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# Leeds Civic Trust

## Annual Review 2024



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**Front cover**  
Dancers celebrate the unveiling of the Trust's 200th blue plaque for Nadine Senior at the Northern School of Contemporary Dance

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# Chair's Introduction



**February 2025 will mark the completion of my first year as Leeds Civic Trust's youngest ever Chair. Having been involved as a volunteer for over 15 years, I have really enjoyed spending the last 12 months working closely with the staff and trustees, reviewing our long term vision and developing our 5 year strategy.**

Working full time as a chartered building surveyor at Potter Space enables me to bring experience as both a corporate member and a volunteer, giving me a wide understanding of the Trust and enabling me to focus my commitment to strengthening and diversifying the membership and securing our future.

This year has been great for the Trust's blue plaque scheme, with a record number of plaque unveilings. I was particularly proud to unveil a plaque for The Duchess, the wonderful music venue that nurtured some of the biggest bands of the last 30 years.

Another memorable moment was witnessing the unveiling of the stunning Ribbons sculpture, a project we were proud to support financially, showcasing the power of art to enrich our public spaces.

Our walking tours and Heritage Open Days had one of their busiest years to date, proving once again how much our community values connect with the city's rich history and architecture. The completion of our restoration project of the Bear Pit in Headingley is a testament to our commitment to preserving Leeds' unique heritage.

Alongside our events, we continue to focus on key city issues including proposals for mass transit, the changing face of our city centre and how we create places that put people first.

None of these achievements would have been possible without the dedication of our members, supporters, partners, and staff. You are the backbone of the Trust and your contributions ensure we remain a vital force in shaping the city's future.

2025 marks our 60th anniversary, a milestone we are incredibly excited to celebrate with all of you. Together, we have the opportunity to make this landmark year our most impactful yet, building on the foundation of six decades of commitment to Leeds!

**Jenna Strover**  
Chair

### The objects of the Trust are:

**To stimulate** public interest in and care for the beauty, history and unique heritage of the city and metropolitan borough of Leeds including the identification and prioritisation of actions to preserve and enhance the historic built environment of Leeds

**To encourage** high quality sustainable development; promoting high standards of sustainable urban design, architecture and landscape in development across the whole of Leeds

**To encourage** the judicious preservation, development and improvement of features of general public amenity within Leeds so as to ensure Leeds is a happy, healthy and sustainable place to live and work

**To advance** in the appreciation of a people-friendly environment, considering climate change and the need to reduce environmental impacts; and to promote ways of improving the environment within Leeds including high quality green and public spaces, waterways and sustainable transport

**To promote** and organise participation and cooperation with stakeholders and partners, including other civic organisations, locally regionally and nationally to further these objects

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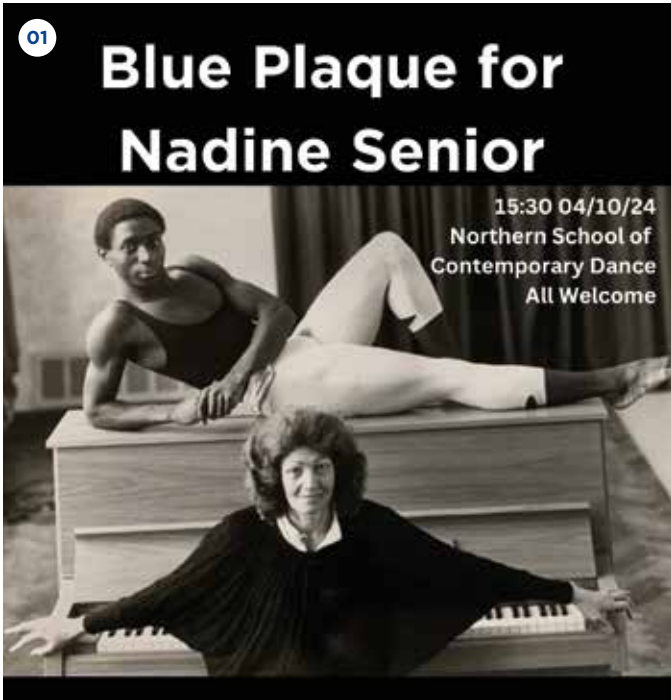
# Performers and Artists

- 01 Nadine Senior pictured with a dancer
- 02 The blue plaque for Nadine Senior, the first Principal of the Northern School of Contemporary Dance is unveiled

This past year Leeds Civic Trust has been engaged in a range of events and projects that celebrate performance, art, public sculpture, and media. With several blue plaque unveilings and artistic projects, the Trust has played a significant role in showcasing and recognising Leeds' diverse arts, heritage and culture.

**A landmark: two hundred blue plaques**  
Leeds Civic Trust's blue plaque scheme was first initiated by Tony Moyes together with enthusiastic support from Professor Neville Rowell, who sadly passed away in 2024. Launched in 1987 as part of a mission to celebrate the heritage of Leeds, the Trust sought to highlight sites, people, and events that have shaped the city's identity. Very early in the scheme, plaques such as the one celebrating the first moving picture filmed by Louis Le Prince recognised the contribution made by the arts to the city. This commitment continues to this day.

**Our 200th blue plaque: Nadine Senior**  
A particularly memorable event marked the unveiling of our 200th plaque, honouring Nadine Senior MBE, an innovative figure in dance education who founded the Northern School of Contemporary Dance. The ceremony featured moving speeches, dynamic dance performances, and a photography exhibition, bringing her legacy to life.



- 03 Flowers left in memory of plaque recipients Duncan Dallas and Liz Brice
- 04 An exhibition of the work of plaque recipient Philip Naviasky at Leeds Left Bank included equipment and an easel as it was left at his house on Scott Hall Road
- 05 Celebrating the launch of the Waddington's exhibition at Leeds City Museum, the countdown for the Leeds BID "Monopoly takeover" and unveiling of a plaque for Monopoly pioneer Victor Watson in Horsforth later in the year (photo courtesy Leeds BID)

**Science and cannabis**  
In Chapel Allerton, we unveiled a plaque for Duncan Dallas and Elizabeth Brice, our first to commemorate two notable individuals on a single blue plaque. Duncan Dallas and Elizabeth Brice met whilst working in broadcasting; they were both trailblazers in their own right. Duncan Dallas established Café Scientifique in Chapel Allerton. It became a worldwide movement offering a place for the lay person to meet and discuss scientific issues with specialists. Liz Brice successfully campaigned to legalise the use of medical cannabis, a substance that relieved the symptoms of her multiple sclerosis. Her campaigning paved the way to providing relief for thousands of people.

**Philip Naviasky's portraits**  
We also unveiled a plaque for Philip Naviasky, an artist known for his enigmatic portraiture. This unveiling was part of a broader celebration of Naviasky's work, coinciding with an exhibition at Left Bank, which featured artworks sourced from all over England. A special installation recreated his studio, complete with his original studio chairs, proudly showcased on BBC's Antiques Roadshow earlier in the year.

**The birth of Monopoly in Leeds**  
Another plaque was dedicated to Norman Victor Watson, former director of Waddingtons and a key figure in the creation of the UK version of Monopoly. This plaque unveiling was part of the city-wide "Monopoly Takeover" by Leeds BID. This playful trail brought Monopoly pieces to life in the form of giant sculptures. It drew thousands of visitors to Leeds City Centre and brought attention to the role of this important Leeds-based board game manufacturer. Unusually, the Trust allowed the blue plaque to be exhibited in advance at The Leeds City Museum as part of a display showcasing Waddingtons heritage and marking a 100 day countdown to the Monopoly Takeover.





- 01 Legendary promoter John Keenan (holding the blue plaque) and supporters outside the location of The Duchess – the celebrated live music venue
- 02 Pippa Hale's Ribbons sculpture is revealed on Quarry Hill

### The Duchess of York

We were delighted to unveil a blue plaque for this former music venue on Vicar Lane. An incubator for some of the most famous bands in the UK, one of our biggest ever crowds assembled to witness the unveiling by legendary promoter John Keenan. The unveiling took place following the announcement of the Oasis reunion tour. With tickets exchanging hands for hundreds of pounds, it is worth remembering that the band once performed here to a handful of people for an entrance fee of a few pounds!



### Ribbons – celebrating women past and present

Just as we celebrate the heritage of our city through our blue plaques, we also support public art that highlights heritage and the future of the city. At the end of 2023 we saw the unveiling of Hibiscus Rising, a striking sculpture created by Yinka Shonibare CBE; a work that is a symbol of hope and unity. Leeds Civic Trust supported the production of this sculpture with a grant of £5,000 towards the production of the maquette.

This year saw the unveiling of the Ribbons sculpture by artist Pippa Hale, also sponsored by Leeds Civic Trust. This is a celebration of the achievements of women in Leeds from the past and present. The sculpture comprises several metal ribbons that carry the names of 383 women. They include two of our trustees, Lucy Moore and Antonia Stowe, alongside the Trust's Vice President, Lynda Kitching, and former volunteer and centenarian Doreen Wood, and many other volunteers and blue plaque recipients. The sculpture is located in the Playhouse Gardens on Quarry Hill.

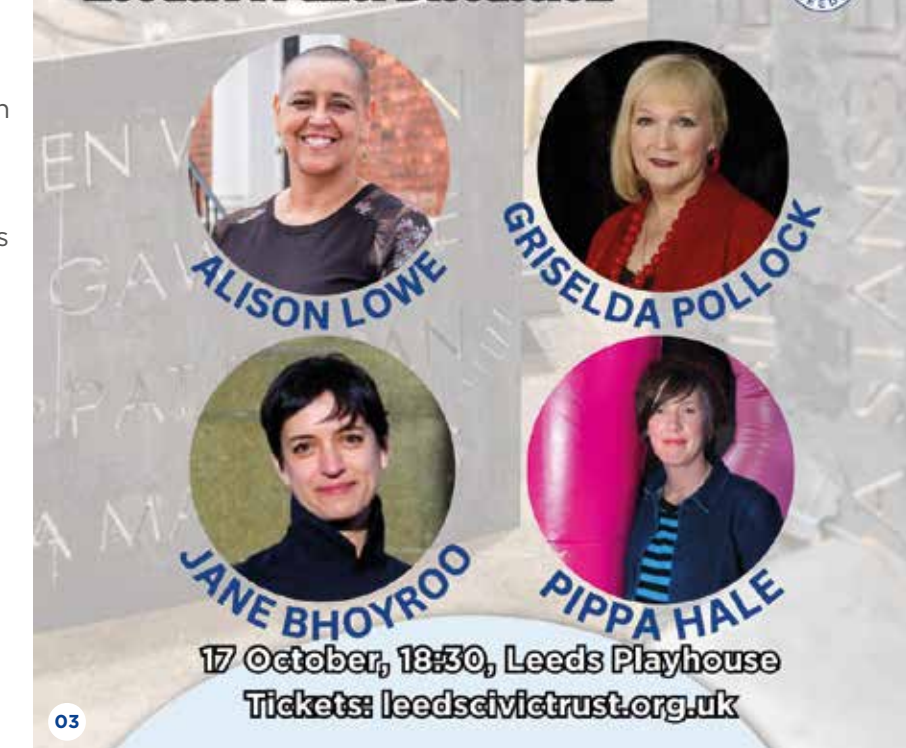
- 03 A stellar cast of experts featured in our panel discussion held to mark the unveiling of the Ribbons sculpture

We celebrated the unveiling with a panel discussion on the role of public sculpture. The panel was led by Professor Griselda Pollock from the University of Leeds and included artist Pippa Hale, Jane Bhojroo from Leeds Art Gallery, and Alison Lowe OBE, Deputy Mayor of West Yorkshire. Alison Lowe reflected on the review she led looking at public statues in the city in response to the Black Lives Matter movement. The review highlighted a lack of diversity in the city's public art and statues. The unveiling of two powerful sculptures, Hibiscus Rising and Ribbons, starts to redress the balance.

### A year of championing arts and culture

Through our plaque unveilings, public art projects, exhibitions and events, the Trust remains dedicated to celebrating the city's artistic legacy and encouraging a creative environment.

### Sculpture and Representation in Leeds: A Panel Discussion





# Protests and Campaigns

Leeds Civic Trust helps preserve and celebrate our city's history while encouraging conversations about the future. One of the main ways we do this is through the blue plaques programme, which highlights important moments that have shaped Leeds and their impact on wider society. In 2024, several of our blue plaques marked the city's involvement in major social and political debates throughout history.

## An academic landmark

The first blue plaque of the year was unveiled in March 2024, marking 50 years since the first trans conference at The Leeds University Student Union. This pioneering event in 1974 is a key staging post in the history of trans rights, and the plaque acknowledges how Leeds was at the forefront of challenging social norms and leading discussions on LGBTQ+ rights.



**01** A joyful unveiling of a plaque to celebrate the 50th anniversary of this pioneering conference that put trans issues on an academic footing for the first time in the UK

**02** Banners and flags reminded us of the protests that took place on Holbeck Moor to repel Oswald Mosley and his fascists

**03** Songs by the Commoners Choir in the grand setting of the Leeds Library are a prelude to a talk by Dr Vic Clarke on the Northern Star

**04** Three MPs joined forces to remember a key moment in the city's history when the advance of fascism was stalled (l-r Hilary Benn MP, Richard Burgon MP and Fabian Hamilton MP)

## Opposing the rise of fascism

Later in the year, the Trust unveiled a plaque commemorating The Battle of Holbeck Moor. This confrontation took place on September 27, 1936 when 30,000 people gathered to prevent the leader of the British Union of Fascists, Sir Oswald Mosley, and his blackshirts from holding a rally. This became a powerful sign of the city's commitment to anti-fascist and anti-racist activism. Nearly 90 years later, over 200 people gathered on the same spot to honour the legacy of those who stood against the rise of fascism by unveiling a blue plaque.



The plaque was unveiled by local MPs Hilary Benn, Richard Burgon, and Fabian Hamilton. We were also joined by descendants of the participants from the original rally, sharing personal stories and accounts of the day.

## The anti-slavery movement

In October, we unveiled a blue plaque for "Abolitionists in Leeds" at the University of Leeds. This plaque, unlike most others, does not commemorate a single individual, building, or event but rather the abolitionist movement in the city as a whole. It highlights key figures such as Mary and Wilson Armistead, leaders in the Leeds Anti-Slavery Association, together with fugitive slaves Ellen and William Craft who stayed in their house on the University campus.

The role of Leeds-based abolitionists deserves wider recognition. The plaque's unveiling took place during Black History Month and was accompanied by a lecture from Professor Richard Blackett on the history of this transatlantic movement.

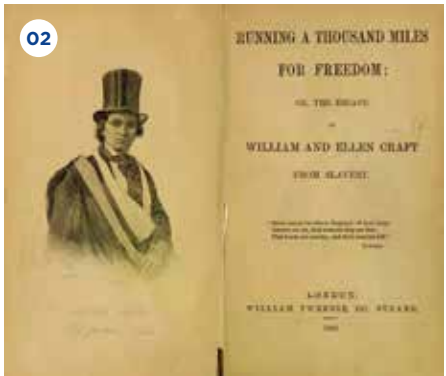




- 01 Lord Mayor Abigail Marshall Katung and writer Khadijah Ibrahiim reflect on the city's 19th century anti-slavery movement
- 02 A booklet from the 19th century depicting fugitive slave Ellen Craft who escaped from her captors by disguising herself as a man

### The Northern Star

Finally, the Trust celebrated its 201st blue plaque with a tribute to the Northern Star newspaper, the journal of the Chartist movement which was created and printed in Leeds. A truly national newspaper, it helped express the demands of working-class people for political and social reform in the 19th century. The blue plaque programme is a chance to keep looking back at our history and connect to the present day. We continue to highlight and celebrate people and events that are making an impact today. We look forward to receiving many more blue plaque nominations in the years to come.



- 03 University of Leeds academic Dr Vic Clarke tells the crowds assembled on Briggate about the significance of The Northern Star which was published near this location

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# The Promised Land

01 A visitor to the 'Promised Land' exhibition views one of the images showing Leeds more than 30 years ago

We held a temporary exhibition in 2024, exploring the legacy of Leeds Development Corporation (LDC), one of several Development Corporations created by national government in the late 1980s. The exhibition, named 'The Promised Land' after the LDC slogan, featured striking now and then contrasts, notably of the waterfront. It showed how areas now teeming with life appeared to be undeveloped wastelands just 30 years ago. The genesis of the project was an approach from the former Director of Planning at LDC (and current Chair of Halifax Civic Society) Alan Goodrum, who gifted us a collection of over 500 35mm slides taken by the LDC that had lain in his attic!

## Our photography group is revived

We realised that this was an excellent opportunity to engage new volunteers and revive our photography group. Following publicity via social media and our Outlook newsletter, we gained 11 committed volunteers. They set about cataloguing and rephotographing the images going to painstaking efforts to recreate the exact angles and vantage points to create a perfect contrast.

The final part of the process was to curate an exhibition, featuring over 100 printed photographs. This ran from 21-25 May and saw 400 visitors pass through the doors, following only two weeks of advertising.

The venue, 2 Brewery Place, was kindly offered to us by our friends and gold corporate members, Rushbond PLC. This was a perfect location as it was one of the buildings (originally the Tetley Brewery Museum) developed by the LDC; we featured images of Brewery Place under construction on our window display.

A special opening event featured Peter Hartley CBE, then chairman of the LDC. Now in his 90s, his reputation as a feisty proponent of development-led regeneration lives on in the remarks he made!

His old adversary Dr Kevin Grady (former LCT Director), and LDC-era developers including Peter Connolly (Yorkshire Design Group) and Jonathan Maud (Rushbond PLC) reminisced about past battles and collaborations, and recognised the profound impact this organisation has had in its few short years of existence.



02 An artist's impression of a new development at the Royal Armouries. Proposals include the creation of a new building which will incorporate the existing jousting activity together with a large conference venue

03 The Third White Cloth Hall – captured during the Leeds Development Corporation era  
04 Manufacturers Leander restore a blue plaque for the Third White Cloth Hall. This was re-unveiled to coincide with the opening of a new food and drink venue in the building

## A new life for the Third White Cloth Hall

The exhibition showed that some of the buildings featured have had several lives since the days of the LDC.

A wonderful image from the time featured the Third White Cloth Hall in a colourful but decrepit state. Its most recent use as a Pizza Express ended during the Covid period. We were delighted to take the opportunity to restore the blue plaque on this important listed building to coincide with its reopening led by a consortium including Corporate Members, Whitelocks as a new food and drink venue.

## What next?

Picking up where our old group left off, our revived photography group has a long list of future projects which will include completing the archiving and digitising the Trust's unique collection of 1960s/1970s photographs and showcasing other slides held at Wharf Street, including glass plate lantern and 35mm slides. In 2025, we hope to showcase our collections, create new archives of Leeds in 2025, and most importantly, curate a second run of The Promised Land exhibition.





# The Bear Pit:

## A Sixty Year Journey of Restoration

Almost 60 years ago, Leeds Civic Trust purchased a Grade II listed former Victorian bear pit in Headingley for the sum of £125. What was seen at the time as a worthy conservation initiative has become one of our longest-running projects, full of challenges and discoveries.

**A chequered history**  
The bear pit was originally opened in 1840 as the centrepiece of the Leeds Zoological and Botanical Gardens. Early interest in the gardens dissipated and they closed in 1848. Reopened and rebranded as the “Leeds Royal Gardens” under new management, entrance fees were reduced, opening times increased and the space was hired out for events. The owners even persuaded the Leeds and Thirsk Railway to convey passengers from Thirsk and Ripon to a new southern entrance. It still remained unprofitable and closed in 1858. The land was sold for housing with the bear pit remaining as one of the few original features.

**Progress and discoveries in 2023 and beyond**  
After years of maintenance by Trust volunteers, we achieved a significant milestone in 2023 with the approval of plans to restore the structure as a “folly” having ruled out various projects, from an open-air theatre to housing over the years. Work commenced in early 2024, and was carried out by contractors R.H. Fullwood & Co. Ltd. During the restoration, we made some exciting discoveries, including a stone trough with an overhead pipe, believed to have been used to provide water for the bear.



- 01 Pictured l-r examining mortar samples, Quantity Surveyor Tony Hale, Builder Ross Fullwood and long standing trust volunteers Graham Castle and Richard Voss who have led the restoration project
- 02 Work in progress: the restored bear pit begins to take shape

**A ‘sneak peek’ event and growing interest**  
The restoration also created a surge of interest from local and national media, with Trust Director Martin Hamilton being the face of many interviews. We even had a visit from famous goth band The Mission to recreate their famous photograph from the 1980s. The bear pit also became a stopping off point for the Goth Trail created for this year’s Heritage Open Days by grant recipient Mark Silver.

In June 2024, we hosted a sneak peek event, beginning with a lecture at the Hyde Park Picture House. The late Janet Douglas delivered a fascinating talk on the history of the bear pit and the Leeds Zoological Gardens, followed by a short presentation from former Trust Director Kevin Grady, who shared insights into the Trust’s ownership of the structure. This was followed by a visit to the newly restored bear pit where attendees could appreciate the restoration which includes landscaping, new railings, paths and, of course, a fully restored structure. None of this progress would have been possible without the dedication of our volunteers, especially Richard Voss and Graham Castle. Their commitment has driven the restoration forward by tackling challenges head-on and ensuring that the project remained on course.

- 03 Members of the goth band The Mission, recreate their iconic 1986 photo (Credit: Justin Leeming)
- 04 We held a preview event to allow members and supporters to enter the Bear Pit ahead of our formal launch in 2025

**Looking to the future: what’s next for the bear pit?**  
We are preparing for the official opening of the bear pit in spring 2025, coinciding with the Trust’s 60-year anniversary celebrations. We will install interpretation boards and begin to plan a planting scheme – maybe taking inspiration from the original botanical gardens. We see the bear pit as a community facility and look forward to working with Headingley residents in the years to come.





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## Large Retail: Conversion and Change

In 2015, Leeds Civic Trust celebrated the 50th anniversary of our incorporation in 1965. Amongst the activities that were undertaken to celebrate this important milestone was a walk entitled "Five decades, five arcades: Fifty years of undercover shopping in Leeds."

Our city is famous for its Victorian arcades, but this walk considered more recent additions to the covered shopping experience in the city. Since then, shopping habits have changed considerably, and our 2024 AGM brought together a panel including Karen Butler (Leeds BID), Ian Harvey - outgoing CEO of Civic Voice and a member of the High Street Task Force, Steve Foster (Centre Director at the Leeds Trinity and White Rose Shopping Centres) to discuss the changing face of the high street.

- 01 Dr Kevin Grady delivering his popular "Leeds in Your Lunch Hour" lectures including one focusing on the history of retail in our city
- 02 An artist's impression of a re-imagined St John's Centre showing new elevational treatment (image courtesy of Leonard Design Architects)

The rise of internet shopping and the impact of Covid have changed the way we shop. The debate sought to consider how we make our high streets and shopping centres places that people want to visit, reflecting the important role they play as a source of employment and as a way of animating our town and city centres.

Dr Kevin Grady's lunchtime lecture "From the Bazaar to John Lewis and beyond" gave an historical context to this fascinating subject. Our city's retail offer has always been a story of change and renewal.





- 01 The proposed replacement for “The Core” shopping centre (Image courtesy of Corstorphine and Wright)
- 02 A topping-out ceremony for a 369 bed space student development on the site of the former House of Fraser Store on Briggate

### Shopping centres are changing

Three of the five covered shopping outlets included in our walk ten years ago were also on our agenda this year. The St John’s Centre, which opened in 1984, has often seemed a bit of a backwater, though it continues to perform well as a retail location. Less successful are the upper floors, which house offices. The city’s prime office quarter has gradually migrated from the central retail core to the area around Wellington Street and consequently owners are looking at ways of revitalising spaces that are hard to rent out. The proposals will convert the upper floors of this building into accommodation for around 300 students.

The elevations will be re-faced, and an internal courtyard garden is to be established, earmarking space currently used for car parking. Approval for this scheme was granted in October 2024. These proposals certainly piqued the interest of the general public – our Facebook post on the subject generated over 400 comments – both positive and negative! More student accommodation is proposed on the site of “The Core” – the rather unloved shopping centre built in 1987 on the site of the former Schofields department store. The plans are to demolish the centre and replace it with three blocks which will house around 800 students “above the shop” – retail will be retained on the ground floor. This will enable two new streets connecting Lands Lane and King Charles Street to be created.

After asking whether the building could be repurposed, we supported the proposals which include some interesting architecture which is more in keeping with existing buildings in the vicinity. Finally, we were invited to comment on proposals from Trinity Leeds to add a second floor to their popular Trinity Kitchen operation. This will take advantage of currently unused space and will create a new terrace which will overlook City Square. We supported the proposals which would create a better backdrop to Mill Hill Chapel. We were assured that these new functions would not affect services and events conducted at the church.



- 03 A new rooftop bar will overlook Mill Hill Chapel and City Square in proposals revealed by the owners of Trinity Leeds shopping centre (image courtesy of Chapman Taylor)

### Changes in Briggate

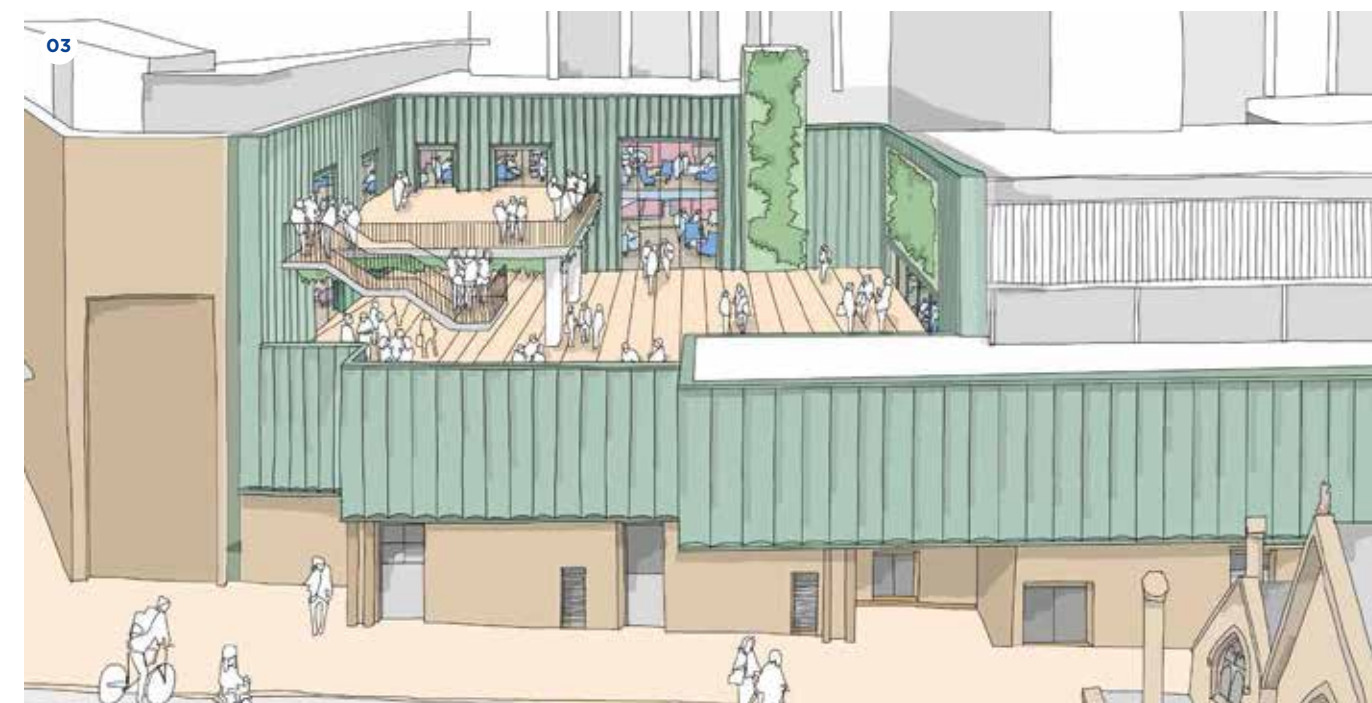
From the earliest times, Briggate has been the city’s focal point for business and trade but has never stood still. This year, we were given an architectural drawing salvaged from a notice board within the architectural studies department at the former Leeds Polytechnic which was produced in the mid-70s, showing the entire western elevation of Briggate. Only Marks and Spencer survives in the same location.

### A new building on the House of Fraser site

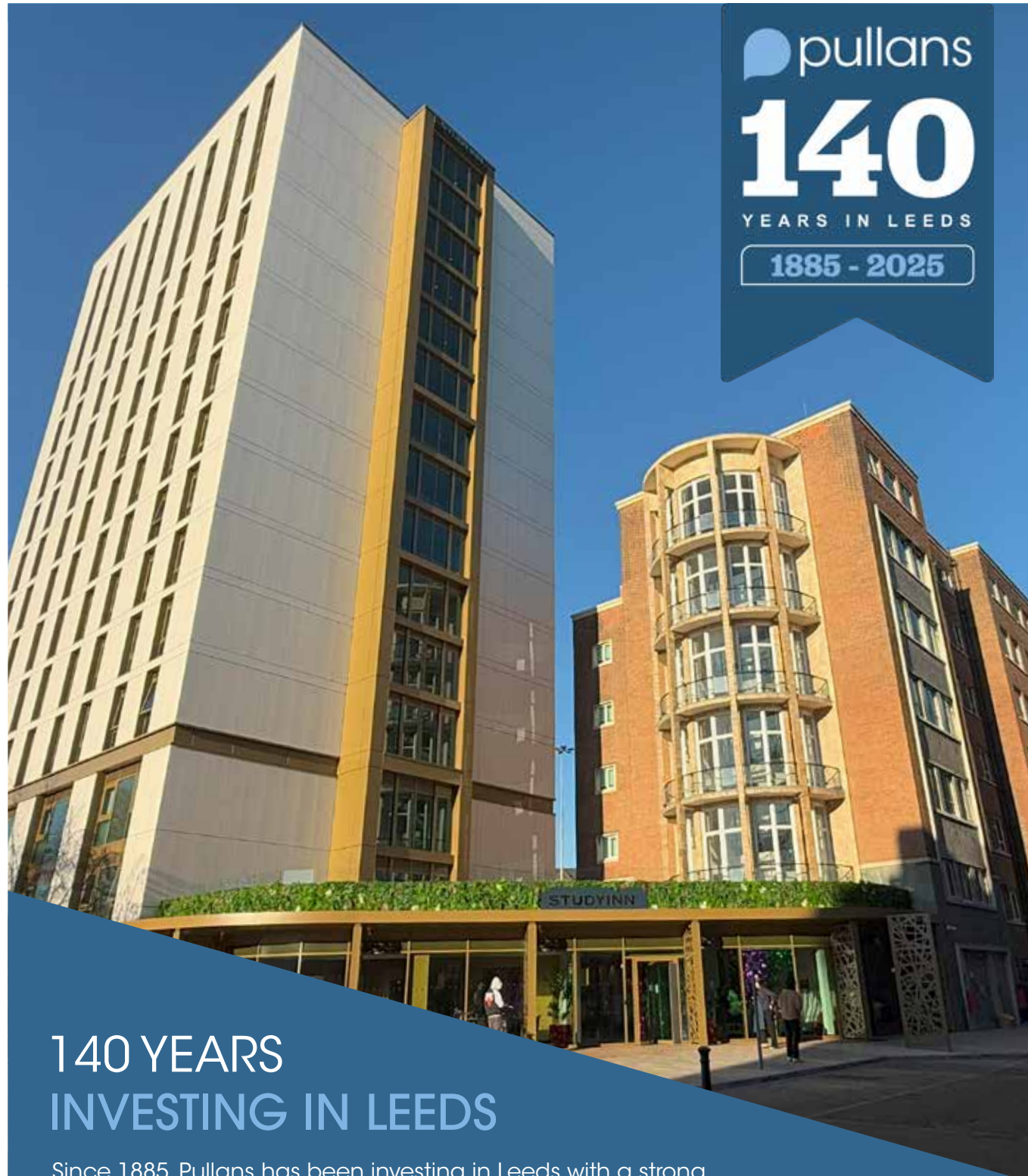
We attended the topping out ceremony of the former House of Fraser store. This mid-century building has been demolished to be replaced by a ten-storey building that will house 360 students on the upper floors with the ground and basement retained as 3,200 sq m of retail space developed by Manner. The Trust gave its broad support to the proposals which will provide an interesting elevation (we think an improvement on the building that went before), incorporating an interesting arched design. We were less convinced by the powder-coated top two floors which we felt were overbearing. We accepted that retention of the original building was not a practical proposition.


### Debenhams becomes Flannels

Further up Briggate, a new Flannels store has opened in the building previously occupied by the now defunct Debenhams. This is essentially a restoration and fit-out of this familiar building. Initial proposals would also have seen this converted into student accommodation, before at the eleventh hour this alternative scheme was proposed. We supported this use but opposed the unauthorised insertion of black vinyl on the windows of some of the upper floors of this listed building.









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# Supporting Buildings of the Highest Quality

The Trust's charitable objects promote high standards of sustainable design. Our observations are underpinned by the principles of good architecture, and are enriched by the experiences and opinions of our volunteer planning committee which includes a mixture of professionals and well-informed lay people.

## The new government's planning priorities

One of the first acts of the in-coming government was to launch a review of the National Planning Policy Framework. The Trust submitted its views on what was proposed. We agree that the housing crisis is real and support most of the proposed changes. It is perhaps not widely appreciated that Leeds has built more homes in recent years than many of the core cities. In the last year, nearly 4,500 homes were completed. If this level of delivery was achieved across the country on a per capita basis, national housing delivery targets would be met.

01 This new building emerging on the site of Aire Park shows how pre-fabricated panels, when properly designed and attached, can produce a very satisfactory finish

The return of mandatory housing targets seems sensible as a general principle, but in supporting development, we also need to ensure that the quality of what we build is as good as it can be. The revised NPPF has removed all references to "beauty", and the Office for Place established under the previous government as a means of promoting good design (through design codes) has been disbanded. This should not be taken as a signal that volume trumps good design.





**01** A poster from the “Humanise” campaign led by Thomas Heatherwick, agitating for “less boring design”

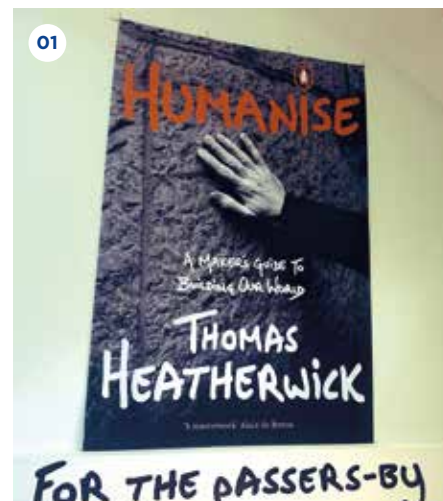
**02** This detail from “The Phoenix” is an example of poor external treatment (not to mention the rather odd wind baffles!)

**03** The artist’s impression of this building to replace Zurich House was generally supported by our Planning Committee (image courtesy of Russ Drage Architects)

### Good brick versus bad brick

One way in which design quality can be addressed is in the quality of the finish. The internal treatment of a private building is only appreciated by those who live and work there, but the external elevations are seen by all of us and has to be endured for many years! The Trust produced a report this year which looked at examples of good and bad brick work. We looked at the extent to which original designs had been realised in the finished article and the quality of work undertaken to achieve this. A good example is the very well executed brick panelling used in the Vastint office scheme on the former Tetley Brewery site. Joins are carefully hidden, and the finish is consistent.

This contrasts with The Phoenix residential building in Eastside which appears clunky and unfinished. We also lament the fact that the original design intentions on the Kirkstall Hill development (known as Abbey Court), have gradually been eroded with the brickwork lacking the subtlety and finish that the original CGIs had promised.



### “Humanising” architecture

This year, we hosted the 25th anniversary lunch of the Yorkshire and Humber Association of Civic Societies at the Met Hotel. Abigail Scott Paul, Global Head of the Humanise campaign, an initiative conceived by acclaimed designer Thomas Heatherwick, talked about their central mission to ensure that buildings were less boring. Heatherwick, who designed the award-winning Maggie’s Centre at St James Hospital, cites the John Lewis store in Leeds as an example of a building that is less boring. The Humanise campaign defines boring buildings as being “too flat, plain, straight, shiny, monotonous, anonymous or serious” and promotes buildings that “lift the soul.” Maybe this is a useful shorthand for evaluating schemes considered by our planning committee?

### Delivering good design

A residential scheme called “Evolution House” at 34-36 Springwell Road for 391 residential units was considered by us to be lacking in architectural interest in its massing and materiality in a location that will be very visible to people arriving in Leeds by train.

A proposal for a replacement of Zurich House with a building of up to 10 storeys for residential use was, in our view, better resolved in terms of architectural interest but would benefit from more variety in materials, which would reduce the risk of the building appearing monolithic and replicating the Leeds Look. We also felt that the frontages were relatively inactive and entrances too understated.

MAP charity objected to the reserved matters application for 71-73 Mabgate. They had a number of concerns including overlooking and the height of the adjoining building. We agreed at outline stage that the massing was excessive in this location but given that this principle had been established through outline approval, our comments at the reserved matters stage related to the finish and articulation of the building. We supported the inclusion of murals in the internal courtyard as a way of adding variety and noted the subtle changes in brick tone and texture incorporated into the building. We pointed out that these variations would need to be sufficiently obvious to break up the large expanses of brick. The introduction of glazed brick to the arches was a very positive element of the scheme.





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# Saving the fabric



As Jenna Strover moved on to become chair of the Trust, we were delighted to welcome Clare Chapman as the new chair of our Heritage Watch Group.

Clare Chapman is a graduate in Art History and Museums Studies. Her work with the Church Commissioners for England focuses on finding suitable new uses for former church buildings no longer needed for regular public worship.

Clare is ideally suited for her new role. The “art of the possible” and being selective about which of the hundreds of listed and precious heritage buildings we focus our attention on, is providing a new impetus to our group. These insights have been particularly useful this year as a number of challenging projects have been presented to us.

## The Tetley Building

This much-loved building is the centrepiece of Aire Park, a vast brownfield site which is being developed for a variety of uses at the location of the former Tetley Brewery. The Trust supports the overall vision for the site and there is already much to admire – particularly the high-quality public park which is now taking shape.

However, we were concerned about proposals for the former Tetley HQ, which we felt did not respect the history and heritage of this building.

In particular, we felt that the proposed extension to the building would dominate the existing building and were concerned that too much of the interior, including wooden panelling and individual rooms, was to be stripped out as part of a refit for office and conference use above a bar/restaurant use on the ground floor.

- 01 Leeds Civic Trust was concerned about proposals for an extension to this key heritage building and the extent to which original features might be removed
- 02 This picture of the collapsed building on Kirkgate shows what happens when buildings are neglected

## Kirkgate

The Trust’s interest in Kirkgate stems from the fact that it is the city’s oldest street. Whilst some very positive work has been undertaken (not least the renovation of the First White Cloth Hall and five other shop fronts), other properties have continued to be neglected. We were alarmed but not surprised when the frontage of 85 Kirkgate collapsed in April with adjacent buildings now also under threat (not helped by fire damage in 2023). Their dilapidated appearance was already a source of frustration for nearby businesses and protective hoardings create an unwelcoming environment. Leeds City Council obtained an urgent works notice (bizarrely as an unlisted building, permission has to be sought from central government) which effectively underwrites the cost of repair works and may end up as the developer of last resort.

## Reuse of mills

The Trust held a members visit to Sunny Bank Mills in Farsley. The Mills have been in the ownership of the Gaunt family for over 100 years. Following the closure of the mills as worsted cloth manufacturers in 2008, the owners have created a thriving and vibrant complex of 100 small businesses (employing over 500 people) together with cafes, a gallery and entertainment uses.

It is heartening that perhaps the most obvious solution to create apartments was ruled out in favour of retaining its primary employment function. More problematic is the future of other mill buildings in the city. Leeds City Council took the decision to relinquish its lease of the listed Thwaite Mills, closing the museum in April 2024. The Council reported that low visitor numbers and costs of around £0.75 million over the next five years were factors in making this decision. If the building does not have a future as a museum, we hope that an imaginative and sustainable alternative use can be found.

As we balance the need for preservation with pragmatism, we have expressed concerns about the future of Aire Place Mills on Kirkstall Road. The site, which formally housed several businesses including Seagulls Reuse, the paint recycling social enterprise, is in family ownership but with an option assigned to a developer for housing. Whilst we welcome initial proposals for low rise traditional housing on this site which is a transition point from urban Leeds to suburban Kirkstall, we share Leeds City Council’s concerns that at least some of the existing mill buildings should be retained as part of any redevelopment.





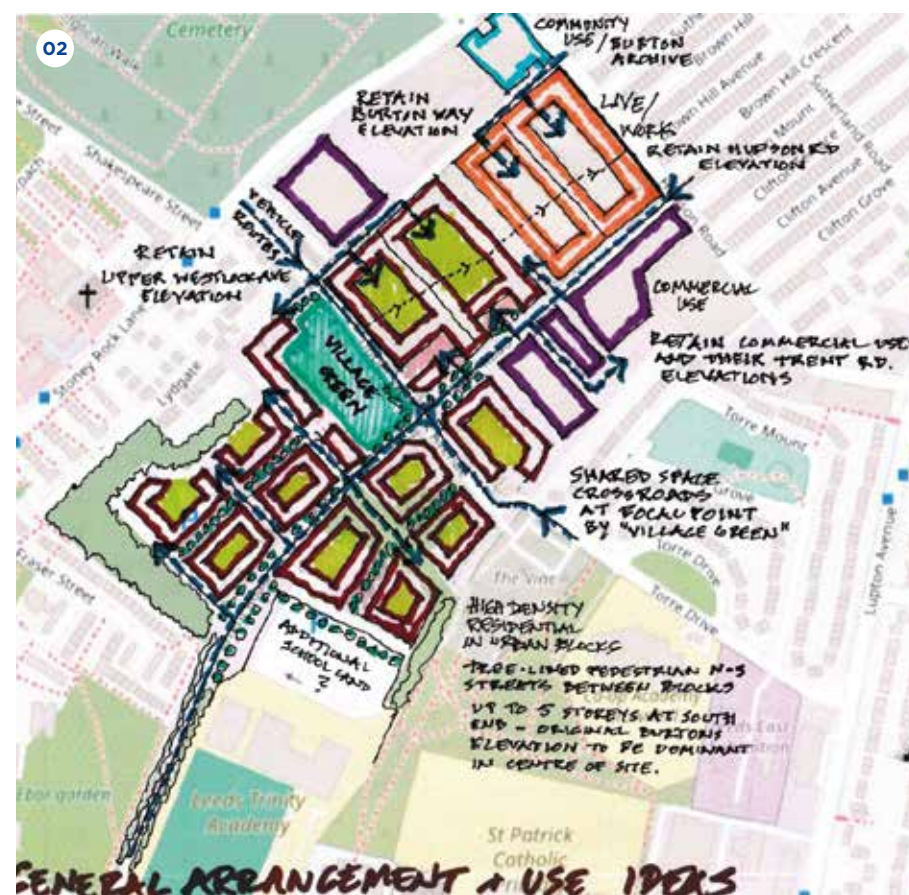
### Burton's site

This vast site on Hudson Road, once the epicentre of the Burton's clothing empire where more than 10,000 people were employed, has been in the ownership of Avant Homes since the collapse of Arcadia. In our conversations with the new owners, we are keen to ensure that the key northern and southern facades with the famous tiled frontages are retained. The site needs to have decent greenspace and we are keen that the housing properly reflects the industrial heritage rather than being "off the peg" housing that we often see from volume house builders. Early signs are encouraging – in addition to 500 homes on the site, it is proposed that the southern façade will be retained in an apartment scheme. Around 8 acres of the land will continue to be used for employment and there may even be a location found for an archive.

02 We developed our own masterplan sketches for the Burton's site. When the developers revealed their plans we were pleasantly surprised that they agreed with many of our ideas

### Historic England work placement

We were delighted to work with Leeds City Council and Historic England to host Ellie Thompson, a second year University of Leeds history student over the course of the summer. Ellie worked with our Heritage Watch group documenting key buildings, worked with the Council's conservation team on the city's local listing scheme. She used the knowledge she had gained to lead a walk around Little Woodhouse pointing out the everyday heritage features that make this part of the city so fascinating and a good starting point for local listing.



01 Ellie Thompson joined us over the summer on a placement funded by Historic England and supported by Leeds City Council

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# Influencing and Advocating

Leeds Civic Trust has not shied away from exerting influence through our planning and transport work across 2024, in tune with our wider objectives to promote and organise participation and cooperation with stakeholders and partners locally, regionally, and nationally. Our cooperative efforts to shape our city's future have taken many forms.

## Re-imagining Leeds Eastside

For several years, Leeds Civic Trust has championed the transformation of Leeds Eastside, a part of the city centre historically dominated by traffic, fragmented greenspace, and limited community facilities. Since 2019, we've collaborated with the public, stakeholders, and organisations to reimagine Eastside as a vibrant, inclusive, and sustainable urban space. These efforts ranged from hosting a public competition of ideas to creating the Vision document in 2023, led by landscape architects Urban Wilderness.

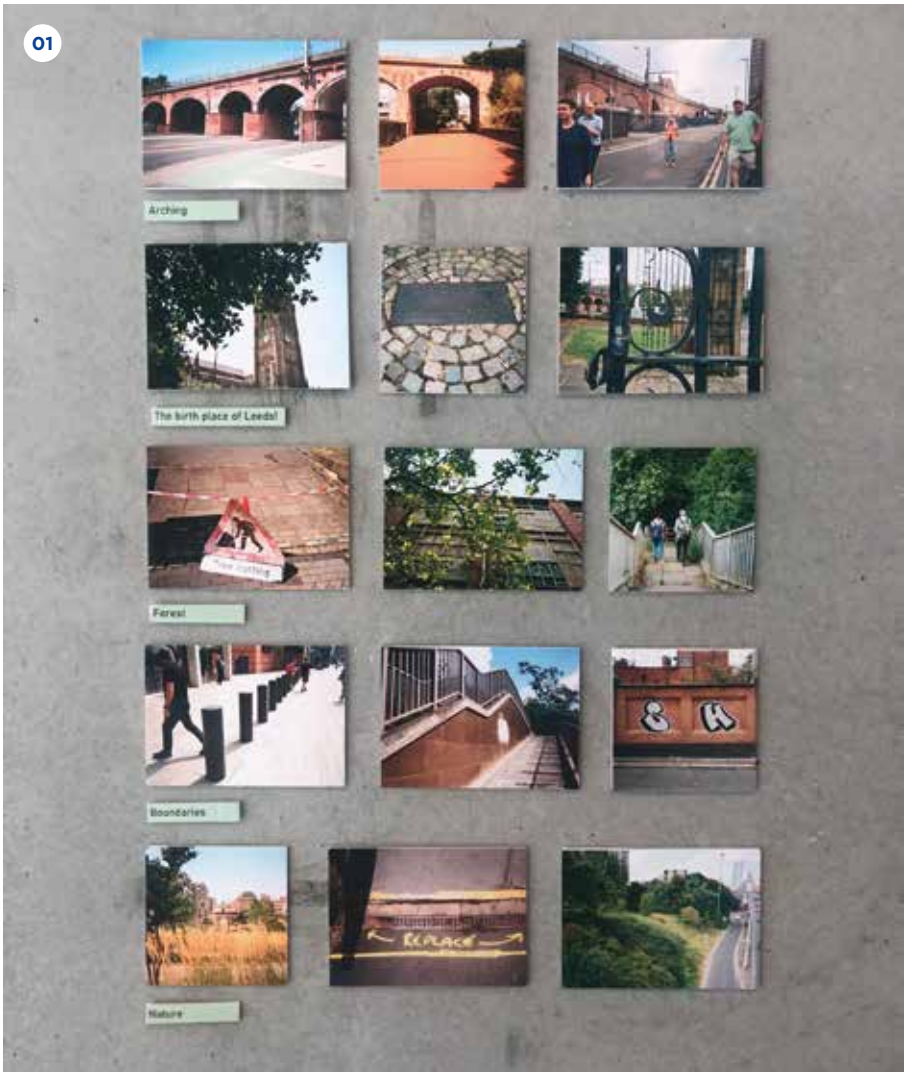
The Vision was never intended to be static but to spark conversation and inspire change. This year we took significant steps to engage a wider audience. In January, we ran a scoping workshop with key stakeholders to explore collective ways forward.

Following this, Urban Wilderness designed and facilitated creative workshops over the summer to capture the public's emotional responses and perspectives about the area.

These workshops culminated in some really powerful creative outputs, including film, photographs and screen-printed collages, displayed in September at the 'Re-imagining Leeds Eastside Exhibition' at Leeds City College.

A closing event in September gathered community members, stakeholders, and speakers to celebrate more than five years of dedicated work and to reflect on the past, present, and future of the project.

A huge thanks to Hannah and Ishita at Urban Wilderness and Lydia, Jaime and Tom at Leeds City College – without their creative input this project would not have been possible!



## Leeds Transformational Regeneration Partnership

The momentum behind Eastside's transformation this year has started to properly align with Leeds City Council's broader regeneration goals. Notably, Leeds Civic Council announced that it had secured funding from central government to establish the Leeds Transformational Regeneration Partnership. The Trust has been in dialogue with Council colleagues with a view to embedding the Eastside principles into this broader programme of regeneration.

The project aims for a 'gentle density' approach to regeneration across five neighbourhoods on the edge of the city centre including Hunslet and Riverside, West End Riverside, South Bank Central, the Innovation Arc, Holbeck & South Leeds, and, of course, Leeds Eastside.

The Eastside project exemplifies how collaboration, creativity (and persistence!) can support the re-imagining of our urban spaces for the better. We have been able to exert influence by bringing together people and ideas to shape the future of Leeds, none of which would be possible without our city partners.

Further discussions have now been held to discuss improvements to Penny Pocket Park, the land that straddles the railway viaduct. By supporting a study to be undertaken by Groundwork in collaboration with the Wades Trust, Leeds Minster and Leeds City Council, we look forward to supporting changes that go with the grain of our broader vision.

- 01 Participants were invited to use a disposable camera to take pictures during a walk through Eastside
- 02 The logo for the 4x4 events
- 03 Our proposals for the initial phases of the Mass Transit route

## The revival of the 4x4s

2024 also marked the return of the iconic 4x4 discussion series in collaboration with the Leeds Society of Architects, Leeds Beckett University and RIBA after a gap of many years. The "2024x4" series featured four evenings of thought-provoking discussions centred on architecture, design and the future of Leeds.

Each week tackled a unique theme, with renowned speakers sharing their insights. Week One: A City Alive explored how culture serves as a catalyst for creating dynamic urban spaces. Week Two: A Developing City, examined regeneration and development. Week Three: The Look, celebrated thoughtful design and Week Four: A Sustainable Future? tackled sustainability. We were delighted that so many of the Trust's friends and associates contributed to these vital debates.





### A tram for West Yorkshire?

As a long-term supporter of Mass Transit, we've also played an active role in advocating for a new tram system across West Yorkshire. This year, we developed our own route proposals which are available on our website. Our proposals are underpinned by core principles, focusing on connecting areas currently under-served by public transport, encouraging sustainable travel and wider opportunities for placemaking. Building partnerships with the decision makers and building public support for the tram has been at the heart of our approach.

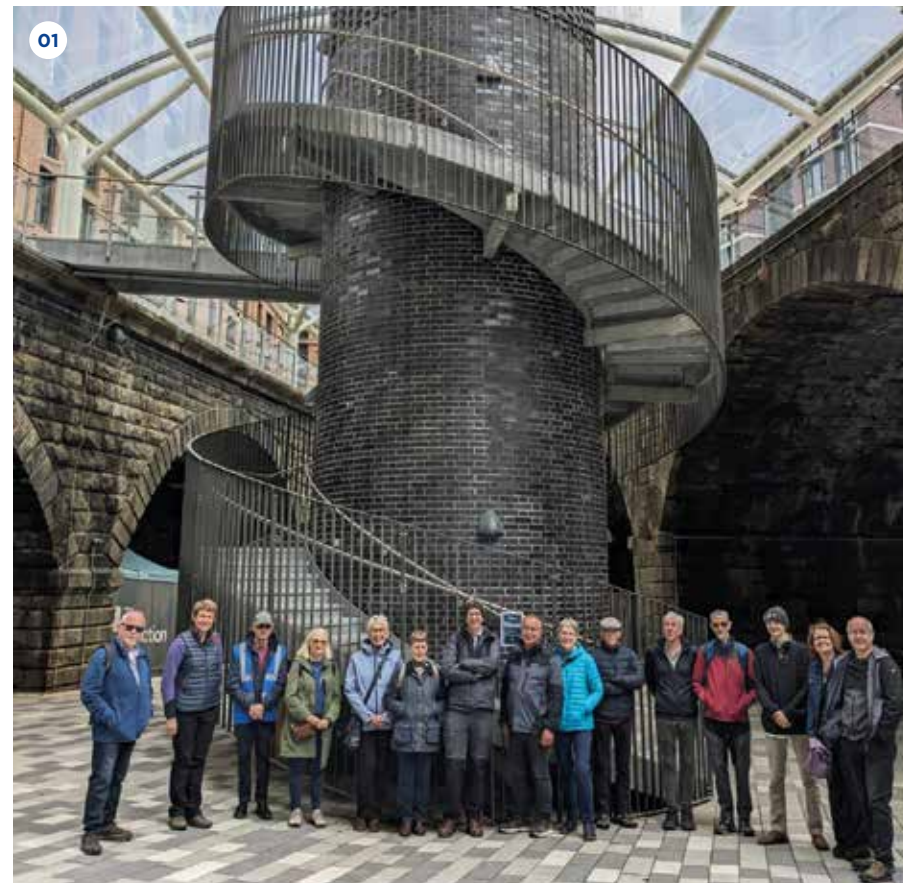
We had regular meetings with the West Yorkshire Combined Authority (WYCA) to share our proposals, offering constructive input informed by local knowledge and our expertise. We submitted our formal response to WYCA's 'phase one' consultation on proposed route options in August 2024.

We also engaged with national social enterprise Create Streets on their report which made a strong case for trams in the UK, using our very own Leeds as a case study. The report explored the tram's potential to enhance connectivity and placemaking across the region.

- 01 Clifford Stead with a group of participants under Monkbridge Viaduct during his walk entitled "Trains, trams and the underground: lost and unrealised public transport in Leeds"
- 02 A group of supporters await a decision on bus franchising outside Wellington House

### Supporting the move to bus franchising

In our quest for a more liveable Leeds, we know that a reliable, affordable, and integrated transport system is crucial. The Trust is pleased to support the move towards bus franchising in West Yorkshire, a major step forward following the success of last year's campaign led by Better Buses for West Yorkshire. Looking ahead, the Trust is committed to holding decision-makers accountable, working with partners and local authorities to ensure these improvements are fully realised and support the wider transport vision for West Yorkshire.



### Working with the city

Our long-term role as a 'critical friend' of the Council has continued to evolve, particularly when harnessing our shared goals in development and transport issues. This year, we engaged with Leeds City Council on key consultations such as the Woodhouse Lane Gateway scheme, influencing proposals at an early stage to ensure sustainable and inclusive outcomes.

Our ongoing quarterly meetings with the City Development Department have continued to foster an open dialogue and enabled us to ask important questions. We wish outgoing Director of City Development Martin Farrington well, as he stands down after nearly 30 years at Leeds City Council. We gave him our own send off at a special "in conversation" event hosted by Arup.

Our dialogue with the Council remains a cornerstone of our efforts to influence change and we look forward to building on this with Angela Barnicle who has stepped into Martin's role.

## Committees and Groups

### Events Committee

Jane Taylor (Chair),  
Meryll Wilford, Joan Hick,  
Mark Parry, Roderic Parker,  
Garance Rawinsky

### Finance and General Purposes Committee

John Pike (Chair),  
Catherine Black, Jeremy Burton,  
Robert Solyom, Jenna Strover,  
Jane Taylor

### House Committee

Richard Voss (Chair),  
Graham Castle

### Planning Committee

Mike Piet (Chair),  
Peter Baker, David Barraclough,  
Jim Brettell, Robert Collins,  
Alannah Coulson, Howard Dews,  
Paul Exley, Ruth Gelletlie,  
Jeff Gleisner, Adrian Jones,  
Karmjit Lyal, Caroline Newton,  
Tony Ray, Claude Saint-Arroman,  
Lesley Slaney, Clifford Stead,  
Jeremy Thompson, Luke Tyler,  
Clive Woods, Colin Woodward,  
Samuel Yates

### Heritage Watch Group

Clare Chapman (Chair),  
Rick Amos, Peter Baker, Carol Page,  
Clare Chapman, Christine Osborne,  
Garance Rawinsky, Tony Ray,  
Helen Sanders, Jenna Strover,  
Meryll Wilford, Clive Woods

### Blue Plaques Group

Jane Collins, Kate Davis,  
Lizzie Mussett, Liz Yeoman

### Heritage Open Days Group

Meryll Wilford (Chair),  
Jan Farrar, John Harris, Joan Hick,  
Roderic Parker, Garance Rawinsky

### Photography Group

Lisa Brown, Stephen Cole,  
Jane Collins, Andrew Fahy,  
Anthony Hicks, Liz Samways,  
Igor Sivolob

### Transport and Liveable Leeds Group

Ruth Gelletlie (Chair),  
Howard Dews, Jeff Gleisner,  
Adrian Jones, Mark Parry, Mike Piet,  
James Riley, David Smith, Jeff Turner,  
Clive Woods

### Heritage and Culture Panel

Lucy Moore (Chair),  
Jay Anderson, Katy Frankland,  
Alex Fitzpatrick, Jordan Keighley,  
Sophia Lambert, Simon Morgan,  
Lisa McIntyre

### Community Groups affiliated to Leeds Civic Trust

Aireborough Civic Society  
Alwoodley Community Association  
Far Headingley Village Society  
Friends of Lawnswood Cemetery  
Friends of Middleton Park  
Friends of Roundhay Park  
Friends of Temple Newsam  
Gledhow Valley Conservation Group  
Horsforth Civic Society  
Little Woodhouse Community Association  
Newlay Conservation Society  
Pudsey & District Civic Society  
Thackray Museum  
The Oulton Society  
The Thoresby Society  
Weetwood Residents' Association  
Wetherby Civic Society



# Heritage Open Days – A Festival of Connections

2024 marked the 30th anniversary of The National Trust's Heritage Open Days festival, and Leeds Civic Trust has been instrumental in coordinating the festival in Leeds for an impressive 26 years, making Leeds one of the earliest cities in the country to participate.

What began as a weekend event has now grown into a 10-day celebration. The 2024 festival theme, Routes, Networks, and Connections, was particularly fitting given the event's long-standing legacy of building connections within our city. Over 100 events were part of this year's festival in Leeds, and Leeds Civic Trust saw the return of our successful grants scheme, which funded 16 new initiatives providing a platform for new voices and communities that may not previously have had the funds or the support to participate in the festival. We supported the Ahlulbayt Cultural Centre, which ran an interactive masterclass and mini exhibition exploring storytelling within the diaspora community specifically catered towards the Leeds Iraqi community. The event explored the collective memory and shared identity of Iraqi migrants, and the challenges faced in capturing their stories.

We also supported the We Are Hyde Park exhibition, an art showcase curated by the Left Bank. This was a celebration of the rich heritage and stories of Hyde Park which invited local creatives to submit works inspired by the area. The exhibition was accompanied by workshops, talks, and performances that further connected people through shared experiences of the area's history and cultural stories. Another notable grant receiver was The Leeds Goth QR Code Challenge by Mark Silver, aka Leeds Nomad. This interactive scavenger hunt invited participants to discover QR codes placed at significant sites around the city, each telling the story of Leeds' pivotal role in the birth of Goth culture. One of the hidden QR codes even led participants to our own bear pit!

- 01 A flyer by Leeds Nomad for his goth trail – one of many events that took place during Heritage Open Days
- 02 The Lifting Tower opened as a museum celebrating the rail heritage of Wellington Place. It was also on the Leeds BID's "monopoly board" and the location for our Heritage Open Days launch



## A plaque for rhubarb!

The festival also saw the return of the popular open day at Hollybush Conservation Centre, which celebrated its recent blue plaque in honour of Joseph Whitwell, a Victorian gentleman farmer who pioneered the cultivation of forced rhubarb. Visitors enjoyed a self-guided tour to learn about Whitwell's story and the opportunity to see the newly unveiled Leeds Civic Trust blue plaque.

## A new museum for Leeds

In May, The Wagon Hoist at Wellington Place, restored by Corporate Members MEPC, opened a mini museum. The museum explores 170 years of railway history and showcases signage from the Middleton Railway, as well as filmed interviews with former workers, hosted by our Trustee Clifford Stead. What better place to hold our festival launch? We brought together festival participants for an evening of networking, music from Foxwood Panyard, a steel band, and talks from some of the year's Heritage Open Days participants, including the Middleton Railway, Mark Silver of The Goth Trail, and Swarthmore Education Centre.

- 03 Celebrating the city's rhubarb history and its pioneer Joseph Whitwell at Holly Bush Farm in Kirkstall
- 04 Leeds Civic Trust was one of a number of sponsors of "the Waste Shark" – a remote-controlled waste disposal system that patrolled our waterways collecting rubbish during 2024







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**LEEDS CIVIC TRUST**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2024**





# LEEDS CIVIC TRUST

## CONTENTS

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	Page
Trustees' report	1 - 5
Independent examiner's report	6
Statement of financial activities	7
Balance sheet	8
Statement of cash flows	9
Notes to the financial statements	10 - 22

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# LEEDS CIVIC TRUST

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 31 AUGUST 2024

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The Trustees present their annual report and financial statements for the year ended 31 August 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)".

#### **Objectives and activities**

The objectives and aims of the charity are as follows:

- a) to stimulate public interest in and care for the beauty, history and heritage of the City of Leeds and locality,
- b) to encourage high quality sustainable development and promote standards of sustainable urban design, architecture, and town planning,
- c) to encourage the judicious preservation, development, and improvement of features of general public amenity,
- d) to advance appreciation of a people friendly environment, and promote ways of improving the environment within Leeds, including green and public spaces, waterways, and sustainable transport,
- e) to promote and organise co-operation in the achievement of these objectives.

#### *Public benefit*

With reference to the duty in section 17(5) of the Charities Act 2011, the trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the charity's aims and objectives and in planning its current and future activities. The achievements and activities outlined in this report demonstrate the public benefit arising from the charity's activities.

#### **Achievements and performance**

Once again, this has proven to be a particularly busy year for the Trust.

#### *Heritage and Culture*

We achieved our long held ambition to restore the Bear Pit. This structure, which was purchased by Leeds Civic Trust in the late 1960s, has been restored and landscaped and is once again an asset for the local community. We are considering how best we can maximise access and engagement with this important relic of Victorian Leeds.

Our Historic Blue Plaques scheme has been operating for nearly 40 years and this year we unveiled our 200th plaque. We are mindful that the blue plaque scheme is the Trust's "shop front" and through a rigorous process of nomination and selection we aim to reflect the diverse nature of the city's past – which increasingly includes 20th century subjects. We are increasingly able to "wrap around" events and other initiatives to increase impact and enrich our existing partnerships. This year, for example, we unveiled a plaque for the man who introduced the Monopoly Board game to the UK with the "Monopoly Take Over" initiative organised by the Leeds Business Improvement District – animating the streets of Leeds with characters from the monopoly board game thus encouraging greater footfall in the city centre. Our 200th plaque was for the founder of the Northern School of Contemporary Dance, Nadine Senior. This was the centrepiece of a much bigger celebration at the school which included a dance show. We seek sponsorship for all of our Blue Plaques and have also seen increased engagement by members of the public at unveilings. This in turn has made crowdfunding initiatives viable as a way of meeting the costs of plaque production.

Our co-ordination of Heritage Open Days continued to grow in impact. Over 100 events showcased the city's heritage and culture and we were particularly pleased to offer small grants to organisations, many of whom had not previously been involved in the festival.



# LEEDS CIVIC TRUST

## TRUSTEES' REPORT (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

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#### ***Sculpture and public art***

Following the successful unveiling of the "Hibiscus Rising" sculpture last year, this year saw the unveiling by Rachel Reeves MP of a new sculpture celebrating women in Leeds. We were one of the sponsors for this artwork (called Ribbons and designed by a former Trustee Pippa Hale) and was another example of the Trust's increasing focus on the cultural life of the city.

#### ***Heritage Buildings***

Our Heritage Watch Group gained a new chair (Clare Chapman) and continued to keep a watchful eye on the city's heritage built environment. We were concerned about the collapse of important buildings on Kirkgate and pressed for their speedy repair. We were heartened by the outcome of conversations with the new owners of the former Burton's site who agreed with us on the importance of retaining some of the original facades of this iconic Leeds factory as part of their mixed use residential and business scheme. The retention of another key asset (the former Tetley HQ) and its original fittings was also on our agenda.

#### ***Public Transport and Mass Transit***

We supported the announcement that bus franchising would be introduced in West Yorkshire and were pleased to see that our on-going dialogue with the West Yorkshire Combined Authority had produced initial proposals for the first mass transit routes that were sympathetic to our own thoughts on the issue.

#### ***Planning and Development***

We continue to devote a considerable amount of our time to planning and development issues. A particular theme emerging is the retrofit and reimagining of city centre shopping centres. We have engaged with developers to push for the very best in sustainable design. We continue to see tall buildings dominate the city centre skyline and our planning committee continues to press for the best possible designs for these prominent structures.

We played a leading role in the relaunch of the Leeds Architecture Awards which was held to a sell out audience at the Howard Assembly room. We were partners in the revival of the 4 x 4 debates organised by the Leeds Society of Architects providing several speakers. The first substantive project for our photography group was the digitising and interpretation of a collection of unique photographs charting the development of the city's waterfront area during the period of the Leeds Development Corporation. This initiative allowed us to reflect on the impact of the Trust in relation to development in past decades.

#### ***Events***

We offered events, discussions and guided walks which were open to all-comers. They are nonetheless an important link with our membership (including our corporate members) and deal with important aspects of the past, present and future of the city.

#### ***Community Engagement***

We launched our second grants scheme with Leeds Community Foundation focusing on "pride in place". Through this scheme, we aim to reach communities and groups that have not engaged previously with the Trust and to build longer term relationships. This is a significant investment for the Trust and one which we are keen to capitalise on.

#### ***Volunteering***

Volunteers are the bedrock of the Trusts work and support the delivery of our charitable objects. We have revamped our website to provide a more welcoming and accessible entry point for those interested in getting more involved in the Trust. We have significantly increased our social media presence and profile in the last 12 months. This has resulted in 58 new volunteers registering with the Trust since 1 January 2024.

#### ***Financial review***

During the year, the income totalled £601,802 (2023: £739,393) against expenditure of £310,037 (2023: £345,411).

The charity also recognised gains on investments of £53,484 (2023: loss of £76,677) leading to an overall surplus for the year of £345,249 (2023: £317,305).



# LEEDS CIVIC TRUST

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2024**

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### *Reserves policy*

The Trustees reviewed the reserves policy and reaffirmed the policy to maintain free reserves, which are unrestricted general funds excluding tangible fixed assets, at a level sufficient to cover charitable and support costs for a minimum of three years, this being a level to enable continuance of the Charity's current activities in the event of a significant decline in income, and whilst alternate income sources were sought. In addition, the principle has been adopted that free reserves in excess of this level will be spent over the lifetime of its current operational strategy - The Trust Vision 2020-2025 - in support of the Charity's objectives. Trustees have agreed to renew this document for a further five years to operate alongside a strategy which will identify some key activities and initiatives for the future. This strategy document will come into operation in 2025.

The Trustees are thus satisfied that current free reserves of £1,412,552 are sufficient and will continue to review the policy having regard to financial circumstances and opportunities to further the Charity's objectives.

Mindful of the need to create a lasting legacy for the Trust, Trustees have decided to earmark 30% royalty income to support the long term sustainability of the organisation. At least 50% of the money will be invested in a "resilience investment fund" managed by our investment managers initially for growth but ultimately to provide an income for the Trust to hedge against the long term decline in royalty income. Up to 50% of the sum will be used to establish new or support existing restricted funds which will be used to support the long term viability of the Trust.

Trustees are also conscious that income from other sources has declined as a percentage of our overall income. We will address this by aiming to attract new members (particularly from the corporate sector) and will look at grant funding to support our work where appropriate.

The outcome of our strategy review will identify new areas for investment but this is likely to focus on the following investment activities:

- Further investment in staffing including the funding of a Conservation Officer embedded within the Trust in partnership with Leeds City Council
- A further grants scheme building on the successful initiative we have run with the Leeds Community Foundation
- A decision on the Trust's current premises and the need to provide a modern working environment for its staff members and volunteers
- Potential investment (directly or indirectly) in heritage real estate primarily through grant aid (with the potential for a modest return on investment)
- Attracting external income as a means of growing the Trust's activity (but with an awareness of the potential requirement for match funding)

### *Principal funding sources*

The Trust's income continues to come from a combination of membership subscriptions, investment income generated from reserves and royalty income. After a significant surplus generated in the previous generation year due to timing of royalty receipts, this year has returned to the established pattern.

Through dialogue with the company who manages the royalties, we were able to gain a better understanding of the future of this income source and were reassured that we could expect to continue to receive significant funds into the future. We are nonetheless conscious that we need to guard against over-reliance on this income source and to ensure that this funding source provides a long term legacy for the Trust. Our new thinking on this is outlined below.



# LEEDS CIVIC TRUST

## TRUSTEES' REPORT (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

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#### *Investment policy*

James Hambro & Partners were appointed as the Trust's principal investment managers for the organisation's investments in February 2024 following a competitive selection process. The process of transferring investments in cash or in specie was largely completed by August 2024 at which point the portfolio was restructured.

The portfolio has been constructed as a balanced portfolio responding to a risk profile and investment objectives agreed by Trustees:

- That invested capital increases at least in line with inflation over the long term
- That an income is unlikely to be required at less than 12 month notice, so all income should be re-invested
- Greater volatility in capital is acceptable to achieve an enhanced return
- Access to capital will not be required in the short term

The main changes in the portfolio compared with the previous investment managers is greater exposure to global equities, with a target exposure of 55% of the overall portfolio.

Most of the investment gains reported this year took place under the auspices of the previous investment managers, but this positive trend continued up to the end of the financial year.

#### **Structure, governance and management**

The Charity is a Charitable Incorporated Organisation and is controlled by its governing document, a constitution.

The Board of Trustees is known as the Council. The Council is the governing body of the charity. The Council meets regularly and there are sub committees which meet regularly. The Director manages day to day operations of the charity and reports to the Council.

The Trustees who served during the year and up to the date of signature of the financial statements were:

J Strover (Chair)  
M A Piet (Vice-Chair)  
R Solyom (Treasurer)  
J Brettell  
A Stowe  
L Moore  
C M C St Arroman  
C Stead  
J D Pike  
R J Voss  
H E Beard  
J E Taylor

#### *Induction and training of new council members (Trustees)*

New members of Council are subject to an induction procedure by the Director, to brief them on their legal responsibilities under charities law and the organisational structure and decision-making process of the charity.

#### *Policy for remuneration of key management personnel*

The Charity maintains a Pay Awards Policy, which outlines the process through which pay rates are set and amended. Pay awards are decided through a recommendation of the Charity's Finance and General Purposes Committee to the Council and are usually decided by vote of council at an annual meeting.



## LEEDS CIVIC TRUST

### TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2024**

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The trustees' report was approved by the Board of Trustees.



J Strover (Chair)

Trustee

Date: 17/12/2024



# LEEDS CIVIC TRUST

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LEEDS CIVIC TRUST

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I report to the Trustees on my examination of the financial statements of Leeds Civic Trust (the Charity) for the year ended 31 August 2024.

### Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the Charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

### Independent examiner's statement

Since the Charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Charity as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Emma Houghton (FCCA)

**Sedulo London Limited**

Office 605 Albert House

256 - 260 Old Street

London

EC1V 9DD

United Kingdom

Date: 19/05/2025



# LEEDS CIVIC TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 AUGUST 2024**

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
<b>Income from:</b>			
Donations and legacies	2	576,279	728,239
Charitable activities	3	3,329	3,245
Other trading activities	4	10,808	7,851
Investments	5	11,386	58
<b>Total income</b>		<u>601,802</u>	<u>739,393</u>
<b>Expenditure on:</b>			
Raising funds	6	8,946	13,216
Charitable activities	7	300,839	332,195
<b>Total expenditure</b>		<u>309,785</u>	<u>345,411</u>
<b>Net gains/(losses) on investments</b>		<u>53,484</u>	<u>(76,677)</u>
<b>Net income and movement in funds</b>		345,501	317,305
<b>Reconciliation of funds:</b>			
Fund balances at 1 September 2023		<u>1,424,800</u>	<u>1,107,495</u>
<b>Fund balances at 31 August 2024</b>		<u>1,770,301</u>	<u>1,424,800</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.



# LEEDS CIVIC TRUST

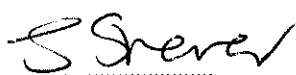
## BALANCE SHEET

AS AT 31 AUGUST 2024

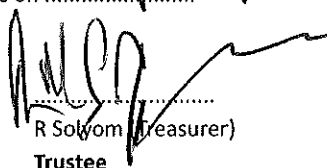
		2024		2023	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	14		306,774		137,919
Heritage assets	15		50,976		793
Investments	16		865,734		812,250
			<u>1,223,484</u>		<u>950,962</u>
<b>Current assets</b>					
Stocks	17	3,534		3,558	
Debtors	18	6,465		13,996	
Cash at bank and in hand		592,224		471,142	
		<u>602,223</u>		<u>488,696</u>	
<b>Creditors: amounts falling due within one year</b>	19	<u>(55,406)</u>		<u>(14,858)</u>	
<b>Net current assets</b>			<u>546,817</u>		<u>473,838</u>
<b>Total assets less current liabilities</b>			<u><u>1,770,301</u></u>		<u><u>1,424,800</u></u>
<b>The funds of the Charity</b>					
Unrestricted funds	20		<u>1,770,301</u>		<u>1,424,800</u>
			<u><u>1,770,301</u></u>		<u><u>1,424,800</u></u>

The financial statements were approved by the Trustees on

17/12/2024



J Strover (Chair)  
Trustee

  
R Solvorn (Treasurer)  
Trustee



# LEEDS CIVIC TRUST

## STATEMENT OF CASH FLOWS

**FOR THE YEAR ENDED 31 AUGUST 2024**

	Notes	2024 £	£	2023 £	£
<b>Cash flows from operating activities</b>					
Cash generated from operations	24		335,503		416,583
<b>Investing activities</b>					
Purchase of tangible fixed assets		(175,624)		(1,324)	
Restoration of heritage assets		(50,183)		-	
Investment income received		11,386		58	
<b>Net cash used in investing activities</b>			(214,421)		(1,266)
<b>Net cash generated from financing activities</b>			-		-
<b>Net increase in cash and cash equivalents</b>			121,082		415,317
Cash and cash equivalents at beginning of year			471,142		55,825
<b>Cash and cash equivalents at end of year</b>			592,224		471,142

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 AUGUST 2024

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#### 1 Accounting policies

##### Charity information

Leeds Civic Trust is a Charitable Incorporated Organisation, established on 25 May 2021.

##### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)". The Charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

##### 1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Designated funds comprise unrestricted funds that have been set aside by the Council for particular purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used.

##### 1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2024**

### **1 Accounting policies**

**(Continued)**

#### **1.5 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### **1.6 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Property improvements	5% on cost
Equipment	50% on cost
Furniture	20% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

No depreciation is provided on freehold buildings as the council consider any charge for the year and any accumulated depreciation, after taking account of the estimated residual value, to be immaterial. Recent improvements to property are being depreciated with effect from 1 September 2015 over a period of 20 years.

#### **1.7 Heritage assets**

Tangible or intangible assets with historical, artistic or cultural qualities that are held and maintained principally for their contribution to knowledge and culture are classified as heritage assets.

Heritage assets that are purchased are recognised and held at the cost of acquisition with any subsequent additions also recognised at the cost.

Heritage assets donated to the charity are recognised initially at their fair value, estimated by reference to recent market transactions or binding sale agreements between knowledgeable, willing parties in an arm's length transaction.

The charity has not adopted a policy of revaluation in respect of heritage assets.

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 1 Accounting policies

(Continued)

#### 1.8 Fixed asset investments

All quoted investments are shown in the Balance Sheet at market value. Gifted investments are introduced into the Balance Sheet at their market value at the time of donation.

Realised gains and losses comprise the surplus or deficit arising from the disposal proceeds (less costs) of investments sold during the year over the market value at the end of the previous year or, if purchased during the year, over their cost.

Unrealised gains and losses represent:

(a) for investments held throughout the year the difference between their market values at the start and end of the year, or

(b) for investments purchased during the year and held at the end of the year the difference between the purchase cost and market value at the end of the year.

#### 1.9 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.10 Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

#### 1.11 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.12 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### *Basic financial assets*

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 1 Accounting policies

(Continued)

#### *Basic financial liabilities*

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### *Derecognition of financial liabilities*

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

#### 1.13 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 1.14 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

#### 1.15 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

### 2 Income from donations and legacies

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Donations	1,532	2,204
Bequests	-	38,000
Subscriptions	39,635	33,702
Royalties	535,112	654,333
	<u>576,279</u>	<u>728,239</u>

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 3 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Activities directly supporting the charity's objectives		
Event income	3,329	3,245

### 4 Income from other trading activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Blue plaque scheme	5,100	780
Annual report advertising	4,900	6,250
Other income	100	270
Publications and shop income	708	551
Other trading activities	10,808	7,851

### 5 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Interest receivable	11,386	58

### 6 Expenditure on raising funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Trading costs		
Annual report costs	2,773	2,902
Blue plaque scheme costs	6,099	6,387
Publications and shop costs	74	3,927
	8,946	13,216



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

#### 7 Expenditure on charitable activities

	Activities directly supporting the charity's objectives 2024 £	Activities directly supporting the charity's objectives 2023 £
<b>Direct costs</b>		
Staff costs	207,724	173,717
Depreciation and impairment	6,769	6,407
Postage, stationery and other office expenses	34,770	28,286
Planning lists and journals	-	298
Subscriptions and internet	2,370	1,880
Event costs	17,779	17,197
Bear Pit repairs	1,773	2,532
Conference costs	-	(1,000)
Take a Seat project	-	1,370
Leeds Project Fund	-	9,740
Leeds Architecture Awards	221	-
Liveable Leeds project	2,923	9,473
Art Competition costs	568	1,773
Leeds Development Corporation project	1,101	-
Leeds Community Foundation grant expenses	1,044	-
	<u>277,042</u>	<u>251,673</u>
Grant funding of activities (see note 8)	7,824	61,430
<b>Share of support and governance costs (see note 9)</b>		
Support	15,973	19,092
	<u>300,839</u>	<u>332,195</u>
<b>Analysis by fund</b>		
Unrestricted funds	<u>300,839</u>	<u>332,195</u>

#### 8 Grants payable

Grants are awarded to organisations and individuals following approval of formal application, from reserve funds created for these purposes, where the proposed use is in keeping with the charity's aims and objectives.

Monitoring of the grants process is by a committee delegated by the Trustees and all awards are agreed by Council. No support costs have been allocated against the amounts so awarded.

One grant was awarded during the year to the Leeds Community Foundation totalling £7,824. Significant grants were awarded during the prior year which included a grant to Leeds Community Foundation of £58,824.

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 9 Support costs allocated to activities

	2024	2023
	£	£
Transaction charges	324	420
Wharf St establishment costs	12,949	15,924
Governance costs	2,700	2,748
	<u>15,973</u>	<u>19,092</u>
<b>Analysed between:</b>		
Activities directly supporting the charity's objectives	<u>15,973</u>	<u>19,092</u>

### 10 Net movement in funds

	2024	2023
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	2,700	2,748
Depreciation of owned tangible fixed assets	<u>6,769</u>	<u>6,407</u>

### 11 Trustees

There were no trustees' remuneration or other benefits for the year ended 31 August 2024 nor for the year ended 31 August 2023.

#### Trustees' expenses

Trustee expenses of £4 were paid to one trustee in the year (2023: £nil).

### 12 Employees

The average monthly number of employees during the year was:

	2024	2023
	Number	Number
Administration staff	<u>5</u>	<u>4</u>
<b>Employment costs</b>	<b>2024</b>	<b>2023</b>
	£	£
Wages and salaries	173,853	154,276
Social security costs	12,878	14,208
Other pension costs	20,993	5,233
	<u>207,724</u>	<u>173,717</u>



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

#### 12 Employees

(Continued)

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2024 Number	2023 Number
£60,001 - £70,000	-	1
£70,001 - £80,000	1	-

#### Remuneration of key management personnel

The Key Management Personnel in the year ended 31 August 2024 and year ended 31 August 2023 were the Director and Board of Trustees.

The total amount of employee benefits (including employer's national insurance and pensions contributions) received by Key Management Personnel was:

	2024 £	2023 £
Aggregate compensation	84,295	78,465

#### 13 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

#### 14 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Equipment £	Furniture £	Total £
<b>Cost</b>					
At 1 September 2023	98,616	54,520	47,736	13,500	214,372
Additions	-	172,552	3,072	-	175,624
At 31 August 2024	98,616	227,072	50,808	13,500	389,996
<b>Depreciation and impairment</b>					
At 1 September 2023	-	20,840	42,469	13,144	76,453
Depreciation charged in the year	-	4,164	2,249	356	6,769
At 31 August 2024	-	25,004	44,718	13,500	83,222
<b>Carrying amount</b>					
At 31 August 2024	98,616	202,068	6,090	-	306,774
At 31 August 2023	98,616	33,680	5,267	356	137,919

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

#### 15 Heritage assets

	£
At 1 September 2023	793
Renovations	50,183
	<hr/>
<b>At 31 August 2024</b>	<b>50,976</b>
	<hr/> <hr/>

The balance held as heritage assets relates to the Headingley Bear Pit. This asset was previously classified as freehold property but has been reclassified as a heritage asset as it is considered that the primary purpose for holding is its historical and cultural value.

Renovations were made to the asset in the year ended 31 August 2024 and have been recognised at cost.

There have been no additions, disposals or impairments to the Headingley Bear Pit in the last 5 years other than the renovations shown in the schedule above.

#### 16 Fixed asset investments

	Listed investments £
<b>Cost or valuation</b>	
At 1 September 2023	812,250
Change in market value	53,484
	<hr/>
At 31 August 2024	865,734
	<hr/>
<b>Carrying amount</b>	
At 31 August 2024	865,734
	<hr/> <hr/>
At 31 August 2023	812,250
	<hr/> <hr/>

The historic cost of investment assets is £827,000 (2023: £827,000).

#### Material investments

Quoted investments include the following funds which each amount to greater than 5% of the total portfolio as follows:

iShares US\$ Treasury 3-7yrs	£62,208
UK Treasury Stock (0.875%)	£50,913
 2023:	
Troy Trojan Ethical	£44,954
Veritas Global Real Return	£46,494



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 17 Stocks

	2024	2023
	£	£
Publications and shop stock	3,534	3,558

### 18 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Subscription debtors	4,237	4,709
Other debtors	138	7,292
Prepayments and accrued income	2,090	1,995
	6,465	13,996

### 19 Creditors: amounts falling due within one year

	2024	2023
	£	£
Other taxation and social security	4,723	4,253
Other creditors	16,304	2,478
Accruals and deferred income	34,379	8,127
	55,406	14,858

### 20 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 September 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 August 2024
	£	£	£	£	£	£
Bear Pit Fund	247,768	-	-	(222,768)	-	25,000
Blue Plaque Fund	3,232	-	(46)	1,769	-	4,955
Leeds Project Fund	11,373	-	-	(11,373)	-	-
Snaith Award Heritage	1,000	-	-	-	-	1,000
Buildings Fund	-	-	-	200,000	-	200,000
General funds	1,161,427	601,802	(309,739)	32,372	53,484	1,539,346
	1,424,800	601,802	(309,785)	-	53,484	1,770,301

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 20 Unrestricted funds

(Continued)

Previous year:	At 1 September 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 August 2023
	£	£	£	£	£	£
Bear Pit Fund	29,116	-	(2,232)	220,884	-	247,768
Blue Plaque Fund	6,725	-	(3,493)	-	-	3,232
Leeds Project Fund	21,482	-	(10,109)	-	-	11,373
Snaith Award	1,000	-	-	-	-	1,000
General funds	1,049,172	739,393	(329,577)	(220,884)	(76,677)	1,161,427
	<u>1,107,495</u>	<u>739,393</u>	<u>(345,411)</u>	<u>-</u>	<u>(76,677)</u>	<u>1,424,800</u>

The Bear Pit Fund is to be used for its maintenance and improvement. The fund was increased in 2022/23 following Council's approval of plans to repair and renovate the Bear Pit, and to improve safety and access thereto to enable it to be opened up as a Civic landmark. Following the completion of these works in 2023/24 this fund has been reduced to £25,000 which the trustees consider an appropriate amount to cover any potential future additional repairs.

The Blue Plaques Maintenance Fund is to be used to meet future maintenance costs of the Blue Plaques Scheme.

The Leeds Project Fund was used to support projects by external organisations that further the objectives of the Charity and benefit Leeds as a whole. This project has now ended and the fund has been closed.

The Heritage Buildings Fund is a new fund that has been established to support the restoration of heritage buildings either through grant aid to third parties or through direct expenditure by the Charity.

### 21 Analysis of net assets between funds

	Unrestricted funds 2024 £
<b>At 31 August 2024:</b>	
Tangible assets	306,774
Heritage assets	50,976
Investments	865,734
Current assets/(liabilities)	546,817
	<u>1,770,301</u>



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 21 Analysis of net assets between funds

(Continued)

	Unrestricted funds 2023 £
At 31 August 2023:	
Tangible assets	137,919
Heritage assets	793
Investments	812,250
Current assets/(liabilities)	473,838
	<u>1,424,800</u>

### 22 Operating lease commitments

#### Lessee

At the reporting end date the Charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Within one year	1,184	1,184
Between two and five years	296	1,480
	<u>1,480</u>	<u>2,664</u>

### 23 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).

## LEEDS CIVIC TRUST

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### FOR THE YEAR ENDED 31 AUGUST 2024

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24	Cash generated from operations	2024 £	2023 £
	Surplus for the year	345,501	317,305
	<b>Adjustments for:</b>		
	Investment income recognised in statement of financial activities	(11,386)	(58)
	Fair value gains and losses on investments	(53,484)	76,677
	Depreciation and impairment of tangible fixed assets	6,769	6,407
	<b>Movements in working capital:</b>		
	Decrease in stocks	24	3,878
	Decrease in debtors	7,531	8,941
	Increase in creditors	40,548	3,433
	<b>Cash generated from operations</b>	<u>335,503</u>	<u>416,583</u>

#### 25 Analysis of changes in net funds

The Charity had no material debt during the year.



Charity registration number 1014362 (England and Wales)

**LEEDS CIVIC TRUST**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2024**



# LEEDS CIVIC TRUST

## CONTENTS

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	Page
Trustees' report	1 - 5
Independent examiner's report	6
Statement of financial activities	7
Balance sheet	8
Statement of cash flows	9
Notes to the financial statements	10 - 22

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# LEEDS CIVIC TRUST

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 31 AUGUST 2024

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The Trustees present their annual report and financial statements for the year ended 31 August 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)".

#### **Objectives and activities**

The objectives and aims of the charity are as follows:

- a) to stimulate public interest in and care for the beauty, history and heritage of the City of Leeds and locality,
- b) to encourage high quality sustainable development and promote standards of sustainable urban design, architecture, and town planning,
- c) to encourage the judicious preservation, development, and improvement of features of general public amenity,
- d) to advance appreciation of a people friendly environment, and promote ways of improving the environment within Leeds, including green and public spaces, waterways, and sustainable transport,
- e) to promote and organise co-operation in the achievement of these objectives.

#### *Public benefit*

With reference to the duty in section 17(5) of the Charities Act 2011, the trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the charity's aims and objectives and in planning its current and future activities. The achievements and activities outlined in this report demonstrate the public benefit arising from the charity's activities.

#### **Achievements and performance**

Once again, this has proven to be a particularly busy year for the Trust.

#### *Heritage and Culture*

We achieved our long held ambition to restore the Bear Pit. This structure, which was purchased by Leeds Civic Trust in the late 1960s, has been restored and landscaped and is once again an asset for the local community. We are considering how best we can maximise access and engagement with this important relic of Victorian Leeds.

Our Historic Blue Plaques scheme has been operating for nearly 40 years and this year we unveiled our 200th plaque. We are mindful that the blue plaque scheme is the Trust's "shop front" and through a rigorous process of nomination and selection we aim to reflect the diverse nature of the city's past – which increasingly includes 20th century subjects. We are increasingly able to "wrap around" events and other initiatives to increase impact and enrich our existing partnerships. This year, for example, we unveiled a plaque for the man who introduced the Monopoly Board game to the UK with the "Monopoly Take Over" initiative organised by the Leeds Business Improvement District – animating the streets of Leeds with characters from the monopoly board game thus encouraging greater footfall in the city centre. Our 200th plaque was for the founder of the Northern School of Contemporary Dance, Nadine Senior. This was the centrepiece of a much bigger celebration at the school which included a dance show. We seek sponsorship for all of our Blue Plaques and have also seen increased engagement by members of the public at unveilings. This in turn has made crowdfunding initiatives viable as a way of meeting the costs of plaque production.

Our co-ordination of Heritage Open Days continued to grow in impact. Over 100 events showcased the city's heritage and culture and we were particularly pleased to offer small grants to organisations, many of whom had not previously been involved in the festival.

# LEEDS CIVIC TRUST

## TRUSTEES' REPORT (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

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#### ***Sculpture and public art***

Following the successful unveiling of the "Hibiscus Rising" sculpture last year, this year saw the unveiling by Rachel Reeves MP of a new sculpture celebrating women in Leeds. We were one of the sponsors for this artwork (called Ribbons and designed by a former Trustee Pippa Hale) and was another example of the Trust's increasing focus on the cultural life of the city.

#### ***Heritage Buildings***

Our Heritage Watch Group gained a new chair (Clare Chapman) and continued to keep a watchful eye on the city's heritage built environment. We were concerned about the collapse of important buildings on Kirkgate and pressed for their speedy repair. We were heartened by the outcome of conversations with the new owners of the former Burton's site who agreed with us on the importance of retaining some of the original facades of this iconic Leeds factory as part of their mixed use residential and business scheme. The retention of another key asset (the former Tetley HQ) and its original fittings was also on our agenda.

#### ***Public Transport and Mass Transit***

We supported the announcement that bus franchising would be introduced in West Yorkshire and were pleased to see that our on-going dialogue with the West Yorkshire Combined Authority had produced initial proposals for the first mass transit routes that were sympathetic to our own thoughts on the issue.

#### ***Planning and Development***

We continue to devote a considerable amount of our time to planning and development issues. A particular theme emerging is the retrofit and reimagining of city centre shopping centres. We have engaged with developers to push for the very best in sustainable design. We continue to see tall buildings dominate the city centre skyline and our planning committee continues to press for the best possible designs for these prominent structures.

We played a leading role in the relaunch of the Leeds Architecture Awards which was held to a sell out audience at the Howard Assembly room. We were partners in the revival of the 4 x 4 debates organised by the Leeds Society of Architects providing several speakers. The first substantive project for our photography group was the digitising and interpretation of a collection of unique photographs charting the development of the city's waterfront area during the period of the Leeds Development Corporation. This initiative allowed us to reflect on the impact of the Trust in relation to development in past decades.

#### ***Events***

We offered events, discussions and guided walks which were open to all-comers. They are nonetheless an important link with our membership (including our corporate members) and deal with important aspects of the past, present and future of the city.

#### ***Community Engagement***

We launched our second grants scheme with Leeds Community Foundation focusing on "pride in place". Through this scheme, we aim to reach communities and groups that have not engaged previously with the Trust and to build longer term relationships. This is a significant investment for the Trust and one which we are keen to capitalise on.

#### ***Volunteering***

Volunteers are the bedrock of the Trusts work and support the delivery of our charitable objects. We have revamped our website to provide a more welcoming and accessible entry point for those interested in getting more involved in the Trust. We have significantly increased our social media presence and profile in the last 12 months. This has resulted in 58 new volunteers registering with the Trust since 1 January 2024.

#### ***Financial review***

During the year, the income totalled £601,802 (2023: £739,393) against expenditure of £310,037 (2023: £345,411).

The charity also recognised gains on investments of £53,484 (2023: loss of £76,677) leading to an overall surplus for the year of £345,249 (2023: £317,305).

# LEEDS CIVIC TRUST

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2024**

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### *Reserves policy*

The Trustees reviewed the reserves policy and reaffirmed the policy to maintain free reserves, which are unrestricted general funds excluding tangible fixed assets, at a level sufficient to cover charitable and support costs for a minimum of three years, this being a level to enable continuance of the Charity's current activities in the event of a significant decline in income, and whilst alternate income sources were sought. In addition, the principle has been adopted that free reserves in excess of this level will be spent over the lifetime of its current operational strategy - The Trust Vision 2020-2025 - in support of the Charity's objectives. Trustees have agreed to renew this document for a further five years to operate alongside a strategy which will identify some key activities and initiatives for the future. This strategy document will come into operation in 2025.

The Trustees are thus satisfied that current free reserves of £1,412,552 are sufficient and will continue to review the policy having regard to financial circumstances and opportunities to further the Charity's objectives.

Mindful of the need to create a lasting legacy for the Trust, Trustees have decided to earmark 30% royalty income to support the long term sustainability of the organisation. At least 50% of the money will be invested in a "resilience investment fund" managed by our investment managers initially for growth but ultimately to provide an income for the Trust to hedge against the long term decline in royalty income. Up to 50% of the sum will be used to establish new or support existing restricted funds which will be used to support the long term viability of the Trust.

Trustees are also conscious that income from other sources has declined as a percentage of our overall income. We will address this by aiming to attract new members (particularly from the corporate sector) and will look at grant funding to support our work where appropriate.

The outcome of our strategy review will identify new areas for investment but this is likely to focus on the following investment activities:

- Further investment in staffing including the funding of a Conservation Officer embedded within the Trust in partnership with Leeds City Council
- A further grants scheme building on the successful initiative we have run with the Leeds Community Foundation
- A decision on the Trust's current premises and the need to provide a modern working environment for its staff members and volunteers
- Potential investment (directly or indirectly) in heritage real estate primarily through grant aid (with the potential for a modest return on investment)
- Attracting external income as a means of growing the Trust's activity (but with an awareness of the potential requirement for match funding)

### *Principal funding sources*

The Trust's income continues to come from a combination of membership subscriptions, investment income generated from reserves and royalty income. After a significant surplus generated in the previous generation year due to timing of royalty receipts, this year has returned to the established pattern.

Through dialogue with the company who manages the royalties, we were able to gain a better understanding of the future of this income source and were reassured that we could expect to continue to receive significant funds into the future. We are nonetheless conscious that we need to guard against over-reliance on this income source and to ensure that this funding source provides a long term legacy for the Trust. Our new thinking on this is outlined below.



# LEEDS CIVIC TRUST

## TRUSTEES' REPORT (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

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#### *Investment policy*

James Hambro & Partners were appointed as the Trust's principal investment managers for the organisation's investments in February 2024 following a competitive selection process. The process of transferring investments in cash or in specie was largely completed by August 2024 at which point the portfolio was restructured.

The portfolio has been constructed as a balanced portfolio responding to a risk profile and investment objectives agreed by Trustees:

- That invested capital increases at least in line with inflation over the long term
- That an income is unlikely to be required at less than 12 month notice, so all income should be re-invested
- Greater volatility in capital is acceptable to achieve an enhanced return
- Access to capital will not be required in the short term

The main changes in the portfolio compared with the previous investment managers is greater exposure to global equities, with a target exposure of 55% of the overall portfolio.

Most of the investment gains reported this year took place under the auspices of the previous investment managers, but this positive trend continued up to the end of the financial year.

#### **Structure, governance and management**

The Charity is a Charitable Incorporated Organisation and is controlled by its governing document, a constitution.

The Board of Trustees is known as the Council. The Council is the governing body of the charity. The Council meets regularly and there are sub committees which meet regularly. The Director manages day to day operations of the charity and reports to the Council.

The Trustees who served during the year and up to the date of signature of the financial statements were:

J Strover (Chair)  
M A Piet (Vice-Chair)  
R Solyom (Treasurer)  
J Brettell  
A Stowe  
L Moore  
C M C St Arroman  
C Stead  
J D Pike  
R J Voss  
H E Beard  
J E Taylor

#### *Induction and training of new council members (Trustees)*

New members of Council are subject to an induction procedure by the Director, to brief them on their legal responsibilities under charities law and the organisational structure and decision-making process of the charity.

#### *Policy for remuneration of key management personnel*

The Charity maintains a Pay Awards Policy, which outlines the process through which pay rates are set and amended. Pay awards are decided through a recommendation of the Charity's Finance and General Purposes Committee to the Council and are usually decided by vote of council at an annual meeting.

## LEEDS CIVIC TRUST

### TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2024**

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The trustees' report was approved by the Board of Trustees.



J Strover (Chair)

Trustee

Date: 17/12/2024

# LEEDS CIVIC TRUST

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LEEDS CIVIC TRUST

---

I report to the Trustees on my examination of the financial statements of Leeds Civic Trust (the Charity) for the year ended 31 August 2024.

### Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the Charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

### Independent examiner's statement

Since the Charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Charity as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Emma Houghton (FCCA)

**Sedulo London Limited**

Office 605 Albert House

256 - 260 Old Street

London

EC1V 9DD

United Kingdom

Date: 19/05/2025



# LEEDS CIVIC TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 AUGUST 2024**

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
<b>Income from:</b>			
Donations and legacies	2	576,279	728,239
Charitable activities	3	3,329	3,245
Other trading activities	4	10,808	7,851
Investments	5	11,386	58
<b>Total income</b>		<u>601,802</u>	<u>739,393</u>
<b>Expenditure on:</b>			
Raising funds	6	8,946	13,216
Charitable activities	7	300,839	332,195
<b>Total expenditure</b>		<u>309,785</u>	<u>345,411</u>
<b>Net gains/(losses) on investments</b>		<u>53,484</u>	<u>(76,677)</u>
<b>Net income and movement in funds</b>		345,501	317,305
<b>Reconciliation of funds:</b>			
Fund balances at 1 September 2023		<u>1,424,800</u>	<u>1,107,495</u>
<b>Fund balances at 31 August 2024</b>		<u>1,770,301</u>	<u>1,424,800</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

# LEEDS CIVIC TRUST

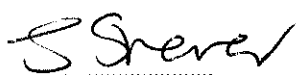
## BALANCE SHEET

AS AT 31 AUGUST 2024

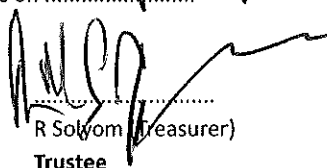
		2024		2023	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	14		306,774		137,919
Heritage assets	15		50,976		793
Investments	16		865,734		812,250
			<u>1,223,484</u>		<u>950,962</u>
<b>Current assets</b>					
Stocks	17	3,534		3,558	
Debtors	18	6,465		13,996	
Cash at bank and in hand		592,224		471,142	
		<u>602,223</u>		<u>488,696</u>	
<b>Creditors: amounts falling due within one year</b>	19	<u>(55,406)</u>		<u>(14,858)</u>	
<b>Net current assets</b>			<u>546,817</u>		<u>473,838</u>
<b>Total assets less current liabilities</b>			<u><u>1,770,301</u></u>		<u><u>1,424,800</u></u>
<b>The funds of the Charity</b>					
Unrestricted funds	20		<u>1,770,301</u>		<u>1,424,800</u>
			<u><u>1,770,301</u></u>		<u><u>1,424,800</u></u>

The financial statements were approved by the Trustees on

17/12/2024



J Strover (Chair)  
Trustee

  
R Solvorn (Treasurer)  
Trustee

# LEEDS CIVIC TRUST

## STATEMENT OF CASH FLOWS

**FOR THE YEAR ENDED 31 AUGUST 2024**

	Notes	2024 £	£	2023 £	£
<b>Cash flows from operating activities</b>					
Cash generated from operations	24		335,503		416,583
<b>Investing activities</b>					
Purchase of tangible fixed assets		(175,624)		(1,324)	
Restoration of heritage assets		(50,183)		-	
Investment income received		11,386		58	
<b>Net cash used in investing activities</b>			(214,421)		(1,266)
<b>Net cash generated from financing activities</b>			-		-
<b>Net increase in cash and cash equivalents</b>			121,082		415,317
Cash and cash equivalents at beginning of year			471,142		55,825
<b>Cash and cash equivalents at end of year</b>			592,224		471,142



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 AUGUST 2024

---

#### 1 Accounting policies

##### Charity information

Leeds Civic Trust is a Charitable Incorporated Organisation, established on 25 May 2021.

##### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)". The Charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

##### 1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Designated funds comprise unrestricted funds that have been set aside by the Council for particular purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used.

##### 1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2024**

### **1 Accounting policies**

**(Continued)**

#### **1.5 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### **1.6 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Property improvements	5% on cost
Equipment	50% on cost
Furniture	20% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

No depreciation is provided on freehold buildings as the council consider any charge for the year and any accumulated depreciation, after taking account of the estimated residual value, to be immaterial. Recent improvements to property are being depreciated with effect from 1 September 2015 over a period of 20 years.

#### **1.7 Heritage assets**

Tangible or intangible assets with historical, artistic or cultural qualities that are held and maintained principally for their contribution to knowledge and culture are classified as heritage assets.

Heritage assets that are purchased are recognised and held at the cost of acquisition with any subsequent additions also recognised at the cost.

Heritage assets donated to the charity are recognised initially at their fair value, estimated by reference to recent market transactions or binding sale agreements between knowledgeable, willing parties in an arm's length transaction.

The charity has not adopted a policy of revaluation in respect of heritage assets.

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 1 Accounting policies

(Continued)

#### 1.8 Fixed asset investments

All quoted investments are shown in the Balance Sheet at market value. Gifted investments are introduced into the Balance Sheet at their market value at the time of donation.

Realised gains and losses comprise the surplus or deficit arising from the disposal proceeds (less costs) of investments sold during the year over the market value at the end of the previous year or, if purchased during the year, over their cost.

Unrealised gains and losses represent:

(a) for investments held throughout the year the difference between their market values at the start and end of the year, or

(b) for investments purchased during the year and held at the end of the year the difference between the purchase cost and market value at the end of the year.

#### 1.9 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.10 Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

#### 1.11 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.12 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### *Basic financial assets*

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 1 Accounting policies

(Continued)

#### *Basic financial liabilities*

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### *Derecognition of financial liabilities*

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

#### 1.13 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 1.14 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

#### 1.15 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

### 2 Income from donations and legacies

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Donations	1,532	2,204
Bequests	-	38,000
Subscriptions	39,635	33,702
Royalties	535,112	654,333
	<u>576,279</u>	<u>728,239</u>

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 3 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Activities directly supporting the charity's objectives		
Event income	3,329	3,245

### 4 Income from other trading activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Blue plaque scheme	5,100	780
Annual report advertising	4,900	6,250
Other income	100	270
Publications and shop income	708	551
Other trading activities	10,808	7,851

### 5 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Interest receivable	11,386	58

### 6 Expenditure on raising funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Trading costs		
Annual report costs	2,773	2,902
Blue plaque scheme costs	6,099	6,387
Publications and shop costs	74	3,927
	8,946	13,216

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 7 Expenditure on charitable activities

	Activities directly supporting the charity's objectives 2024 £	Activities directly supporting the charity's objectives 2023 £
<b>Direct costs</b>		
Staff costs	207,724	173,717
Depreciation and impairment	6,769	6,407
Postage, stationery and other office expenses	34,770	28,286
Planning lists and journals	-	298
Subscriptions and internet	2,370	1,880
Event costs	17,779	17,197
Bear Pit repairs	1,773	2,532
Conference costs	-	(1,000)
Take a Seat project	-	1,370
Leeds Project Fund	-	9,740
Leeds Architecture Awards	221	-
Liveable Leeds project	2,923	9,473
Art Competition costs	568	1,773
Leeds Development Corporation project	1,101	-
Leeds Community Foundation grant expenses	1,044	-
	<u>277,042</u>	<u>251,673</u>
Grant funding of activities (see note 8)	7,824	61,430
<b>Share of support and governance costs (see note 9)</b>		
Support	15,973	19,092
	<u>300,839</u>	<u>332,195</u>
<b>Analysis by fund</b>		
Unrestricted funds	<u>300,839</u>	<u>332,195</u>

### 8 Grants payable

Grants are awarded to organisations and individuals following approval of formal application, from reserve funds created for these purposes, where the proposed use is in keeping with the charity's aims and objectives.

Monitoring of the grants process is by a committee delegated by the Trustees and all awards are agreed by Council. No support costs have been allocated against the amounts so awarded.

One grant was awarded during the year to the Leeds Community Foundation totalling £7,824. Significant grants were awarded during the prior year which included a grant to Leeds Community Foundation of £58,824.



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 9 Support costs allocated to activities

	2024	2023
	£	£
Transaction charges	324	420
Wharf St establishment costs	12,949	15,924
Governance costs	2,700	2,748
	<u>15,973</u>	<u>19,092</u>
<b>Analysed between:</b>		
Activities directly supporting the charity's objectives	<u>15,973</u>	<u>19,092</u>

### 10 Net movement in funds

	2024	2023
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	2,700	2,748
Depreciation of owned tangible fixed assets	<u>6,769</u>	<u>6,407</u>

### 11 Trustees

There were no trustees' remuneration or other benefits for the year ended 31 August 2024 nor for the year ended 31 August 2023.

#### Trustees' expenses

Trustee expenses of £4 were paid to one trustee in the year (2023: £nil).

### 12 Employees

The average monthly number of employees during the year was:

	2024	2023
	Number	Number
Administration staff	<u>5</u>	<u>4</u>
<b>Employment costs</b>	<b>2024</b>	<b>2023</b>
	£	£
Wages and salaries	173,853	154,276
Social security costs	12,878	14,208
Other pension costs	20,993	5,233
	<u>207,724</u>	<u>173,717</u>

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

#### 12 Employees

(Continued)

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2024 Number	2023 Number
£60,001 - £70,000	-	1
£70,001 - £80,000	1	-

#### Remuneration of key management personnel

The Key Management Personnel in the year ended 31 August 2024 and year ended 31 August 2023 were the Director and Board of Trustees.

The total amount of employee benefits (including employer's national insurance and pensions contributions) received by Key Management Personnel was:

	2024 £	2023 £
Aggregate compensation	84,295	78,465

#### 13 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

#### 14 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Equipment £	Furniture £	Total £
<b>Cost</b>					
At 1 September 2023	98,616	54,520	47,736	13,500	214,372
Additions	-	172,552	3,072	-	175,624
At 31 August 2024	98,616	227,072	50,808	13,500	389,996
<b>Depreciation and impairment</b>					
At 1 September 2023	-	20,840	42,469	13,144	76,453
Depreciation charged in the year	-	4,164	2,249	356	6,769
At 31 August 2024	-	25,004	44,718	13,500	83,222
<b>Carrying amount</b>					
At 31 August 2024	98,616	202,068	6,090	-	306,774
At 31 August 2023	98,616	33,680	5,267	356	137,919

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

#### 15 Heritage assets

	£
At 1 September 2023	793
Renovations	50,183
	<hr/>
<b>At 31 August 2024</b>	<b>50,976</b>
	<hr/> <hr/>

The balance held as heritage assets relates to the Headingley Bear Pit. This asset was previously classified as freehold property but has been reclassified as a heritage asset as it is considered that the primary purpose for holding is its historical and cultural value.

Renovations were made to the asset in the year ended 31 August 2024 and have been recognised at cost.

There have been no additions, disposals or impairments to the Headingley Bear Pit in the last 5 years other than the renovations shown in the schedule above.

#### 16 Fixed asset investments

	Listed investments £
<b>Cost or valuation</b>	
At 1 September 2023	812,250
Change in market value	53,484
	<hr/>
At 31 August 2024	865,734
	<hr/>
<b>Carrying amount</b>	
At 31 August 2024	865,734
	<hr/> <hr/>
At 31 August 2023	812,250
	<hr/> <hr/>

The historic cost of investment assets is £827,000 (2023: £827,000).

#### Material investments

Quoted investments include the following funds which each amount to greater than 5% of the total portfolio as follows:

iShares US\$ Treasury 3-7yrs	£62,208
UK Treasury Stock (0.875%)	£50,913
 2023:	
Troy Trojan Ethical	£44,954
Veritas Global Real Return	£46,494



# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 17 Stocks

	2024	2023
	£	£
Publications and shop stock	3,534	3,558

### 18 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Subscription debtors	4,237	4,709
Other debtors	138	7,292
Prepayments and accrued income	2,090	1,995
	6,465	13,996

### 19 Creditors: amounts falling due within one year

	2024	2023
	£	£
Other taxation and social security	4,723	4,253
Other creditors	16,304	2,478
Accruals and deferred income	34,379	8,127
	55,406	14,858

### 20 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 September 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 August 2024
	£	£	£	£	£	£
Bear Pit Fund	247,768	-	-	(222,768)	-	25,000
Blue Plaque Fund	3,232	-	(46)	1,769	-	4,955
Leeds Project Fund	11,373	-	-	(11,373)	-	-
Snaith Award Heritage	1,000	-	-	-	-	1,000
Buildings Fund	-	-	-	200,000	-	200,000
General funds	1,161,427	601,802	(309,739)	32,372	53,484	1,539,346
	1,424,800	601,802	(309,785)	-	53,484	1,770,301

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 20 Unrestricted funds

(Continued)

Previous year:	At 1 September 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 August 2023
	£	£	£	£	£	£
Bear Pit Fund	29,116	-	(2,232)	220,884	-	247,768
Blue Plaque Fund	6,725	-	(3,493)	-	-	3,232
Leeds Project Fund	21,482	-	(10,109)	-	-	11,373
Snaith Award	1,000	-	-	-	-	1,000
General funds	1,049,172	739,393	(329,577)	(220,884)	(76,677)	1,161,427
	<u>1,107,495</u>	<u>739,393</u>	<u>(345,411)</u>	<u>-</u>	<u>(76,677)</u>	<u>1,424,800</u>

The Bear Pit Fund is to be used for its maintenance and improvement. The fund was increased in 2022/23 following Council's approval of plans to repair and renovate the Bear Pit, and to improve safety and access thereto to enable it to be opened up as a Civic landmark. Following the completion of these works in 2023/24 this fund has been reduced to £25,000 which the trustees consider an appropriate amount to cover any potential future additional repairs.

The Blue Plaques Maintenance Fund is to be used to meet future maintenance costs of the Blue Plaques Scheme.

The Leeds Project Fund was used to support projects by external organisations that further the objectives of the Charity and benefit Leeds as a whole. This project has now ended and the fund has been closed.

The Heritage Buildings Fund is a new fund that has been established to support the restoration of heritage buildings either through grant aid to third parties or through direct expenditure by the Charity.

### 21 Analysis of net assets between funds

	Unrestricted funds 2024 £
<b>At 31 August 2024:</b>	
Tangible assets	306,774
Heritage assets	50,976
Investments	865,734
Current assets/(liabilities)	546,817
	<u>1,770,301</u>

# LEEDS CIVIC TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 21 Analysis of net assets between funds

(Continued)

	Unrestricted funds 2023 £
At 31 August 2023:	
Tangible assets	137,919
Heritage assets	793
Investments	812,250
Current assets/(liabilities)	473,838
	<u>1,424,800</u>

### 22 Operating lease commitments

#### Lessee

At the reporting end date the Charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Within one year	1,184	1,184
Between two and five years	296	1,480
	<u>1,480</u>	<u>2,664</u>

### 23 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).



## LEEDS CIVIC TRUST

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### FOR THE YEAR ENDED 31 AUGUST 2024

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<b>24</b>	<b>Cash generated from operations</b>	<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
	Surplus for the year	345,501	317,305
	<b>Adjustments for:</b>		
	Investment income recognised in statement of financial activities	(11,386)	(58)
	Fair value gains and losses on investments	(53,484)	76,677
	Depreciation and impairment of tangible fixed assets	6,769	6,407
	<b>Movements in working capital:</b>		
	Decrease in stocks	24	3,878
	Decrease in debtors	7,531	8,941
	Increase in creditors	40,548	3,433
	<b>Cash generated from operations</b>	<u>335,503</u>	<u>416,583</u>

#### **25 Analysis of changes in net funds**

The Charity had no material debt during the year.