

# Annual Review 2023



the  
**Land  
Trust**



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## Chairman's &amp; Chief Executive's Report

## Introduction and Summary



William Hiscocks  
Chairman



Alan Carter  
Chief Executive

In the financial year 2022/23, we saw a continued rebuilding of our formal activities as we put the Covid 19 pandemic behind us. We are proud to report that the social value delivered across Land Trust sites in 2022/23 was on a par, in real terms, with pre pandemic levels, at an estimated £34m which represents a 30% increase on 2021/22.

The year was very successful in terms of charitable delivery with increases across a number of areas including: the number of health activities on our sites, school visits, training programme participation, community events, volunteering and charitable activities. More details on this can be found within this report.

Communities across the country are feeling the impact of the current cost of living crisis. However, our vision is clear, to improve the social and economic quality of people's lives by creating sustainable, high quality green spaces.

We believe access to local green space for the use of all socio demographic groups and for all ages can offer significant social value, including benefits to both physical and mental health.

The land we own and manage continues to play an important role in supporting the physical and mental wellbeing of the communities who live and work around our sites. Before the pandemic we received circa 1.45m visitors, and this increased sharply in the first year of the pandemic to 2.4m visitors due to the strict lockdown which was in place. In 2022/23 we received 2.1m visitors which was a 9% increase on the previous year.

### Financial information and site acquisitions

2022/23 was a successful year for the Land Trust financially with net income (before losses on investments) of £1.9m and we are pleased to announce our balance sheet remains in a strong position with net assets as of 31 March 2023 of £203.3m, of which £3.7m was classified as General Funds. Total investment income during the year was £6.7m. This income enables us to manage our sites sustainably and to deliver our charitable outcomes. Costs are tightly controlled by the Trust as we move increasingly closer to self-sufficiency.

2022/23 was a turbulent year in the financial markets and the value of our investments reduced by £11.5m, ending the year at £179.9m. This reduction in the value of our investments should not affect the Trust's medium and long-term business model. We will continue to monitor such turbulence in the financial markets and look to achieve long term growth in the value of our investments over time.

Despite a challenging economic climate, particularly within the construction industry, we are delighted to report the Land Trust took on six new sites during the year 2022/23, including two new service charge sites, which will in turn increase the delivery of our charitable aims.

To allow us to continue to grow, it is imperative we continue to invest in our own resources. In 2022/23 we introduced new customer service software to support our growing number of service charge residents and 2022/23 also saw a 9.3% increase in colleague numbers.



## Delivering Economic and Social Value

In order to measure the impact of our work, we use an Economic and Social Value Model developed in partnership with AMION Consulting. The model provides evidence based, measurable indicators of the benefits of well-managed green space for communities and helps us demonstrate the charitable impact that we deliver. For more details on the model, please see page 09.

- In social value terms, across our whole portfolio we have saved the public purse in the region of £2.2m in the 2022/23 year with approximately £1.3m of this in health savings.
- An increase in educational activity on our sites has generated almost half a million pounds of economic value, while we have generated close to £1.7m tourism GVA to the local economies around our sites.
- Across our whole portfolio we generated an estimated £17.6m GVA, which is an increase of 50% on the year before.

We are delighted to report there has been significant increases against all of our charitable aims in 2022/23.

## Plans for Future Periods

A new 5-year business plan was approved by the Board in March 2023. The overarching strategic imperatives for the duration of this business plan are all focussed on delivering increased charitable outcomes and social value and are to deliver great customer, resident and client experiences, deliver great experiences for our people, develop a sustainable quality service charge model and reduce our General Fund total operating deficit by 50%.

We will also be exploring additional opportunities within the emerging Biodiversity Net Gain (BNG) market, as new mandatory legislation comes into place in January 2024. This will be alongside our continued focus on delivering increased charitable outcomes by growing our portfolio of sites.

In addition, we are currently working on an Emerging Customer Commitment which will differentiate the Land Trust from other service charge organisations, and also hold us to account on delivering a best-in-class service to residents living on the sites we manage.

## Grants

A total of £1,056k was raised through fundraising activities in 2022/23, with a number of projects underway across Land Trust sites this year thanks to grants and other charitable donations. These include a grant of £185k from Barnsley Council for Phoenix Park, the first instalment of a three-year grant for £882k. This grant scheme is part of a £23 million investment to regenerate and revitalise communities in and around Barnsley through the Government's Towns Fund Deal. The Land Trust's project will help enhance the park's appeal as a destination and thoroughfare between several deprived communities. It will also help the park achieve its potential to support small scale local enterprise and deliver a greater level of organised community activity through the creation of a new visitor hub and café; more play facilities; improved car parking and access.

A grant of £150k from the Environment Agency's Water Environment Investment Fund (WEIF) has allowed us to work with other partners across Chester and Cheshire West to develop a detailed plan and design for a major wetland creation project that will lead to improved water quality and create new habitats for a wide range of species.



Beam Parklands,  
Dagenham

At another Land Trust site, Beam Parklands, the project Rewilding for Reptiles, has been funded by a grant of £35k from the Mayor of London's Rewild London Fund. This will work to survey and identify reptile and amphibian populations and improve habitats across the Beam corridor.

This is in addition to Basic Payment Scheme income of £113k and Woodland Management & Higher Level Stewardship Grants of £10k.

## The Board of Trustees

The Land Trust's Board of Trustees play an invaluable part in supporting the success of Trust and we would like to offer our heartfelt appreciation to our Board for their continued guidance and expertise.

Each member of our Board of Trustees brings with them not only a unique skill set and range of experience, but also passion and commitment to act in the best interests of the Trust.

## Acknowledging the commitment of our partners, members and staff

Under the Land Trust's operating model, we engage local managing partners and community groups to run our sites in line with our strategic and charitable objectives. Without their invaluable contribution, the Trust would simply be unable to deliver all of its outstanding achievements.

The contribution of our Members is also very much appreciated. Their counsel and advice continues to be incredibly valuable to the organisation.

Our thanks also must go to the Land Trust colleagues for their continued hard work and commitment. The Land Trust culture is built upon respect, collaboration, responsibility and inspiration and it is these values which ensure that together, we deliver for both the environment and for communities, and, in turn, continue to change lives for the better.

**William Hiscocks**  
Chairman

**Alan Carter**  
Chief Executive



## Our Vision

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

## Charitable Objectives

We work with our partners to provide charitable delivery across the following areas:

- **Environment and biodiversity:** by creating, restoring and managing green spaces to improve the natural environment through increasing biodiversity and enhancing habitats
- **Health:** by promoting the use of our green spaces for the improvement of the health and wellbeing of communities
- **Education and learning:** by inspiring the current and next generation through vocational outdoor education and training opportunities
- **Economic vitality:** by optimising the economic value of our spaces and the services that they can provide to benefit the communities that are connected with them
- **Cohesion of communities and individuals:** by involving local people through volunteering and use of our sites and encouraging emotional ownership.

Secrets of the Heath Hogmoor  
Inclosure, Hampshire



## Delivering Economic and Social Value

In order to measure the impact of our work, we use an Economic and Social Value Model developed in partnership with AMION Consulting. The model provides evidence based, measurable indicators of the benefits of well-managed green space for communities. The model assesses the benefits of green space with regard to five main categories of value, with a worksheet presented on each:

- **Environment and biodiversity**
- **Health and wellbeing**
- **Education**
- **Economic**
- **Community and place**

An Economic Value Assessment worksheet then summarises the benefits generated through the model, providing an overall measure of economic value. These can then be used to understand the:

- **GVA (Gross Value Added) contribution**
- **Fiscal savings/benefits**
- **Wider economic or social value**

More details on what the Trust has delivered against this model can be found within this review.

Wreath making at the Winter Fayre  
- Greenwich Peninsula Ecology Park





## Service Charge

At the Land Trust we believe that creating a new community does not end when the houses are built; in 2022/23 we managed 12 residential service charge sites across England, managing green space on behalf of 7,387 homeowners, with emphasis on placekeeping rather than simply placemaking.

Our focus is on providing sustainable stewardship solutions. We operate by taking the freehold, or a long-term interest, of the open space and community assets, for which we undertake management and maintenance through our preferred approach of working with local delivery groups.

These groups deliver a suitable and community-based management regime and are robustly and ethically procured to ensure value for money for the community. This is guided and overseen by the Land Trust in partnership with a community or residents' group. We work closely with the residents of each community, striving to deliver quality customer service.

The Land Trust service charge offering, unlike some other commercial models, is not-for-profit, and we place great importance on delivering social, economic and environmental value in line with our charitable objectives.

In 2022-2023, we delivered over £6.8m in social value for our service charge communities.

Upton, Northampton



Beaulieu, Chelmsford



"Long term stewardship of the places we create is essential to Muse, and the Land Trust are a valued partner in helping us deliver this. We share a joint focus on the importance of placemaking and community, which enables our partnership to deliver meaningful social impact beyond the built environment."

Andrew Milne, Senior Development Manager, Muse



## Our New Sites



Marleigh, Cambridge

A total of six new sites were welcomed into the Land Trust portfolio in 2022/23 including two service charge sites, two contract managed sites and two sites funded via an endowment.

### Service charge sites:

These sites are under the management of Land Trust Residential Services Limited and are funded mainly by the neighbouring residents:

- **Marleigh** – Marleigh (Cambridgeshire) is a new community of 1,300 new homes in the north east corner of the historic city of Cambridge. The development benefits from open, publicly accessible green space that is the equivalent in size to 44 football pitches, plus an on-site member of the Land Trust Estates team who is based out of the Community Centre.
- **Linmere** – Linmere (Bedfordshire) is designed to be a place for communities that embraces the natural environment, and where all generations can enjoy a great quality of life. This new collection of leafy and walkable neighbourhoods is situated north of Houghton Regis. The Land Trust now maintains and preserves these spaces on behalf of Houghton Regis Management Company Limited.

### Contract managed sites:

These are sites managed by the Land Trust on behalf of 3rd Parties:

- **Cherry Knowle** – The Cherry Knowle (Tyne & Wear) development is located on the site of the former Cherry Knowle Mental Hospital. The development is for up to 800 homes and the public open space will be completed and passed to us for management in a number of phases. It is expected that Land Trust Residential Services Limited will provide the service charge collection and contractor management services to the development with the land transferring freehold into the Land Trust in the near future.
- **Jubilee Gardens** – This development is on the edge of Stockton Town Centre (County Durham) and is a brownfield site forming part of a larger site that is yet to be developed. The development is for 266 homes. It is expected that Land Trust Residential Services Limited will provide the service charge collection and contractor management services to the development with the freehold of the land transferring to the Land Trust in the near future.

### Endowment sites:

These are sites under permanent ownership of the Land Trust, which are funded through the provision of monies at the point of transfer of the site:

The orchard and community gardens provide community growing spaces for residents.

- **Buckler's Park SuDS Corridor, Orchard and Community growing area (under construction)** - in an extension to the management of Buckler's Forest SANG (Berkshire), 4.86 ha of adjacent land was also subsequently transferred freehold to the Land Trust. The SuDS (Sustainable Urban Drainage System) Corridor drains surface water from Buckler's Forest and the Buckler's Park development through the centre of the residential development to a final attenuation pond in the eastern corner of the development. A small section of SuDS related to the Community Hub was also transferred as it was connected to the wider SuDS Corridor. The orchard and community gardens provide community growing spaces for residents.
- **Omega** – The Omega (Cheshire) development surrounds Airlift Hill Park, which opened to the public in 2020. Following the recent development of an adjacent residential area, an additional attenuation basin has transferred to the Trust's Warrington portfolio and integrated into Airlift Hill's existing SuDS system. This forms part of a wider Omega SuDS network, managing storm water from the surrounding commercial industrial estate and four housing developments, providing 1,400 new homes.

Omega, Cheshire





## Green Angels

We have begun regular drumming circle meetings and outdoor yoga sessions, both of which are inspiring a very special bond between our participants and the natural world around them.

The Land Trust's Green Angels programme which provides free environmental training and education, makes a huge difference to the lives of our trainees, helping many into further education and employment. It's a great way to learn new skills, meet like-minded people and make a difference to the local environment.

The programme was launched as a pilot in Liverpool in 2013, and since then has gone from strength to strength, enhancing our community engagement offering at a number of sites around the country.

We are really seeing the benefits to wildlife that our major long term Green Angels programme is bringing to Hassall Green Nature Reserve. Ecological surveys carried out in the spring and summer of 2022 revealed the presence of Great Crested Newts and a flourishing population of grass snakes on site - the first reported sightings since the Land Trust took over management in 2014.

Following completion of our beautiful timber roundhouse constructed by Green Angels over the winter of 2021/22, this invaluable new space has provided a fabulous base and shelter for many of our activities, from bushcraft to willow weaving, wild food foraging to scything. We have begun regular drumming circle meetings and outdoor yoga sessions, both of which are inspiring a very special bond between our participants and the natural world around them.

To mark the Queen's Jubilee, and with the help of our developing Friends of Hassall Green Group, we commissioned a Jubilee sculpture – an acorn atop a crown of leaves on a “totem pole” depicting the many native trees to be found at the nature reserve. This beautiful work of art will help our visitors with their tree identification skills.



Hedge Laying - South Yorkshire



Fencing Course - Portsunlight River Park, Merseyside.



Bird Hide Making Workshop - Hassall Green Nature Reserve, Sandbach

We are delighted to be able to offer Green Angels training on an increasing number of Land Trust sites and are really pleased that they are proving so well attended and popular.

Another addition to the nature reserve is a pond dipping platform, installed as part of a Green Angels training course, which provides a great new feature for future wildlife explorations.

Our Green Angels programme at Port Sunlight River Park has been extremely successful, attracting 89 Green Angels participants who joined courses in wild wellbeing, scything, countryside fencing; reedbed management and wildlife identification among other activities. We ran two holiday play schemes with 148 children who explored the wilds of this estuary haven, learning bushcraft and wildlife identification skills, making natural crafts and having fun in the great outdoors. We also organised four family events with guided walks, wreath-making and face painting - with over 500 attendees in total.

In 2022 we have been able to start a broader approach to Green Angels, rolling out training courses more widely. At Wellesley Woodlands near Aldershot we have restored a WWII pillbox and installed a green roof, and run a habitat management course where our participants achieved a woodland chipper qualification as well as their Green Angels certificate. At Castle Hill in Salisbury we have worked with Wiltshire Wildlife Trust to provide courses on Natural Wellbeing and Land Management. At Fort Burgoyne in Dover we have provided training in running guided walks, habitat management and brushcutter training – where our trainees gained an accreditation which will allow them to be more involved in the day-to-day maintenance of the Fort's outside spaces.

We are delighted to be able to offer Green Angels training on an increasing number of Land Trust sites and are really pleased that they are proving so well attended and popular – bringing benefits to both our landscapes and our local communities.



## Green Flag status

### Achieving the gold standard

The Land Trust is keen to be at the forefront of quality green space stewardship, and as part of this celebrated once again in 2022/23 as eight of its sites were accredited with the prestigious Green Flag award - the international quality mark for parks and green spaces.

Silverdale in the West Midlands, Elba Park in Sunderland, Beam Parklands in Barking, Greenwich Peninsula Ecology Park in London, Beaulieu in Essex, Wellesley Woodlands in Aldershot and the Countess of Chester Country Park in Cheshire all retained their Green Flag status, while Hogmoor Inclosure in Hampshire gained its first accreditation.

The Green Flag Award scheme recognises and rewards well-managed parks and green spaces, setting the benchmark standard for their management across the United Kingdom and around the world.

Wellesley Woodlands, Aldershot



Hogmoor Inclosure, Hampshire



## Land Trust Annual Awards

A fantastic celebration of achievements across the organisation

The Land Trust's Annual Managing Partner Awards recognise the exceptional achievements across the charity's 80+ parks and green spaces. The Land Trust team, as well as its managing partners from across the country, came together for an evening of celebration in June 2023 to celebrate the works delivered across 2022/23.

As with previous years, it was a fantastic evening and a chance to celebrate the dedication, hard work and amazing achievements, none of which would be possible without the on-going commitment of our managing partners and volunteers.

Alan Carter, Chief Executive, hosted the evening, with awards presented to teams and individuals who work across Land Trust sites.

### The 12 award category winners included:

- Wellesley Woodlands for Most Improved Site of the Year, Whitehaven Harbour Youth Project for Best Friends/Community Group of the Year, and Marleigh for Most Inclusive Site of the Year.
- Our Project of the Year category was voted for by our managing partners at the event, following detailed presentations by the project lead for each of those shortlisted. With resounding support, Get Cumbria Buzzing was awarded the title for its outstanding work with bees.
- Ranger of the Year was awarded to Neil McMahon for his hard work and dedication at our Countess of Chester Country Park site, while overall Site of the Year was awarded to Hogmoor Inclosure in Hampshire – a site which has achieved outstanding results and a wide range of charitable outcomes.

In addition to the above, there were a further five categories focusing on the work delivered to specifically support our charitable aims.

Kiveton Community Woodland, Yorkshire





Health

We work with partners to maximise the mental health benefits that can be delivered by spending time in well managed green spaces.

In 2022/23 the Land Trust hosted almost double the number of overall health activities since before the pandemic, with the number of people undertaking vigorous health activities seeing an increase of 100%.

The vast majority of our sites and parks offer health benefits by providing space for physical activities such as walking, running and cycling. In addition, we work with partners to maximise the mental health benefits that can be delivered by spending time in well managed green spaces. Over 700 people attended events to support their mental health at a Land Trust site in 2022/23.

The Land Trust is extremely proud of the work we do across our sites to improve the physical and mental health of our visitors.

Health Site of the Year

Kiveton Community Woodland deservedly picked up Health Site of the Year at this year's Managing Partner awards for its focus on supporting the mental health in the local community.

The Wellbeing in Nature project provides a monthly program of mental health and wellbeing activities through nature-based crafts and mindfulness sessions. The project has developed into a nurturing space for women to connect, share and learn new skills surrounded by nature at the Woodland.

Mindfulness activities include grounding and reflection exercises to help participants find inner calm and be present in the moment, while natural crafts encourage connection to nature, boost confidence and to foster a sense of achievement and wellbeing.

The project has been a tremendous success, with participants reporting significant improvements in their confidence levels, reduced stress and anxiety, new friendships, and discovering hidden talents.

Habitat Management  
- Fort Burgoyne, Dover



Health Advisory Group

We give continued thanks to the members of our Health Advisory Group for their invaluable assistance and support over the last twelve months. The wealth of knowledge they bring to the Trust is greatly appreciated and continues to be of great value to us.

Economic and Social Value Table

Health and Wellbeing	Value (per annum) 2022-23*	Type of Value
Health care cost savings	£1,330,228	Cost saving
Health wellbeing value	£1,033,476	Economic value
Mental health	£126,732	Cost saving
Labour productivity	£247,853	Gross Value Added

\*estimated value based on Economic and Social Value Model



Education

Green spaces offer the perfect virtual classroom whether visitors engage with onsite interpretation or more formal educational activities with our rangers and partners

In the year 2022/23 the Land Trust saw the number of school visits return to pre-pandemic levels, with a 25% in-year increase.

Our Green Angels program also grew significantly due to a number of different external funders now investing heavily in this. The programme welcomed a total of 429 participants in 2022/23.

The feedback we receive from our visitors from our Green Angels courses clearly demonstrates how much our courses are valued:

*“Thoroughly enjoyed my day, meeting new people and hearing about different volunteer opportunities as well as learning lots about reedbeds.”*

*“I’ve gained new knowledge and skills which will be useful going forward. I’m also proud that I’ve helped in keeping the area nice and cared for.”*

*“The trainer was excellent and everyone was able to engage at whatever level they wanted to. We started as individuals but I felt throughout the day I was part of a group chatting with all. I really loved the tree hug activity and also the art/craft exercise and the time for me to relax. Amazing workshop and weather as well. Thank you so much!”*

*“I loved having time just for me, fun, relaxing and warm engagement with others in an amazing setting we had a lovely time. Thank You!”*

*“Thank you so much. I’ve not engaged in anything like this for a long time. It was very enjoyable.*

*“The course has fostered a growing interest and appreciation of the season, trees, fungi and natural world.”*

*“I’ve found a sense of belonging and ‘finding my people.’”*

*“I thoroughly enjoyed this course, and it has really helped me individually with my mental health and confidence.”*

Pond Dipping Platform Course  
- Hassall Green Nature Reserve,  
Sandbach



Wildlife identification - Warrington



Bugs and Blooms Walk - Warrington



Habitat Management Course - Fort Burgoyne, Dover

Education Site of the Year

Fort Burgoyne in Dover was the worthy winner of the Educational Site of the Year award.

Last year Fort Burgoyne in Dover, managed by the White Cliffs Countryside Partnership, ran 11 events catering for 332 individuals from primary and pre-school, one event for seven home school students and 23 sessions for 237 adults from local colleges.

The site also has a fantastic, new, improved stable block which is now safe to use by visiting groups for education sessions. This is in addition to 25 informal education events such as bat walks, history tours, Green Gang and guided walks attracting 444 participants.

Economic and Social Value Table

Education	Value (per annum) 2022-23*	Type of Value
Engagement (children)	£462,392	Economic Value
Adults engaged in training	£189,295	Gross Value Added

\*estimated value based on Economic and Social Value Model



## Community Cohesion and Volunteering

We work hard to ensure that all of the community are able to access our green space and enjoy the benefits it provides.

The overall number of community events held across Land Trust sites in 2022/23 grew significantly versus the previous year. An increase of 30% year on year moves numbers closer back to pre-pandemic levels

Volunteer numbers also continued to grow, with a sizeable increase in corporate volunteers. The number of formal charitable activities delivered grew by 25% since the previous year.

At the Land Trust, we work hard to ensure that all of the community are able to access our green space and enjoy the benefits it provides. To start to understand and ensure that our sites are used by all parts of the local community, we carried out a pilot study at Beam Parklands in east London.

Working with a third-party research consultancy, the study looked at the perception of the park and demographic usage of the park. Following interviews with over 200 visitors to the park who live within a 10-minute drive away, the study concluded that people of all demographics use the park, representative to census date, including all religious groups and ethnicities. 78% of respondents also agreed that Beam Parklands is “an important community resource”.

### Volunteer of the year

Gabby Shields was awarded Volunteer of the Year for her hard work and dedication at the Land Trust’s Avenue sites in Derbyshire.

Gabby is a local resident to the Avenue housing estate and has been a volunteer since Spring 2022. Gabby contributes a valuable amount of time to both neighbouring Avenue sites. As well as participating in weekly practical volunteering sessions, she also utilises her experience as a teacher to assist seasonal events, guided walks and monthly junior ranger and nature tots sessions.

Quoting Gabby’s nomination: *“Over the past year, Gabby has shown tremendous passion, care and commitment not only for the local community, but for the enhancement of the reserves and wildlife.”*

*“Gabby has been a vital support for the site ranger on numerous occasions. Gabby’s help and support over the past year is truly commendable.”*

Well done, and thank you, Gabby.



Avenue Country Park  
© Nick Rhodes

The number of formal charitable activities delivered grew by 25% since the previous year.

### Community space of the year

Greenwich Ecology Park and Southern Park were named winners of the Community Space of the Year category for a whole host of worthy reasons.

Greenwich Ecology Park and Southern Park in central London are both managed by The Conservation Volunteers and offer a range of opportunities for community groups including schools and volunteers. They also offer access to greenspace in a very urban location.

The sites combined are just 4.5Ha and last year offered 31 events attracting 1,640 people, 262 volunteering opportunities attracting 785 volunteers, 19 school visits catering for 488 children and 21 adult skills training sessions for 242 people.

### Economic and Social Value Table

Community and Place	Value (per annum) 2021-22*	Type of value
Volunteering	£471,953	Gross Value Added
Volunteering	£313,913	Economic Value
Recreational and Cultural Value	£11,259,059	Economic Value
Community Engagement	£1,572,636	Economic Value
ASB incidents	£748,800	Cost saving

\*estimated value based on Economic and Social Value Model

“Eggsperiment” fun at Greenwich Peninsula Ecology Park





## Environment and Biodiversity

By working with communities to deliver biodiversity net gain, we can also enhance community engagement, health and well-being, the local economy and education.

The Land Trust saw a 22% increase in ecological surveys and bioblitzes being carried out over the year 2022/23 vs the previous year. This investment in citizen science ensures that there are now at least three surveys going on around the country each week.

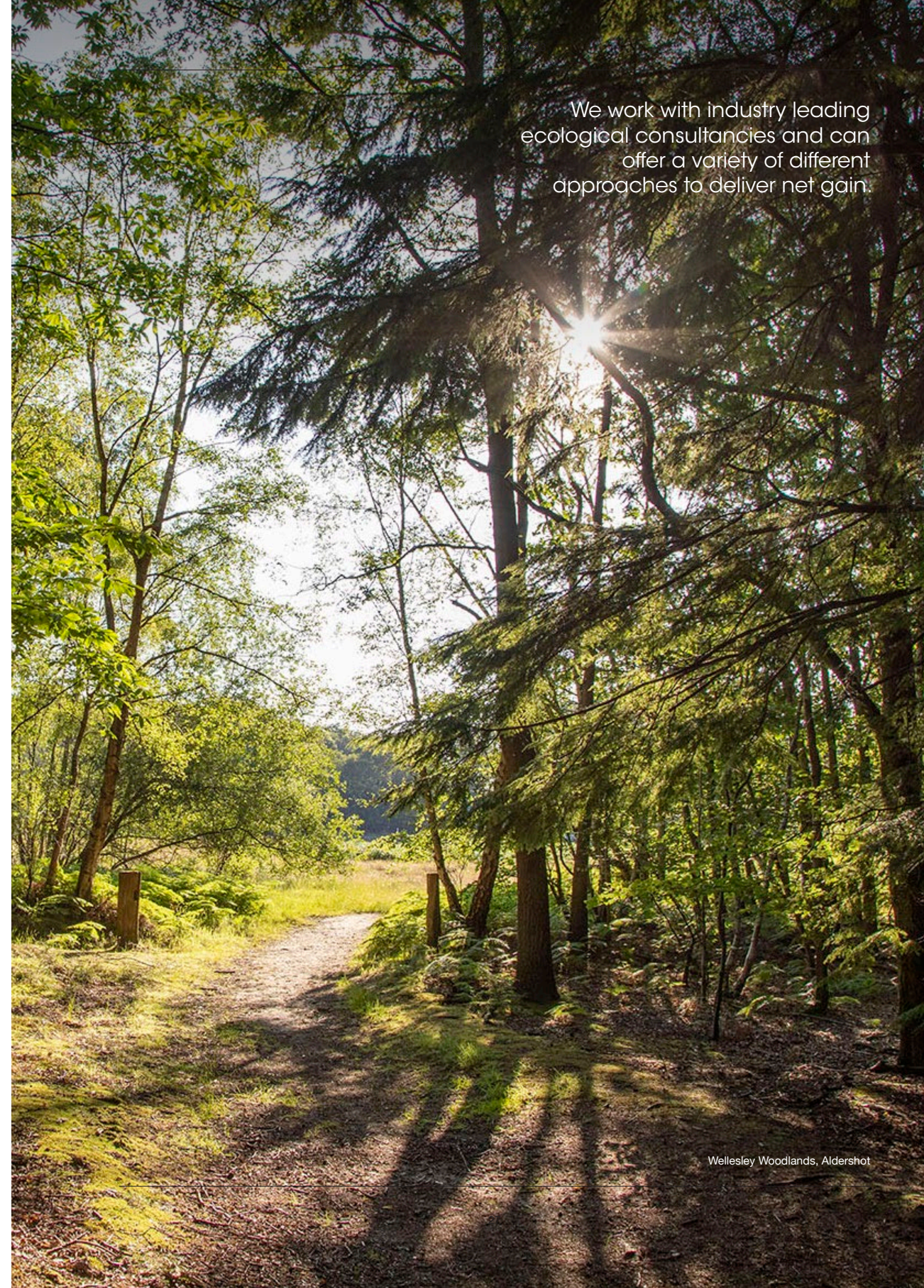
As a well-established land management charity with over 19 years' experience of restoring and managing green spaces with a variety of different objectives and constraints, we are ideally placed to help a variety of clients manage the challenges of biodiversity net gain.

We work with industry leading ecological consultancies and can offer a variety of different approaches to deliver net gain, including:

- Sale of biodiversity net gain units from our existing national portfolio
- Acquisition and management of the onsite or offsite net gain required for a single development
- Delivery of strategic habitat banks controlled by you for multiple developments in a region

The Land Trust's unique approach is that by working with communities to deliver biodiversity net gain, we can also enhance community engagement, health and well-being, the local economy and education. This provides a sustainable approach to net gain that also delivers significant ESG credentials.

Haig, Whitehaven © Chris Gomersall



We work with industry leading ecological consultancies and can offer a variety of different approaches to deliver net gain.

Wellesley Woodlands, Aldershot



Seasonal grazing has ensured a diverse grassland is maintained, while Botany surveys completed last year by Natural England, revealed high quality habitat vs previous years.

### Nature Space of the Year

Winner of the Nature Space of the Year went to Avenue Washlands Nature Reserve. A site which is biodiverse and nature rich, thanks to the hard work of Derbyshire Wildlife Trust and their volunteers.

This year under the 'Natural England District level licencing pond creation scheme', Wildscapes created two new ponds within the northernmost sidings compartment, enhancing a third; the dragonfly pond, with the objective to heighten pond connectivity for great crested newts.

Subsequent surveys revealed the two established ponds to be of excellent quality, with peaks counts of 22-59 great-crested newts recorded during one visit, and peak counts of between two and six within the newly created ponds.

Thanks to numerous dedicated volunteers and staff the management of areas inaccessible to machinery was carried out by hand to enlarge open areas of water, desirable for species breeding. Regular, essential habitat management across the site has allowed it to thrive.

Seasonal grazing has ensured a diverse grassland is maintained, while Botany surveys completed last year by Natural England, revealed high quality habitat vs previous years.

There have also been countless successes across the management of the Duckmarsh and the living bird table plot, with seasonal surveys continue to reflect the range of birds, dragonflies and butterflies calling the site home.

Avenue Country Park  
© Nick Rhodes



© Sean Barnett - Avenue Country Park - Lesser Whitethroat



## Economy



Craft Fayre - Bee Hive,  
Hogmoore Inclosure, Hampshire

**Along with employing local managing partners and suppliers, our sites add significant value to local communities, encouraging positive investment within the area.**

Our effective green space management protects properties around our sites, creates jobs and allows local businesses and tourism to thrive.

Our effective green space management protects, and in many cases increases the value of properties around our sites, creates jobs and allows local businesses and tourism to thrive.

We deliver this economic value across four key areas:

- Land management and use
- Supply chain expenditure
- Tourism
- Workforce development

The Land Trust's service charge portfolio continues to deliver significant and growing amounts of charitable outcomes, releasing an estimated £2.4m GVA into the local economy, and delivering an approximate £3.6m overall economic value, which is over 50% more than pre pandemic. This is driven partially by the increase in sites and land under management, but also indicates how this business area will grow over future years as our service charge portfolio grows and we develop our engagement with these communities.



Pleasley Pit 150th  
Anniversary Gala



The Pleasley Pit Trust also hosts numerous large-scale events and festivals on the site that engage local business.

Site Delivering Best Economic Activity

Reclaimed colliery site, Pleasley Pit won this year’s Site Delivering Best Economic Activity award.

The site’s visitor centre and cafe employ a centre manager and a number of other staff. While the cafe custom continues to grow post Covid, the addition of heritage items and interpretation within the cafe makes it a hub for visitors.

The café also hosts a specific, dog friendly section to ensure the site caters for the many dog walkers who use the neighbouring country park.

Much of the landscape maintenance budget is put back to local contractors and community interest companies for tree works and grass cutting. A local firm, Heart Security, have a five-year contract to carry out the car park security. The Pleasley Pit Trust also hosts numerous large-scale events and festivals on the site that engage local business.

Café and Visitor Centre



Winding House



Heritage Museum at Pleasley Pit



Lancaster Bomber flies over the pit during 150th Anniversary Gala



Economic and Social Value Delivered

Community and Place	Value (per annum) 2022-23*	Type of value
Land management and use	£7,836,741	Gross Value Added
Supply chain expenditure	£1,028,654	Gross Value Added
Tourism	£1,770,721	Gross Value Added
Workforce development	£3,978,559	Cost Saving
Workforce development	£5,977,273	Gross Value Added

\*estimated value based on Economic and Social Value Model

West Wing Battery Opening, Fort Burgoyne, Dover





## Land Trust Managing Partners Award Winners 2023

Full list of winners and sites awarded highly commended below:

### Community Site of the Year

Winner: Greenwich Ecology Park and Southern Park

### Nature Site of the Year

Highly commended: Dawlish Countryside Park

Winner: Avenue Washlands Nature Reserve

### Health Site of the Year

Winner: Kiveton Community Woodland

### Education Site of the Year

Winner: Fort Burgoyne

### Site Delivering Best Economic Activity

Highly commended: Braeburn Park

Winner: Pleasley Pit

### Most Inclusive Site of the Year

Winner: Marleigh

### Most Improved Site of the Year

Winner: Wellesley Woodland

### Ranger of the Year

Winner: Neil McMahon

### Best Friends of Group/Community Group

Highly commended: The Friends of Post Sunlight River Park

Winner: Whitehaven Harbour Youth Project

### Volunteer of the Year

Highly commended: Ann Shaw and Francis Williams

Winner: Gabby Shields

### Managing Partners Choice Awards Project of the Year

Winner: Get Cumbria Buzzing

### Site of the Year

Winner: Hogmoor Inclosure



## Our People

In recognition of the commitment and hard work of all colleagues, the Land Trust also seeks to support work/life balance in the promotion of flexible working patterns.

The Land Trust employees are the lifeline of the organisation, without who, we wouldn't be able to grow our site portfolio or deliver charitable outcomes. As of 31 March 2023, we directly employed 47 people: 36 full time and 11 part time.

The Land Trust is committed to training and development of all colleagues. There are a number of mandatory training sessions each year. However, the mandatory training is not only to build colleague knowledge and awareness but also to ensure the Land Trust is compliant with legislation in health and safety, data protection and information security.

The Land Trust supported colleagues in developing their skills with 1,197 training hours completed over the last 12 months. An average 3.53 days per person.

Recognising the importance of physical and mental wellbeing, the Land Trust also has a team of six colleagues who are qualified mental first aiders. The team are on hand to support colleagues whenever needed and meet every six weeks to discuss common themes from contacts and plan in any additional support or events which may be beneficial to colleagues.

In recognition of the commitment and hard work of all colleagues, the Land Trust also seeks to support work/life balance in the promotion of flexible working patterns. Following periods of homeworking during Covid restrictions the Birchwood office has remained open for colleagues who wish to work in a shared space, while home working is also an option for colleagues when workload suits.

Some of the Land Trust team  
- Silverdale Country Park, Newcastle under Lyme



Staff Volunteering Day  
- Kiveton Community Woodland, Yorkshire

The Land Trust supported colleagues in developing their skills with 1,197 training hours completed over the last 12 months. An average 3.53 days per person.



## Our Trustees

### In the financial year 2022/23 members of the Land Trust Board included:

#### William Hiscocks Chair

William (Bill) has over 30 years' experience of working in financial services. After graduating from the University of Edinburgh with a Bachelor of Commerce, Bill joined the private equity group 3i (then called ICFC) in 1981 and was both an investor and a portfolio manager for over 21 years. He worked in a number of locations in the UK and also the Channel Islands and Asia Pacific. From 2003 until 2012 Bill was a private banker and was employed by two European banks.

One of Bill's many interests is conservation and he was honorary treasurer of Fauna and Flora International from 1998 to 2000. Bill now acts as Trustee for a number of organisations.

#### Tom Keevil

Appointed to the Board of Trustees in May 2016, Tom has been operating as a senior executive, providing guidance and advice to the Boards of three FTSE 100 PLCs for over 15 years, following a 16-year career, since qualification, in an international law firm.

A media trained issues manager and governance expert, Tom has been a Financial Conduct Authority approved non-executive director of Factories Mutual Insurance Limited, a subsidiary of FM Global, and Chair of its Risk Committee since 2011. He is Company Secretary to the Board of the Manchester Airport Group and a member of its Executive Committee, with line management responsibilities for its Internal Audit, Risk and Insurance and Health and Safety functions. He is also a Member of the Law Society.

Between 2002 – 2007, he was a Trustee of a UK pension fund, managing circa £900 million of assets. He was also a Non-executive director of the Solicitors Regulatory Authority (SRA) and its Professional Standard Financial Resources and Regulatory Risk Committees between 2009 – 2014. Tom also undertook the role of General Council and Company Secretary at United Utilities Group PLC between December 2007 – March 2011 and General Counsel and Company Secretary, Barratt Developments PLC between April 2011 – January 2016.

#### Patrick Aylmer

Patrick is a Chartered Accountant, with 20 years' experience of investment banking and mergers and acquisitions. He currently runs the property finance business of Fox Investments and was previously Investment Director of a FTSE-100 company. Patrick is also a Council Member of the National Army Museum and a Trustee of Battersea Dogs & Cats Home.

#### Professor Janet Haddock-Fraser

Janet brings substantial commercial and sustainability expertise and knowledge to the Land Trust Board of Trustees. Prior to her 25-year career in universities (as a researcher and lecturer and latterly in senior executive positions) she worked for Coopers & Lybrand as a management consultant in London and Hong Kong. She is an Emeritus Professor in Leadership and Sustainability at Manchester Metropolitan University. Additionally, she holds non-executive position at the Peak District National Park Authority as a DEFRA-appointed national-level Secretary of State member where she is the climate change champion.

Other Trustee positions held include the Campaign for Protection of Rural England (CPRE) Peak District and South Yorkshire, and as previous Chair of Trustees for the Environmental Association for Universities and Colleges (2014-19).

In addition to her BA (Hons) in Geography from the University of Oxford, Janet has a MBA from the University of Durham, an MSc and a PhD (both in Environmental Management) from the University of Hong Kong.

#### Anthony Bickmore

Anthony is a widely experienced property professional and Chartered Surveyor who has worked at the interface of the public and private sectors for over 25 years, setting strategy and taking responsibility for delivery. He has worked across most sectors of the market and has substantial experience of property development and major urban renewal projects.

He was Director of Urban Estates for The Crown Estate, Head of Property for Transport for London. He subsequently worked as Commercial Director in the Cabinet Office's Government Property Agency as Commercial Director. He has a range of other business and community leadership roles.

#### Dr Louise Brooke-Smith

Louise is a Chartered Surveyor and Chartered Town Planner and was appointed to the Board in December 2019. She has over 30 years commercial experience across the land, property and construction sectors, within the UK and overseas, inter alia, establishing a national planning consultancy. Arcadis acquired her company in 2017 when Louise became a Partner and UK Head of Development & Strategic Planning.

She stepped down from the Partnership in 2019 to take up a number of Non-Executive Directorships and international advisory positions. She had previously served as RICS Global President (2014-15).

In June 2019 Louise was awarded an OBE for services to the built environment and to diversity and inclusion – recognition for her passion for equality across the land, property and construction industries. She is a Freeman of the City of London; was named as National Construction Achiever (2015) and holds Honorary Doctorates from the Universities of Wolverhampton, Sheffield Hallam and Birmingham City.

#### Jon Irvine

Jon joined the Board of Trustees in September 2019. Jon is an experienced Chartered Surveyor who has worked for Homes England (previously the Homes and Communities Agency) since 2004 in a number of roles including management of the agency's Commercial Joint Ventures and leading the Development and Disposals teams. Jon currently leads the Contingent Assets and Liabilities and Commercial Disposals Team dealing with the resolution of historic land and property matters alongside disposals of the agency's non-core and commercial land.

#### Dr Nick Taylor-Buck

Nick was appointed to our Board of Trustees in December 2019. Nick is the Research Manager for the Faculty of Science at the University of Sheffield. He previously worked on the 'Realising Just Cities' project, helping to co-ordinate the programme of work and the design, delivery and evaluation of co-production projects across two-city regions in the North of England. He has a PHD in the natural sciences and is also a qualified Chartered Surveyor.

#### Nick McLeod-Clarke Investment Committee Chair

Nick spent over 31 years working for several asset management organisations, the last 17 years as a Managing Director with BlackRock, currently the world's largest asset manager. Nick spent almost all of his career as a fund manager specialising in UK Equities. In addition to a BA in Economics, he also has a Masters Degree in Finance from the London Business School. Nick chairs the Investment Committee and also sits on the Audit Committee.

As well as his work with the Land Trust, Nick is also a member of the Investment Committee of the Nursing and Midwifery Council.



### Deborah Rees

Deborah was appointed to the Board of Trustees in December 2019. She brings 30 years' experience as a Senior Investment Banker primarily as a Director for Barclays Investment Bank and Merrill Lynch. She is now a Non-Executive Director and member of the Investment Committee of The Methodist Insurance Company, and a pension fund Trustee for the Leprosy Mission International.

### Sandra Kelly

Sandra was appointed to the Board of Trustees in December 2019. A Chartered Accountant, she was formerly Finance Director of the Canal & River Trust. Prior to that she spent eight years as Finance Director at NHBC (the National House Building Council). She is a Non-Executive director of Finsbury Growth & Income Trust plc as well as being Chair and Governor of Headington School in Oxford. She previously held senior finance positions in the commercial sector, most notably for BMW GB.

**In July 2023, Nick McLeod-Clarke stepped down from the Board and we welcomed the following:**

### Rachel Hatfield

Rachel has broad experience leading transformational change in customer facing businesses. In her early career, she spent 20 years working as an international finance lawyer, including ten years growing European finance businesses as a Partner in several global law firms. For the last 15 years she has focused on non-executive roles, developing a broad knowledge of third sector governance, risk management, and funding. Rachel is a non-executive director at Thrive Homes UK (a registered provider of affordable and social housing) where she also currently chairs the Customer, Colleague and Governance Committee. She is also a Member (and former Trustee) of SSNAP (a charity supporting neonatal care at The John Radcliffe Hospital, Oxford) and a former Trustee of The Danes Educational Trust, Hertfordshire. Rachel owns a planting design consultancy focused on sustainable, biodiverse, spaces and she also volunteers as a heritage landscape consultant at The Chiltern Open Air Museum, Buckinghamshire.

**As per the Articles of Association, having served for nine years William Hiscocks has indicated that he will be stepping down as Chairman and Trustee in December 2023. The Trustees have voted Janet Haddock-Fraser to be the next Chair, and Janet will serve as Chair Designate until December 2023.**

### Sarah Chare

Sarah has 28 years' experience as an environmental operator, adviser and regulator. She is currently Chief Operating Officer for the Environment Agency. Sarah has significant experience at senior management level, and as a keen advocate of partnership working has helped deliver blue, green and grey infrastructure programmes, strategy development and transformation. She is passionate about protecting and improving the environment and is experienced in working with Boards at the Environment Agency, as well as strategic level placemaking.

### Tom Wright, CBE

Tom has extensive experience within the charity sector in an executive and non-executive capacity. He works across the heritage and tourism sectors, currently as a Trustee of Leeds Castle, and of the National Museums of the Royal Navy, and within the healthcare sector as a Trustee of the Faculty of Sports and Exercise Medicine. He was previously the Senior Independent Director at NICE, and Chief Executive of Visit Britain.

### Simon Rutman

Simon has recently retired from the position of Partner at Travers Smith LLP. He has over 20 years' experience as a real estate partner and five years running the real estate department. Simon has worked on an extensive and diverse set of transactions. Highlights include advising Patron Capital on both the sale of Punch Taverns and its interest in CALA Homes, advising McCarthy & Stone on numerous strategic property transactions over many years and advising on the development of Imperial College's White City Campus. The most recent edition of Chambers Legal directory describes him as "one of the most skilful legal negotiators in the real estate sector."



William Hiscocks – Chair



Tom Keevil



Patrick Aylmer



Janet Haddock-Fraser



Anthony Bickmore



Louise Brooke-Smith



Jon Irvine



Nick Taylor-Buck



Nick McLeod-Clarke



Deborah Rees



Sandra Kelly



Rachel Hatfield



Sarah Chare



Tom Wright, CBE



Simon Rutman



## Summary Financial Information

### Summary of Income and Expenditure

	YEAR ENDED 31/03/2023	YEAR ENDED 31/03/2022
Income and endowments from:	£000s	£000s
Donations and legacies	1	8
Charitable activities	1,671	1,737
Other trading activities	815	614
Site funding	1,789	8,789
Investments	6,769	6,312
Other income	-	5,248
<b>Total income</b>	<b>11,045</b>	<b>22,708</b>
Expenditure on:		
Investment management fees	618	609
Charitable activities	8,556	8,478
<b>Total expenditure</b>	<b>9,174</b>	<b>9,087</b>
Net Income before Gains & Losses on Investments	1,871	13,621
Net (Losses) / Gains on Investments	(11,461)	18,700
Corporation Tax	-	-
<b>Net (Expenditure) / Income</b>	<b>(9,590)</b>	<b>32,321</b>
<b>Net movement in funds</b>	<b>(9,590)</b>	<b>32,321</b>

### Funds of the Group

	Group	
	YEAR ENDED 31/03/2023	YEAR ENDED 31/03/2022
Funds:	£000s	£000s
Endowment Funds	86,897	92,680
Restricted Funds	95,212	97,492
General Funds	3,743	4,136
Designated Funds	17,472	18,606
<b>Total Funds</b>	<b>203,324</b>	<b>212,914</b>




### A selection of the Grants awarded:

Supported By:	Site/Project	£000s
Barnsley Metropolitan Borough Council	Phoenix Park	£185 (further stages to follow)
Environment Agency's Water Environment Investment Fund (WEIF)	Chester Wetland, Countess of Chester Country Park	£150
Mayor of London's Rewild London Fund	Beam Parklands, Rewilding for Reptiles	£35
Basic Payment Scheme	n/a	£113
Woodland Management & Higher Level Stewardship Grants	n/a	£10
Land of Fanns	Oliver Road Lagoon	£10
Section 106	Phoenix Park	£25
United Utilities Catching Systems Thinking (CaST)	Port Sunlight Riverside Park Green Angels	£32



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 [Instagram/thelandtrust](https://instagram.com/thelandtrust)

Kiveton Community Woodland, Yorkshire

The Land Trust is committed to a zero tolerance approach to modern slavery.  
For more information visit: [thelandtrust.org.uk/modern-slavery-statement](http://thelandtrust.org.uk/modern-slavery-statement)

