



## 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.

Our long term involvement means that we can, where necessary, employ and train local staff that has an investment in and commitment to the area.

As a charity and not for profit organisation we are about delivering social impact against every site that we manage across our key charitable objectives of environment, health, education, economic vitality and community cohesion.

From a housebuilder perspective, we ensure that your legacy and reputation is protected and enhanced, benefiting your bottom line and corporate social responsibility.



### 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 delivering sustainable, high quality green spaces that deliver environmental, social and economic benefits, helping create resilient, thriving communities.

### What the Land Trust will do for you

We'll add value to your properties and land, delivering quality green space throughout your development and sales period, helping to speed up your sales process and deliver you a sustainable exit strategy.

We can take over the ownership of green spaces and manage the sites while the development is being built, including any SuDS.

We can provide advice on drafting service charge documents to reflect changes over time in developments and to minimise risks to you, the developer.

### What do we offer?

The Land Trust can take ownership or the long lease of green space from day one, in phases or at the end of a development and manages it through its 100% owned subsidiary, Land Trust Residential Services.

### How do we work?

Both the Land Trust and Land Trust Residential Services Limited, have 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 new community becomes engaged with, and benefits from, the green space and has a say in how it is managed.

We manage all invoicing of service charge residents in our head office in the UK with a team of dedicated staff on call 24/7 to assist residents with payments or any queries they might have.

### 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.

The service charge accounts are operated completely separately from the accounts of the company and all monies collected from residents are kept in a separate 'Client Funds' bank account, specific to each site. The use of these funds is subject to independent assessment by a firm of accountants each year.

Should either the Land Trust or Land Trust Residential Services cease trading, these 'Client Funds' will be transferred to successor managers.

## The Land Trust: Service Charge

Placekeeping,  
not just placemaking



The Land Trust  
7 Birchwood One  
Dewhurst Road  
Warrington WA3 7GB

T: 01925 852005  
E: enquiries@thelandtrust.org.uk  
www.thelandtrust.org.uk

Twitter/@thelandtrust  
Facebook/thelandtrust  
Instagram/thelandtrust\_

# What the Land Trust provides

## The long term success of these spaces is important to your reputation.

At the Land Trust we believe that development isn't just about building houses, it's about creating communities – places where people want to live, work and play.

By taking ownership of, or a long-term interest in the green infrastructure around a new development we can take a long-term approach that sets us apart from most other management companies and contractors. This allows us to act in the best interests of house owners and occupiers, protecting the value of their investment and maximising the social benefits that can be delivered.

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.



Green space has a hugely positive impact on the local community. Local people take an active role in caring for the park and in turn it is improving their health and wellbeing, bringing the community together and creating jobs, volunteering and learning opportunities.

The model provides evidence-based, measurable indicators of the benefits of well-managed green space for communities. It is of particular use to land promoters, homebuilders and local planning authorities when assessing the long-term benefits that open spaces can deliver with robust custodianship and management.

The model shows that at our current service charge sites at Beaulieu, Upton and Waverley we provided an overall economic value of £1.1 million in 2017/18, set against a combined budget across the three sites of £322,000.

This social value can be forecast based on an outline scheme before planning and can therefore assist in the planning process.

### The results

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

The results highlighted that developers will see an increase in unit price by investing in green space at the first phase of the development.

### Placekeeping

- Creating places where people want to live – **placemaking** is the role of the developer.
- Maintaining these places as vibrant resilient, healthy communities – **placekeeping** is what we do.
- Developing and supporting healthy, resilient, successful communities, requires a **long-term vision** and **long-term commitment**.

<b>£7.8 million</b>	Estimated total value that the park adds to houses located within 500 metres.
<b>£8,674</b>	The average addition per house price within 500 metres of the park.
<b>£9,874</b>	The average price increase that visitors to Port Sunlight River Park are willing to pay for a house next to a park compared to the same house next to an industrial site.

# Service Charge sites we currently manage



## The Land Trust currently manages 63 sites across the country.

We currently have responsibility for the green space management funded via service charge across a number of developments including at the following developments:

### Beaulieu

A vibrant development bringing together inspirational architecture and landscaping.

### Upton

An attractive community with a rich infrastructure of communal open spaces, play areas, nature areas and water features for the benefit of the local community. We maintain and enhance the green community spaces, including the SuDS (Sustainable Urban Drainage Systems) that residents contribute to through their service charge.

### Waverley

A semi-rural community with large areas of green and attractive public open spaces such as play areas, woodlands and two large lakes set in parkland.



Beaulieu



Upton



Waverley

As a charity, unlike commercial landscape contractors, we have a long-term interest in our sites and aim to manage spaces in a way that improves people's lives and communities.