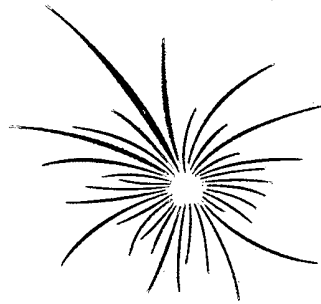


Registered Company No 5077263
Registered Charity No 1138337
Office of the Scottish Charity Registrar No SC43833



THE LAND RESTORATION TRUST
Operating as the Land Trust

ANNUAL REPORT AND CONSOLIDATED FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2016

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THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

CHAIRMAN'S REPORT

The Land Trust is a charity that is committed to acquiring and managing green space for the benefit of communities. 2015/16 has seen more land come under our management, including a number of open spaces associated with new housing developments. Perhaps most importantly this year we have also continued to improve the delivery of our five charitable objectives and our Social Return on Investment Research has shown that investing in well managed green space has financial value 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 1,000 residential properties at Upton, Northamptonshire. It is also anticipated that our existing partnerships with developers will see us increase our management of open space around strategic residential developments across the country over the coming year. Many of these large scale developments will see open spaces transfer over to us in a phased build out, some taking many years to transfer fully and benefit local communities, but it is important that we harness and build upon the opportunities as they emerge. Our role in delivering sustainable green infrastructure and integrating green space into the built environment, contributes to securing not only more housing but better quality environments and better places for people to live.

This year we further increased our portfolio by adding 37 hectares across six sites including sites under interim management arrangements. This brings our portfolio under management to nearly 60 sites and 2,217 hectares (including the 464ha of Newlands, Revive and Remade Programme sites that we manage).

It is encouraging to note that through our involvement even more green spaces are being maintained for communities. This year we celebrated the completion of access works on the 110 hectare SANG (Sustainable Alternative Natural Green space) for Grainger PLC at Aldershot around their Wellesley development. The former Ministry of Defence site was officially opened to the public in November 2015 and has already resulted in a number of other opportunities to support SANG developments around the Thames Basin Heath. 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.

Investments

Volatility in the investment market has seen significant variation in the value of our endowment investments this year. From a market low in September 2015, the value of the portfolio has now shown some recovery and, along with funds received from acquisitions, by the year end the investment portfolio was £105m (vs £113m in 2014/15 and £102m 2013/14). Continued favourable income yield on our investments; 5.02% in 2015/16 (vs 4.6% 2014/15) enables us to manage our sites sustainably to achieve our charitable outcomes and to fund future improvements.

This year we benefited from an additional £0.55m of Investment Income following our investment manager moving from a cash received to an accruals basis of accounting. Furthermore, the year saw an increased level of corporate special dividends that boosted our income.

Working Capital

Whilst our site costs are generally met out of investment income, part of the Land Trust's central activities continues to be financed by a working capital allocation set up to fund the charity in the early years. The Working Capital Deficit in the year fell to £1.025m (2014/15: £1.076m). Encouragingly, this is lower than originally envisaged in the Business Strategy and along with the pipeline of potential sites, the Board remains confident that over the coming years the Land Trust will achieve long-term sustainability.

Benefits

Our sites under management continue to deliver benefits to our communities, and this year we have undertaken some research to establish how visitors use our sites and the value that our long term investment approach has to society. We have always known that well managed green spaces benefit communities but this research suggests that the Land Trust activities contribute the equivalent of circa £53million per annum of benefits to the health and welfare sector and a circa £41million per annum saving to society due to a perceived reduction in crime and helping people feel healthier and safer in their communities. The full research is published on our website.

THE LAND RESTORATION TRUST
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Trustees

Since the year end, I am pleased to welcome Tom Keevil as a Trustee to the Board. Tom has a long legal career as a senior executive, working most recently at United Utilities PLC and Barratt Developments PLC. His experience and advice around risk management and governance along with the development sector will be a valuable contribution to the Board.


Over the year we also identified the need to strengthen our board knowledge around the important area of health and have therefore taken the opportunity to develop a Health Advisory Committee, led by Walter Menzies, to provide the Land Trust with external strategic support. The Advisory Committee will 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
Chairman

26th September 2016



THE LAND RESTORATION TRUST
(A company limited by guarantee)
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CHIEF EXECUTIVE'S REPORT:

This year I am pleased to report a significant increase in the delivery of our charitable objectives across our sites, in particular an increase in the delivery of health related activities. It has also been a year where we have been able to put a value on our green space to society, whilst continuing to increase the amount and quality of sites under our management.

New Sites

We acquired a further 37 hectares across 6 sites, including Davy Down, an existing urban riverside park which we manage on behalf of Essex and Suffolk Water Company; Bookhurst Park, an ancient woodland in Cranleigh, Surrey; and Port Clarence near Stockton on Tees, which we will initially manage for its biodiversity value whilst evaluating the environmental impact of the former tip site. During the year we have also disposed of the site at Barton Lane and our interim management agreement at Belmont House has come to an end. This brings our portfolio under management to 57 sites and 2,217 hectares (including the 464ha of Newlands, Revive and Remade Programme sites that we manage). Perhaps our most exciting acquisition this year has been the open space around the residential development at Upton, Northamptonshire, which has allowed us to significantly increase our involvement in sites managed through the collection of service charges. We look forward to working with the residents to not only deliver quality green space management, but to do it in such a way that enhances biodiversity, health activities and community engagement.

Existing Sites

Our partnership with Grainger PLC at Aldershot was celebrated in November when work to improve access to the SANG (Sustainable Alternative Natural Greenspace) was completed and the community came out to celebrate despite storm Abigail joining us. We have also seen significant enhancements to a number of our existing sites, including the completion of a river and reedbed project to improve water quality at Rabbit Ings in Barnsley, along with upgrades to community football pitches and facilities there and at Frickey Country Park, Wakefield. Capital works included wetland restoration at Carr Lodge, Doncaster and Braeburn Park, Dartford. This year, in partnership with local NHS Trusts, TCV and Nature4Health we have also appointed a Health for Life Ranger, who will promote healthy outdoor lifestyles and offer a range of health activities at our Countess of Chester Country Park.

Benefits

We have always believed that green spaces have a positive effect on communities, and increasingly research indicates the enormous contribution that access to the outdoors can have to our health and wellbeing. Ultimately it is individuals and society at large that benefit from healthier people and vibrant communities. I am therefore delighted that this year we have seen an enormous increase in people taking part in organised activities and events on our sites – to over 86,500. In particular, we doubled participation in training activities to more than 1,500 people and saw a 57% increase in our health activities such as regular health walks and woodland workouts. Perhaps the most pleasing result this year has been the continued increase in the valuable support we receive from volunteers. I was delighted last year to report a 50% increase to over 8,000 volunteer days, but this year we have benefited from a further 79% increase to over 14,400 days. This is a massive contribution to our work and helps to ensure that our parks and green spaces are enhanced for and by local communities. A summary of the organised activities and events for 2015/16 is shown below:

	2012/13	2013/14	2014/15	2015/16
School visits	3,500	6,278	7,711	7,811
Training Activities	800	660	802	1,572
Health activities	4,500	8,648	9,501	14,885
Guided walks	900	1,579	2,350	1,816
Community activities	8,000	18,570	15,887	31,867
Practical voluntary work (days)	3,000	5,274	8,064	14,474
Total Activities & Events	20,700	41,009	44,315	72,425

As well as measuring the improvement in our charitable impacts across our sites (health, education, environment, economy and community cohesion), we also commissioned some research into the social return on investment we are achieving. We wanted to, not only, know how people used our green spaces and how this made them feel, but importantly what impact did green space have on the local community and what was the social value of green space. Following feedback from across 12 sites our independent research showed that the Land Trust's green spaces contribute the equivalent of a circa £94 million p.a. of benefit to support health, welfare and social cohesion.

THE LAND RESTORATION TRUST
(A company limited by guarantee)
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Grants

As a charity we enhance our sites and the benefits we are able to deliver to communities through fundraising applications. This year we have secured more than £300,000 for various schemes including the Health for Life project at the Countess of Chester Country Park and environmental improvements at Rabbit Ings, Yorkshire and Braeburn Park, Dartford. In addition, the Coastal Revival Fund award to our historic Fort Burgoyne in Dover funded condition surveys to help prioritise future restoration works and record the history of the site. In October we completed the two year Green Angels training programme at Liverpool Festival Gardens. Nearly 70 people took part in specific courses, and out of those actively seeking work, 24 found employment. A number of participants also established a social enterprise and are now starting to offer environmental and community services. We are hoping to extend this successful approach to other sites across the country, subject to successful funding applications.

Communications & Awards

With a portfolio of nearly sixty sites, this year we also took the opportunity to update our website, creating an online resource of visitor maps and information about our sites: www.thelandtrust.org.uk and have started a programme to build upon our brand by rolling out improved visitor signage across our sites. We were also delighted to have received recognition at a number of external awards including Green Flag Awards at Elba and Greenwich Ecology Park and Highly Commended from RICS North West (Royal Institution of Chartered Surveyors) for the regeneration of Port Sunlight River Park.

Moving Forward

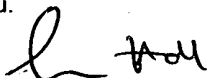
We continue to have a substantial number of opportunities in the pipeline, extending to over 3,000 hectares across the country. In line with our Business Strategy, the opportunities to use our approach to deliver open and green space management around residential developments has brought new opportunities to benefit greater numbers of people with well-maintained green space. We are already involved with projects throughout the country involving the delivery of over 7,500 new homes over the next five years, where we will manage the open space. This year we have also increasingly used 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. This is expected to increase in the coming year. 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

During the year we increased the resilience of our Senior Leadership Team (SLT) by splitting the operations role, giving portfolio management and therefore our charitable impacts greater profile. As a result Alan Carter was promoted to SLT as Director of Portfolio Management. We also recruited our new Director of Business Development, Iain Taylor, who joined us from Peel Developments to lead our site acquisition. Julie Etherington, our Director of Finance, left the Trust at year end and we appointed our Financial Controller, Paul Oberg, as Acting Director of Finance.

Acknowledgments

Finally I would like to thank our Trustees and the committed team of staff, volunteers and managing partners, without whom none of the achievements in this annual report would have been possible. We look forward with confidence to even greater achievements in 2016/17. Thank you.



Euan Hall
Chief Executive

26th September 2016

THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

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 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 on pages 34 and 35.

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 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 the assets and liabilities of Osprey Quay Management Company Limited will be transferred to the charity Osprey Quay Management Services Company Limited (a company limited by guarantee), with the Land Trust as its guarantor.

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 2016, who served throughout the year, were Peter Smith, Lady Jane Garrett, Simon MacGillivray, Walter Menzies, Jeffrey Moore, Robert Morley, Dinah Nichols, Sarah Whitney, Ian Piper, William Hiscocks and Tom Keevil (appointed 16th June 2016).

Chief Executive
Euan Hall

Company Secretary
Euan Hall

SUBSIDIARIES' DIRECTORS

The Directors of the Trust's subsidiaries serving as at 31st March 2016, who served throughout the year, were:

Osprey Quay Management Services Company Limited

Euan Hall (appointed 16th July 2015);
Alan Carter (appointed 16th July 2015, resigned 6th April 2016);
Iain Taylor (appointed 28th September 2015);
Helen Norris (appointed 6th April 2016) &
Julie Etherington (appointed 16th July 2015, resigned 28th September 2015).

The Land Restoration Trust Services Limited

Euan Hall;
Julie Etherington (resigned 31st March 2016); &
Matthew Bradbury (resigned 22nd June 2015).

THE LAND RESTORATION TRUST
(A company limited by guarantee)
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The Directors of the subsidiaries of Land Restoration Trust Services Limited 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
Matthew Bradbury (resigned 22 nd June 2015)	Matthew Bradbury (resigned 22 nd June 2015)	Matthew Bradbury (resigned 22 nd June 2015)	Matthew Bradbury (resigned 22 nd June 2015)	Matthew Bradbury (resigned 22 nd June 2015)

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 (appointed 14 th July 2015)	Euan Hall (appointed 22 nd September 2015)	Euan Hall (appointed 28 th January 2016)
Alan Carter	Alan Carter	Alan Carter (appointed 14 th July 2015)	Alan Carter (appointed 22 nd September 2015)	Alan Carter (appointed 28 th January 2016)
Matthew Bradbury (resigned 22 nd June 2015)	Matthew Bradbury (resigned 22 nd June 2015)		Paul Oberg (appointed 22 nd June 2016)	Iain Taylor (appointed 28 th January 2016)
			Iain Taylor (appointed 22 nd June 2016)	Paul Oberg (appointed 22 nd June 2016)

SENIOR OFFICERS

Chief Executive
 Director of Finance
 Director of Business Development
 Director of Portfolio Management
 Head of Communications & Marketing
 Acting Director of Finance

Euan Hall RD, MRICS
 Julie Etherington ACA (resigned 31st March 2016)
 Iain Taylor BA (Hons), PCCP (appointed 1st September 2015)
 Alan Carter BSc (Hons), MRICS
 Helen Norris, BSc (Hons), MA
 Paul Oberg BA (Hons), CA (appointed 1st April 2016)

PRINCIPAL AND REGISTERED OFFICE

7 Birchwood One
 Dewhurst Road
 Birchwood
 Warrington WA3 7GB

PROFESSIONAL ADVISORS

The Trust's main advisors are:

EXTERNAL AUDITORS

RSM UK Audit LLP
 St Philips Point
 Temple Row
 Birmingham B2 5AF

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

THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

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 £10,861 (2014/15: £3,122) 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. However 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 indemnity insurance throughout the year.

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.

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. The committee is made up of five Trustees; Jeffrey Moore as Chair, Dinah Nichols, Lady Jane Garrett, William Hiscocks and Sarah Whitney, with Peter Smith, the Director of Finance and CEO 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.

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. This Committee is made up of three Trustees; William Hiscocks as Chair, Jeffrey Moore and Robert Morley, with Peter Smith, the CEO 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, Simon MacGillivray, Walter Menzies and Peter Smith, with the CEO 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 and the Chairs of Audit, Investment and Remuneration committees and the CEO. The CEO is a non-voting Member.

THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

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 7 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 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.

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 LAND RESTORATION TRUST
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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. The 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;
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 3 to 6.

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.

THE LAND RESTORATION TRUST
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YEAR ENDED 31 MARCH 2016

STRATEGIC REPORT

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 3 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 2015/16 are: investment income and capital receipts in the form of either endowments or site funding either designated by the Trustees or restricted to specific sites. Capital receipts are invested to generate investment income which is used to cover the cost of managing sites for public benefit. The Trust received £3.6m of site funding in year ended 31 March 2016 (2014/15: £3.3m) which represents funding for 5 sites (2014/15: 4 sites).

Whilst these capital receipts (reported in the SOFA 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 increased to £5.9m (2014/15: £4.7m).

Income from Charitable activities in the year was £1.4m (2014/15: £2.3m, which included the final tranche of £1.9m of the Disengagement Grant received from the HCA).

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

- Big Lottery Fund's 'Reaching Communities' programme provided £0.049m towards our Green Angels Project at Liverpool Festival Gardens. This project focuses on bringing communities together and involves attracting volunteers to work at the park and provide key training to develop new skills.
- The Cory Environmental Trust awarded a grant of £0.044m for Braeburn Park. This project aims to restore 10ha of priority habitat, including dry acid chalk grassland.
- The Department for Communities and Local Government as part of its Coastal Revival Fund provided funding of £0.048m at Fort Burgoyne for Archaeological Building Surveys.
- The Cheshire & Wirral Partnership awarded £0.035m to part fund a 'Green Gym' and 'Health for Life' project for two years at the Countess of Chester Country Park, to provide local people with fun and free outdoor sessions in practical activities that have a focus on health and fitness.
- The J Paul Getty Jnr Charitable Trust awarded £0.020m as a contribution towards the restoration of Everton Park; creating a flagship location to regenerate and unite some of the UK's most disadvantaged communities.
- Veolia Environmental Trust awarded a grant of £0.020m for the expansion and creation of the reed beds at Rabbit Ings Country Park to improve the water quality and provide new habitats for wildlife.

There has also been an increase in income from Site Maintenance activities at the Wellesley Site (2015/6: £0.6m v 2014/15: £0.4m).

Other Trading Activities income has increased to £0.3m (2014/15: £0.2m) 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 food concession licences, grazing licences, site access licences, interim management and site visits.

Expenditure

Total expenditure in 2015/16 was £6.3m (2014/15: £5.7m), due to an increase in Site Maintenance Costs at Wellesley and Legal and Professional Costs for the option appraisals at Fort Burgoyne.

The Trust generated a net incoming resource surplus (before Gains & Losses on Investments) of £4.8m (2014/15 £5.4m). 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 £105.1m as at 31 March 2016 (31 March 2015 £112.7m) due to market forces over the year.

THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

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 Land 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 also reviews its central overhead commitments both to ensure they are commensurate with the needs of the organisation and the level of free reserves / Working Capital held is adequate to meet these obligations. The Trust's Budgeted Working Capital usage for the next 12 months is £1.1m which, when compared with its actual Working Capital (free reserves) of £4.86m, indicates that The Trust holds sufficient Working Capital reserves to cover these commitments.

The Trust pays particular attention to its future sustainability and, in 2014, updated its 10 year Business Strategy to model how the Charity would grow and manage resources optimally to achieve planned growth targets, whilst ensuring it builds reserves to cover long term site funding. The Trust anticipates it will acquire sufficient sites to become financially sustainable in the long term.

The Trust has backup plans in place to ensure that Working Capital levels are maintained at adequate levels.

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

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

Unrestricted Designated – these funds are earmarked by the Trustees for the management of specific sites.

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

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

Unrestricted Funds

These comprise the General Funds and Designated Funding received.

The General funds at 31 March 2016 amounted to £8.0m (2014/15: £8.0m), of which £4.9m (31 March 2015: £5.9m) comprises the Trust's Working Capital.

The Designated funds at 31 March 2016 amounted to £39.9m (2014/15: £41.3m) this represents funding designated for site maintenance. These funds are invested in the Trust's long term discretionary investment portfolio.

Restricted Funds

At 31 March 2015 amounted to £13.4m (2014/15: £10.2m). See Note 18 to the consolidated financial statements for further details. These funds are invested in the Trust's long term discretionary investment portfolio.

Endowed Funds

At 31 March 2015 amounted to £60.7m (2014/15: £65.8m) 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.

Related Parties

These are the Trustees and Member organisations and details of these transactions are set out in Note 26 under Related Party transactions.

THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

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 2016 showed liabilities of £0.39m (2014/15: £0.33m) with assets of £0.43m (2014/15: £0.37m), giving a surplus of £0.04m (2014/15: £0.04m). Further information on the pension scheme is available in Note 22 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 £0.30m (13/14: £0.26m). Further information is contained in Note 25 – Contingent Liabilities.

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 3 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.

Changes in economic and political conditions are also being reviewed and monitored to ensure minimal impact on the Trust.

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.

AUDITORS

A resolution to reappoint RSM UK Audit LLP (formerly Baker Tilly UK Audit Limited) will be proposed at the forthcoming Annual General Meeting. During the next year The Land Restoration Trust will be carrying out a tender exercise in respect of audit services.

Peter Smith
Chairman



26th September 2016

THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

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

We have audited the group and parent charitable company's financial statements of The Land Restoration Trust for the year ended 31 March 2016 set out on pages 16 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) FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made exclusively to the members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the charitable company's trustees, as a body, in accordance with section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and regulation 10 of the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Charities Act 2011. Our audit work has been undertaken so that we might state to the members and the charitable company's trustees those matters we are required to state to them in an auditor's 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 charitable company, its members as a body, and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditor

As explained more fully in the Statement of Trustees' responsibilities set out on page 10 the trustees (who are also the directors of the charitable 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 auditors under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 section 151 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 (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at <http://www.frc.org.uk/auditscopeukprivate>.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 March 2016; and of the group's and the parent charitable company's incoming resources and application of resources, including their 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 Companies Act 2011, the Charities and Trustee Investment (Scotland) Act 2005 and regulations 6 and 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Strategic Report and the Trustees' Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2011 and the Charities Accounts (Scotland) Regulations 2006 (as amended) requires us to report to you if, in our opinion:

- the parent charitable company has not kept sufficient, proper and adequate accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company 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.

RSM UK Audit LLP

Mike Huggins (Senior Statutory Auditor)
For and on behalf of RSM UK AUDIT LLP, Statutory Auditor
Chartered Accountants
St Philips Point
Temple Row
Birmingham
B2 5AF

Date: *10 October 2016* RSM UK AUDIT LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

GROUP CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(Including the consolidated Income and Expenditure Account)
YEAR ENDED 31 MARCH 2016

	Note	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
Income and endowments from:						
Donations and legacies	2	9	-	-	9	5
Charitable activities	3	1,016	349	-	1,365	2,796
Other Trading Activities	4	204	97	-	301	241
Site Funding	5	-	3,331	225	3,556	3,343
Investments	6	4,499	1,369	-	5,868	4,710
Total Income		5,728	5,146	225	11,099	11,095
Expenditure on:						
Raising funds	8	127	20	225	372	322
Charitable Activities	8	4,414	1,550	-	5,964	5,379
Total expenditure		4,541	1,570	225	6,336	5,701
Net gains/(losses) on investments		(2,642)	(406)	(5,111)	(8,159)	7,258
Corporation Tax	9	-	(14)	-	(14)	-
Net income/(expenditure)		(1,455)	3,156	(5,111)	(3,410)	12,652
Other Recognised Gains/(Losses)						
Actuarial (Losses)/Gains on Defined Benefit Pension Scheme		12	-	-	12	(29)
Net Movement in funds		(1,443)	3,156	(5,111)	(3,398)	12,623
Reconciliation of Funds						
Total Funds brought forward		49,404	10,213	65,832	125,449	112,826
Total Funds carried forward	19	47,961	13,369	60,721	122,051	125,449
INCOME AND EXPENDITURE ACCOUNT						
Total Income (excluding endowments funds/site funding)					7,543	7,754
Total Expenditure (excluding all gains, losses and taxation)					(6,336)	(5,701)
Net Income/Expenditure					1,207	2,053

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.

THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

CHARITY COMPANY STATEMENT OF FINANCIAL ACTIVITIES
(Including the Income and Expenditure Account)
YEAR ENDED 31 MARCH 2016

	Note	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
Income and endowments from:						
Donations and legacies	2	(69)	-	-	(69)	139
Charitable activities	3	1,009	349	-	1,358	2,796
Other Trading Activities	4	226	54	-	280	185
Site Funding	5	-	3,331	225	3,556	3,343
Investments	6	4,571	1,297	-	5,868	4,710
Total Income		5,737	5,031	225	10,993	11,173
Expenditure on:						
Raising funds	8	132	15	225	372	322
Charitable Activities	8	4,432	1,497	-	5,929	5,309
Other	8	(25)	-	-	(25)	150
Total expenditure		4,539	1,512	225	6,276	5,781
Net gains/(losses) on investments		(2,735)	(313)	(5,111)	(8,159)	7,258
Net income/(expenditure)		(1,537)	3,206	(5,111)	(3,442)	12,650
Other Recognised Gains/(Losses)						
Actuarial (Losses)/Gains on Defined Benefit Pension Scheme	12	-	-	-	12	(29)
Net Movement in funds		(1,525)	3,206	(5,111)	(3,430)	12,621
Reconciliation of Funds						
Total Funds brought forward		49,608	8,712	65,832	124,152	111,531
Total Funds carried forward	19	48,083	11,918	60,721	120,722	124,152
INCOME AND EXPENDITURE ACCOUNT						
Total Income (excluding endowments funds/site funding)					7,437	7,830
Total Expenditure (excluding all gains, losses and taxation)					(6,276)	(5,781)
Net Income/Expenditure					1,161	2,049

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.

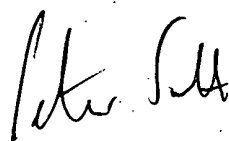
THE LAND RESTORATION TRUST
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YEAR ENDED 31 MARCH 2016

BALANCE SHEETS AS AT 31 MARCH 2016

	Note	GROUP		CHARITY	
		31/03/2016 £000's	31/03/2015 £000's	31/03/2016 £000's	31/03/2015 £000's
Fixed Assets					
Tangible fixed assets	13	24	13	24	13
Investments	14	105,058	112,725	105,058	112,725
Total Fixed Assets		105,082	112,738	105,082	112,738
Current Assets					
Debtors	15	4,421	918	4,412	902
Cash in bank and in hand		14,514	14,953	14,380	14,930
Total Current Assets		18,935	15,871	18,792	15,832
Liabilities					
Creditors: falling due within one year	16	(2,008)	(3,196)	(3,194)	(4,454)
Net Current Assets		16,927	12,675	15,598	11,378
Defined Benefit Pension Scheme Asset	23	42	36	42	44
Total Net Assets		122,051	125,449	120,722	124,160
The funds of the charity:					
Endowment Funds	19	60,721	65,832	60,721	65,832
Restricted Funds	19	13,369	10,213	11,918	8,712
Unrestricted Funds	19	47,961	49,404	48,083	49,608
Total Charity Funds		122,051	125,449	120,722	124,152

The financial statements were approved by the Trustees and authorised for issue on 26th September 2016 and signed on its behalf by:

Peter Smith
Trustee



THE LAND RESTORATION TRUST
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2016

CONSOLIDATED STATEMENT OF CASH FLOWS

		GROUP	
	Note	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
Net cash provided by (used in) operating activities	20	(8,991)	1,536
Cash flows from investing activities:			
Dividends, interest and rents from investments		5,868	4,799
Investment management costs		(372)	(252)
Purchase of Fixed Assets		(20)	(8)
Purchase of investments		(45,103)	(27,241)
Proceeds from sale of investments		43,958	18,820
Net cash used in investing activities		4,331	(3,882)
Cash flows from financing activities:			
Additions to endowments/site funding		3,556	3,343
Net cash provided by financing activities		3,556	3,343
Change in cash and cash equivalents in the reporting period		(1,104)	997
Cash and cash equivalents at the beginning of the reporting period		16,253	15,256
Cash and cash equivalents at the end of the reporting period		15,149	16,253
Change in cash and cash equivalents in the reporting period	21	(1,104)	997

THE LAND RESTORATION TRUST
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CHARITY STATEMENT OF CASH FLOWS

		CHARITY	
	Note	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
Net cash provided by (used in) operating activities	20	(9,102)	1,584
Cash flows from investing activities:			
Dividends, interest and rents from investments		5,868	4,797
Investment management costs		(372)	(252)
Purchase of Fixed Assets		(20)	(8)
Purchase of investments		(45,103)	(27,241)
Proceeds from sale of investments		43,958	18,821
Net cash used in investing activities		4,331	(3,883)
Cash flows from financing activities:			
Additions to endowments/site funding		3,556	3,343
Net cash provided by financing activities		3,556	3,343
Change in cash and cash equivalents in the reporting period		(1,215)	1,044
Cash and cash equivalents at the beginning of the reporting period		16,230	15,186
Cash and cash equivalents at the end of the reporting period		15,015	16,230
Change in cash and cash equivalents in the reporting period	21	(1,215)	1,044

THE LAND RESTORATION TRUST
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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.

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

REDUCED DISCLOSURES

In accordance with FRS 102, the Company has taken advantage of the exemptions from the following disclosure requirements:

- Section 11 'Basic Financial Instruments'; &
- Section 12 'Other Financial Instrument Issues.'

RECONCILIATION WITH PREVIOUS GENERALLY ACCEPTED ACCOUNTING PRACTICE

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 a restatement of comparative items was needed. No restatements, other than reclassifications were required. In accordance with the requirements of FRS 102 a reconciliation of opening balances and net income/(expenditure) for the year is provided with the net income/(expenditure) under previous GAAP adjusted for the presentation of investment gains/(losses) as a component of reported income.

Reconciliation of reported net income	£'000
Net income/(expenditure) as previously stated	5,396
Adjustment for gains/(losses) on investments now treated as a component of net income	7,258
2015 net income as restated	12,654

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 2016.

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.

THE LAND RESTORATION TRUST
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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.

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. Prior to 1st April 2015, investment income was reported to the Trust on a cash received 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

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.

THE LAND RESTORATION TRUST
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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.

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.

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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. The Charity's trading subsidiaries are subject to Corporation Tax.

2 DONATIONS AND LEGACIES:

GROUP

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's
Fundraising Income	9	-	-	9
	<u>9</u>	<u>-</u>	<u>-</u>	<u>9</u>
Year Ended 31/03/15	<u>5</u>	<u>-</u>	<u>-</u>	<u>5</u>

CHARITY

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's
Fundraising Income	(69)	-	-	(69)
	<u>(69)</u>	<u>-</u>	<u>-</u>	<u>(69)</u>
Year Ended 31/03/15	<u>139</u>	<u>-</u>	<u>-</u>	<u>139</u>

The fundraising cost in the charity accounts, represents the difference between third party donations and a reimbursement 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			
	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's
HCA Disengagement Grant	-	-	-	-
Access to Nature	-	-	-	-
Higher Level Stewardship	-	23	-	23
English Woodland Grants Scheme	-	23	-	23
Natural England Winter Warmers	-	-	-	-
Groundwork Cheshire	-	-	-	-
Rethinking Parks - Everton Park	-	27	-	27
Big Lottery Fund - Green Angels	-	49	-	49
J Paul Getty Jnr Charitable Trust	-	20	-	20
Veolia Environmental Trust - Rabbit Ings	-	20	-	20
SITA Trust - Canvey Wick Project	-	-	-	-
Woodland Trust	-	-	-	-
Cory Environmental Trust	-	44	-	44
Banks Community Fund	-	5	-	5
Clarion Welsby	-	1	-	1
Mersey Forest Nature for Health	-	18	-	18
Cheshire and Wirral Partnership	-	35	-	35
Cheshire West & Chester Council	-	18	-	18
Coastal Revival Fund	-	48	-	48
Mersey Forest Green Gym	-	15	-	15
Essex Wildlife Trust	-	4	-	4
Single Farm Payments	88	-	-	88
Site Maintenance	928	-	-	928
	1,016	349	-	1,365
Year Ended 31/03/15	2,321	475	-	2,796

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CHARITY

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's
HCA Disengagement Grant	-	-	-	-
Access to Nature	-	-	-	-
Higher Level Stewardship	-	23	-	23
English Woodland Grants Scheme	-	23	-	23
Natural England Winter Warmers	-	-	-	-
Groundwork Cheshire	-	-	-	-
Rethinking Parks - Everton Park	-	27	-	27
Big Lottery Fund - Green Angels	-	49	-	49
J Paul Getty Jnr Charitable Trust	-	20	-	20
Veolia Environmental Trust - Rabbit Ings	-	20	-	20
SITA Trust - Canvey Wick Project	-	-	-	-
Woodland Trust	-	-	-	-
Cory Environmental Trust	-	44	-	44
Banks Community Fund	-	5	-	5
Clarion Welsby	-	1	-	1
Mersey Forest Nature for Health	-	18	-	18
Cheshire and Wirral Partnership	-	35	-	35
Cheshire West & Chester Council	-	18	-	18
Coastal Revival Fund	-	48	-	48
Mersey Forest Green Gym	-	15	-	15
Essex Wildlife Trust	-	4	-	4
Single Farm Payments	88	-	-	88
Site Maintenance	921	-	-	921
	1,009	349	-	1,358
Year Ended 31/03/15	2,321	475	-	2,796

These activities include Grant Funding that the Trust has been awarded and the income from the management of 3rd Party owned sites.

In the 2014/15 comparative figures Site Maintenance, previously included in Other Trading Activities, has been reclassified to Charitable Activities to reflect the charitable nature of the work carried out.

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4 OTHER TRADING ACTIVITIES:

GROUP

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's
Consultancy Work	162	-	-	162
Miscellaneous Income	-	-	-	-
Site Activities	42	54	-	96
Site Maintenance	-	43	-	43
Total for Group	204	97	-	301
Year Ended 31/03/15	140	101	-	241

CHARITY

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's
Consultancy Work	161	-	-	161
Miscellaneous Income	-	-	-	-
Site Activities	42	54	-	96
Recharge to Subsidiaries	23	-	-	23
Total for Charity	226	54	-	280
Year Ended 31/03/15	155	30	-	185

The main activities relate to consultancy work carried out on behalf of 3rd Parties, income earned from the sites, for example grazing licence and wayleave fees and Site Maintenance, i.e. Service Charge Income from Osprey Quay.

In Group and Charity the 2014/15 comparative figures there has been a re-classification of £0.421m between Consultancy Work and Site Maintenance within Charitable Activities to reflect to Site Maintenance Work at Wellesley.

In the Group, the 2014/14 Site Maintenance comparative has been reduced by £0.529m to reflect the re-classification of the Site Maintenance income to Charitable Activities.

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5 SITE FUNDING

GROUP & CHARITY

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's
New Site Funding	-	3,331	225	3,556
	-	3,331	225	3,556
Year Ended 31/03/15	1,290	2,053	-	3,343

This funding relates to the funding of the five new freehold sites in 2015/16.

6 INVESTMENTS:

GROUP

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's
Bank Interest	81	41	-	122
Interest & Dividends from Investments	4,418	1,328	-	5,746
	4,499	1,369	-	5,868
Year Ended 31/03/15	3,960	750	-	4,710

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CHARITY

	Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended 31/03/2016 £000's
Bank Interest	81	41	-	122
Interest & Dividends from Investments	4,490	1,256	-	5,746
	<u>4,571</u>	<u>1,297</u>	<u>-</u>	<u>5,868</u>
 Year Ended 31/03/15	 <u>3,960</u>	 <u>750</u>	 <u>-</u>	 <u>4,710</u>

The investment income for the year of £5.7m includes a one off benefit of £0.55m reflecting a change in accounting policy from a received to a receivable basis.

7 TRUSTEES' REMUNERATION:

Expenses claimed by the Trustees in 2015/16 totalled £10,861 (2014/15: £3,122). The Trustees received no remuneration in 2015/16 (2014/15: £0).

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8 ANALYSIS OF EXPENDITURE:

		GROUP			
	Basis of Allocation	Raising Funds £000's	Charitable Activities £000's	Other £000's	Year Ended 31/03/2016 £000's
<u>Costs directly charged to activities</u>					
Site Maintenance	Direct	-	3,548	-	3,548
Fundraising	Direct	-	5	-	5
Project Consultancy	Direct	-	171	-	171
Insurance	Direct	-	55	-	55
Subscriptions	Direct	-	10	-	10
Legal & Professional	Direct	-	205	-	205
Investment Management Costs	Direct	310	-	-	310
Audit & Accountancy fees	Direct	-	35	-	35
Premises running costs	Direct	-	41	-	41
Marketing	Direct	-	63	-	63
Recruitment	Direct	-	26	-	26
Director/Trustee expense	Direct	-	11	-	11
Irrecoverable VAT	Direct	62	118	-	180
<u>Support costs allocated to activities</u>					
Staff costs	Usage	-	1,421	-	1,421
General running costs	Usage	-	180	-	180
Depreciation	Usage	-	9	-	9
IT support	Usage	-	41	-	41
Training	Usage	-	25	-	25
		372	5,964	-	6,336
		Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended £000's
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
Year Ended 31/03/15					
Raising Funds		102	13	207	322
Charitable Activities		4,140	1,239	-	5,379
Total Expenditure		4,242	1,252	207	5,701

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CHARITY

	Basis of Allocation	Raising Funds £000's	Charitable Activities £000's	Other £000's	Year Ended 31/03/2016 £000's
<u>Costs directly charged to activities</u>					
Site Maintenance.	Direct	-	3,521	-	3,521
Fundraising	Direct	-	5	-	5
Project Consultancy	Direct	-	171	-	171
Insurance	Direct	-	55	-	55
Subscriptions	Direct	-	10	-	10
Legal & Professional	Direct	-	202	-	202
Investment Management Costs	Direct	310	-	-	310
Audit & Accountancy fees	Direct	-	32	-	32
Premises running costs	Direct	-	41	-	41
Marketing	Direct	-	63	-	63
Recruitment	Direct	-	26	-	26
Director/Trustee expense	Direct	-	11	-	11
Interest Payable to Group Undertaking	Direct	-	-	(25)	(25)
Irrecoverable VAT	Direct	62	118	-	180
<u>Support costs allocated to activities</u>					
Staff costs	Usage	-	1,419	-	1,419
General running costs	Usage	-	180	-	180
Depreciation	Usage	-	9	-	9
IT support	Usage	-	41	-	41
Training	Usage	-	25	-	25
		<u>372</u>	<u>5,929</u>	<u>(25)</u>	<u>6,276</u>
		Unrestricted Funds £000's	Restricted Funds £000's	Endowment Funds £000's	Year Ended £000's
Year Ended 31/03/16					
Raising Funds		132	15	225	372
Charitable Activities		4,432	1,497	-	5,929
Other		(25)	-	-	(25)
Total Expenditure		<u>4,539</u>	<u>1,512</u>	<u>225</u>	<u>6,276</u>
Year Ended 31/03/15					
Raising Funds		102	13	207	322
Charitable Activities		4,291	1,018	-	5,309
Other		-	150	-	150
Total Expenditure		<u>4,393</u>	<u>1,181</u>	<u>207</u>	<u>5,781</u>

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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 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 usage

Within the 2014/15 comparative figures there has been a reclassification of £54k between Charitable Activities and Raising Funds in relation to the VAT on the Investment Management Costs.

9 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.

Osprey Quay Management Company Limited does not have charitable status and is therefore liable to corporation tax on its taxable profits.

	GROUP	
	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
Current Tax		
Current Year	14	-
Prior Year	-	-
Total Current Year	14	-
Deferred Tax		
Current Year	-	-
Prior Year	-	-
Total Deferred Tax	-	-
Tax on profit on ordinary activities	14	0

	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
Factors affecting the tax charge for the year		
Company profit on ordinary activities before tax	(32)	135
Company profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 20%	(6)	27
Effects of:		
Reversal of gift aid / (Tax Relief on gift aid payment treated as a distribution of profits)	19	(28)
Expenses that are not deductible in determining taxable profit - legal expenses	-	-
Loss on trade not carried on with a view to profit not allowed	-	1
Management expenses - not utilised	1	-
Total current tax	14	-

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10 NET INCOME/EXPENDITURE:

	GROUP		CHARITY	
	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
This is stated after charging:				
Depreciation	9	14	9	14
Operating leases	66	50	66	50
<u>Auditors' Remuneration</u>				
External Auditors				
- Current Year Audit Fees	27	21	25	18
- Non-Audit Fees	6	-	6	-
- Additional Fees for Prior Year	8	-	8	(1)
Internal Auditors	14	15	13	13
Interest and similar charges payable to Group Undertakings	-	-	(25)	150
	<u>130</u>	<u>100</u>	<u>102</u>	<u>244</u>

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

	GROUP & CHARITY	
	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
Wages and Salaries	1,278	904
Social Security Costs	123	95
Pension Costs	104	113
	<u>1,505</u>	<u>1,112</u>
Staff Health Assessments	2	2
Contractors	60	-
	<u>1,567</u>	<u>1,114</u>

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GROUP & CHARITY

	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
The average number of employees employed by the Trust was:		
Business Development & Operations	20.3	16.3
Marketing & Communications	5.0	3.1
Finance & Administration	7.9	5.0
Chief Executive Office	2.0	2.0
Total	35.2	26.4

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

	GROUP & CHARITY	
	Year Ended 31/03/2015	Year Ended 31/03/2014
£'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	-	1
60,000-69,999	2	-

The total employer pension contributions for staff earning more than £60,000 were £34,702 in the year 2014/15 (£30,484 in 2014/15).

The key management personnel of the charity, during the year, comprise of Mr E Hall (Chief Executive), Mr A Carter (Director of Portfolio Management), Mr M Bradbury (Director of Operations) until 22nd June 2015, Mr I Taylor (Director of Business Development) from 1st September 2016 & Mrs J Etherington (Director of Finance) until 31st March 2016. The total employee benefits of the key management personnel of the Trust were £389,093 (2014/15 - £353,246).

Emoluments include any termination and termination payments in the year.

12 SUBSIDIARY COMPANIES AND THEIR ACTIVITIES:

As at 31st March 2016, the Trust has two wholly-owned subsidiaries, Osprey Quay Management Services Company Limited (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 remained dormant throughout the financial year. The main activity of Osprey Quay Management Services Company Limited, will be the management of open space around Osprey Quay, Portland. Osprey Quay Management Services Company Limited obtained Charity Status on 21st April 2016.

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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.

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.

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 remained dormant throughout the financial year. Once trading, its main activity will be the management of land and green space for community benefit.

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 remained dormant throughout the financial year. Once trading, its main activity will be the management of land and green space for community benefit.

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13 TANGIBLE FIXED ASSETS:

GROUP & CHARITY

	Freehold Land £000's	Fixtures & Fittings £000's	IT £000's	Total £000's
Costs Brought Forward	-	100	48	148
Additions in Year	-	11	9	20
Disposals in Year	-	(4)	(9)	(13)
Carried Forward	-	107	48	155
Depreciation Brought Forward	-	97	38	135
Charge for the Year	-	2	7	9
Depreciation on Disposals	-	(4)	(9)	(13)
Carried Forward	-	95	36	131
Net Book Value at 31 March 2016	-	12	12	24
Net Book Value at 31 March 2015	-	3	10	13

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14 FIXED ASSET INVESTMENTS:

	GROUP & CHARITY	
	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £000's
Market Value as at 1st April 2015	112,725	101,949
Additions	45,103	31,078
Disposals	(43,958)	(18,950)
Transfers from Cash Pool	(1,142)	(3,897)
Cash Introduced / Withdrawn	489	(4,713)
Net investment Realised & Unrealised Gains/(Losses)	(8,159)	7,258
Market Value as at 31st March 2016	105,058	112,725

	GROUP & CHARITY			
	Year Ended 31/03/2016 UK £000's	Year Ended 31/03/2016 Overseas £000's	Year Ended 31/03/2015 UK £000's	Year Ended 31/03/2015 Overseas £000's
Investments represented by:				
<u>Listed Investments</u>				
Cash and Short Term Maturity				
Bonds	-	-	3,737	-
Fixed Interest Securities	2,297	-	-	-
Developed Market Equity	47,920	46,443	-	7,160
Emerging Market Equity	-	859	57,095	38,143
Real Estate	6,904	-	6,424	-
<u>Unlisted investments</u>				
Cash Pool	635	-	166	-
	57,756	47,302	67,422	45,303
		105,058		112,725

Investments are held primarily to provide investment income to manage and maintain the charity's sites.

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15 DEBTORS:

	GROUP		CHARITY	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
	£000's	£000's	£000's	£000's
Amounts falling due within one year:				
Trade Receivables	494	693	491	674
Amounts owed from Related Parties	3,337	3	3,335	3
Prepayments & Accrued Income	50	222	46	225
VAT Receivable	26	-	26	-
Investment Income	507	-	507	-
Deposits	4	-	4	-
Other Tax & Social Security	3	-	3	-
	<u>4,421</u>	<u>918</u>	<u>4,412</u>	<u>902</u>

The majority of the debtors relate to the New Site Funding being receivable from our Related Parties as shown in Note 27.

16 CREDITORS:

	GROUP		CHARITY	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
	£000's	£000's	£000's	£000's
Amounts falling due within one year:				
Trade Creditors	349	200	349	200
Amounts due to Related Parties	122	132	112	111
Amounts owed to Group Undertakings	-	-	1,281	1,311
Corporation Tax	14	-	-	-
Other Tax & Social Security	-	30	-	30
VAT Payable	-	155	-	158
Accruals & Deferred Income	1,523	2,679	1,452	2,644
	<u>2,008</u>	<u>3,196</u>	<u>3,194</u>	<u>4,454</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 2016/17.

In the 2014/15 comparative figures there has been a re-classification of £0.381m between Amounts due to Related Parties and Accruals and Deferred Income.

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17 FINANCIAL INSTRUMENTS

	GROUP	
	31/03/2016	31/03/2015
	£000's	£000's
Debt instruments measured at amortised cost		
Debt instruments measured at amortised cost	18,856	15,649
	18,856	15,649
Carrying amount of financial liabilities		
Measured at amortised cost	1,885	3,011
	1,885	3,011

18 ANALYSIS OF NET ASSETS BETWEEN FUNDS:

	GROUP					
	Designated Funds	General Funds	Pension Reserve	Restricted Funds	Endowment Funds	Total Funds
	£000's	£000's	£000's	£000's	£000's	31/03/2016
						£000's
Tangible Fixed Assets	12	12	-	-	-	24
Investments (fixed and current)	28,871	5,794	-	9,672	60,721	105,058
Current Assets	12,330	2,475	-	4,130	-	18,935
Current Liabilities	(1,304)	(271)	-	(433)	-	(2,008)
Defined Pension Scheme Asset	-	-	42	-	-	42
	39,909	8,010	42	13,369	60,721	122,051

	CHARITY					
	Designated Funds	General Funds	Pension Reserve	Restricted Funds	Endowment Funds	Total Funds
	£000's	£000's	£000's	£000's	£000's	31/03/2016
						£000's
Tangible Fixed Assets	12	12	-	-	-	24
Investments (fixed and current)	29,509	6,015	-	8,813	60,721	105,058
Current Assets	12,507	2,550	-	3,735	-	18,792
Current Liabilities	(2,122)	(442)	-	(630)	-	(3,194)
Defined Pension Scheme Asset	-	-	42	-	-	42
	39,906	8,135	42	11,918	60,721	120,722

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19 ANALYSIS OF CHARITABLE FUNDS:

GROUP & CHARITY

	No. of Funds	Balance at 31/03/15 £000's	Income £000's	Expenditure £000's	Transfers £000's	Gains / (Losses) £000's	Balance at 31/03/16 £000's
Endowment Funds							
Permanent Endowment Funds							
>£5m	2	17,148	-	(58)	-	(1,314)	15,776
£2m to £5m	13	33,840	-	(117)	-	(2,652)	31,071
£1m to £2m	6	8,281	-	(28)	-	(649)	7,604
£0 to £1m	8	2,884	225	(10)	-	(219)	2,880
Expendable Endowments							
£2m to £5m	1	3,679	-	(12)	-	(277)	3,390
Total Endowments	30	65,832	225	(225)	-	(5,111)	60,721

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GROUP

Restricted Funds	Balance at 31/03/15 £000's	Income £000's	Expenditure £000's	Transfers £000's	Gains / (Losses) £000's	Balance at 31/03/16 £000's
Newlands, Remade & Revive	4,091	40	(354)	-	-	3,777
Bromborough Dock	1,624	116	(30)	-	(95)	1,615
Oliver Road	1,233	60	(29)	-	(74)	1,190
Weetslade	353	162	(94)	-	-	421
Keys Business Park	307	84	(46)	-	-	345
Beam Parklands (aka Dagenham Washlands)	299	137	(53)	-	-	383
Monkton	213	100	(50)	-	(144)	119
Ashtons Field	197	88	(43)	-	-	242
Langdon Lake and Meadow (aka Dunton Ponds)	67	76	(46)	-	-	97
Canvey Wick	60	68	(76)	-	-	52
Vanges Marches	40	34	(11)	-	-	63
Everton Park	29	27	(38)	-	-	18
Everton Park - J Getty Jnr Charitable Trust	24	20	(15)	-	-	29
Scutchers Acres	14	-	(2)	-	(1)	11
Liverpool Int. Garden Festival - Phase 1	12	-	-	-	-	12
Canvey Wick - SITA Project	1	-	-	-	-	1
Northumberlandia	(12)	14	(15)	-	-	(13)
English Woodland Grant Schemes	-	23	(23)	-	-	-
Higher Level Stewardship	-	23	(23)	-	-	-
Cranleigh	-	5	(2)	-	-	3
Upton	-	813	-	-	-	813
Bitmac Tip (Port Clarence)	-	2,057	-	-	-	2,057
Millennium Wood	-	239	-	-	-	239
Wath upon Dearne	-	222	-	-	-	222
Osprey Quay	1,501	115	(71)	-	(92)	1,453
Other	160	623	(563)	-	-	220
	10,213	5,146	(1,584)	-	(406)	13,369

In the Group accounts there has been a reclassification of £206k from Unrestricted Funds to Restricted Funds in the 2014/15 comparative, to reflect the Osprey Quay Fund.

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CHARITY

	Balance at 31/03/15 £000's	Income £000's	Expenditure £000's	Transfers £000's	Gains / (Losses) £000's	Balance at 31/03/16 £000's
Restricted Funds						
Newlands, Remade & Revive	4,091	40	(354)	-	-	3,777
Bromborough Dock	1,624	116	(30)	-	(94)	1,616
Oliver Road	1,233	60	(29)	-	(74)	1,190
Weetslade	353	162	(94)	-	-	421
Keys Business Park	307	84	(46)	-	-	345
Beam Parklands (aka Dagenham Washlands)	299	137	(53)	-	-	383
Monkton	213	100	(50)	-	(144)	119
Ashtons Field	197	88	(43)	-	-	242
Langdon Lake and Meadow (aka Dunton Ponds)	67	76	(46)	-	-	97
Canvey Wick	60	68	(76)	-	-	52
Vanges Marches	40	34	(11)	-	-	63
Everton Park	29	27	(38)	-	-	18
Everton Park - J Getty Jnr Charitable Trust	24	20	(15)	-	-	29
Scutchers Acres	14	-	(2)	-	(1)	11
Liverpool Int. Garden Festival - Phase 1	12	-	-	-	-	12
Canvey Wick - SITA Project	1	-	-	-	-	1
Northumberlandia	(12)	14	(15)	-	-	(13)
English Woodland Grant Schemes	-	23	(23)	-	-	-
Higher Level Stewardship	-	23	(23)	-	-	-
Cranleigh	-	5	(2)	-	-	3
Upton	-	813	-	-	-	813
Bitmac Tip (Port Clarence)	-	2,057	-	-	-	2,057
Millennium Wood	-	239	-	-	-	239
Wath upon Dearne	-	222	-	-	-	222
Other	160	623	(562)	-	-	221
	8,712	5,031	(1,512)	-	(313)	11,918

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GROUP

	No. of Funds	Balance at 31/03/15 £000's	Income £000's	Expenditure £000's	Transfers £000's	Gains / (Losses) £000's	Balance at 31/03/16 £000's
Unrestricted Funds							
General Funds	1	8,044	3,097	(3,113)	-	(18)	8,010
Pension Reserve	1	36	-	(6)	-	12	42
Designated Funds	16	41,324	2,631	(1,422)	-	(2,624)	39,909
Total Unrestricted Funds	18	49,404	5,728	(4,541)	-	(2,630)	47,961

In the Group accounts there has been a reclassification of £206k from Unrestricted Funds to Restricted Funds in the 2014/15 comparative, to reflect the Osprey Quay Fund.

CHARITY

	No. of Funds	Balance at 31/03/15 £000's	Income £000's	Expenditure £000's	Transfers £000's	Gains / (Losses) £000's	Balance at 31/03/16 £000's
Unrestricted Funds							
General Funds	1	8,250	3,106	(3,111)	-	(110)	8,135
Pension Reserve	1	36	-	(6)	-	12	42
Designated Funds	16	41,322	2,631	(1,422)	-	(2,625)	39,906
Total Unrestricted Funds	18	49,608	5,737	(4,539)	-	(2,723)	48,083

Endowment Funds

The Endowment Funds are held permanently by the charity, principally as invested capital.

Restricted Funds

Certain endowed land agreements have restrictions on the expenditure of any income which is gained from the invested capital. The income can be used only to maintain the sites noted in the agreements. There is one restricted fund that is in deficit at 31 March 2016: Northumberlandia (£13k) (2014/15: (£12k)). Senior management is putting in place appropriate measures to address the deficit.

Designated Funds

Trustees have chosen to put a designation on the funding of sites to fund sites in perpetuity. There is a further designated fund for the depreciation of donated fixed assets.

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General Funds

The general funds can be used in accordance with the charitable objectives at the discretion of the Trustees. A reconciliation of how these funds have been expended in the year is shown below:

	Year Ended 31/3/2016 £000's	Year Ended 31/3/2015 £000's
INCOME & EXPENDITURE ACCOUNT - Net Income / Expenditure	1,207	2,053
Less: Second Tranche of Disengagement Grant	-	(1,900)
	<u>1,207</u>	<u>153</u>
Adjustments to exclude Site Related income & costs:		
Deduct:		
Investment Income	(5,868)	(4,680)
Other Site Related Income	(1,129)	(653)
Add back:		
Investment Management Fees	372	322
Site Maintenance Costs	2,899	3,240
Other Site Related Costs	1,493	542
Deficit met by General Funds	<u>(1,026)</u>	<u>(1,076)</u>
Brought Forward Working Capital	5,885	5,061
Add: Disengagement Grant	-	1,900
Carried Forward Working Capital	<u><u>4,859</u></u>	<u><u>5,885</u></u>

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20 NOTES TO THE STATEMENT OF CASH FLOWS:

	GROUP	
	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £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)	(3,410)	12,654
Adjustments for:		
Site Funding / Endowments received	(3,556)	(3,343)
Dividends, interest and rents from investments	(5,868)	(4,712)
(Gains) / losses on investments	8,159	(7,258)
Investment Management Costs	372	268
Difference between pension contributions paid and charges made	(6)	(26)
Value of Investment Purchases Pending	-	1,134
Depreciation Charges	9	14
Decrease / (increase) in debtors	(3,503)	1,734
Increase / (decrease) in creditors	(1,188)	1,071
Net cash provided by (used in) operating activities	<u>(8,991)</u>	<u>1,536</u>

	CHARITY	
	Year Ended 31/03/2016 £000's	Year Ended 31/03/2015 £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)	(3,442)	12,652
Adjustments for:		
Site Funding / Endowments received	(3,556)	(3,343)
Dividends, interest and rents from investments	(5,868)	(4,712)
(Gains) / losses on investments	8,159	(7,258)
Investment Management Costs	372	268
Difference between pension contributions paid and charges made	(6)	(26)
Value of Investment Purchases Pending	-	1,134
Depreciation Charges	9	14
Decrease / (increase) in debtors	(3,510)	1,781
Increase / (decrease) in creditors	(1,260)	1,074
Net cash provided by (used in) operating activities	<u>(9,102)</u>	<u>1,584</u>

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21 ANALYSIS OF CASH AND CASH EQUIVALENTS:

	GROUP		
	Year Ended 31/03/2015 £000's	Cashflow net £'000's	Year Ended 31/03/2016 £000's
Cash in bank and in hand	3,403	(39)	3,364
Cash held for long term investment purposes (included in Fixed Asset Investments)	1,300	(665)	635
Cash held for short-term investment purposes	11,550	(400)	11,150
Total Cash and cash equivalents	16,253	(1,104)	15,149

	CHARITY		
	Year Ended 31/03/2015 £000's	Cashflow net £'000's	Year Ended 31/03/2016 £000's
Cash in bank and in hand	3,380	(150)	3,230
Cash held for long term investment purposes (included in Fixed Asset Investments)	1,300	(665)	635
Cash held for short-term investment purposes	11,550	(400)	11,150
Total Cash and cash equivalents	16,230	(1,215)	15,015

22 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 2016, the company had eight Members (31 March 2015: eight).

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23 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 £44,164 (2014/15: £29,207). Contributions totaling £6,982 (2014/15: £3,116) 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 2015 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 2016	31st March 2015
Discount Rate	3.60%	3.30%
Future salary increases	3.50%	3.50%
Future Pension increases	2.00%	2.10%
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 2014 (1.25% long term rate)
Future medical cost increase	n/a	n/a

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

	31st March 2016 Years	31st March 2015 Years
Male	23	23.2
Female	25.1	25.3

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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	24.8	25
Female	27	27.2

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

	31st March	31st March
	2016	2015
	£'000's	£'000's
Current Service Charge	82	67
Net interest on the net defined benefit pension liability	(3)	(4)
Benefit changes, gains/(loss) on curtailment and	-	-
Gains/(loss) on settlement	-	-
Administrative expenses	-	-
	<u>79</u>	<u>63</u>

£'000's

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

Defined benefit obligation at 1st April 2015	334
Current Service cost	82
Interest cost	11
Contributions by Scheme participants	18
Actuarial losses/(gains)	(43)
Liabilities assumed in a business combination	-
Plan introductions, changes, curtailments and settlements	-
Benefits paid	(9)
Defined benefit obligation at 31st March 2016	<u>393</u>

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Change in fair value of share of plan assets:

	£'000's
Share of Plan assets at 1st April 2015	370
Interest income	14
Return on plan assets (excluding net interest on the net defined benefit liability)	(31)
Plan introductions, changes, curtailments and settlements	-
Assets acquired in a business combination	-
Contributions by employer	74
Contributions by scheme participants	18
Benefits paid	(9)
Share of Plan assets at 31st March 2016	436

The actual loss on the share of plan assets was -£17,600 (2015: £48,700).

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

	Fair value of assets	
	31st March 2016 £'000's	31st March 2015 £'000's
Equity instruments	124	109
Debt instruments	225	188
Property	-	-
Other assets	87	73
	436	370

The amounts included in the fair value of the plan assets include £nil (2014/15: £nil) relating to property occupied by the entity.

Pension Assets / (Liabilities)

	31st March 2016 £'000's	31st March 2015 £'000's
Present Value of Scheme Liabilities	(393)	(334)
Fair Value of Plan Assets	435	370
Net Pension Assets	42	36

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24 OPERATING LEASE COMMITMENTS:

At 31 March 2016 the Trust had commitments under non-cancellable operating leases as set out below;

	GROUP & CHARITY			
	31/03/2016 £000's	31/03/2015 £000's	31/03/2016 £000's	31/03/2015 £000's
	Land & Buildings		Other	
Within one year:	48	50	13	51
Within two to five years	109	127	14	145
After five years	-	-	-	18
	<u>157</u>	<u>177</u>	<u>27</u>	<u>214</u>

25 CAPITAL COMMITMENTS:

There were no capital commitments at 31st March 2016 (2015: £nil)

26 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 2015 has been provided by the Scheme's actuary, Mercer. This liability has been estimated as £295,200 (2014/15: 255,400).

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.

27 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 (2014/15: £nil) The Trust also recognised £3,350,629 of funding receivable (2014/15: £2,224,982) from the Homes & Communities Agency. At the year-end, the creditor balance for Homes & Communities Agency was £nil (2014/15: £31,187), and the debtor balance was £3.3m (2014/15: £2,544).
- ii. During the year the Trust used the services of National Trust for site maintenance activities at a cost of £41,728 (2014/15: £79,991). 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 £313,521 (2014/15: £770,217). At the year-end, the creditor balance for Groundwork was £50,703 (2014/15: £259,772). The Trust also recognised £93,098 of income from Groundwork (2014/15: £966). At the year-end, the debtor balance from Groundwork was £nil (2015: £717).
- iv. During the year the Trust paid to the Town and Country Planning Association £10,760 (2014/15: £4,582), the creditor balance for Town and Country Planning Association was £nil (2014: £250). The Trust also recognised £nil of income from Town and Country Planning Association (2014/15: £250). At the year-end, the debtor balance from Town and Country Planning Association was £nil (2015: £nil).
- v. During the year the Trust used the services of the Woodland Trust for site maintenance activities at a cost of £2,706 (2014/15: £5,219). At the year-end, the creditor balance for the Woodland Trust was £nil (2014/15: £3,339).

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- vi. During the year the Trust used the services of Wildlife Trusts for site maintenance activities at a cost of £368,468 (2014/15: £396,363). At the year-end, the creditor balance for the Wildlife Trust was £4,420 (2014/15: £143,970). The Trust also recognised £3,096 of income from Wildlife Trusts (2014/15: £6,677). 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 £274,018 (2014/15: £285,427). At the year-end, the creditor balance for The Conservation Volunteers was £66,787 (2014/15: £47,287). The Trust also recognised £756 of income from The Conservation Volunteers (2014/15: £250). At the year-end, the debtor balance from The Conservation Volunteers was £4,093 (2014/15: £nil).
- viii. There were no transactions with the Princes' Trust Foundation during the year.

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

Recharge of Costs:	£6,342 (2014/15: £5,507)
Management Fees:	£17,017 (2014/15: £17,049)
Repayment of Gift Aid:	£78,000 (2014/15: Receipt of £135,152)
Interest Paid:	£67,069 (2014/15: £56,605)
Revaluation of Loan:	- £92,178 (2014/15: £93,134)

At the 31st March 2016, the intercompany balance between the Land Trust and Osprey Quay Management Quay Limited was a credit of £1,280,891 (2014/15: £1,311,387).

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

28 POST BALANCE SHEET EVENT

On the 1st April 2016, the subsidiary Land Trust Residential Services Limited began trading as a Service Charge Managing Agent.

On the 1st July 2016, the subsidiary Beaulieu Estate Management Limited began trading as a Service Charge Managing Agent.

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