

How can GL Hearn help you?

We understand that both large and small charities have to make difficult property decisions. We can fully support you in this decision making process; understanding your objectives and helping to ensure your properties are meeting their potential – be it operationally or commercially. It may be that you have surplus property to dispose of, or you need to be sure that the property you have is in its best use for your particular activity. We can help you to develop, acquire or sell your property and are able to support you every step of the way. We will ensure you are making the most of your property, and in line Charities Act requirements.

Case Study



Challenge

The Corporation of Trinity House had identified two properties on its historic investment estate that were financially underperforming and were becoming more of a liability than an asset. We were appointed to consider all of the Charity's options for the properties, from 'do nothing' through to re-letting and redevelopment. This report dealt with a complex range of issues including loss of community use, rights of light, heritage and affordable housing.



Solution

We provided a Charities Act compliant report to advise on all options available to Trinity House. A detailed business case was produced for the Board of Trustees advocating an innovative Development Agreement that would maximise returns whilst minimising costs and risks. The model ensured the Charity retained the freehold interest and was protected against enfranchisement.



Result

A Development Partner has been procured by our team and planning permission has now been secured for a residential redevelopment. We are now monitoring the development and providing development management advice to Trinity House. As a result our client, Trinity House, will benefit from a long-term income from the redevelopment that has exceeded the original income projection. This will help Trinity House with its ongoing good work for many years ahead.

For more information, please contact:



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Our work with the Charity sector

In addition to the professional property related advice to charities, GL Hearn staff also go the extra mile and support charities through volunteering and fundraising. Here are just a few examples:



Business in the community

Over the last six years GL Hearn has mobilised hundreds of staff volunteers across the UK in support of various community projects from the construction of a farm building for rare breeds of sheep to clearing Himalayan Balsam from protected woodlands.



Homelessness

GL Hearn has for many years and most recently with its new colleagues at Capita Real Estate & Infrastructure provided volunteering and fundraising support to Providence Row winning its first City of London Award in 2014. More recently we have supported LandAid through various sporting events.



The World's First Tidal-Powered clock

Designed by artist Laura Williams as a place of celebration and connection, ALUNA will be constructed of three vast recycled glass rings that track the Moon's cycles and influences on the Earth with slowly moving light. Sustainably built and powered naturally by the Sun and the Moon's tides, the ambition is for ALUNA to run for generations to come. It will be sited at 0° Longitude on the Greenwich Peninsula to create a public space for international festival, education and community events at the point where time and tide meet.