Ecology Park

Greenwich Peninsula Ecology Park is a vital green space right in the heart of urban Greenwich and has played a crucial role in the regeneration of the Greenwich Peninsula. The site is a beautiful urban oasis and a fascinating variety of wildlife thrives here. The Greenwich Peninsula was originally made up of agricultural fields, before becoming heavily industrialised in the late 1880s with gas and chemical works. By the 1970's the Gas Works had declined and marsh began to reappear on derelict land. English Partnerships bought the land in 1997 and set in place a massive regeneration of the peninsula including restoration of parts of the riverbank and the creation of the Greenwich Peninsula Ecology Park as a freshwater habitat. Ownership of the site passed to the Land Trust in 2011 and we manage the site in partnership with The Conservation Volunteers.



Beam Parklands

The Land Trust secured in excess of £4.5 million of grant funding to enhance the environment and to protect the space long term as a community asset. After taking a long term leasehold interest in the land and removing associated liabilities from the Local Authority, we delivered a long term management plan, ensuring the park is an asset for the local community and contributes to the socio – economic uplift of the wider area.

Silverdale Country Park

Opened to the public in 2011, this park was part of a coalfields restoration project, funded by Homes England. It was then taken under the ownership of the Trust to manage it long term. The country park provides an accessible community space consisting of large waterbodies and wetlands, woodlands, hedgerows, grassland and wildflower areas with pathways and trails to explore and enjoy. We manage the park to improve its biodiversity and to provide opportunities for people to enjoy the outdoors.



SANG management Case Study: Wellesley Woodlands

The Land Trust has experience managing SANG on our sites at Wellesley Woodlands and Ash Green Meadows.

The challenge at Wellesley Woodlands was the planning conditions for the developer, Grainger PLC, which stipulated a requirement for an area of Suitable Alternative Natural Greenspace (SANG) to offset any negative impact that the development may have on the Thames Basin Heaths Special Protection Area.

By working in partnership with Grainger, and having a shared vision for long term investment and sustainable place making, our involvement has enabled the project to achieve planning consent and secured the long term funding for the SANGS area. This enables the Land Trust to manage the site in perpetuity and has allowed us to create jobs for onsite rangers, develop and maintain the green spaces, ensuring the site has become a focal point and asset for the wider community.

SuDS management

The Land Trust has extensive experience managing SuDS (Sustainable Urban Drainage System).

SuDS are a natural approach to managing drainage in and around properties and other developments. They work by slowing down and holding back the water that runs off from a site, allowing natural processes to break down water pollutants.

SuDS can:

- Slow down the run-off of surface water and reduce the risk of flooding
- Recharge groundwater to help prevent drought
- Provide valuable habitats for wildlife in urban areas
- Create green spaces for people in urban areas