

# Harvesting financial reward from Biodiversity Net Gain



A financial and environmental advantage



## for landowners and wildlife

Many landowners are sitting on a valuable financial opportunity to lease or sell land that, until now, has had little value except as a habitat for wildlife. The Environment Act 2021 awards a biodiversity value to such land which translates into a significant financial benefit for the owners and stakeholders.

Development can come at the expense of the environment. By November 2023, property developers will have a mandatory obligation to deliver a minimum 10% **Biodiversity Net Gain (BNG)** as defined by DEFRA in order to get planning consent.

Civity is a land bank brokering the biodiversity assets of landowners to offset the biodiversity liabilities of developers. We rent or buy land and sell biodiversity credits to developers whilst working closely with landowners and local authorities to secure the land as a sustainable wildlife habitat for at least 30 years.

**Biodiversity Net Gain is the difference between the biodiversity value of the land before and after development**

We are an entrepreneurial team experienced in Ecology, the built-up environment, finance and land management. We are dedicated to creating and enhancing wildlife habitats. If you own land, then Civity is for you.



## ENQUIRY PROCESS

Is my land suitable?

Yes No

Ecology survey

Offer

Rental/Maintenance  
payment

Freehold sale

Lease Agreement

Contract  
sent to you

Manage habitat  
for 30 years

## Getting started

We are looking for land that is, or could become, a safe and viable habitat for wildlife. It could be woodland, arable, pastoral or other land of low productivity. It should be about 10 hectares or more and accessible for habitat creation and future maintenance.

The chart on the left shows how the process works. Once you enquire, we do a thorough survey and discuss the habitat options with you. Then we make you an offer.

On acceptance of the offer, a Habitat Creation Contract, Lease Agreement and Maintenance Agreement are drawn up valid for at least 30 years with guaranteed payments over the period.

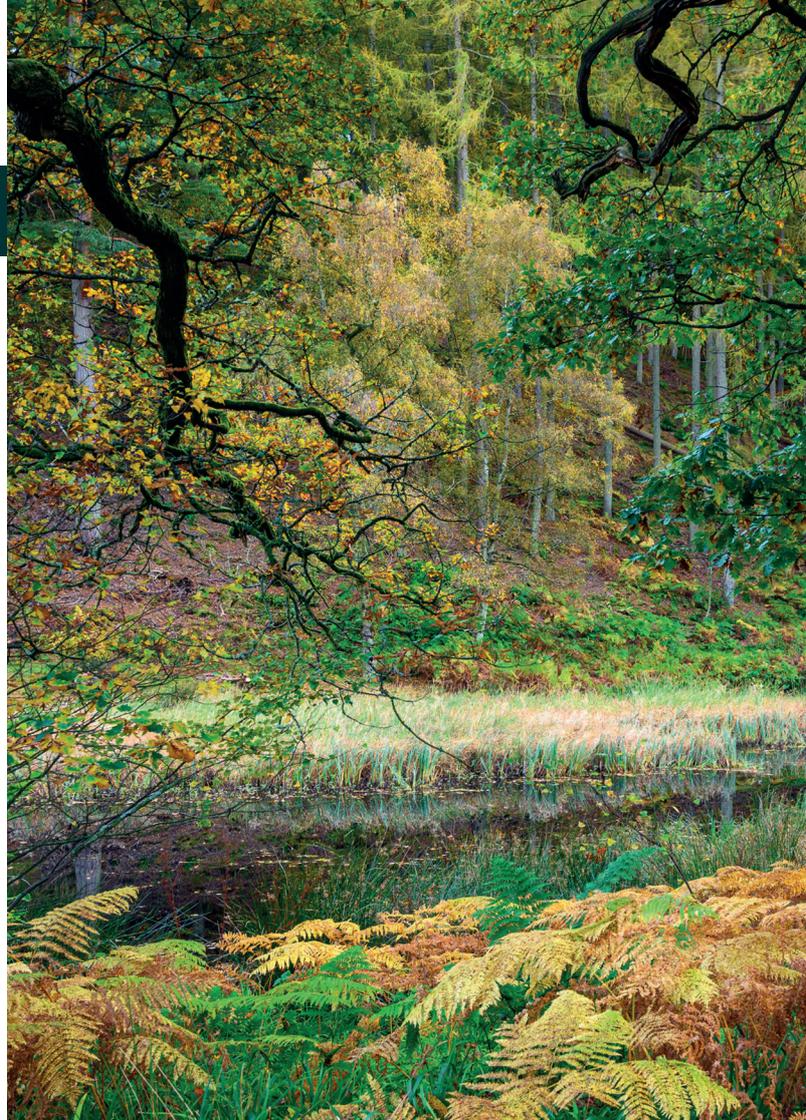
With the land in our landbank, we sell the biodiversity credits to developers. They have no legal interest in the property whatsoever and have no say in how the land is to be used.



# The advantages of leasing

Civity is prepared to buy land but, for many landowners, partners and stakeholders, leasing is more advantageous. Here's why:

- A lease agreement at market rates is a fully protected, regular source of income for at least 30 years.
- An optional Habitat Maintenance Agreement is an additional income stream.
- Rent is regular and paid on the signing of the lease.
- You are paid and have no risk or liability. Civity bears the liability the land during the period of the lease.
- You make an important contribution to the natural environment of your community - *and get paid for it.*
- We work in consultation with you and your local authority on all matters of creation and maintenance of the leased land.



# Civity - the right balance for the environment



Civity balances the needs of ever-expanding development with our disappearing wildlife habitats. We understand the pressures on *both* sides of the fence.

We are an ethical business fully qualified to help landowners over the years:

- A board of directors with experience in ecology, the built-up environment, finance and business.
- A growing land bank that converts into Biodiversity Credits for developers.
- The financial and practical means to manage a project for the benefit of landowners, stakeholders and the local community.

We also commit to reinvesting part of our company profits back into community-based projects.

**Register your Biodiversity Net Gain interest now.**

You can register your interest on our website, [civitynge.com](https://www.civitynge.com) OR email us at [hello@civitynge.com](mailto:hello@civitynge.com).



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## Directors



**Ben Gardner** – *Ecological Director*

Ben has worked in ecology for over 18 years and has a deep understanding of the BNG agenda.



**Sam Farmer** – *Finance Director*

Sam is an ex-city broker and a qualified financial adviser in Oxford. He has laid strong foundations in providing sound financial advice for his clients.



**David Haines** – *Land Director*

David is dedicated to supporting business owners to fulfil their dreams and ambitions. David has had 30 years of experience growing businesses.



**Timothy Hobern** – *Marketing Director*

Tim comes from New Zealand, arguably the most conscientious and environmentally-minded country in the world. He has a natural talent for making things happen.



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