



**annual
report
2010**

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. Registered with the Civic Trust

Founder:

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

Patrons:

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The Very Revd Michael Sadgrove, MA
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Mrs J E Hepple, BA

Honorary Treasurer:

C.P.Green, BA, PhD
11 Priory Green
Byker
Newcastle upon Tyne
NE6 2DW

Honorary Solicitors:

Blackett, Hart and Pratt, LLP
Kepier House
Belmont Business Park
Durham
DH1 1TW

Examiners:

Pullan Barnes
Chartered Accountants
49 Front Street
Framwellgate Moor,
Durham
DH1 5BL

D H Jones, Dip Arch, ARIBA
C Jubb, DHE, Dip LD, MLI
D C D Pocock, MA, PhD (secretary)
W J Pollard, BSc, MA, M Phil, PhD
S Reader, MA, PhD
N J Ruffle, BSc Eng, CEng, FICE, FRSA
(membership secretary)
Miss M E Sales, BA, BScEcon
B Thomas, BA, PhD

Registered Office of the Trust:

c/o Blackett, Hart and Pratt, LLP
Kepier House
Belmont Business Park
Durham
DH1 1TW

Honorary Secretary:

D C D Pocock, MA, PhD
c/o Blackett, Hart and Pratt, LLP
Kepier House
Belmont Business Park
Durham
DH1 1TW

Bankers:

Co-operative Bank plc
5-6 Saddler Street
Durham
DH1 3NP

SIXTY-EIGHTH ANNUAL REPORT OF THE TRUSTEES 2009-2010

THE CITY IN CONTEXT

The pattern of decision-making changed markedly with the advent of unitary government in April 2009, as was outlined in last year's Annual Report. As far as the City is concerned, the **new planning area**, of which it is part, has so far proved as unsatisfactory as predicted. Alternative meetings of the area planning committee are held in Easington; the committee at every meeting has only one-third of its members from Durham City. The latter fact may contribute to some frustrating decisions, two of which were discussed in recent Bulletins. "That's politics," was the reply to your Secretary by the chairman of the County's Built and Historic Environment Forum at one of its recent meetings. Quite so, but that does not make it any less frustrating.

The loss of its own planning status, which formerly made the City a player within the County context, has begun to give rise to wider concern for Trustees in the form of the new **Co Durham Local Development Framework**. This was launched in October, with its Core Strategy Issues Paper consultation document. A recurring theme was maximising the potential of Durham City in future economic development of the County. It represents a much less balanced overall approach compared to that agreed and presented in the last two County Structure Plans. Regeneration may well be the current buzz-word, but market-led regeneration, with the focus on our City, would be disastrous in the long term for our City – for the centre itself, as well as its setting in which the modest Green Belt should remain inviolate. (Other parts of the County would suffer accordingly.) One hopes that Bill Bryson never has to qualify his description of Durham as "a perfect little city."

In a different context, the **civic trust movement** has just been reborn as 'Civic Voice' after a year of intensive activity by Tony Burton, seconded from the National Trust, and Ian Harvey. The absence of contracts, the withdrawal of which caused the demise of the Civic Trust, means that the new organisation must rely entirely on subscriptions from affiliated societies. For the Trust, the affiliation fee next year would take almost one-third of our subscription income, five times the figure hitherto. Ideally, it is desirable that civic amenity societies have a voice at national level, but at the moment it is questionable how effective a skeletal staff could be. - Or what support it could provide. Certainly, this Trust never received any direct support from the old Civic Trust. Trustees therefore decided to see how the first year unfolds before committing this society. Negative though such action is, with one month to go before our AGM, we find

ourselves among the nine-tenths of societies which have yet to affiliate.

A YEAR OF MAJOR CHALLENGES

The last twelve months has been marked by a succession of major schemes, none more significant than the proposal of Durham City Vision to redesign the historic **Market Place**. Changes in both floor surface and level, new granite seats around the periphery and, most controversially, both statues, also banished to the periphery, were the main features of an application which assumed the applicants were starting with a blank sheet. Heritage and history were no match for the claims of "regeneration" and its carrot of £5.25M. from ONE North East, which together were the justification to clear the Market Place of so-called clutter in order to create an events space.

Although the outcome is known, it is not only future generations who will wonder how an unelected quango could recruit outside consultants, who in four months could prepare a scheme which was opposed



The decapitated Lord Londonderry equestrian statue caged ready for the journey to London for refurbishment
Photo: *Durham Times*

unanimously and in unprecedented numbers - by a host of professionally-qualified experts, civic leaders and the general public – and yet gain planning approval. (The lecture following the AGM will attempt some answers.)

The Trust brought all its not inconsiderable expertise to bear on the unrealistic elements of the scheme, but to no avail. Apart from a dozen pages of considered argument from Trustees, our petition, with more than 6000 signatures, captured the – often heated – feeling of the general public. Your Secretary and Trust member Malcom Reed argued the case at the fateful County Hall meeting in November. – And argued the case solely on the basis of Local Plan policies and central government planning policies, which, according to the Secretary of State, should determine the outcome. (The Planning Officer made no response to our charges. Among the County Councillors who then voted to approve the scheme, only two had offered comment in favour – and one of these based his argument on a non-material planning matter. There was, therefore, nothing approaching a debate.)

When the Secretary of State subsequently refused Trustees' request for a local public inquiry, and granted listed building consent for relocating the two statues. (His decision letter stated that all matters had already been fully considered and that it was not his role to review the Council's consultation process.) Trustees therefore took the unprecedented step of obtaining legal advice on seeking a statutory review of the decision in the High Court. Unfortunately, an expert barrister put the Trust's chances of success as no greater than 50%, and that, even were we 'successful', the result would not reverse the decision, merely quash it and return it to the Secretary of State to re-determine. (And, the most likely outcome would be that the same decision would be repeated.) An unsuccessful challenge would have exhausted the Trust's reserves twice over.

The Gateway Project of the University – not to be confused with the newly-renamed 'Durham Gateway' alongside the A167 at Spennymoor – gained planning approval in December. Trustees had no quibble with the motive, proposed content or site, but were extremely disappointed in the proposed architecture. A prominent public exposure along the length of Stockton Road deserved more contextually sympathetic treatment. This view was shared by our two distinguished architectural patrons and by English Heritage. The latter described it as "overbearing", "unduly conspicuous and intrusive....an opportunity lost."

Two major schemes put forward by Banks were withdrawn during the year. At **Mount Oswald** the Company's previous application had been refused and its appeal subsequently withdrawn. Its second application, which again paid scant attention to statutory planning policies, was withdrawn in July.

The highly controversial **Elvet Waterside** scheme of Banks was withdrawn in February of this year. The economic downturn was cited as the reason, but queries over impact on the World Heritage Site views and inability to convince English Heritage remained major stumbling blocks. The scheme in some form is bound to return, if only because of the dereliction of the Baths and planned relocation of Old Elvet premises by the University. The contribution of the Environment Agency to a future application will be interesting, given that no sooner had the Agency reversed its objection to Banks' scheme than another one-in-a-hundred flood struck last July.

Durham Green Business Park, located immediately west of the motorway services at Bowburn, merits designation as a major project, although it will be many years before it is fully realised. Detailed permission was granted for the layout of the first part during the year. A link to an adjacent rail freight terminal is still spoken of as a long-term possibility. (Exactly how long will depend on the Regional Economic Strategy.)

Another major project which fortuitously proved to be a shooting star was for a **Viking Theme Park** on up to 500 acres at Houghall. A historical re-enactment centre, with visitors staying in log cabins by night and enjoying role play by day was envisaged. Less publicised features included not only a fort, amphitheatre, farm and interpretation centre, but also a garden centre, micro-brewery, a health care village and a development of executive housing. Somehow, the proposers and Houghall College convinced themselves that such development was appropriate for Durham's Green Belt, here also classed as an Area of High Landscape Value and incorporating a Site of Conservation Importance. Fortunately, the County Council was not so convinced.

A final major project, which will not go away, concerns the **former Ice Rink Site**. After a consultation exercise in which there was a clear preference for community use, and after an application for 99 residences was defeated at a public inquiry, the authorities called a meeting of stakeholders to elicit ideas for a Design Brief for the Site. Less than three years ago the 72-page Design Brief was quite unequivocal: any development was to be of mixed use.

In August ONE North East announced it had bought the Ice Rink site and that it would be developed as offices for 1600 employees. One might question the need for offices, or the traffic implications for such a large development given the limited access, or even the housing implications for a workforce of this size. One might indeed question, but ONE North East is currently unstoppable. The amount of money it is directing towards the City may be likened to putting Durham's growth on steroids. Such growth may bring benefits to the region, but it is questionable whether it is in the best interests of the City.

ENVIRONMENTAL PLUSES

Outstanding in this category was the four-day **Lumiere festival** in November. The highlight without doubt was the sound and light display on the north elevation of the cathedral. Produced by Artichoke of London, it was a performance worthy of its World Heritage setting.

Colourful by day were the hundreds of floral displays which, again, earned the City a national award, this time silver in the large town/small city category. The Trust's own award this year in the **Durham in Bloom Competition**, given for "long-term contribution to local or civic amenity," was won this year by Belmont parish. Less colourful, but no less welcome, was the next stage in the Woodland Trust's acquisition of **Low Burnhall** when in March the first quarter of its 168 acres were planted with saplings in what that body called "the largest new native forest in England."

Within the built form, pride of place goes to the winner of the Trust's annual Architectural Award, the renovated **Durham Railway Station**. Renovation has been proceeding for more than a decade, with restoration of stonework, strongly glazed structures replacing prefabricated add-ons, re-orientation of the ticket centre and lounges to make this part of rail travel a more acceptable experience. In fact, the station is again a fitting scene-setter or finale for our "perfect little city."

The most notable new addition to the City's architecture was the **Durham Johnston School**. The architects, Ryder HKS, set out to produce "a building of civic proportions with the quality and rigour akin to a Collegiate environment." The aim has been fully realised in a contemporary structure, with massing arranged in block form, in which glazing and coloured laminate panels predominate on its public elevations.

The removal, repair and refixing of the **Trust's Teapot**, once above a tea shop but now above East in Saddler Street was hardly dramatic, but good stewardship of an element which adds interest to the urban scene. More dramatic was the removal of the **Equestrian Statue** from the Market Place in October for restoration in London. Trustees welcomed the conservation, but strongly queried the need to sever Lord Londonderry's head in order to fit the 'cage' sent in which to transport him. (An answer is still awaited from the Institute of Conservation.) In North Road the former Robbins Cinema, which for five years operated as a 'Walkabout' premises, recently re-opened as a **Music Centre**. As a venue for live music, with alcohol-free nights for younger teenagers, it provides the area and whole City with a welcome additional community facility.

The recent regularisation of occupation, with certificates of lawfulness for static homes, at **Finchale**



Station Master, Phil Crow, receives the architectural award plaque from Trust chairman, Dr John Charters
(Photo: R.Cornwell)

Abbey Caravan Park represents a much-needed step in this environmentally sensitive area. The Trust took a leading role in this achievement. The Trust was also a leading player in an Inquiry concerning the **Covered Market**, as a result of which approval was achieved for the extension of its mezzanine floor across the lower end of the Hall. It will add to the attraction, both functionally and in terms of design, of a universally valued feature of our City.

ENVIRONMENTAL MINUSES

The year has brought further features which detract from enjoyment of the City. This spring brought the strongest blooming of student '**To Let**' signs since 2007, when the District Authority informed Trustees that a policy of restraint would be pursued. (The new County Planning Officer has mentioned taking stronger action in the autumn.)

In **South Street** the delicate yellow lining, with parking bays indicated by red granite setts, no longer satisfied the County Highway Authority. Tarmac was laid, with wide yellow lining – messily so in places – spread on top. When an objection was lodged to such grossly insensitive treatment of this famous street, the unrepentant reply came from the Council seeking refuge in the Traffic Act of 2004.

Eastwards, **Broomside Lane** looks increasingly misnamed as car showrooms remove as much as possible of the roadside greenery. One has recently appealed against refusal for a dozen flagpoles (it already possesses the usual plethora of signs).

Finally, in the centre, the three-storey frontage of the new **Tesco** store can hardly be classified as a 'minus', given that it is little different from the previous FW Woolworth. Apart from being an opportunity lost – Durham City Vision has a policy for upgrading the

ANNUAL GENERAL MEETING

The sixty-eighth 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 12 May 2010
Members and friends are cordially invited to attend.

AGENDA

1. Apologies for absence.
2. Minutes of the 67th Annual General Meeting (Wednesday 13 May 2009).
3. Matters arising from the Minutes.
4. Report of the Trustees and the Presentation of Audited Accounts of the Trust for the year ended 31 December 2009.
5. Motion: *This AGM agrees to leave unchanged the Trust's area of operation for a further period, and to review it again when the Boundary Commission has reported.*
6. Appointment of the honorary officers of the Trust.
7. Appointment of Trustees.

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

Mr P J F Beard, Dr J W Charters, Dr A I Doyle, Mr D M H Glen & Mr N J Ruffle

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.

8. Chairman's remarks.
9. Any other business which may be brought forward by members.
It would be helpful if notice of this could be given to the Secretary.

LECTURE

At 8 pm, after the AGM

Douglas Pocock
will give a lecture on

***THE UNMAKING OF DURHAM'S
HISTORIC MARKET PLACE***

City of Durham Trust

Balance Sheet
At 31 December 2009

	Notes	Unrestricted funds £	Restricted funds £	31.12.09 Total funds £	31.12.08 Total funds £
CURRENT ASSETS					
Debtors: amounts falling due within one year	11	1,806	-	1,806	1,285
Cash at bank		<u>23,651</u>	<u>-</u>	<u>23,651</u>	<u>25,778</u>
		25,457	-	25,457	27,063
CREDITORS					
Amounts falling due within one year	12	(926)	-	(926)	(2,147)
		<u>24,531</u>	<u>-</u>	<u>24,531</u>	<u>24,916</u>
NET CURRENT ASSETS					
		<u>24,531</u>	<u>-</u>	<u>24,531</u>	<u>24,916</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>24,531</u>	<u>-</u>	<u>24,531</u>	<u>24,916</u>
NET ASSETS					
		<u>24,531</u>	<u>-</u>	<u>24,531</u>	<u>24,916</u>
FUNDS					
	13				
Unrestricted funds:					
General fund				24,531	24,916
Restricted funds:				-	-
				<u>24,531</u>	<u>24,916</u>

The trustees have not required the charitable company to obtain an audit of its financial statements for the year ended 31 December 2009 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 April 2008).

The financial statements were approved by the Board of Trustees on 20th April 2010 and were signed on its behalf by

Dr J W Charters -Trustee

Statement of Financial Activities
for the Year Ended 31 December 2009

		Unrestricted funds	Restricted funds	31.12.09 Total funds	31.12.08 Total funds
	Notes	£	£	£	£
INCOMING RESOURCES					
Incoming resources from generated funds					
Voluntary income	2	4,557	-	4,557	4,908
Activities for generating funds	3	793	-	793	1,232
Investment income	4	<u>145</u>	<u>-</u>	<u>145</u>	<u>1,077</u>
Total incoming resources		5,495	-	5,495	7,217
 RESOURCES EXPENDED					
Costs of generating funds					
Fundraising trading: cost of goods sold and other costs	5	713	-	713	479
Charitable activities	6				
Trees		-	-	-	304
Environmental conservation & appreciation		5,012	-	5,012	3,556
Governance costs	9	<u>155</u>	<u>-</u>	<u>155</u>	<u>489</u>
Total resources expended		5,880	-	5,880	4,828
 Total funds brought forward		 <u>24,916</u>	 <u>-</u>	 <u>24,916</u>	 <u>22,527</u>
 TOTAL FUNDS CARRIED FORWARD		 <u><u>24,531</u></u>	 <u><u>-</u></u>	 <u><u>24,531</u></u>	 <u><u>24,916</u></u>

City of Durham Trust

Notes to the Financial Statements
for the Year Ended 31 December 2009

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standards for Smaller Entities (effective April 2008), 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

	31.12.09	31.12.08
	£	£
Donations	1,474	164
Gift aid	621	654
Legacies	-	1,500
Subscriptions	<u>2,462</u>	<u>2,590</u>
	<u>4,557</u>	<u>4,908</u>

3. ACTIVITIES FOR GENERATING FUNDS

	31.12.09	31.12.08
	£	£
St Cuthbert	16	198
Essays	4	88
Bonomi	-	14
Visions	-	4
Futures of Durham	9	15
Walks leaflet	5	84
Christmas cards	<u>759</u>	<u>829</u>
	<u>793</u>	<u>1,232</u>

City of Durham Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2009

4. INVESTMENT INCOME

	31.12.09	31.12.08
	£	£
CAF account interest	<u>145</u>	<u>1,077</u>

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

	31.12.09	31.12.08
	£	£
Purchases	<u>713</u>	<u>479</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct costs	Subscriptions (See note 7)	Support costs (See note 8)	Totals
	£	£	£	£
Environmental conservation & appreciation	<u>3,298</u>	<u>542</u>	<u>1,172</u>	<u>5,012</u>

7. SUBSCRIPTIONS

	31.12.09	31.12.08
	£	£
Environmental conservation & appreciation	<u>542</u>	<u>455</u>

The total subscriptions paid during the year were as follows:

	31.12.09	31.12.08
	£	£
Bow Trust	50	50
Civic Trust (North East)	10	10
Friends of Durham Cathedral	20	20
CPRE	32	31
Civic Trust (National)	150	178
Alington House	30	20
Beautiful Durham	50	50
Woodland Trust	-	96
Civic Society Initiative	100	-
History of Durham Photo Project	<u>100</u>	<u>-</u>
	<u>542</u>	<u>455</u>

8. SUPPORT COSTS

	Management	Finance	Totals
	£	£	£
Environmental conservation & appreciation	<u>1,171</u>	<u>1</u>	<u>1,172</u>

City of Durham Trust

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2009**

9. GOVERNANCE COSTS

	31.12.09	31.12.08
	£	£
Filing fee	30	30
Legal fees	-	353
Independent examiner's remuneration		
	<u>125</u>	<u>106</u>
	<u>155</u>	<u>489</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2009 nor for the year ended 31 December 2008.

Trustees' Expenses

There were no trustees' expenses paid for the year ended 31 December 2009 nor for the year ended 31 December 2008.

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.09	31.12.08
	£	£
Trade debtors	1,806	1,038
Prepayments	-	247
	<u>1,806</u>	<u>1,285</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.09	31.12.08
	£	£
Trade creditors	851	2,097
Other creditors	75	50
	<u>926</u>	<u>2,147</u>

13. MOVEMENT IN FUNDS

	At 1.1.09	Net movement in funds	At 31.12.09
	£	£	£
Unrestricted funds			
General fund	24,916	(385)	24,531
	<u>24,916</u>	<u>(385)</u>	<u>24,531</u>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	5,495	(5,880)	(385)
	<u>5,495</u>	<u>(5,880)</u>	<u>(385)</u>