

Letchworth  
Garden City  
Heritage Foundation

# welcome

to the

## Garden City Meeting

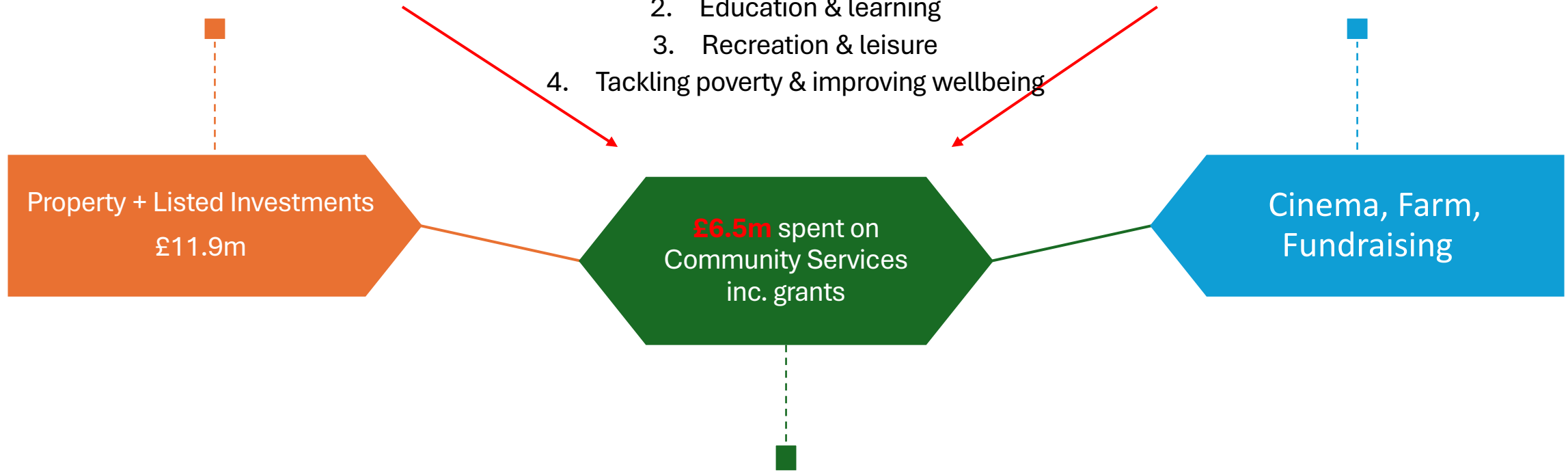


# OPERATING MODEL

Returns from investments, **£4.1m**

1. Preserving heritage & natural environment
2. Education & learning
3. Recreation & leisure
4. Tackling poverty & improving wellbeing

**£2.5m** Income from venues



# Strategy 2028

## Vision

That living in Letchworth Garden City offers everyone the opportunity to flourish as part of a vibrant community, enjoying the best that both town and country offers, benefitting from easy access to nature and with unrivalled facilities, culture and support networks.

## Mission

We manage our assets and investments to generate income that enables us to care for the Garden City estate and support our local community, providing access to green spaces and a range of culture, heritage, learning and leisure facilities.

We fund and support local organisations working to improve everyone's quality of life and meet our charitable objectives.

## Strategic Aims

### 1 Financial Resilience

Leads:  
Mark Coles  
Matt Peak



### 2 Sustainable Conservation

Lead:  
Claire Pudney



### 3 Nature & Wellbeing

Lead:  
Emma Dagless



### 4 Great Place to Grow Up

Leads:  
Stuart Sapsford  
Alastair Stewart  
(learning)



### 5 Culture & Leisure

Culture Lead:  
Sarah Golding  
Venues Lead:  
Jason Valentine



### 6 Poverty & Prosperity

Lead:  
Fiona Grant



## Values

We are...

- Collaborative
- Inclusive
- Supportive
- Evidence Based
- Impactful

Letchworth  
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- **Communications & Marketing Lead:** Steven Gordon-Wilson
- **HR Lead:** Wendy Rust
- **IT Lead:** Vinesh Munillal

- **Sustainability Lead:** Kris Karslake
- **Fundraising Lead:** Sarah Sawkins
- **Data & Intelligence Lead:** Fiona Grant
- **Volunteering Lead:** Steven Gordon-Wilson

# 2024 Finances

- Income up by 4% but expenditure up by 15% - cost of managing estate & property portfolio rising faster than the income generated
- Every £1 of investment income 65p is spent managing our estate and 34p community investment
- Spent £2.2m improving our investment properties, including energy efficiency
- Investment property yield is now only 1.55%
- Generated £4.7m of property sales re-invested in property improvements or invested for income growth
- Demand for commercial property improving voids fell to 11.3% but 24% office space vacant
- Cinema & farm achieved 15% ticket sales growth & venues welcomed record 256,000 entries
- Invested £150k in discounts for local children to access our venues
- Invested £700k in local voluntary sector services & support
- Secured £165K in external funding to support our learning & culture programmes



# Financial resilience 2024

- 298 commercial tenants in 398 properties
- Rental performance improvements
- 32 new commercial tenants
- Reduction in voids
- Sale of LG3 site – development 120 homes
- Regeneration attracts external investment – Green Lane Three & Starwood House

# Sustainable conservation 2024

- 700 scheme of management applications with 90 approval rate
- Energy Efficiency updates
- Sustainable built heritage policy – conserve, adapt and innovate
- Community Energy Fund & retrofit workshops
- [Interactive House – Letchworth Interactive Retrofit House](#)

# Nature & wellbeing 2024

- Increased investment in new roles
- Community engagement - get more people active outdoors appreciate nature
- Review of green assets
- 8000 tree surveys, & 214 tree maintenance
- Developing our Nature partnership
- Set up Greenspace volunteers & town gardeners

# Great Place to Grow Up 2024

- Young people taking the lead & wider collective impact partnership – schools, local groups, partners
- Develop learning offer @ Farm & Gallery
- 1200 children attend our cultural learning programme
- Secured £168k funding to develop our educational arts activities with local schools
- £28,000 funding for children's mental health support in schools
- Where can young people meet?



# Culture & Leisure 2024

- 134,000 visitors to Broadway cinema & theatre
- Creative & cultural hub – community partners & programming
- Diversify business model - theatre, premium viewing & new venue hire business
- Record 106,000 visitors to Standalone Farm
- New water and play features opened
- 15,000 visitors to Broadway Gallery
- Record 455 entries for Letchworth Open
- Uncovering Letchworth – community collections & engagement

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# Poverty & Prosperity 2024

1. Funding for debt advice and financial resilience Citizens Advice
2. £22,500 funding for holiday food programme and Letchworth foodbank
3. Play, Discover, Share summer holiday programme
4. £150,000 discounts to access venues
5. Funding Letchworth Garden Shed & library of things

# Looking forward

1. More investment in property management to drive commercial success & deliver decarbonization targets
2. Disposal to invest in income growth
3. Town centre adapting to the last bank standing
4. Getting new homes built
5. Conserving heritage and adapting homes to climate change
6. Living well in nature
7. Young leaders are shaping a programme of change
8. Creative & cultural hub drives commercial success and reach of venues & learning programmes
9. Building stronger support networks – food poverty, debt & facilities
10. Improving employability opportunities

# Final thought

- What is the future for young people in Letchworth Garden City if we don't build more affordable homes, create more opportunities and attract more and better paid jobs?

# QUESTION TIME

**Chaired by Gareth  
Hawkins**

# WORKSHOPS

**Shaping 125<sup>th</sup> anniversary**

**Best of town**

**Best of country**



**Thank you**