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Land Restoration Trust

Life After Closure



Why the Land Restoration Trust



- Estimated 70000 – 200000 hectares of derelict land in England
- Much of it in the wrong place and the wrong sort!
- Some can be reused.
- Substantial area of land remaining never re-useable for development
- Ultimately dereliction causes blight and vice versa!.



Derelict, neglected and poorly maintained spaces:-



- Encourage anti-social behaviour
- Adversely affects mental health
- Creates barriers
- Encourages physical inactivity
- Blights communities
- Undermines community pride & cohesion
- Reduces property value



The Benefits of Green Space



- A catalyst for economic regeneration.
- A tool for enhancing community cohesion.
- Delivers the health agenda.
- Provides environmental improvement.
- Multifunctional green infrastructure.



The South Yorkshire Coalfield - The first 100 years



- Towns created solely to serve one industry
- Previously rural locations
- Collieries provided recreation as well as jobs
- Prosperous although not necessarily attractive towns



Bentley, Doncaster



- Colliery sunk early 1900's
- Small village expanded rapidly from around 100 to a population of over 19,000



Askern



- Late 19C a small affluent Spa village, in a rural location.
- Colliery sunk early 1900's
- Spa declined but was replaced by a thriving much larger self contained pit town.



The South Yorkshire Coalfield 1990's



- Shutdown by the early 1990's
- Isolated towns
- Communities divided by vast derelict sites.
- Very prosperous commuter villages alongside deprived former industrial towns
- Bentley in top 1% deprived communities in UK



Askern



- Isolated
- A huge derelict site at its centre.
- No hope of commercial development.
- Local employment gone
- Recreation provided by colliery gone.
- A deprived community



The South Yorkshire Coalfield Now



- 7 Community green spaces covering over 400ha
- 0.5 million trees
- A focal point for the community.
- Over 10,000 school children on educational activities
- Over 8000 people on structured health activities
- Innovative Forest schools project working with children with 'behaviour problems'
- Development Land next to Bentley sold for £m's



Askern



Restoration is only the start of the regeneration process



- **Liverpool Garden Festival**
- **Former municipal landfill**
- **Reclaimed 1983 – cost £25m**
- **1m visitors**
- **A local and national success story**



Liverpool Garden Festival Now



- **No funding allocated post restoration.**
- **Now derelict.**
- **£10million to restore.**
- **One of many such projects that failed the sustainability test.**
- **£2 million in 1984 would have secured its future.**



The LRT Solution

- The Government wanted a permanent responsible management of the public green space it has created
- Aim to ensure the sustainable management, in perpetuity, of land for public benefit.
- Act as a strategic land and fund holding body.
- Delivery of individual projects through local partnerships
- Permanent endowments - lasts for ever
- Cost effective secure delivery that maximises public benefits (within the available resources)



Long-Term Funding

- Site specific costings
- An up front sum invested or
- A permanent revenue stream identified
- The interest earned then pays for maintenance in perpetuity
- A best value approach: not the lowest cost in the short-term but the most cost effective way in the long-term



Long Term Management - Means



- Added value activities, the Trust's 19 space have delivered
 - Over 14,000 educational visits,
 - Over 15,000 people on specific health activities
(no. of casual users getting health benefits will be much greater)
 - Over 4,600 training activities
 - Over 2,200 days of volunteer activity
- **Sustainable Communities.**



Or we could just leave the land
as it is!



Green End Use



- Often viewed as a last resort
- Green space as a result of physical constraints
- Green space as a result of financial constraints
- Why not choose green space?

