



**annual  
report  
2016**

# CITY OF DURHAM TRUST

The Trust, founded in 1942, is a non-profit-distributing company limited by guarantee, registered in England and Wales, No 377108. Registered as a charity, No 502132.

## **Founder:**

The Very Revd Cyril A Alington, DD  
Dean of Durham 1933-51

## **Patrons:**

Sherban Cantacuzino, CBE, D.Univ, FRIBA  
The Very Revd Michael Sadgrove, MA  
Sir William Whitfield, CBE, FRTPI, ARIBA

## ***Governing Body of Trustees:***

J Ashby, B.Sc., MPhil, MRTPI (Co-opted)  
J F Beard, BSc, DipLA, ALI  
E A Brown, Dip Hort (RHS)  
T J A Clark, BA, DPhil  
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D C D Pocock, MA, PhD (Secretary)  
M Ravelhofer, BA, PhD (Co-opted)  
M C Reed, CBE, MA, DPhil, FCILT, FCIHT, FRSA

## ***Honorary Treasurer***

M C Reed, CBE, DPhil  
Normanlea  
Albert Street  
Durham City  
DH1 4RL

## ***Registered Office of the Trust:***

Blackett, Hart and Pratt, LLP  
Aire House  
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## ***Honorary Solicitors:***

Blackett, Hart and Pratt, LLP  
Aire House  
Mandale Business Park  
Durham  
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## ***Honorary Secretary:***

D C D Pocock, MA, PhD  
c/o Blackett, Hart and Pratt, LLP  
Aire House  
Mandale Business Park  
Durham  
DH1 1TH

## ***Examiners***

Pullan Barnes  
Chartered Accountants  
49 Front Street  
Framwellgate Moor  
Durham  
DH1 1TH

## ***Bankers:***

Co-operative Bank plc  
21 High Street  
Durham  
DH1 3PL

## SEVENTY - FOURTH ANNUAL REPORT OF THE TRUSTEES, 2015 - 2016

An overall assessment of the past twelve months is one of disappointment and concern for this conservation society, indeed, for all who care for Durham. Threats to alter radically the character of the city have emanated from both within and without.

### COUNTY PLAN

Last springtime it appeared that the threat of overwhelming and disproportionate concentration on the city of employment, housing and roads proposed in the County Plan would be lifted when the Interim Report of the Inspector sided strongly with the arguments put forward on major policies by the Trust and its friends.. Unfortunately, the County authority sought a judicial review, which it won on a technicality, not content. In brief, judgement was made on the procedural practice of the month-long Examination in Public. The Trust did not have the resources to contemplate challenging the charge, but that did not stop Trustees reflecting on the Authority's action. First, the Inspector's Report was only an interim one. Second, the County authority purported to be pleased with the way its case had been made - hence its expression of extreme surprise on receipt of the Interim Report. Third, with regard to the actual Examination procedure, the County Authority had the first and last word on each policy, had a barrister present able to intervene at any point and raised no objection during any of the proceedings.

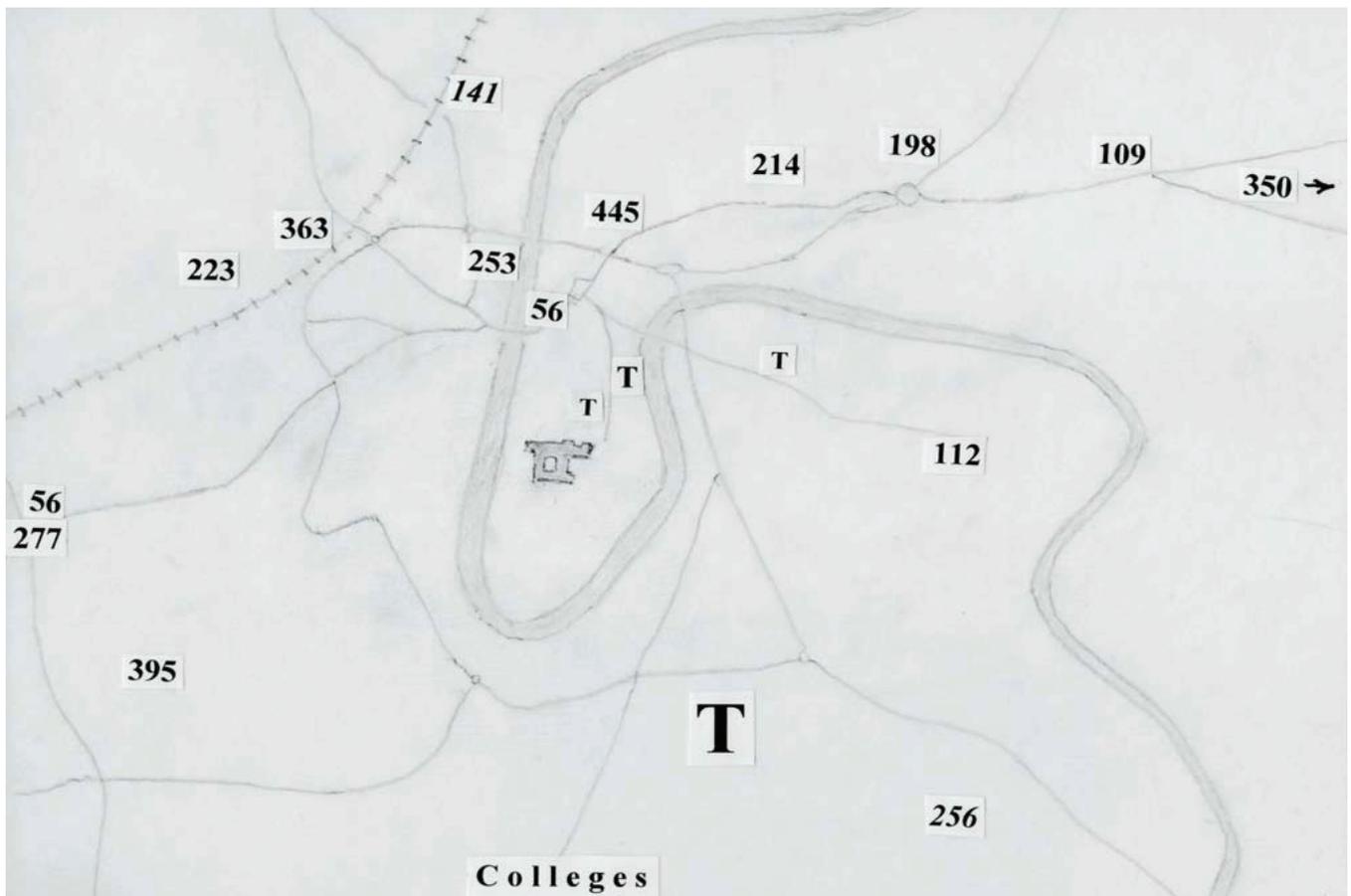
In return for quashing the Inspector's Interim Report the County was to withdraw its Plan. The Authority spoke of amending and refreshing its Plan ahead of another Examination. Only one round of further consultation was contemplated: reference was made to restarting at the 'Chester-le-Street stage', this spring was given as the submission date and this summer given for the Examination. Now, as we were about to go to press, the County has abandoned these proposals and announced a reversion to the beginning of the process which incorporates three periods of consultation. Members are therefore asked to pencil in the following for the six weeks of consultation following the publication of Issues and Options (scheduled June 2016), Preferred Options (November 2016) and Pre-Submission Draft (June 2017). The Plan is expected to be submitted in December, with the Examination in the spring of 2018. The reason for this change of plan? Apart from the near-impossibility of achieving the previous timetable, the County's announcement mentions influence of the Ministry of Ministry of Communities and Culture and Local Government and the Planning Inspectorate, together with legal advice.

### PURPOSE-BUILT STUDENT ACCOMMODATION

The external threat to the city has come from developers taking advantage of a favourable fiscal climate, coupled with an absence of any planning policies, either to restrain or to direct, their growth. (Some other university cities do have such protecting policies in place.) Accordingly, in the last five years permission has been given to private developers for 13 purpose-built student accommodation blocks (PBSAs). The encroachment came to a head in the last few months with the approval of three large schemes (total bed spaces over one thousand) in the heart of the city - lower Claypath, The Gates and former County Hospital site. The consequences for the city are surely little short of disastrous.

The first concern is the excess number - more than 3,000 currently approved, with another 400 applied for, compared with a stated University need of a few hundred, after taking its own building plans into consideration. The response of developers is that their PBSAs will stimulate the conversion of student-occupied houses back into family homes. Trustees are highly sceptical; certainly, conversion of houses into student-occupied properties continues apace, doubtless in the knowledge that an interim restrictive policy is to be introduced - at last - in September. Future competition between a surplus of places can but have a deleterious effect on the Durham townscape. A price war could even challenge the viability of the University's colleges.

A further concern with PBSAs is their geographical spread vis-à-vis the University's teaching blocks and library. Their distribution contrasts markedly with colleges (See map). In consequence, thousands more across-town journeys will be generated, the greatest number of which will be on foot. (Lack of car spaces and a minimum provision of cycle racks confirm this.) Some of the city's narrow streets will therefore be subjected to tidal waves of pedestrians corresponding to lecture times. Some of the



**Distribution of bed capacity in approved Purpose-Built Student Accommodation Blocks**  
 (Two Blocks in italics await planning approval.) T = Teaching buildings

pavements are too narrow at present at peak times. The present situation can but deteriorate, since the spread of PBSAs approximates to the student housing quarters. The experience of residents, shoppers and visitors will hardly be improved by the increase in such numbers.



**Journey to lecture, Quarry Heads Lane, 8.45am.**

A final concern relates to the three largest PBSAs recently approved in the centre of the city. Two of the sites were zoned for city-centre urban uses, while the former County Hospital site is an adjacent and highly sustainable one ideally suited for a range of urban uses. Allowing these sites to be sterilised by student residences is a blow to the future vitality of the city centre to which the Authority repeatedly gives voice.

The authority's lack of a policy, together with the growth in student numbers outstripping the University's provision of college accommodation, justify the recent description of Durham as changing from a city with a university in it to the city itself becoming a university campus. In view of the recent spread of PBSAs an alternative, metaphorical description of the change might be that the university, once regarded as the goose that lays the golden egg, could prove to be a cuckoo in the nest.

## ENVIRONMENTAL CONCERNS

Below the bigger picture just outlined there has been a series of features which have drawn concern. One is the Authority's proposal to relocate the North Road bus station. The architecture, the (nearby) relocation and, indeed, the effective working were severely criticised during consultation. A Freedom of Information request revealed that even the bus companies did not support the relocation. There is no indication as yet that the Council is considering a rethink.

Elsewhere, the intention of the Authority towards the city appeared less than sympathetic with the closure of the DLI Museum and Art Gallery, without public consultation or council debate. A letter to Trustees cited cost as the reason for closure, and that the aim was to improve access to the artifacts, partly in the University library at Palace Green and in store at Spennymoor. A subsequent Freedom of Information request undermined the cost argument, seeming to confirm that its role is destined to be part of the Aykley Heads business park. (Trustees also reflected on the dismissal of the D.L.I. grounds for the commemorative statue of the Korean war soldier now in the Market Place.) The closure of the museum will also mean - in the words of the current season tourist brochure - the loss of "County Durham's largest modern and contemporary art gallery," as well as a building which Pevsner summarised as "a sophisticated design, beautifully set." Meanwhile, banners about the city commemorate the centenary of the DLI at the Somme.

In Pelaw Wood the landslip of 2013 which blocked the riverside path and cycle route to Old Durham has assumed major proportions during the recent attempt at stabilisation. It appears that Durham's unconsolidated sands and gravels defeated the programme designed by external geotechnical consultants, who were taken by surprise. Although speaking after the event, it is surely not altogether surprising that cutting into the steep bank of drift geology has given rise to an infinitely larger adjacent slippage. A high level cliff is now visible, while above, the felling of many mature trees causes one to assume that timber weight posed a danger greater than the advantage of root binding. A laser topographical survey has recently been undertaken of the new slippage and the most appropriate solution is being considered. Cost is then the next factor. The large scar, highly visible across the Race Course, will remain long after the footpath is restored.

Trustees' concern at the threat of possible suburbanisation of the riverbanks around the peninsula, arising from the response of recent student fatalities, was ameliorated with the adjustment to initial proposals. Students now have finger posts to confirm which paths are lit at the end of their night out.

In parts of the central shopping streets the gradual proliferation of A-Frame advertising boards on pavements can at times prove to be a nuisance, or even danger. In Silver Street more than a dozen such boards may be displayed. (The Enforcement Officer will only consider a specific board at any one time.)

## ENVIRONMENTAL APPRECIATION

Completion of The Bowers residential development at the end of Waddington Street and the Crook Hall Visitor Centre were the architectural highlights of the year. The former, which won the Trust's architectural award, is an exemplary piece of place making. It has the appearance and feel of 'some where' and, without resorting to determinism, has a layout seemingly designed to encourage community.



**Major landslip, Pelaw Wood, from Race Course.**

On Freemans Reach the second of a pair of blocks is nearing completion. The one query Trustees have concerns the extra storey on the 'front' building. (The answer given is that the National Savings and Investments, which is to occupy the front building, employs many more than does the Passport Office to the rear.) Otherwise, scale and massing, materials and detail constitute a development respectful of its Durham context and riverside location.

Milburngate House, which is decanting its two workforces across the river, is about to be demolished and thereby present a huge townscape challenge for this large site. Trustees' reaction to the exhibition in February of the proposals was favourable, albeit both form and function were little more than indicative. What is absolutely essential for the promised city-centre uses is an inviting, clearly defined and safe crossing of the four-lanes of Milburngate Bridge, which currently place it on the wrong side of the tracks

The regeneration of Wharton Park, with the aid of lottery funding, is nearing completion, with the hope that it will recreate the attraction of yesteryear. (A café and visitor centre is an ambitious

addition.) Meanwhile, without lottery money, the contrasting jewels of Old Durham Gardens and Flass Vale continue to be cared for by Friends. (The two groups well exemplify the comment that citizens are defined, not by residence in, but by care for, their city.)

## ACTIONS AND EVENTS

In the second half of the year Trustees responded to the Authority's consultations on its Durham City Air Quality Action Plan and to its Draft Sustainable Transport Strategy. Both would seem to be relevant to its proposed redesign of roundabouts from Gilesgate - which is in process - to the North Road bus station roundabout. Linked by a co-ordinated system of traffic lights, will not the intended smoother traffic flow increase the attraction of the route? More traffic will hardly improve air quality.

In September members were kindly invited, entertained and informed by the Friends of Old Durham. The regeneration achieved, as well as future plans, are impressive. In October our sister society, the Bow Trust, celebrated its 40th anniversary. The treasure house which constitutes the city's Heritage Centre owes a considerable debt to Dennis and Jo Jones. The task involved in assembling the Centre's revolving annual exhibition is a daunting one. In the Beautiful Durham competition, for the first time this year's awards were not linked to sponsors. Trustees are in discussion with the organisers to try to revert to previous practice.

Our autumn meeting broke new ground this year taking the form of an anthology to launch the book, Durham in Poetry. We were privileged to have four of the contributor-poets to read their pieces. At the spring meeting Richard Annis unfolded the fascinating tale, both of the discovery of human remains beneath part of the University Library on Palace Green and of the lives lived deduced from a scientific analysis of the bones.

The Trust's Christmas card this year was an 1854 painting by John Dobbin of the view of the city from Aykley Heads. Despite complimentary comments, sales were disappointing, causing Trustees to consider whether the cost of postage and the advance of email greeting have finally 'caught up' with the traditional card. Members' views would be welcome.

## PERSONALIA

The role of Treasurer was bravely taken on by Malcolm Reed at the last AGM, on the resignation after nine years in the post by Colin Green. During the year Paul Beard, equally bravely, agreed to become Membership Secretary. New Trustees elected last May were Elizabeth (Liz) Brown and Matthew Phillips. Our team has recently been further strengthened by the co-option in January of Professor Barbara Ravelhofer and John Ashby. Our Chairman for the year has (again) been Roger Cornwell, who, as well as also chairing the Crossgate Community Partnership, has now fully taken over from our MP to guide the formation of the city's Neighbourhood Plan, which, when completed and accepted by the County Authority, will restore an independent voice to the city, with statutory weight in planning matters.



**Trust chairman with Stuart Hutchinson, winner of 2015 architectural award.**

## ANNUAL GENERAL MEETING

Members might like to consider bringing along this Report on 11th May, since not only does it contain the agenda for the AGM, but it would be especially helpful should comments be made on the annual accounts.

After the AGM we are privileged to have Christopher Cotton, Durham Cathedral Architect currently master-minding the extensive Open Treasure project, to give an illustrated lecture on the restoration and renovation of the historic building. The quality of the research on which the work is based was given in this Durham Cathedral Framework Management Plan (2012); the genius of his work has been visible for two years now in the 'new' West Undercroft.

**D.C.D.P.**

# ANNUAL GENERAL MEETING

The seventy- third Annual General Meeting of the City of Durham Trust will be held in Room 141, Elvet Riverside 1, New Elvet at 7.15 pm on Wednesday 11th May 2016  
Members and friends are cordially invited to attend.

## AGENDA

1. Apologies for absence.
2. Minutes of the 73rd Annual General Meeting (Wednesday 13th May 2015).
3. Matters arising from the Minutes.
4. Report of the Trustees and the Presentation of Accounts of the Trust for the year ended 31 December 2015.
5. Appointment of the honorary officers of the Trust.
6. Appointment of Trustees.

The following Trustees retire by rotation. All are eligible for re-election.

Mr. P. J. F. Beard, Mr. R. Cornwell, Mrs J.A. Gill, Mrs J.E.Heppele and Dr. M. C. Reed.

It is intended to nominate Mr. J. Ashby and Professor B. Ravelhofer as Trustees

Names of other possible new Trustees, together with proposer and seconder, and up to 100 words of recommendation, should reach the Secretary before the meeting.

7. Chairman's remarks.
- 8 Any other business which may be brought forward by members.

It would be helpful if notice of this could be given to the Secretary.

**At 8 pm, after the AGM**

**Christopher Cotton  
will give an illustrated lecture  
on  
“Durham Cathedral:  
Restoration and Renovation”**

**City of Durham Trust**

**Statement of Financial Activities**  
**for the Year Ended 31 December 2015**

		Unrestricted fund	Restricted fund	31.12.15 Total funds	31.12.14 Total funds
	Not es	£	£	£	£
<b>INCOMING RESOURCES</b>					
<b>Incoming resources from generated funds</b>					
Voluntary income	2	8,462	-	8,462	4,443
Activities for generating funds	3	1,936	-	1,936	2,571
Investment income	4	<u>150</u>	<u>-</u>	<u>150</u>	<u>173</u>
<b>Total incoming resources</b>		10,548	-	10,548	7,187
 <b>RESOURCES EXPENDED</b>					
<b>Costs of generating funds</b>					
Fundraising trading: cost of goods sold and other costs	5	4,194	-	4,194	3,426
<b>Charitable activities</b>					
Environmental conservation & appreciation	6	3,998	-	3,998	8,883
<b>Governance costs</b>	9	<u>199</u>	<u>-</u>	<u>199</u>	<u>252</u>
<b>Total resources expended</b>		8,391	-	8,391	12,561
<b>NET INCOMING/(OUTGOING) RESOURCES</b>		2,157	-	2,157	(5,374)
 <b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		10,090	-	10,090	15,464
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>12,247</u>	<u>-</u>	<u>12,247</u>	<u>10,090</u>

**City of Durham Trust**

**Balance Sheet**  
**At 31 December 2015**

	Not es	Unrestricted fund £	Restricted fund £	31.12.15 Total funds £	31.12.14 Total funds £
<b>CURRENT ASSETS</b>					
Debtors	11	930	-	930	494
Cash at bank		<u>11,517</u>	<u>-</u>	<u>11,517</u>	<u>12,856</u>
		12,447	-	12,447	13,350
<b>CREDITORS</b>					
Amounts falling due within one year	12	(200)	-	(200)	(3,260)
		<u>12,247</u>	<u>-</u>	<u>12,247</u>	<u>10,090</u>
<b>NET CURRENT ASSETS</b>					
		12,247	-	12,247	10,090
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>12,247</u>	<u>-</u>	<u>12,247</u>	<u>10,090</u>
<b>NET ASSETS</b>					
		<u>12,247</u>	<u>-</u>	<u>12,247</u>	<u>10,090</u>
<b>FUNDS</b>	13				
Unrestricted funds: General fund				<u>12,247</u>	<u>10,090</u>
<b>TOTAL FUNDS</b>				<u>12,247</u>	<u>10,090</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2015.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 December 2015 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements were approved by the Board of Trustees on 19 April 2016 and were signed on its behalf by:



Mr R J Cornwell -Trustee

**City of Durham Trust**

**Notes to the Financial Statements**  
**for the Year Ended 31 December 2015**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

**Incoming resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

**Resources expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Taxation**

The charity is exempt from corporation tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**2. VOLUNTARY INCOME**

	31.12.15	31.12.14
	£	£
Donations	5,300	1,305
Gift aid	450	450
Subscriptions	<u>2,712</u>	<u>2,688</u>
	<u>8,462</u>	<u>4,443</u>

**3. ACTIVITIES FOR GENERATING FUNDS**

	31.12.15	31.12.14
	£	£
Bonomi	2	9
Visions	3	-
Futures of Durham	-	2
Walks leaflet	-	2
Christmas cards	320	468
Durham in Paintings	16	262
Unallocated sales	39	-
Unmaking of the Market Place	3	12
CDT Awards Book	-	8
Durham Cathedral Architecture	1,489	1,808
Durham in Poetry	<u>64</u>	<u>-</u>
	<u>1,936</u>	<u>2,571</u>

**City of Durham Trust**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 December 2015**

**4. INVESTMENT INCOME**

	31.12.15	31.12.14
	£	£
CAF account interest	1	1
Virgin account interest	<u>149</u>	<u>172</u>
	<u>150</u>	<u>173</u>

**5. FUNDRAISING TRADING: COST OF GOODS SOLD AND OTHER COSTS**

	31.12.15	31.12.14
	£	£
Purchases	3,761	2,959
Price Lists	48	36
Christmas Cards	383	431
Sales commissions	<u>2</u>	<u>-</u>
	<u>4,194</u>	<u>3,426</u>

**6. CHARITABLE ACTIVITIES COSTS**

	Direct costs	Grant funding of activities (See note 7)	Support costs (See note 8)	Totals
	£	£	£	£
Environmental conservation & appreciation	<u>2,534</u>	<u>196</u>	<u>1,268</u>	<u>3,998</u>

**7. SUBSCRIPTIONS**

	31.12.15	31.12.14
	£	£
Environmental conservation & appreciation	<u>196</u>	<u>196</u>

The total grants paid to institutions during the year was as follows:

	31.12.15	31.12.14
	£	£
Bow Trust	50	50
Civic Trust (North East)	10	10
Friends of Durham Cathedral	20	20
CPRE	36	36
Alington House	30	30
Beautiful Durham	<u>50</u>	<u>50</u>
	<u>196</u>	<u>196</u>

**8. SUPPORT COSTS**

		Management
		£
Environmental conservation & appreciation		<u>1,268</u>

**City of Durham Trust**

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2015**

**9. GOVERNANCE COSTS**

	31.12.15	31.12.14
	£	£
Filing fee	13	13
Independent examiner's remuneration	<u>186</u>	<u>239</u>
	<u>199</u>	<u>252</u>

**10. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2015 nor for the year ended 31 December 2014.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2015 nor for the year ended 31 December 2014.

**11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.15	31.12.14
	£	£
Trade debtors	<u>930</u>	<u>494</u>

**12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.15	31.12.14
	£	£
Other loans	-	3,000
Trade creditors	<u>200</u>	<u>260</u>
	<u>200</u>	<u>3,260</u>

**13. MOVEMENT IN FUNDS**

	At 1.1.15	Net movement in funds	At 31.12.15
	£	£	£
<b>Unrestricted funds</b>			
General fund	10,090	2,157	12,247
	<u>10,090</u>	<u>2,157</u>	<u>12,247</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
<b>Unrestricted funds</b>			
General fund	10,548	(8,391)	2,157
	<u>10,548</u>	<u>(8,391)</u>	<u>2,157</u>