



How your school could derive a
revenue stream from your grounds

- and still retain control of use and access.

civity
The Net Gain Exchange



A windfall for schools owning environmentally suitable land

A recent change in the law could, for some schools, provide an additional revenue stream and educational benefits from an unexpected source.

The country's increasing need for residential, commercial and industrial development has had worrying consequences on the loss of the natural habitats of the country's wildlife.

The new law aims to redress this imbalance. It demands developers to show a **Biodiversity Net Gain (BNG)** for every new development. From November 2023, developers in England will be under a mandatory obligation to deliver a minimum 10% Biodiversity Net Gain and they will not get Planning Permission without it. This means they must find a source of suitable land to convert to Biodiversity Credits as defined by the Department of the Environment.

What does this mean for schools?

Many schools have land and some of it could translate into Biodiversity Credits.

Civity is a land bank brokering the biodiversity assets of landowners to offset the liabilities of developers. We rent, or if requested, buy the land and sell Biodiversity Credits to developers. We work closely with local authorities and land-owners. Schools retain access to the land and we would welcome engagement from the pupils in its maintenance.

We are an entrepreneurial team experienced in ecology, education, the built environment, finance and land management. We are dedicated to creating and enhancing wildlife habitats.

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, for example a river bank or heathland and which is 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 and Lease Agreement are drawn up valid for at least 30 years with guaranteed payments over the period.

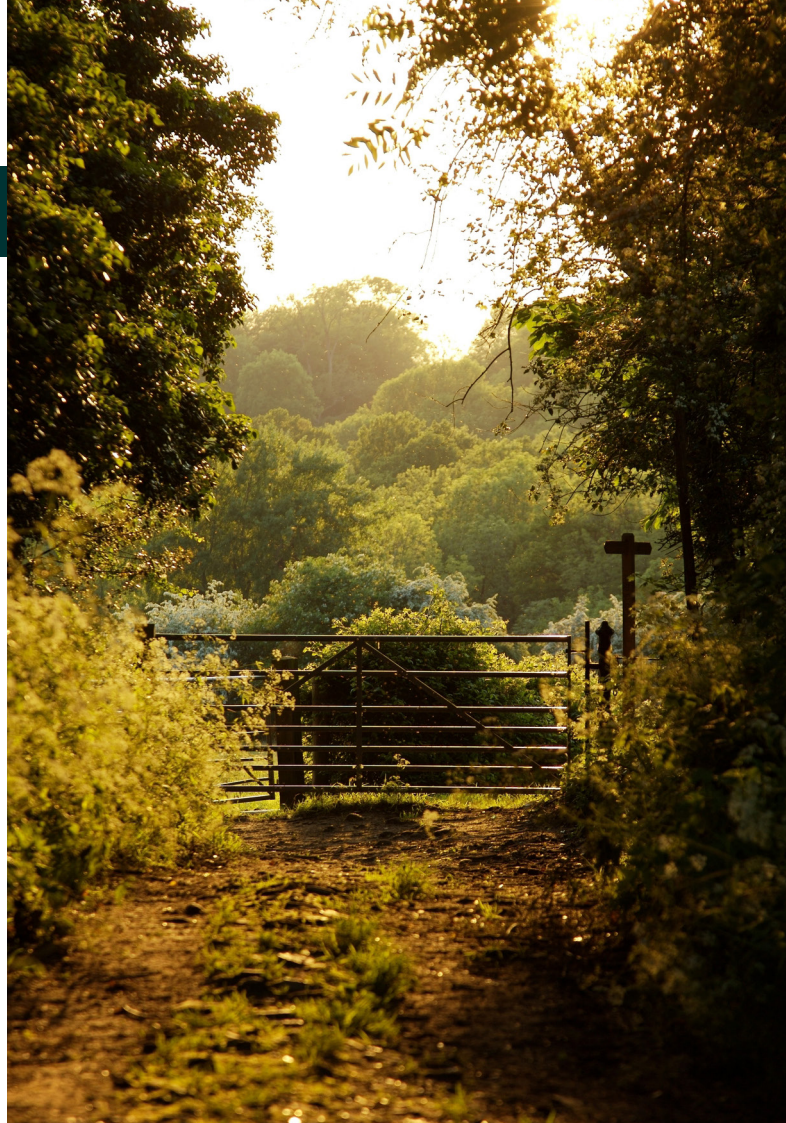
With the land in our landbank, we sell the Biodiversity Credits to developers. They have no legal interest in the property whatsoever and have no say in how the land is to be used.

Usually leasing the land is the best option for schools but selling it is an option if preferred.



The advantages of leasing

- A lease agreement at index linked market rates is a fully protected income stream 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 and the landowner has no risk or liability. These are borne by Civity over the lease period.
- The pupils can be involved in the creation and management of wildlife habitat as part of the school's curriculum or extra mural activities.
- The leased land will become an area of tranquillity for pupils and staff alike.
- 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.





Balance for the environment

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

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

- Directors with experience in ecology, the built environment, finance and business.
- A significant part of our activities includes education focusing on the importance of biodiversity for our future generations.
- A growing landbank 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 profits back into community-based projects.

Register your interest in Biodiversity Net Gain now.

You can register your interest on our website, **civitynge.com** OR email us at **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 Haimes – *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.



Rebecca Kashti - *Ambassador for Schools*

Rebecca is a solicitor with over 20 years experience in the education sector. She has been a school governor and advised independent schools on both legal issues and strategy.



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