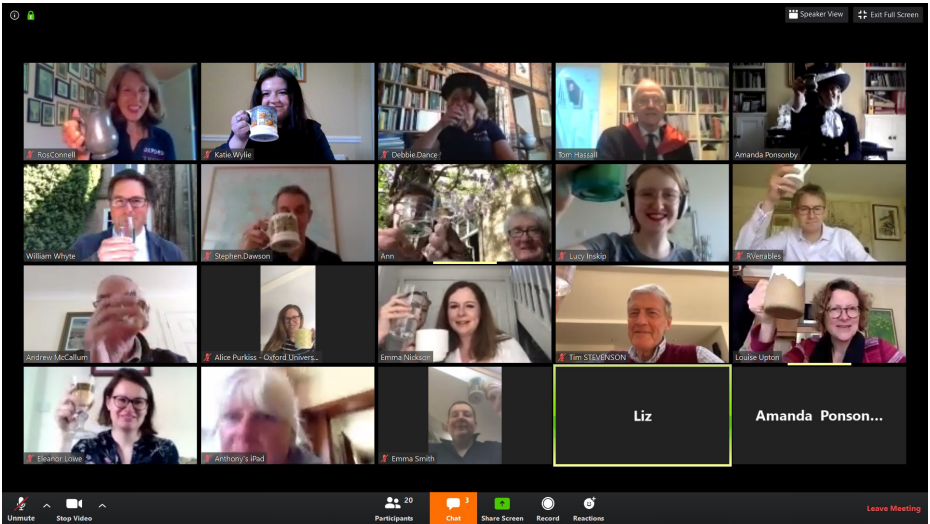


OXFORD PRESERVATION TRUST

ANNUAL REPORT 2020





The Shakespeare toast, our first virtual event.



Author Malcolm Graham and artist Edith Gollnast celebrating the completion of the Heritage Walk Book series.

**Oxford Preservation Trust was founded in 1927.
It is a registered charity and a company limited by guarantee.**

The objectives are:-

(a) to preserve and enhance for the benefit of the public the amenities of the City of Oxford and its surroundings

(b) to promote and encourage public interest in and knowledge of the history of the City of Oxford and its surroundings.

The Trust is active in five main policy areas:

- I. Strategic Ownership of Land & Property
- II. Projects
- III. Planning
- IV. Membership
- V. Education & Outreach

There have been no changes in the Trust's policies or methods of working in the past year, and no material changes are envisaged in the future.

HONORARY VICE PRESIDENTS

Prof Malcolm Airs, John Ashdown, Lucy Hughes, Dr Ian Scargill

TRUSTEES

servicing during the year

Chair: The Reverend Professor William Whyte	a
Vice-Chair Charles Cooper	a
Her Honour Ann Campbell	b
John Church	b
Cllr Colin Cook	d
Tom Hassall	a
Isobel Hughes	c
Cllr Lorraine Lindsay-Gale	e
Julian Munby	a
Philip Parker	a
Cllr Susanna Pressel	e
Carole Souter	b
David Streat	a
Professor Joe Tah	b
Dr Geoffrey Tyack	b
Cllr Louise Upton	d
Professor Heather Viles	c

a: elected;

b: co-opted;

c: nominated by University;

d: nominated by City;

e: nominated by County

Area Patrons

David Carter & Lady Phyllis Treitel (Boars Hill)

Mark Barrington-Ward (North Oxford),

Sacha Wernberg-Møller (Old Marston)

Martin Harris (Shotover)

Daniel Tarzey (Sandford & Kennington)

OXFORD PRESERVATION TRUST

Trust Structure

The Trustees set the strategic direction for the work of the Trust with their Board made up of six elected, six co-opted and six nominated Trustees who are appointed for three-year terms, all of whom are Trust members. There is currently one vacancy for a co-opted member. New Trustees attend a familiarisation day, with the chance to meet the team, and are asked to join a Committee, and encouraged to attend other committee meetings and events. During any three-year term a Trustee is expected to attend a re-familiarisation day and to attend a range of events and committee meetings.

The Trustees have appointed Debbie Dance as Director to run the Trust on their behalf, and she is supported by a team of seven (four full-time/three part-time) with relevant professional and administrative skills. The Director manages the work of the Trust day-to-day, implementing strategy and policy, reporting to Committees/sub-Committees meeting quarterly. Committees are chaired by a Trustee, with co-opted members with relevant skills, and professional advisers present as appropriate. Trustees meet four times a year with minutes and written reports provided.

Finance & Executive Committee: membership drawn from OPT Committee chairs: budgets, income & expenditure.

Charles Cooper (Chair), Her Honour Ann Campbell, John Church, Carole Souter, David Streat, Reverend Professor William Whyte,

Castle Committee: Oxford Castle interests

Her Honour Ann Campbell (Chair), Cllr Colin Cook, Tom Hassall, Emily Hirons, Cllr Lorraine Lindsay-Gale, Dr Victoria McGuinness

Investment Sub-Committee: investment policy

John Church (Chair), Charles Cooper, James Offen, Philip Parker, Jens Tholstrup

Land Committee: land and buildings over which OPT has an interest

David Streat (Chair), John Cole, Dr Kathy Davies, Tim del Nevo, Dr Robert Mather, James Offen, Walter Sawyer,

Representatives from Savills: Charles Campion, Lorna Meaden

Planning Committee: oversees responses to planning policies

Carole Souter (Chair), Fiona Bartholomew, Chris Cousins, Dr Kathy Davies, Georgina Hamshaw (from April 2020), Noel Newson, Professor Joe Tah, Dr Geoffrey Tyack

Advisers from Carter Jonas: Peter Canavan (to July 2020), Katherine Jones (from July 2020), Steven Sensecall

Oxford Flood Alleviation Steering Group OFAS: Tom Hassall (Chair), Her Honour Ann Campbell, David Streat.

Advisers: Peter Canavan (Carter Jonas), Charles Campion (Savills), Guthrie McGruer (Blake Morgan), Victoria Pouncey (Savills)

Chairs and Secretaries of Area Committees

Marston: Lucy Hughes, Dr Robert Mather
Boars Hill: Dr Chris George, Dr Susan Davies

Professional Advisors

Land Agents: Savills (L&P) Ltd, Wytham Court,
11 West Way, Botley, Oxford, OX2 0QL
Bankers: Barclays Bank plc, PO Box 333, Oxford, OX1 3HS
Auditors: Critchleys Audit LLP, Beaver House,
23-38 Hythe Bridge Street, Oxford OX1 2EP
Solicitors: Blake Morgan, Seacourt Tower,
West Way, Oxford OX2 0FB
Investment Advisers: Cazenove Capital Management Ltd,
12 Moorgate, London, EC2R 6DA
Sarasin & Partners LLP, Juxon House,
100 St Paul's Churchyard, London, EC2M 8BU
Planning Consultants: Carter Jonas, Mayfield House,
256 Banbury Road, Oxford OX2 7DE

OPT Team

Director: Debbie Dance FRICS FRSA IHBC OBE
Finance & Governance: Hywel Edwards p/t
Heritage: Rowena Creagh (to February 2020)
Lucy Inskip (July to December 2020)
Katie Wylie (from January 2020)
Land Officer: Lindsay Priddle p/t
Planning: Laura Warden p/t
Laura Waterton p/t
(Maternity Cover January to June 2020)
Membership, Events & Marketing: Stephen Dawson
Ros Connell p/t

Registered Office

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Email info@oxfordpreservation.org.uk
Website www.oxfordpreservation.org.uk

Oxford Preservation Trust is a company limited by guarantee
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Registered with the Charity Commission number 203043
Registered for VAT number 879 0464 82

A copy of the Trust's governing Memorandum and Articles of Association
is available on request from the Office.

Forward from the Chair

It has been quite a year. That OPT has been able to achieve so much is entirely down to two things: the hard work of our officers and the support that we have been given by our members and supporters. This report is a record of all that achievement. It is also a chance for us to say thank you.

Without you, OPT could not have kept our green spaces open throughout the pandemic. Nor could we have held Oxford Open Doors or staged the OPT Awards. Despite everything, this year has seen a slew of special projects: from the transformation of units in the Covered Market to the start of a comprehensive restoration of the Rewley Road Swing Bridge; from the completion of the Oxford's On Foot Heritage Walks book series to the conservation of our houses in East St Helen Street, Abingdon. It has also been a year of hard work on planning, care of our land, education, and much more besides.

All of this work calls for dedication and commitment. We are exceptionally lucky in our director and her team. We are also fortunate to have a group of enthusiastic and expert trustees. But what makes all this work possible is the generosity of our members and supporters. As we emerge from the pandemic, we will need that more than ever.

Trust Activities

The Trustees fulfil Trust Aims and Objectives through four areas of work; managing land and buildings, planning, projects, education and outreach including membership, and in accordance with the Charity Commission guidelines on public benefit.

Trustee Matters

The Trust began the year in positive mood, confident at building on the success of the previous year. In March the first Covid-19 lockdown happened and following government guidance, the OPT offices closed, and everyone began working remotely, with conservation projects mothballed, and membership activities and events suspended.

The Trustees worked closely with the Director to find ways to continue our work, and to make our contribution. This has resulted in the OPT land remaining open throughout the year, with public access encouraged.

Work on the Trust Strategy was brought to an appropriate stage and put on hold until there was more certainty. It will now be published in 2021 in time for the AGM and a review of the committees will follow. During the year a Welcome Pack for Trustees was produced, part of a comprehensive programme of engagement. This will be reviewed annually and brings together history, aims and objectives, strategy and policy, best practice, governance, together with information on committee structures, introduction to the team, an overview of the land and properties, and key event dates.

OPT Team Matters

The importance of having a strong and knowledgeable team has been crucial during the pandemic. Debbie Dance has led the team, taking a positive, can-do and hands-on approach, looking after the team's health and wellbeing. This has only been possible with the support of Stephen Dawson, who also took on greater responsibility for OPT's buildings as the Operations and Development Manager. Ros Connell continues as the Membership Officer with Lucy Inskip joining us for the latter half of the year to assist with Oxford Open Doors. Land Officer, Lindsay Priddle has had a challenging year keeping our land open, assisted by the team, and has been a key member overseeing health & safety issues. Katie Wylie joined us in January as Heritage &

Outreach Assistant, moving into the role of Planning & Projects Assistant when Rowena Creagh left to return to academic endeavours. Katie has settled in well whilst working remotely and with Laura Warden, Senior Planning Officer, on maternity leave. Her role was initially covered by Laura Waterton, then Katherine Jones, Carter Jonas secondment. Crucial finance and governance has been ably maintained and enhanced by Hywel Edwards. Oxford Brookes University student Olivia Garnham just managed to get in her 10-week internship before lockdown, with University of Oxford student April Gilling joining us for a micro-internship just as the offices closed.

Communications & Digital

The importance of digital and online communications quickly became apparent this year with work on planning and projects, the hosting of committee and Trustee meetings, all relying on Zoom and Teams. We quickly learned new skills and kept in regular touch with our existing members, recruited new, and were able to offer a full range of webinars. Our strong social media presence saw thousands of impressions online at Oxford Open Doors and the Awards, and helped widen participation from a younger and more diverse audience.

The website is the place people have gone to find out more, to access our walks, to buy our books, to donate and to join. During the year we have worked with a range of stakeholders to find out what they want to see and are now working on a refreshed, easier-to-use website to be launched at the beginning of 2022.

Debbie's *Oxford Times* column and monthly blogs continue with subjects ranging from the personal to the planet; the Covered Market - a Place for Everyone; Oxford and your Health & Wellbeing; From Shakespeare to South Park - an OPT Legacy lives on; Oxford's empty streets are still alive; Oxford gets back to work; Oxford Meadows; Where will the tourists go; Oxford Open Doors; Green Spaces for all, forever; and finally, Oxford's Changing Landscape.

'Ox in a Box' - Oxford's On Foot Heritage Walks Books 1-6

The 'On Foot' heritage books began when Debbie discussed updating the County Council's out-of-print 1970s 'On Foot' leaflets with Malcolm Graham who had recently retired as Head of the Centre for Oxfordshire Studies, and Edith Gollnast, former City Conservation officer. It quickly became apparent that a leaflet would not do the job and we are grateful to those who supported us to publish the books; Sir Hugo Brunner and the Barnsbury Charitable Trust, CPRE Oxfordshire Buildings Preservation Trust, Doris Field Trust, Greening Lambourn, Margaret Leighfield and the William Delafield Charitable Trust and to the many people who have bought their copies along the way. Malcolm's detailed knowledge coupled with Edith's precise hand have brought the pages to life, with the late Alun Jones' characterful maps leading the visitor round. The final book in the series, 'On foot from The High to Trill Mill', was published on 19 October to coincide with the 50th anniversary of Malcolm starting work at the City Library. It marks the completion of an extraordinary journey through Oxford's streets, and a charming and important record of some of its more fragile heritage. A special slip case holding the six books has proved a success with over 160 sets sold.

Book 1: On foot from Oxford Castle to St Giles'

Book 2: On foot from Broad Street

Book 3: On foot from Catte Street to Parson's Pleasure

Book 4: On foot from Paradise Street to Sheepwash

Book 5: On foot from Carfax to Turn Again

Book 6: On foot from the High to Trill Mill

Land

We were delighted to keep our green spaces open and accessible as our contribution to Oxford and local residents over the past year. Guidance to stay in our homes and not to travel saw many people discovering places on their own doorsteps, and the positive effect it has on their health and wellbeing. There has been much greater use of our land by a wider and more diverse group of people which we hope to build on in future. We look after over 1,000 acres through ownership, covenants and other interests for its landscape and views, and as places for local people to enjoy. During the past year it has been under extreme pressure from the very large visitor numbers, causing path erosion, some mis-use, and too much litter. We appreciate that this has may have been difficult for some of the residents who live nearby who have experienced this. We are also grateful to the Patsy Wood Trust for enabling the post of land officer which has been crucial.

Volunteer work parties at **Wolvercote Lakes, Heyford Meadow, Simons' Land, Boars Hill** and **Kennington Memorial Field** may have been limited, but the enthusiasm has remained with a record number of land volunteers wanting to be involved. We are grateful to Good Gym, the Oxford Conservation Volunteers, Abingdon Green Gym and all our volunteers. This year we were delighted by reports of barn owls nesting at **Heyford Meadow** the adults happy to be seen going to and fro to feed their four owlets.

Widening and improving the **Sustrans** National Cycle Network route number 5 at **Kennington Flood Meadows** has proved popular, winning an OPT Award, and the installing of two new footbridges has made the river path easier. An extensive programme of willow pollarding along the banks of the Thames adjacent to **Pixey and Yarnton Meads** is also improving access.

The partnership between OPT and the Grosvenor Estates to restore meadow grassland at **Marston Hamm** is proving slow and difficult with some ditching, hedging and fencing work started as we encourage wildflowers with grazing to happen in the Summer after the seeds have set. We are working with Oxford City Council to develop a circular route to and from the Vicky Arms with kissing gates and interpretation boards for visitors which will begin in Summer 2021.

In **Boars Hill** at **Abraham Wood, Jarn Heath** and the **Matthew Arnold Reserve** woodland management continues with the support of Network Rail/TOE which has allowed better access and improved wetland areas.

During the year the Environment Agency withdrew its Compulsory Purchase Orders and planning application which are needed to facilitate the **Oxford Flood Alleviation Scheme**. This delay is caused by infrastructure issues downstream and we have taken the opportunity to write again to the EA asking for more evidence of why they have chosen the route across **Hinksey Meadows** which will destroy rare MG4 grassland. The Trustee Steering Group continues to monitor the situation, with funds allocated for professional advice.

Properties

Work at the medieval merchant's house at **26 & 26a East St Helen Street, Abingdon** to restore the rare gothic traceried three-bay window c1430 began early in the year. Working closely with expert Dan Miles, Owlsworth and supported by the SODC conservation team, the outcome is an exemplar. We are grateful to the William Delafield Trust for the financial support and to our tenants who have been so understanding as the work was delayed. The application for planning permission and listed building consent for **Lord's Farm Barn, Eynsham**, submitted at the end of 2019 was delayed with permissions eventually granted in November 2020. Consideration will now be given to carrying out a conversion that can demonstrate sustainability and heritage working

together. At the **Painted Room** plans for new book shelving, a reading table and chairs will now happen in 2021 and we are grateful for the generous donation of Oxford books from the family of Peter Spokes and Ann Spokes-Symonds. This year's **Shakespeare Birthday Parade** was our first virtual event, with William Whyte raising the toast to the immortal bard, together with a range of activities including our livestream video, and a range of family activities available online. We are planning a range of events to re-open the rooms to our members as soon as restrictions ease.

OPT Awards

Now in their the 43rd year, the Awards were launched in February at the Wood Centre, Stansfield Park, one of last year's winners, and chosen to raise awareness of our new Green Award 2020, to be given to the project that best demonstrated a commitment to sustainability. We are grateful for the unwavering support of our sponsors, Critchleys, Carter Jonas and Mathews Comfort which allowed us to extend the date of entries and keep going after the lockdown delay. We were delighted to receive 45 good quality entries across the categories of Building Conservation, New Buildings, Small Projects, Landscape and Public Realm and Temporary Projects. The commitment of the Judges, Katie Wylie's organisational skills and support from all the entries, enabled all the projects to be visited safely, and we held our first, and, hopefully our last, virtual Judging Decision day in September. We were unable to host the usual event, our 200 guests joined us for an enjoyable virtual evening hosted by the Chair William Whyte, when eight plaques and fifteen certificates were awarded. Congratulations go to the team behind the Dorothy Wadham Building, Iffley Road which received the Green Award from City Councillor Tom Hayes, cabinet member for Green Transport. Plaques were awarded to All Souls College for the High Street façade restoration; restoration and re-use of Brasenose Farm, Brasenose Driftway; Keble College, Parks Road frontage restoration; St Mary the Virgin, Iffley external conservation; the Temple Book Bindery, Yarnton; The Dorothy Wadham Building, Iffley Road; The Buttery & Old Porters' Lodge at Wolfson College; and the Sustrans path at Kennington Meadows.

Rewley Road Swing Bridge

A combination of lockdowns, legal negotiations, and finalising contracts had delayed the project start, as the decay continued and costs rose. We are grateful to Historic England, Network Rail and the Railway Heritage Trust who all agreed to put in generous additional contributions to allow the project to happen, with informed advice coming from our expert team, the Morton Partnership, Avon construction, Oxford Archaeology and QS Ian Walker.

Work began on site in November, with the site established, and hoardings erected before the winter weather stopped progress at Rewley Road, though sourcing and making up parts off site, analysing paint samples and planning continued off site. The glory of Victorian engineering meant that in early April the original gears turned again, with running rails, timber sleepers, chairs, deck plates, rivets, edge beams and parapets all now common words in the OPT vocabulary, as we work to re-use as much of the original material as possible. We are grateful to Trustee Tom Hassall and former British Rail Area Manager David Mather for their support and knowledge shared. The restoration is on course to be finished in time for Oxford Open Doors, removing it from the Historic England Buildings-at-Risk Register, with a second phase to restore the landscaping and provide some historical interpretation to follow.

A Quiet Time in the City Centre Streets

Those extraordinary first few months of lockdown in Oxford saw the streets empty as the shoppers, workers, students and tourists stayed away, and the clear blue skies provided a great

backdrop for budding photographers. The City Council began to work on how to ensure a return to economic vitality could happen, using the opportunity to think about removing some traffic permanently, to mixed response. Street cafes appeared in Cornmarket and George Street over the Summer and renewed interest in the **OPT Broad Street Plan** happened. Kim Wilkie, landscape architect and author, will give the Chairman's lecture in March 2021 enabling engagement with key stakeholders, with ideas for the street café culture to happen at the western end in Summer 2021. The **Covered Market** has inevitably suffered, with home deliveries becoming the norm and the OPT/City Council restoration work on the Lindsey's unit delayed. Now back on site, the stonework cleaning and repairs, carefully chosen paint scheme, new timber shopfronts and restored trellis ironwork have attracted interest from potential tenants so that the two units created will be up and running in 2021. We thank the William Delafield Trust for their continuing financial support. Alongside this the City Council have also commissioned a Master Plan for the Market with some creative thought on heritage, development, tenant mix and lease arrangements which should assist in making it the vital, interesting and fun place that it is crying out to be.

Planning

Planning has been busier than ever with developers and local authorities quickly turning to digital to allow planning decision-making and Inquiries to continue. We are grateful to our planning consultants Carter Jonas who have supported us over the year, with the secondment of senior planner Katherine Jones p/t. The Planning Committee continued to meet virtually and we remain grateful to our expert panel members and to Trustee Carole Souter for her interest and excellent chairing skills.

Oxford's Landscape setting and views remain key issues and we continue to work closely with Historic England, with senior colleagues coming to Oxford in February to spend the day looking at areas of mutual concern. The **relaxation of the Oxford building heights limit** in the new **Oxford Local Plan** intensifies the need for the **Oxford Views Study Part II** looking across and out of the City from key public views. During the year Oxford University were given permission for the **Life & Mind Building**, on the site of the former Tinbergen building, to be the University's largest building reaching a height of 24.8 metres, with chimneys rising above this, substantially higher than the previous 18.2 metres height limit. As the year closed plans for another storey to be added to the **Clarendon Centre** at the very heart of the city were emerging, together with early plans for the University's Humanities Building on the ROQ site, and Court Place, Iffley.

In spite of best efforts the high price of housing in Oxford has been deemed the 'extraordinary circumstance' needed to justify releasing land from the Green Belt for housing. All the sites in the Cherwell and Oxford Local Plans were allocated, and in early 2021, those in the South Oxfordshire Plan, after an intense virtual Inquiry, the first of its kind. An extraordinary 19,500 dwellings could be built on previous Green Belt land, plus the necessary infrastructure yet to be agreed. Challenges to the South Oxford and Cherwell District Council decisions have since been lodged.

There have been early discussions on sites at Yarnton, North Oxford, Old Marston, Iffley and Elsfield. OPT is working to influence how these sites are developed, engaging with responsible developers and landowners, particularly where we own adjoining land. Any site that is developed should have a strong Active Travel Plan, cycling and walking with links into and out of the city, and have good public transport, not simply relying on the car in every drive being electric. We want to encourage good design in keeping with the character of their surroundings and within views, and with adequate green space and good access to the countryside. We are also seeking for some control over what happens on those areas not yet developed to try to ensure that they are not in the next phase of development and can remain green into the future.

These major developments are bringing pressures to provide roads and infrastructure, and this year has seen proposals for gravel extraction and a large solar farm at Nuneham Courtenay.

In February Historic England published **Heritage Counts** providing evidence for the reuse, recycling and adaptation of existing historic buildings in order to meet Government's targets on being carbon neutral by 2050. OPT is adding its voice and now responds to planning applications to question if they are going far enough in considering climate implications.

Oxford Open Doors

Oxford Open Doors means a great deal to people and we wanted to give everyone something to look forward to, when so much had been cancelled. We had to act responsibly and within the rules, so we kept local, and kept everything under review right up to the last moment. We began with the idea of offering a range of virtual tours, talks, exhibitions and events and, with the support from the University of Oxford and Historic England, developed **Oxford Open Doors Goes Outside**. This was a way of engaging and celebrating the green spaces, landscapes, setting and views that are an intrinsic part of our glorious city, right on the doorstep, including many of the areas owned and managed by us. We opened doors and created walks through gardens and gates, and developed a range of self-guided **Green and Hidden Heritage walks** and family activities, working with partners Sustainable Healthcare, Oxford Archaeology and others. These proved so popular that we continue to make them available on our website, and are sharing them with the Oxford Health Charity, the Oxford Health NHS Foundation Trust and Oxfordshire Mind.

With no launch party we invited the High Sheriff, Amanda Ponsonby, complete with costume, to join OPT Chair, William Whyte in the OPT garden, to raise a virtual glass with our guests. This was followed by William talking on 'Oxford and the Pandemics of the Past' with the annual RIBA lecture 'Heavyweight and Thick-skinned' given by award winning architect and OPT corporate member, Clare Wright.

Over 6,000 people engaged in 80 events, with 26,500 virtual views, 69% were from a new, younger and more diverse audience. We are grateful to everyone who helped make the weekend happen, with particular thanks to Magdalen College, Christ Church, the Botanic Gardens, Harcourt Arboretum, the Oxford Centre for Islamic Studies, Lady Margaret Hall, Oxford Castle & Prison, and the Oxford Guild of Guides.

Oxford Open Doors 2021 will continue to offer a virtual element and self-guided walks, alongside opening buildings and outside spaces. We are also working with partners and local communities to include health and wellbeing and the benefits of both the green and built historic environment.

Oxford Castle & Prison

This has been a tough year for Oxford Castle & Prison, unable to open for many months, the team on furlough, no education, no visitors, and doors tightly shut. We have worked closely with our commercial partners Continuum, who have been exemplary in keeping in touch, managing costs down, making use of available grants, and being ready to open in a safe and responsible way as soon as the opportunities arose. They were one of first to be awarded the Trip Advisor 'We're Good to Go' industry standard.

Access to St George's Tower remains compromised by ongoing repair works and the Mound remains closed as it is not possible to open it safely whilst social distancing rules are in place. The reduced visitor numbers have meant that the café is no longer viable and will remain closed for

the foreseeable future. The County's Learning and Access Officer was furloughed for some time and has not been able to return to site, and just as the interest from schools began to return in the Autumn a further lockdown was announced. As we go into 2021 the attraction remains closed with plans for a limited reopening to happen after May as the road to recovery allows.

OPT is working closely with the County and Historic England on overdue repairs to St George's Tower, including cutting back the ivy, repairs to the Mound and the Debtor's Tower.

Work in negotiating a new lease with Continuum continues to ensure that agreement is reached and in place by March 2022 when the current legal arrangement runs out.

Membership

We have been delighted to see a growth in membership as we kept our green spaces open, and increased our social media presence. Thanks go to our existing members who have stayed with us and have let us know how much they enjoyed our regular email updates, with details of our work, virtual events and generally keeping in touch.

We are grateful to our expert historian friends, who learnt the wonders of Zoom, and thank Liz Woolley, William Whyte, David Radford and Malcolm Airs, talking on 'From St Thomas' parish'; 'Oxford's Most Hated Buildings'; 'Oxford's most recent Archaeological finds'; and on 'the Pitt Rivers Museum - a dream that failed.' We have recordings of all our talks for the first time, an archive for the future, and will continue to include them in the future members programmes as they have proved so popular.

Our 85 Patrons in the **Betjeman Circle** mean a great deal to us. Unable to meet in person we came up with ways to come together including the virtual toast to the Immortal Bard on Shakespeare's birthday 23 April and attending the virtual launch of Oxford Open Doors *Goes Outside*. We are busy planning a range of interesting events for 2021 to fit all eventualities.

We have been sad not to meet with our legacy group, the Centenary Circle, missing out on the annual Chairman's Tea. We continue to keep in touch with each member, with William Whyte writing a personal note to everyone thanking them for their continuing support.

This year we received a generous legacy from the Estate of **Stella Welford**, a long-standing life member who died at the end of 2017, and had been a member of the Centenary Circle, as well as an active member and keen land volunteer, remembered for her work at Wolvercote Lakes. We were sad to learn of the death of **Elizabeth Spalding** who together with her husband John, had been members since 1953, and who was so generous in leaving a legacy to the Trust. We also thank the late **Antonina Chelmikowska** for making a gift in her Will.

A lasting legacy to ensure Oxford's future

If you are considering leaving gift in your Will do let us know so we can thank you in your lifetime. Contact Debbie Dance director@oxfordpreservation.org.uk for further information

We thank their families and executors and those individuals who made donations in memory of OPT Vice President Ann Spokes Symonds and member Mary Greaves.

We remember **Ruth van Heyningen** who was a member of OPT for 64 years and died two days before her 102nd birthday. The family's connection is through land at North Hinksey which came

to the Trust in 1978 when the family home, College Farm, was sold. We are delighted that her daughter and family continue as members and were delighted to celebrate her 100th birthday at St Cross College during the Chairman's Tea in 2018.

Support from our **Corporate** members and our **College** members at this critical time has meant a great deal. Many have joined us at our virtual events, and we are now looking forward to a return to in-person events, and are looking at offering some CPD opportunities in 2021 to add to the membership offer.

Financial

This has been a year of uncertainty and caution with budgets recalculated, expenses cut back and great efforts made to raise the money that we need to keep our work and projects going in difficult circumstances, with the inevitable rise in costs caused by delays, and the shutting of the Castle & Prison. The Accounts to 31 December 2020 show a net surplus on ordinary activities of £37,063 which, with legacies and realised gains, became an overall surplus of £77,576. This includes restricted funds of £129,158 given for specific schemes. Unrealised gains on the investment portfolio of £104,979 resulted in a net increase in funds of £182,555 for the year.

The Trust holds Restricted Funds for specific projects with Unrestricted Funds available for general use, both as cash and investments. The Trust's land and property is held in furtherance of the Trust's aims and objectives and is shown as designated funds in the accounts. Unrestricted reserves are held in furtherance of the Trust's strategic aims and objectives.

The Trustees continue to look to balance income and expenditure and the OPT team, led by the Director, work hard to achieve this, keeping down costs of administration ensuring best value in all areas. The Trust operates a policy where funding for particular projects must be identified before work takes place. Expenditure on planning, reflects the increase in this area of work throughout the year.

At the AGM, held virtually, the **Heritage Fund 2020** appeal was launched in response to the difficult financial situation faced and asked for support for our work. Members responded in a very positive way and the £40,000 target was met. Recognising that the next few years will be challenging the Trustees have agreed to set up an annual Heritage Fund appeal to be launched at each year's AGM and with this year's **Heritage Fund 2021** already attracting generous donations.

Investment

The Investment Sub-Committee has a responsibility to oversee investment policy and meets quarterly to review the performance of the Trust's portfolio. As at 31st December 2020, £2,157,844 was held within a discretionary segregated portfolio managed by Cazenove Capital and £1,613,016 was invested in the Sarasin Climate Active Endowment Fund. In January 2021 the funds invested with Cazenove were transferred into the Cazenove Charity Responsible Multi-Asset Fund. This completes the revision of the portfolio which had the objective of maximising the investment performance, in a balanced way, whilst also positioning the Trust as a responsible investor.

Total investment income was £105,325 and was used to fund work of the Trust (2019: £123,214). Overall, the investment portfolio generated a total return (income and capital growth, less costs) of £190,103 (2019: £430,459). This represented a total return of 5.2% in 2020. Although both the income and the total return were lower than in 2019, this was considered to be a satisfactory performance in the context of the challenging market conditions, relating to the pandemic.

Reserves

At year end the Trust had total assets of £7,362,895. This is made up of £2,735,096 representing tangible and heritage assets, £4,020,855, representing Investments, other designated funds and general funds and £606,944 in restricted funds. Within the unrestricted funds £161,861 remains designated for two projects, the renovation of Lord's Farm (£128,550) and the Rewley Road Swing Bridge project (£33,311).

The Trust holds unrestricted reserves to enable it to move quickly to secure land in line with our strategic aims and objectives. Additionally, income from the investment portfolio provides a large proportion of our routine annual expenditure and is essential to maintain the Trust's ongoing activities.

Risks

The Trust has identified six main financial risks:

- Loss of key personnel.
- Impact of Covid 19 with uncertainties over how long it will continue, and financial impact.
- Future loss of funding due to Brexit relating to land.
- Diversion of funds due to the unprecedented planning growth around Oxford.
- Diversion of funds due to the Oxford Flood Alleviation Scheme (OFAS).
- Cost overrun on the restoration of Rewley Road Swing Bridge.

The Trust operates through a small team, some of whom are key to attracting funding for the Trust. The Trustees are mindful of the value of these individuals and ensuring that sufficient efforts are made to induce them to remain with the Trust. Trustees also consider succession planning to provide continuity when individuals move on.

Covid 19 presents numerous financial risks to the Trust. During 2020 careful management and fundraising efforts has enabled us to mitigate the worst effects. There have been further lockdowns in 2021 with the Government's road to recovery suggesting that the earliest return to anything like normal will be late June. The Trustees agreed a revised budget in May 2020 and have set a cautious budget for 2021. They continue to monitor performance.

A significant proportion of the Trust's land income was derived from EU agri-environment grant funding. The Basic Payment Scheme (BPS) is being phased out (2021-2027) and will impact the Trust's income. The Trust is being advised by an experienced land agent team, ensuring future income opportunities including Stewardship schemes.

There is considerable pressure to build houses around Oxford and within the green setting of Oxford. The Trustees are mindful of the need to provide the necessary funds to ensure that there is a strong planning team able to fully engage in this area of the Trust's work.

A large part of the proposed Oxford Flood Alleviation Scheme (OFAS) runs through land owned by OPT. In order to mitigate the considerable effects of the OFAS on Trust land and to ensure that the wider planning and compulsory purchase implications are properly considered, the Trust is aware that further unbudgeted funds may be expended.

The Rewley Road Swing Bridge passed into the ownership of OPT in November, when a contract was also signed for the restoration work after careful scrutiny by external consultants and funders. The Trust has appointed a very experienced team and is working closely with the funding

partners. The risks from bad weather remain with the contractors and suitable contingencies have been allowed within the cost plan, intended to cover the inevitable unanticipated costs.

Remuneration

Remuneration matters are managed by the Finance & Executive Committee who delegate HR matters to the Chair of the Committee.

.....
For and on behalf of the Trustees

Reverend Professor William Whyte (Chair)

.....
Mr Charles Cooper (Vice-Chair)

3rd June 2021

Statement by the Trustees of Oxford Preservation Trust

The attached summarised accounts are a summary of information extracted from the annual accounts and certain information relating to both the statement of financial activities and the balance sheet.

These summarised accounts may not contain sufficient information to allow for a full understanding of the financial affairs of the charity. For further information, the full annual accounts and the trustees' annual report should be consulted. Copies of these can be obtained from the office and are available to view on the website.

The full annual accounts have to be subject to external examination by an independent auditor and received an unqualified report.

The annual accounts were approved by the trustees on 16 June 2021 and will be submitted to the Charity Commission.

.....
For and on behalf of the Trustees

Reverend Professor William Whyte (Chair)

.....
Mr Charles Cooper (Vice-Chair)

3rd June 2021

**OXFORD PRESERVATION TRUST
INCOME & EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020	2019
	£	£
ORDINARY ACTIVITIES		
INCOME		
Members subscriptions	77,375	72,563
Investment Income	105,325	123,214
Rental and other income from land and property	171,168	192,263
Grants and donations for projects	366,919	258,118
Other restricted income	<u>130,457</u>	<u>128,621</u>
Total income from ordinary activities	<u>851,244</u>	<u>774,779</u>
EXPENDITURE		
Expenditure on land and property	182,511	238,157
Projects	282,006	125,128
Planning, scrutiny and advocacy	80,543	69,968
Education, membership and administration	<u>269,121</u>	<u>362,258</u>
Total expenditure on ordinary activities	<u>814,181</u>	<u>795,512</u>
Net (deficit)/surplus on ordinary activities	37,063	(20,732)
OTHER INCOME		
Income from legacies	40,513	115,716
Realised gain on fixed assets/covenant	-	(1,236)
Realised gains/(losses) on investments	<u>-</u>	<u>41,253</u>
Overall surplus for the year excluding unrealised investment gains/(losses)	<u>77,576</u>	<u>135,001</u>
The growth in our restricted reserves which is included in our overall surplus for the year	<u>129,158</u>	<u>107,539</u>

OXFORD PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted	Restricted	Total Funds	
	2020	2020	2020	2019
	£	£	£	£
Income				
Donations and legacies	212,171	272,636	484,807	446,397
Income from charitable activities	171,168	130,457	301,625	320,884
Investment income	105,325	-	105,325	123,214
(Loss) / Surplus on disposal of fixed assets / covenant	-	-	-	(1,236)
Total income	<u>488,664</u>	<u>403,093</u>	<u>891,757</u>	<u>889,259</u>
Expenditure				
Costs of raising funds	43,439	-	43,439	37,865
Charitable activities	<u>496,807</u>	<u>273,935</u>	<u>770,742</u>	<u>757,647</u>
Total expenditure	<u>540,246</u>	<u>273,395</u>	<u>814,181</u>	<u>795,512</u>
Net income and net movement in funds before gains and losses on investments	(51,582)	129,158	77,576	93,748
Gains/(losses) on investments				
Realised	-	-	-	41,253
Unrealised	<u>104,979</u>	-	<u>104,979</u>	<u>279,379</u>
Net income and net movement in funds before transfers	53,397	129,158	182,555	414,379
Transfers between funds	-	-	-	-
Net income and net movement in funds for the year	53,397	129,158	182,555	414,379
Reconciliation of funds				
Total funds brought forward	<u>6,702,554</u>	<u>477,786</u>	<u>7,180,340</u>	<u>6,765,961</u>
Total funds carried forward	<u>6,755,951</u>	<u>606,944</u>	<u>7,362,895</u>	<u>7,180,340</u>

All activities are continuing. There are no gains or losses other than those recognised through the Statement of Financial Activities.

OXFORD PRESERVATION TRUST Company no: 225839

**BALANCE SHEET
AS AT 31 DECEMBER 2020**

	2020	2019
	£	£
FIXED ASSETS		
Tangible assets	1,823,766	1,831,418
Heritage assets	911,330	911,330
Investments	<u>3,770,859</u>	<u>3,686,081</u>
	6,505,955	6,428,829
CURRENT ASSETS		
Debtors	79,923	122,029
Cash at bank and in hand	<u>889,721</u>	<u>724,529</u>
	969,644	846,558
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	<u>(112,704)</u>	<u>(95,047)</u>
NET CURRENT ASSETS	<u>856,940</u>	<u>751,511</u>
NET ASSETS	<u>7,362,895</u>	<u>7,180,340</u>
FUNDS OF THE CHARITY		
Designated funds (fixed assets)	6,205,955	6,128,829
Designated funds (projects)	452,925	480,925
General funds	<u>97,071</u>	<u>92,801</u>
Total unrestricted funds	6,755,951	6,702,554
Restricted funds	<u>606,944</u>	<u>477,786</u>
	<u>7,362,895</u>	<u>7,180,340</u>

RESTRICTED FUNDS as at 31 December 2020

	£
Harcourt Hill	26,120
Rewley Road Swing Bridge	477,932
Martyrs Memorial	1,182
Oxford Castle	89,415
Oxford Land Fund	8,286
Railings Project	1,132
John Thompson Legacy	2,077
Trust for Oxford Environment	(700)
Kennington Memorial Field	500
Iffley	<u>1,000</u>
	<u>606,944</u>

Harcourt Hill – acquisition and management of nineteen acre field at Harcourt Hill

Iffley – for the restoration of a wall at Glebe Field, Iffley

John Thompson legacy – legacy receipt for planting of trees in central Oxford

Kennington Memorial Field – funds to be spent on improvement, maintenance and public access.

Rewley Road Swing Bridge – in furtherance of the restoration project. The fund balance includes £315,000 (2019 –£210,000) from Historic England. We anticipate spending approximately £730,000 on this project this year and have received pledges for the additional funds.

Martyrs' Memorial – maintenance of the Martyrs' Memorial, St Giles.

Oxford Castle – rental and other income which, under the terms of the agreement with the National Heritage Memorial Fund , is used for the benefit of Oxford Castle. Included in the expenditure are costs that will arise from Covid 19.

Oxford Land Fund - for the purchase and improvement of land

Railings Project – project to restore traditional railings .

Trust for Oxford Environment – grant funding for sustainability, access and biodiversity projects in Oxfordshire

UNRESTRICTED FUNDS as at December 2020

Designated Funds	£
Tangible fixed assets	2,735,096
Fixed asset investments	3,470,859
Lords Farm	128,550
The William Delafield Charitable Trust	58,745
Land purchase fund	119,059
Land management fund	100,927
Flood Alleviation Scheme	12,333
Rewley Road Swing Bridge	<u>33,311</u>
 Total designated funds	 6,658,880
 General Funds	 <u>97,071</u>
	<u>6,755,951</u>

Tangible fixed assets represent the charity's tangible fixed assets and heritage assets including land and property.

Fixed asset investments represent the Charity's fixed asset investments.

Lords Farm represents the proceeds from the sale of cottages at Eynsham and has been designated for the benefit of OPT land and properties, to include necessary works to Lord's Farm.

The William Delafield Charitable Trust represents donation which the Trustees are to use for specific costs at their discretion. The fund contributed towards works done to Turn Again Lane.

Rewley Road Swing Bridge includes a sum of £50,000 set aside by the Trustees in 2011 towards the restoration of the Swing Bridge, less expenses incurred to date.

Land Purchase Fund was set up to fund land purchase and is similar to the restricted Oxford Land Fund.

Land Management Fund is to be spent on improvements of existing land holdings at the discretion of the Land Committee.

Flood Alleviation Scheme manages funds used by the Trust to engage with the Environment Agency's scheme to develop a flood alleviation channel which passes through Trust land.

LEGAL FORM & MEMBERSHIP LIABILITY

Oxford Preservation Trust is a charitable company limited by guarantee incorporated in England & Wales. In accordance with Clause (8) of the Company's Memorandum of Association, every member of the Trust undertakes to contribute to the assets of the Trust in the event of the same being wound up during the time that he is a member, or within one year afterwards for payment of debts and liabilities of the Trust contracted before the time at which he ceases to be a member, and of the costs, charges and expenses of winding up the same, and for the adjustment of the rights of the contributories, such amount as may be required not exceeding fifty pence.

The registered address is 10 Turn Again Lane, St Ebbes, Oxford OX1 1QL.

ACKNOWLEDGEMENTS

The Trust gratefully acknowledges grants, donations, sponsorship and gifts in kind to the value of £1,000 or more from the following individuals, trusts and organisations:

Carter Jonas	Historic England	Elizabeth Spalding (estate of)
David & Genefer Clark	Mathews Comfort Insurance	Ann Spokes Symonds
Cooper Charitable Trust	Broker	(donations in memory of)
Critchleys LLP	Professor Richard Mayou	Robert Townsend
William Delafield Charitable Trust	Network Rail	Trust for Oxfordshire's
The Eyre Estate	Oxford Bus Company	Environment
Dame Helen Ghosh	Patsy Wood Trust	University of Oxford
Grosvenor Developments Ltd	Amanda Ponsonby	Stella Welford (estate of)
Mike Hanscomb	Railway Heritage Trust	

Together with those donors who wish to remain anonymous

We wish to thank those who have made grants, donations, sponsorship and gifts in kind to the value of £100 or more from the following individuals, trusts and organisations:

Dr Sarah Beaver	Anita Eaton	Sally Munro
Professor Bryan Birch	Mary Greaves (donations in	Elizabeth Potter
Robin & Jane Birch	memory of)	Karen Sellick
Lord Bradshaw	Gresswell Environment Trust	Eve Thornton
Vivian Brewer	Dr Michael Heaton	Maggie Wang
Tim Brunton	Rhys & Jillian Hedges	Janice Wheeler
Lady Bullard	Dr Tim Horder	Pat Whitehouse
Her Honour Ann Campbell	Mark Horseman	Daniel Wickham-Jones
Richard Dick	Maurice Benington Reckitt	Roger Williamson
Antonina Chelmikowska (estate of)	Charitable Trust	Peter Wilson
Christ Church	Jenifer McFarlane	Professor Robin Wilson & Joy
Paul Collins	Merton College	Crispin-Wilson
Critchleys Charitable Trust	Araminta Morris	Wright & Wright Architects
James Currey		

We also thank those who support our activities as:

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Simon & Ruth Tate
Bernard & Sarah Taylor
Dr Kate Tiller
Professor Graham Upton &
Bebe Speed
Cllr Louise Upton
Richard & Kate Venables
Charles & Alison Young

We are also grateful to all those who have let us know of their generosity in leaving the Trust a gift in their Will and to all those who have made contributions in so many ways financial, volunteering and general support.



OPT's self-guided walks in action.



Frances Lloyd at the Dorothy Wadham building receiving OPT's first ever Green Award.



High Sheriff Amanda Ponsonby and OPT Chair William Whyte raising a glass to celebrate the start of the Oxford Open Doors Goes Outside weekend.

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