



DUCHY of LANCASTER

1 Lancaster Place, Strand, London WC2E 7ED

NEWSLETTER

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Welcome



> Nathan Thompson, CEO

The last 12 months have been a time of continuity and change. Continuity in terms of our values, core objectives and the restoration and renewal of the rural and urban portfolios. Change around some of our management structures, the building of a new Northern team based at Lancaster Castle and expansion of our team in the South.

We bid a fond farewell to our outgoing Chairman Sir Mark Hudson KCVO who completed his term of office at the end of 2017. Sir Alan Reid GCVO, previously Keeper of the Privy Purse and an ex officio member of Council since 2002, took over the role of Chairman of the Duchy Council in January. We also welcomed two new members of Council this year, the Marquis of Downshire Nicholas Hill and Marcus Rose.

We have brought greater focus to the management of our rural portfolio with the introduction of new in-house teams for Lancashire, Yorkshire and Staffordshire. This will help us to improve levels of direct communication with our tenants and help us in our ongoing drive to ensure first-class presentation of our assets across the estates.

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Sir Mark Hudson KCVO



> Former Chairman Sir Mark Hudson KCVO



> Sir Mark Hudson KCVO with Queen Elizabeth II, Duke of Lancaster

Sir Mark Hudson KCVO retired from the Duchy Council this year after 12 years of service, including 3 years as our Chairman.

Born into a farming and trawling family in the East Riding of Yorkshire, Mark read agriculture at Cambridge before becoming a dairy farmer in 1979. A passionate advocate of innovative agricultural businesses, he was formerly President of the County Land and Business Association and a previous Chairman of the Game and Wildlife Conservation Trust.

Mark was first appointed to Council in 2006 and took over as Chairman in January 2015. In 2017 he was made a Knight Commander of the Royal Victorian Order in recognition of his distinguished service.

I know that both staff and our tenant partners will want to join me in conveying our congratulations and sincere thanks to both Mark and his wife Sue. Their contribution and dedication has been greatly appreciated by all and we wish them a long and happy retirement.

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One of our key achievements this year has been to secure planning permission for the refurbishment of Norman House on the Strand in London. This will be the largest single refurbishment project in the Duchy's history and when completed will provide an exciting new landmark address for the city.

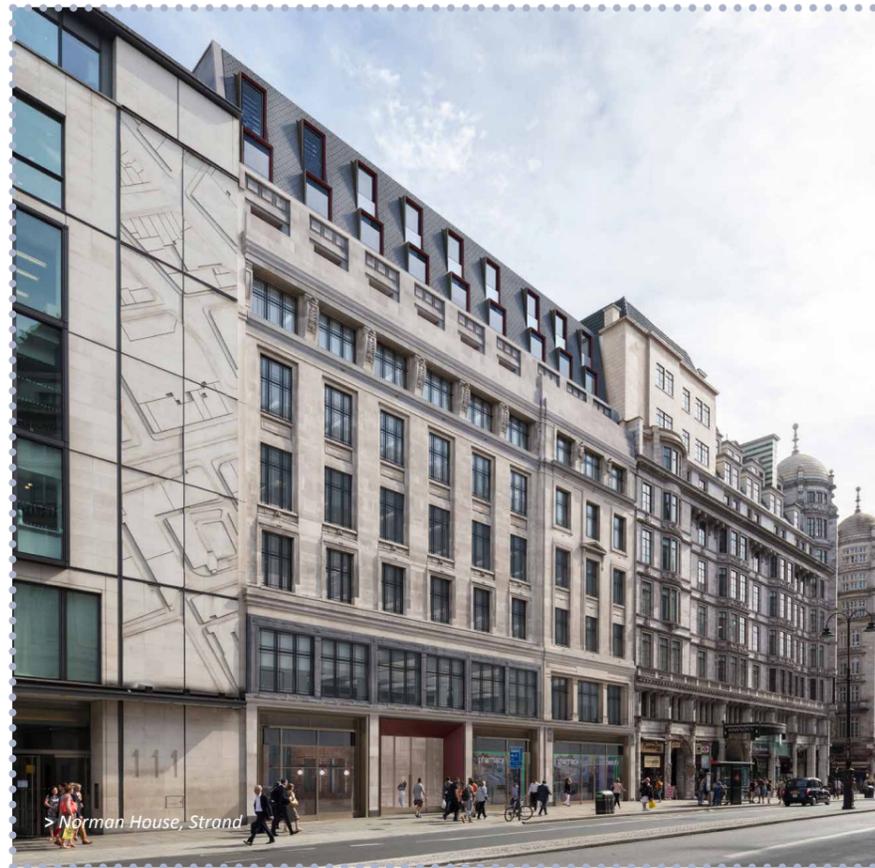
Restoration of our land and property assets continues to be a main area of focus and we have once again invested significantly in this area this year. Many of our tenants have already responded positively to our conversations on farm presentation and we would like to record our thanks for all the hard work associated with this.

Nathan Thompson, Chief Executive of the Duchy of Lancaster



> Whitewell Estate, Lancashire

Landmark Refurbishment



> Norman House, Strand



> Savoy Steps visual

We have obtained planning permission from Westminster City Council for our proposals to refurbish Norman House at 105--109 Strand in the heart of our Savoy Estate.

The development project includes a major refurbishment of the existing 1920s building as well as the addition of two new storeys at the front and three at the rear.

This will be the largest refurbishment project in the Duchy's history. The design will also bring historic spaces such as the Savoy Steps and the area around The Queen's Chapel of the Savoy into greater public use.

Work is expected to start on site in 2019 and complete in the autumn of 2020.

New Tenants For Wellington House

Following the departure of the retailer Maplins from the UK High Street, we have re-let the ground and lower ground floors of Wellington House on the corner of the Strand and Lancaster Place in London to Prêt-à-Manger. Preparatory works are underway and due for completion in September 2018.

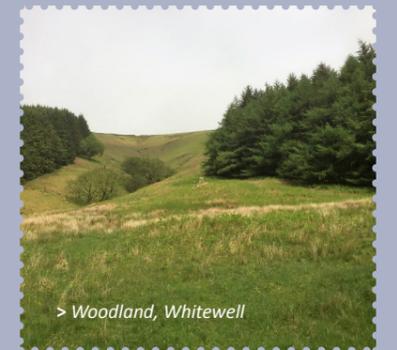
Soil Management Workshop



> Soil management

The Duchy recently hosted a workshop on soil management for a number of our farm tenants. The event was held at the Allerton Project, a Game and Wildlife Conservation Trust research farm in Loddington. The focus of the workshop was on soil structure, chemistry and biology and it provided an opportunity for tenants to share examples of best practice.

Woodland Acquisition



> Woodland, Whitewell

In February this year, the Duchy purchased 128 acres of land adjoining the Whitewell Estate in Lancashire. The land included 22 acres of woodland and 106 acres of moorland. This acquisition allows the Duchy to strengthen and protect the income gained from sporting rights while also providing an opportunity to increase woodland coverage on the Estate. This in turn will enable us to improve the aesthetics of this Area of Outstanding Natural Beauty by additional planting.

Building The Team

The Duchy has made a number of appointments this year. The new members of the team bring with them a range of skills and experience that not only add value to the overall business but also improve the level of engagement we offer.

In our rural team we now have two Surveyors of Lands: Jon Sellick in the South and Andrew Johnson in the North. Each has a team of surveyors and land agents working with them either out of the London office or from the new Duchy office at Lancaster Castle.

Naomi Browne joins Jon Sellick's team to look after the Staffordshire Survey, providing continuity on the Needwood estate. Jon will take on the role of MD for Staffordshire, while continuing to support Christopher Sparrow on our Southern Survey.

Rebecca Oddy and Laura Airton have been appointed to Andrew Johnson's team. Rebecca is a recently qualified Chartered Surveyor who has just completed three years with Strutt & Parker in Perth, Scotland. She joins the team to assist Andrew on the Yorkshire Survey.

Laura has spent the last three and a half years at Fisher German where she was made an Associate in 2016. She joins the team to assist Andrew on our five estates on the Lancashire Survey.



Top left:
Jon Sellick



Top middle:
Andrew Johnson



Top right:
Naomi Browne



Bottom middle:
Rebecca Oddy



Bottom right:
Laura Airton

Restoration and Renewal



In the year to March 2018 we invested £3.6m in the restoration and refurbishment of our rural residential portfolio. This expenditure continues to focus on the fabric of the buildings, including the eradication of damp from a significant number of properties and the replacement of single glazed units and uPVC units with hardwood double-glazed windows.

We have also continued to invest in the preservation and protection of our listed building assets, with work carried out on a number of period properties across the portfolio. The Duchy Design Guide sets the standard for all refurbishment projects.

Much-Needed Housing

The Duchy continues to work with local authorities to release land to address the national housing shortage. Strategic sites in Cheshire, Northamptonshire and Yorkshire are now actively being considered and could deliver over 1,000 homes.

Two of the projects underway this year include joint venture partnerships with Mulgrave Properties in Yorkshire and Chamberlain Developments in Cheshire.

The Mulgrave scheme will create 24 new homes on our Cloughton estate to the north of Scarborough. The properties will be built to the highest quality standard and have been

sympathetically designed to reflect the local vernacular. Work began in 2017 and is due for completion in 2019. For further information visit www.mulgraveproperties.co.uk.

In Cheshire, Chamberlain Developments has begun work to restore a Grade II Listed farmhouse as well as developing a small number of disused farm buildings to create eight new homes near Barthomley on the Duchy's Crewe Estate. Work began on site in February 2018 and the scheme is expected to be completed later this year. For further information visit www.chamberlain.ltd.



> Mulgrave development, Cloughton



> Mulgrave development, Cloughton

Ripleys Farm Letting



> Ripleys Farm, Yorkshire

At the beginning of the summer we brought a significant farm holding to the open market. Ripley's Farm is a substantial 6-bedroomed house with 631 acres (225 hectares) of arable farmland and a number of good quality farm buildings. It sits in a prime location overlooking Scarborough Castle and the Yorkshire Coast.

More than 30 interested parties attended viewings and 11 informal tenders were put forward for consideration. The successful applicant will be announced in the autumn.

Inspiring Others

John Alpe on the Duchy's Whitewell Estate is taking the countryside into classrooms across the UK. John was first introduced to the 'educational access' initiative under the Countryside Stewardship Scheme in 2000. Today, he gives around a dozen talks to schools, colleges and groups across the UK each year as well as hosting groups of overseas students at New Laund Farm.

John believes that those who would not normally have access to farms and open countryside benefit hugely from a clearer understanding of what constitutes farming life. He actively encourages footpaths and open access across his holding and welcomes ramblers and walkers. He has even learned

to say the words "Hello" and "Welcome to our farm" in several different languages to put overseas visitors at their ease. In 2012 he installed a wheelchair-friendly access route for 'Trampers' (a type of 4-wheeled drive electric buggy) so that disabled groups could visit and enjoy the spectacular scenery across Whitewell and the Trough of Bowland.

John manages three farms on the Whitewell Estate and runs a herd of 80 dairy cows and a flock of around 1,000 sheep. A keen advocate of organic farming, which avoids the use of pesticides, artificial fertilisers and unnecessary antibiotics, he supplies milk to the Organic Milk Suppliers Cooperative.



> John Alpe

Duke of Lancaster Housing Trust

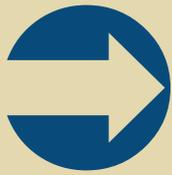
The Duke of Lancaster Housing Trust has acquired and renovated 3 new properties this year, providing affordable housing to local communities and families who have a strong connection to the Duchy of Lancaster. 1 Wharf Cottage on the Salwick estate in Lancashire has been let to a farmworker on a neighbouring Duchy farm while 47 Westgate on the Pickering estate has been let to a nurse living and working in the local community. The third property, 18 Pipehayes Lane on the Needwood Estate in Staffordshire, has been let to a groom at Pipehayes Farm Livery.



> 1 Wharf Cottage, Salwick



> 47 Westgate, Pickering



Getting to know...

Jon Sellick, Regional Surveyor

Q: What is your role within the Duchy of Lancaster?

As Regional Surveyor of Lands for the South of England I look after the Southern and Staffordshire Surveys. This entails a certain amount of travel between my office base in London and our estates in Northamptonshire, Lincolnshire, Derbyshire and Staffordshire.

Q: What does a typical day entail?

I try to organise my week so that I have at least 2 days out on estate meeting tenants and 3 days in our London headquarters with the rest of the team. Accurate reporting and information gathering is business-critical to the Duchy so it is important to spend time on the ground and to share intelligence with colleagues.

Q: What do you do to relax?

Anything outdoors and active! I cycle to work as often as I can and love to escape London and head for the mountains or the coast.

Q: Who would your ideal dinner guest be?

George Mallory – I’ve always been intrigued to know whether he and Andrew Irvine were in fact the first to reach the summit of Mount Everest before they died so tragically on the mountain.

Q: What super-power would you most like to have?

Because I look after estates as far afield as South Wales and Derbyshire, it’d be handy to be able to teleport myself from one place to the other!



> Jon Sellick, Regional Surveyor

Q: What is the best piece of advice you have ever received?

You cannot achieve greatness on your own; to be the best you can be you need to work with others.

New Council Members

Two new members have been appointed to the Duchy Council: Nicholas Hill, 9th Marquis of Downshire and Mr Marcus Rose.

A Trustee of the Country Land and Business Association (CLA) pension fund and the Game and Wildlife Conservation Trust (GWCT), Nick Downshire chairs our Rural Committee. A landowner with over 20 years’ experience in corporate finance, Nick is also a member of the rural committee for the Duchy of Cornwall.

A highly regarded commercial real estate professional and former England international rugby player, Marcus Rose chairs our Urban Committee. Formerly with Richard Ellis (now CBRE) and then a director at DTZ, Marcus is an Honorary Fellow of Hatfield College, Durham and a Trustee of The Hatfield College Trust.



> New Council member - Nick Downshire



> New Council member - Marcus Rose