



Our Service Charge Model

About us

Who we are


The Land Trust is a national charity, established more than 20 years ago to provide a financially viable solution to the long-term management of parks and open spaces created around many of the nation's former industrial areas.


We now own and manage over 2,500 hectares of public open space, ranging from street trees to play areas to country parks and community woodlands.


The Land Trust instructs its 100% owned subsidiary, Land Trust Residential Services Limited to manage its service charge sites for the benefit of the community and environment.





Our five charitable objectives guide our work and ensure that we deliver the best for you:

 **Health & Wellbeing** Promoting the use of our green spaces for the improvement of the health and wellbeing of communities.

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

 **Education & Learning** Inspiring the current and next generation through vocational outdoor education and training opportunities.

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

 **Community Cohesion** By involving local people through volunteering and use of our sites and encouraging emotional ownership.

Our Vision

To improve the social and economic quality of people's lives by creating sustainable, high-quality greenspaces

The Land Trust's Service Charge Model

At the Land Trust, everything we do is driven by a clear purpose: **to create healthy, thriving places that serve the people who live there now and for generations to come.**

This commitment is rooted in our **placekeeping philosophy**, ensuring green spaces remain the lifeblood of new communities through high-quality management.

Through extensive experience, supported by a wealth of research and evidence, we know that high-quality green spaces have a **profound impact on health, education, community cohesion, the local economy, and the environment.** These principles underpin our charitable objectives and drive the work we do to deliver lasting social value.

What we do

We currently manage **16 residential service charge sites** across England, caring for green spaces on behalf of over **14,000 homeowners.**

Our partners are responsibly selected to ensure both quality and value for money, overseen by the Land Trust, and shaped by resident input wherever possible. This approach provides a solid and professionally managed framework, while enabling meaningful community involvement, a balance that brings expertise, continuity, and capacity not often achievable via a fully resident-led model.

Why we do it

High-quality green spaces are proven to improve health, community cohesion and the environment.

Our **Tomorrow's World report** explores how green spaces intersect with the major challenges the UK will face over the next 20 years and how, when managed well, they are able to deliver enormous social value - over **£76.9m** in 2024-25 alone for our residential communities.

Our purpose is simple yet vital: to highlight how **well-designed and well-managed green spaces are powerful tools in creating thriving, sustainable communities.**

What makes us different

We pride ourselves on providing a fair, ethical and transparent service charge model for our residents. This is achieved through:

- Ensuring a single cohesive management regime in multi-phase developments, so that residents know who is accountable and who to contact
- Avoiding the extra cost and inefficiencies of multiple service charges being levied; avoiding multiple service charge management companies being created with confusion over responsibilities and reliance on 'community' volunteers
- Delivering charitable benefits for communities in line with our objectives
- Ensuring that communities are fully involved in decision making and setting priorities for sites, without requiring those individuals to take on the associated risks, liabilities and administrative burdens
- Making sure the community benefits through a clear sense of emotional ownership of their open space, whilst we take responsibility for day-to-day management, administration, legal obligations, risks and liabilities
- Addressing the greater challenges and responsibilities that larger sites bring with them: SuDS, woodlands, play areas, car parks, community buildings etc. all of which require professional management and understanding of the risks and liabilities



Case studies

Prince Phillip Park & Hogmoor Inclosure

Bringing together a service charge-funded site with a nearby Suitable Alternative Natural Greenspace (SANG) creates a more cohesive, efficient and high-quality approach to long-term place management. At locations like Hogmoor Inclosure in Hampshire, part of the wider Prince Philip Park redevelopment delivering 2,400 new homes, this model connects extensive landscaping, strategic infrastructure and SuDS systems into a unified green network. It also relies on close coordination between multiple housebuilders, local authorities and stakeholders to ensure consistency, performance and long-term stewardship.

Together, these spaces balance ecological protection with practical use, integrating drainage, biodiversity and public realm into a resilient landscape framework. The result is a coordinated, multi-functional green infrastructure that meets environmental requirements while supporting thriving, well-managed communities.



Marleigh

At Marleigh, green space sits at the heart of the development, shaping how people live, move and connect. Spanning around 57 acres, the landscape weaves together Gregory Park, The Titch and Kingsley Park, creating a network of biodiverse, accessible spaces designed for everyday use, from walking and play to quiet moments in nature.

Native planting, wildflower meadows and reed-fringed areas bring seasonal change, support wildlife and make it easy for residents to engage with nature just moments from home. This is landscaping as infrastructure, not just something to look at, but something that supports wellbeing, movement and community life.

Central to this is Marleigh's community centre, a focal point for activity, connection and local identity. It provides a space for events, groups and services, anchoring the wider landscape and ensuring the development isn't just well-designed, but well-used. The surrounding green spaces extend this role outdoors, creating natural gathering areas and informal places to meet, play and spend time together.

As Marleigh continues to grow, with new sports pitches, play areas and allotments coming forward, the result is a joined-up, evolving place, where high-quality landscapes and strong community infrastructure work hand in hand to support a thriving neighbourhood.




For more information about our Service Charge Model solutions, please contact:

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