



# DUCHY of LANCASTER

1 Lancaster Place, Strand, London, WC2E 7ED

## NEWSLETTER

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## Welcome



> Nathan Thompson, CEO

The Duchy has continued to record positive growth over the year investing in building our in-house resource and continuing to restore the portfolio. We have now successfully brought the management of all of our Surveys in house and this move has been warmly welcomed by our tenants and strategic partners across the estates.

Sustainability and biodiversity have been key areas of our focus over the last 12 months. Working with Natural England and the Game and Wildlife Conservation Trust we have completed a thorough audit of the habitats which exist across our holdings to individual farm and field levels.

We have also hosted a series of tenant workshops to raise awareness of the importance of responsible soil management and developed a woodland management strategy which includes an ambition to plant 100 acres of trees each year for the next five years.

Our extensive refurbishment of Lancaster Castle is nearing completion and we continue to invest significant sums in the restoration and renewal of the historic properties.

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## Lancaster Castle Restoration



> Lancaster Castle

The extensive conservation work currently underway at Lancaster Castle is now entering its final phase and the historic John O'Gaunt gate will be reopened to the public at the end of October 2019.

The two-year construction project has revealed more of the Castle's historic buildings and opened up a cloister walk and open courtyard which have remained neglected and unused for over 50 years. The newly completed scheme provides

visitors with open access to the historic Male Felons and King's Evidence Towers, an uninterrupted view of the famous Well Tower where the Pendle Witches were incarcerated in 1612, a new gallery space and light and airy Visitor Café.

The new café will be operated by local coffee roasters and tea specialists Atkinsons and Lancaster University is going to occupy the new purpose-built teaching suite in the former Link Block at Lancaster Castle.



> Local coffee specialist Atkinsons



> Lancaster University



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Many of our farming tenants have risen to the challenge we set at the beginning of the year of improving standards of presentation and whilst we are proud of the progress made to date we recognise that there is still much to do.

The redevelopment of SavoyStrand (formerly known as Norman House) in the heart of the Savoy estate is underway. This is the largest refurbishment ever undertaken by the Duchy. Great care has been taken to keep disruption, noise and inconvenience to our neighbours to a minimum. Due for completion in the autumn of next year the ground floor has been pre-let and there is healthy interest in two of the upper floors proving the demand for well designed, high quality office accommodation in mid-town.

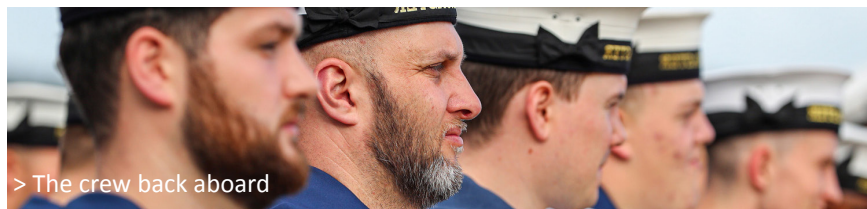
The year ahead will doubtless bring further change and fresh challenges but we believe that provided we remain focused we will continue to protect and preserve our historic portfolio while adding to its long-term sustainability and value for all.

**Nathan Thompson**  
CEO, Duchy of Lancaster

## All Aboard HMS Lancaster

Following a 24-month overhaul, HMS Lancaster is fully staffed once again with all 129 crew members back on board. The 4,500-ton Type 23 frigate has undergone an extensive upgrade and refit over the past two years including the installation of the new Artisan 3D radar, improved navigational radar and a new generation Sea Ceptor missile system to protect the vessel against attack from the air.

Affectionately referred to as the 'Red Rose', HMS Lancaster is now moving onto the next major milestone of her Ready For Sea Date. The crew hope to sail the ship back into Portsmouth under its own power for the first time in nearly four years in time for Christmas this year.



> The crew back aboard



> HM The Queen welcomed Her Duchy tenants to a Garden Party in May



> HMS Lancaster

## Online Course Attracts Students Worldwide

Working with the Duchy team, Lancaster University's History Department has launched a free open learning course exploring local history through the prism of Lancaster Castle. Available to online learners across the world, the Massive Open Online Course (MOOC) is the first of its kind to be launched by the Department and has so far attracted over 4,000 participants from 128 countries.

Entitled 'Lancaster Castle and Northern English History: The View From The Stronghold' the online course explores history across two millennia, from the Romans to the 21st century. The aim is to provide participants with a better understanding of the significance played by the Castle at key moments in history, enabling them to relate local events to key social and political developments of the time.

To register please go to: [www.futurelearn.com/courses/lancaster-castle](http://www.futurelearn.com/courses/lancaster-castle)

## 100 Year Anniversary

One of our longest serving tenants celebrated their centenary this year. Rushden Gold Club started when a group of local businessmen marked out an agricultural field at Stanwick in the early 1900s. By 1919 they had agreed to rent land belonging to a nearby farm. When the farmer passed away in 1978, the Club entered into a direct lease with the Duchy. This heritage can still be seen today in the contours of the traditional ridge and furrow style of ploughing. These are represented by the wavy lines on the Club shield which also features the heraldic lion in reference to the Club's long-standing landlord, the Duchy of Lancaster.



> Rushden Golf Club

## Burholme Lamb Success

The Spence family has been breeding and rearing sheep and cattle on the Whitewell Estate for over 50 years. In 1999, tenant Rod Spence extended his holding to accommodate his growing flock of Lonk sheep, an ancient and hardy breed native to Lancashire.

At the end of March 2019 Rod and his family opened a dedicated butchery at Burholme Farm in order to guarantee the quality of their meat at every stage of the process. After just nine weeks the butchery is proving exceptionally popular with 'Burholme Lamb' featuring on the menu at the famous Inn at Whitewell and no fewer than three Michelin-starred chefs on its client list.



> Burholme Farm butchery

## Community Garden Crewe



> Crewe Green community garden

A community project to transform a neglected parcel of land on the Cheshire Survey is taking shape, thanks in part to an award from the Duchy of Lancaster Benevolent Fund. The half-acre site which sits in front of St. Michael's Church in the conservation hamlet of Crewe Green has been inaccessible for several years. Now the area has been cleared and the original path restored and enhanced to permit disabled access, creating a valuable public amenity space centred around a historic oak tree thought to date back to the English Civil War.

## New Tenants For Ripley's Farm

Last year the Duchy brought to market a significant farm holding in Yorkshire. More than 30 interested parties attended viewings of Ripley's Farm on the Cloughton Estate and 11 applications were received for the tenancy.

The successful applicants were Adam and Claire Turnbull, formerly of Grange Farm in Sinnington, who took over the tenancy from Ian and Suzanne Burnett, Duchy tenants at Ripley's Farm for three generations. We thank Ian and Suzanne for their excellent stewardship of the holding over that period and welcome Adam, Claire and their two small children to the Duchy family.

Part of the Duchy's Cloughton Estate, Ripley's Farm covers 255 hectares of mixed arable and grazing land in a commanding position overlooking Scarborough Castle and the Yorkshire Coast. The steading includes a substantial 6-bedroomed farmhouse and a number of good quality farm buildings with plenty of space for Adam and Claire to bring up their young family and grow their business.



> Claire and Adam Turnbull taking over from Ian and Suzanne Burnett



> Ripley's Farm, Cloughton

## Back To The Land



> Soil management workshop

Responsible soil management has been one of the Duchy's key environmental initiatives in recent years. We have invited a number of farming tenants to attend a dedicated workshop at the Allerton Project in Loddington so that they could see first-hand the impact of various farming practices on the long-term health and productivity of different types of soil.

Feedback received from those present at these workshops suggested that this was not only an enjoyable day but an extremely valuable use of time. In addition to sharing their knowledge and reviewing examples of best practice many are now taking the learning forward in their day-to-day farming practices.

Allerton is owned and run by the Game and Wildlife Conservation Trust (GWCT).

## Tree Planting



> Planting new trees in Whitewell

Local school children helped plant a new avenue of 50 trees on the Whitewell Estate this spring, using indigenous species such as oak, lime, sycamore and beech. During the planting, the youngsters learned about the care of saplings and the importance of responsible arboriculture from woodland management consultant Matt Brocklehurst.

The pupils, who are in Class 1 at Thorneyholme Primary School in Dunsop Bridge, also planted their own beech tree and are looking forward to watching it grow as the new avenue matures. As part of its woodland management strategy the Duchy has set a target of planting 100 acres of new trees each year for the next five years.



# Restoration and Renewal

We continue to invest in the restoration and renewal of our residential properties spending £3m this year across our rural estates.

Our main priority has been to protect the fabric of our buildings, eradicating damp, replacing single glazed and uPVC units with double-glazed hardwood windows and restoring outbuildings and walling.

We have also ensured the preservation and protection of many of our listed building assets working in partnership with local conservation officers on a number of period properties across the residential portfolio.



# Duke of Lancaster Housing Trust

The Duke of Lancaster Housing Trust has acquired and renovated five more properties in 2018/19 bringing the total number of homes in its ownership to 29.

The purpose of the Trust is to provide affordable housing to communities and families who have a strong connection to the Duchy of Lancaster and the areas local to our estates.

Three of the properties added to the

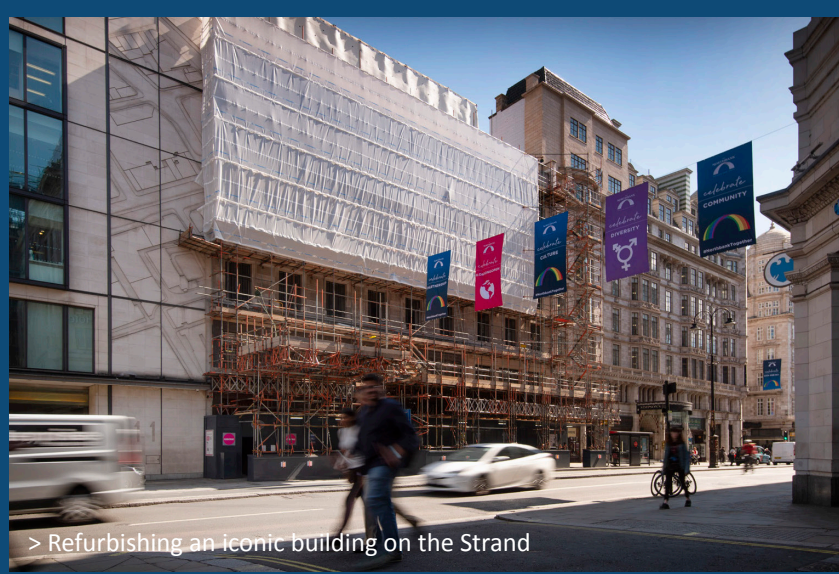


> Mulgrave properties, Cloughton

portfolio this year are new build homes created by Mulgrave Estates and built in the centre of Cloughton village on our Yorkshire Survey.

Other Housing Trust acquisitions this year include 6 Fauld Lane on the Needwood Estate in Staffordshire and 62 Potter Hill on the Pickering Estate in Yorkshire.

# Revitalising The Strand



> Refurbishing an iconic building on the Strand

While working on the project the contractor discovered a World War II air raid shelter that was obviously in communal use for the local area. There were even some of the original posters still on the walls as shown in the photograph.

Due for completion towards the end of next year, this is the largest single refurbishment project ever undertaken by the Duchy. The finished building will provide a new landmark retail and business address on one of London's busiest and most historic avenues.

Previously known as Norman House the building is to be rebranded as **SavoyStrand** reflecting its Art Deco heritage, the high quality of the refurbishment and its geographic location in the heart of London.



> Wartime poster

> New core in place

Work is now underway on the refurbishment of 105-109 Strand in the heart of the Savoy Estate in London. Internal spaces have been stripped out, demolition works are in progress and the new cores serving all floors of the enlarged building will be completed and ready to take services before the end of the year. Working closely with Westminster City Council and nearby occupiers, the project team has worked hard to keep disruption to a minimum and ensure that the highest standards of health and safety management are adhered to throughout the construction process.

# New High Quality Homes

The Duchy continues to work with local authorities to release land to address the national housing shortage. Strategic sites in Northamptonshire, Yorkshire and Cheshire are being considered which could deliver up to 2,500 new homes. We are currently working on three strategic land partnership sites with Bloor Homes to deliver much-needed housing in Crewe, Wollaston and Tutbury. We have also entered into a joint venture partnership with Francis Jackson Homes to create new family homes on the Duchy's Higham Ferrers Estate in Northamptonshire. All new homes created in partnership with the Duchy are strictly controlled to ensure the highest quality build and specification.



> Francis Jackson Homes, Northamptonshire

# New Oxford House

In the last year we have invested £450,000 in the refurbishment of a 1920s office building in the centre of Birmingham.

New Oxford House on Waterloo Street is in the heart of the city's financial and commercial district. In 2016 the ground floor was fully refurbished and let to husband and wife team Adam and Natasha Stokes whose restaurant has been awarded a Michelin star and three AA rosettes. Adams is regularly named as one of the best restaurants in the UK and one of the top ten in Europe.

The refurbishment of the third and fifth floors of New Oxford House took five months to complete and both have now been re-let.



# New Tenant CF Global



> 1 Lancaster Place

Our newest tenant at 1 Lancaster Place acts as a buy-side trading partner for more than 150 hedge funds, asset managers and pension funds. CF Global trades in every time zone via live dealing desks in Hong Kong, London and New York.



> View from the office

# Rewarding Excellence

The Duchy of Lancaster continues to encourage young people studying agriculture, land management and traditional construction skills at one of our partner institutions.

These include Harper Adams University in Shropshire, Myerscough College in Lancashire, Moulton College in Northamptonshire and Lancaster University.

Around £30,000 is awarded annually in the form of bursaries and scholarships to those who demonstrate outstanding commitment to their course of study.

This year's recipients include Grace Gardiner and Dearbhla Connell at Harper Adams (pictured right) and Hannah Kendall and Clive Redley at Moulton College.

Congratulations to all of our 'Duchy Scholars' for 2019!

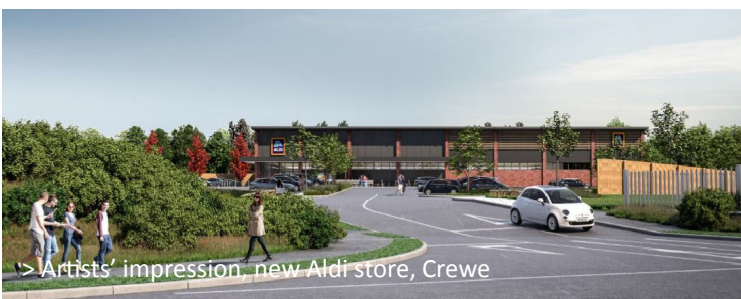


> Grace Gardiner and Dearbhla Connell Harper Adams University

# Aldi To Build New Store in Crewe

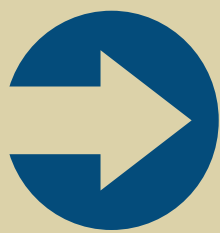
Aldi is to build a new store on the North West corner of the Crewe Estate in Cheshire creating new employment opportunities and adding to the aesthetic approach to the town centre.

At a meeting of the Cheshire East Strategic Planning Board, Councillors voted to approve the application and permit the development on a 1.5-hectare site off University Way on the outskirts of the town. The new facility will assist in the ongoing regeneration of the area and deliver 50 new jobs to the local community.



> Artists' impression, new Aldi store, Crewe





# Getting to know...

## Hugh Bruce-Watt, Duchy Solicitor

### What is your role within the Duchy?

I'm the Duchy Solicitor - officially the Solicitor for the Affairs of the Duchy of Lancaster - established by the Duchy of Lancaster Act 1920 – and I'm a corporation sole (lots of jokes there).

Since joining 6 months ago I've been on a crash course learning about the statutory and constitutional background of the Duchy – and a lot of history.

### What does a typical day entail?

I'm a commercial property lawyer by background so have been working on the Norman House redevelopment and a new acquisition but there's lots more to it as I discover every day.

I'm enjoying learning a bit about farming and residential lettings and the ceremonial responsibilities which the Duchy has, as well as acting as company secretary for the Housing Trust. Best part is not having to record my time in 6 minute units as I did for 30 years in private practice!

### What is your main area of focus?

I work three days a week so I'm working on improving my efficiency! Each day is

different but my main focus is on development and strategic land and governance - I'm also reviewing the role of the Duchy Solicitor for a report to the management board in the autumn.

### What do you do to relax?

Reading, walking and fishing - probably in that order. Nothing like a walk to help you think about things - I often draft emails and letters in my head on the walk to work.

A gang of us try to walk up the highest mountain in a European country or area every year. Mount Teide in Tenerife this September (3,718m).

Reading - the pressure is on....so much to read....and people keep writing good books (try Slow Horses by Mick Herron – a sort of off-beat John le Carre). And when I can, trout fishing in the far north east of Scotland

### Who would your ideal dinner guest be?

Someone witty who would enjoy a good dinner and be up for lots of laughing – currently Rod Liddle or Jeremy Clarkson who are seriously good at exposing some of the ridiculous things we get up to.



> Hugh Bruce-Watt, Duchy Solicitor

Clive James and the late Alan Coren would also be on my list.

### What super power would you most like to have?

Flying of course – I'm a very nervous flier so being able to do it on my own would be tremendous.

### What's the best piece of advice you've ever been given?

Treat everyone as you would want to be treated yourself and try and have a bit of fun along the way!

## New Chaplain Appointed

Following the retirement of The Reverend Canon Professor Peter Galloway, The Reverend Canon Thomas Woodhouse has been appointed Chaplain of The Queen's Chapel of the Savoy.

Thomas has been Team Rector of Dorchester and The Winterbournes since 2014. Prior to that he served in a number of suburban and rural parishes in the Diocese of Gloucester, including several years as Vicar of Royal Wootton Bassett.

Thomas believes strongly in the power of partnership and is keen to take an active role in providing pastoral support and guidance to both staff and tenants. He is looking forward to meeting many of you once he takes up his new post in October this year.



> The Queen's Chapel of the Savoy



> Reverend Canon Thomas Woodhouse