

Registered Society Number: 7038

Regulator of Social Housing Registered Number: C5050

Calder Valley Community Land Trust Limited

Report and unaudited financial statements

For the year ended 31 December 2019

Calder Valley Community Land Trust Limited
Trustees annual report for the year ended 31 December 2019

Reference and administrative details of the society, its management committee and advisors

The trustees during the financial year and up to and including the date the report was approved were:

Name	Position	Dates
Simon Brearley	Chair	
Andrew Bibby	Secretary	
Karin Lowson	Treasurer	
John Berry		Joined 14 January 2019
Melvin Coleman		
Richard Henderson		
David Nugent		Resigned 13 May 2019
Mark Scott		Resigned 17 March 2020
Margaret Smallwood		
Kala Wild		Joined 14 January 2019
Helen Woods		Resigned 16 December 2019

Registered society number: 7038

Registered and principal address:

Unit 23, Hebden Bridge Town Hall, St George's Street, Hebden Bridge HX7 7BY

Bankers:

Unity Trust Bank, 9 Brindley Place, Birmingham B1 2HB

Accountants:

Third Sector Accountancy Ltd, Holyoake House, Hanover St, Manchester M60 0AS

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Structure, governance and management

Calder Valley Community Land Trust Ltd (CVCLT) is a community benefit society, incorporated under the Co-operative and Community Benefit Societies Act. It was formed on 14 November 2014 and is governed by a set of rules adopted by the members. CVCLT's membership has grown significantly during 2019 from 94 members at the start of the year to 147 members at the year end. Each member held one £1 non-transferable membership share. The society has been granted exempt charitable status by HM Revenue & Customs, number EW35609.

The society's objects

The society's objects are exclusively charitable under English charitable law. The objects are: to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment; to carry on for the benefit of the community the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

The society's activities during 2019

CVCLT is a member-led community benefit society which has been established to help address and meet housing needs in our part of West Yorkshire, through direct, bottom-up, community-led housing initiatives. We see the CVCLT as a valuable resource to enable at least some of the much-needed new housing, due to be built in the Calder Valley between now and 2030, to be community-led. The idea of community-led housing is about local people playing a leading and lasting role in solving local housing problems, creating genuinely affordable homes and stronger communities in ways that are difficult through current mainstream housing.

CVCLT is also a vehicle through which significant local buildings and community open space can be held legally and in perpetuity on behalf of the community. This charity has already demonstrated that the need for this role exists and is the legal custodian of a community centre in Todmorden.

The CVCLT's membership has grown significantly during 2019 from 94 at the year start to 147 members at the year end. (Two further members have been taken off the membership roll; one at their request following a move away from the area and a second as a result of death).

The trustees, who are elected by the members, have met twelve times during the 2019 year and have also held an 'awayday' strategy session.

Developing the organisation

The decision taken by the trustees two years ago to apply to become a Registered Provider of Social Housing (RP) was a major step forward for our organisation. We are one of a very small number of community land trusts in Britain which have chosen to embrace the significant responsibilities of becoming an RP. Our status means that we can draw down funding from Homes England (under the Affordable Homes Programme and the Community Housing Fund) directly, rather than partnering with an existing RP, such as a housing association.

We are committed to maintaining the strong internal governance and strong financial controls which have enabled us to satisfy the Regulator of our fitness for the status. 2019 has seen the trustees continue to take steps to strengthen the board, among other things by reviewing the board's diversity

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in line with our equality and diversity policy. The board continues to address this issue in recruiting new trustees.

Developing affordable homes

We are delighted to be able to report that our first housing development, six independent-living bungalows for older people in Birks Lane, Walsden, was completed very early in 2020. The building work commenced in the Spring of 2019 and we were able to welcome the new residents of our new homes in March 2020, just before the coronavirus lock-down.

After several years of careful planning work, it is very rewarding to have reached the point where we can demonstrate 'on the ground' what community-led housing has been able to achieve.

Our development has been in partnership with the local almshouse charity John Eastwood Homes, who have taken over two of the completed bungalows for their own residents. A comprehensive funding package for the development, to which John Eastwood Homes are contributing two-sixths of the build cost, includes a grant of £240,000 from Homes England, a grant and interest-free loan package from Quaker Housing Trust, a grant from Calderdale council, and a secured loan from our bank, Unity Trust Bank.

We are also delighted that, as a result of pioneer community share issues, £69,000 has been invested directly in CVCLT by sixteen individual members of the society in the form of withdrawable member shares; a local charity has also invested a further £25,000. This (literal) buy-in by local people in the work of CVCLT is enormously encouraging.

Our second proposed development would bring back housing to an area of Hebden Bridge ('High Street') where terraced houses were razed to the ground in slum clearances in the early 1960s. CVCLT has been developing this project since 2015, with a series of public consultations held in the town from 2016 onwards. The planning application for 20 one-, two- and three-bedroomed homes for letting at affordable rents, was submitted in the summer of 2018 and reached Planning Committee in February 2019. Although the application carried the planning officer's recommendation to approve, it was unexpectedly turned down by councillors, on a 3-2 majority vote. This was a highly disappointing outcome. CVCLT members discussed the way forward at the 2019 AGM and instructed the board to undertake further work on the proposals, to see if the planning objections raised could be addressed. This work is now being undertaken.

However, we have been pleased to be approached by Calderdale council for possible involvement in a major regeneration scheme in the centre of Todmorden. We will be discussing this proposal further during 2020.

Holding buildings and land for the community

The freehold of Fielden Hall (previously known as Fielden Centre), a Grade II listed former school which is now a well-equipped and well-used community centre, was gifted to this charity by its previous private owners in 2016. CVCLT works closely with a separate charity, the Fielden Centre Association, which continues to manage Fielden Hall. The building has acquired a wedding licence and several weddings have now been held.

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Hebden Bridge Signal Box is a Grade II building of considerable heritage importance which was decommissioned in October 2018. CVCLT has been working with the Friends of Hebden Bridge Station to negotiate with Network Rail for the signal box to be passed into community custodianship, with CVCLT as the agency which would hold the building. Discussions with Network Rail are progressing well, and CVCLT has now appointed an architect to undertake feasibility work on the building. A comprehensive business plan has also been produced.

Partnerships

CVCLT operates on the basis that it can meet its charitable objectives more effectively and efficiently by working in close partnership with other organisations. These include the local authority, Calderdale Metropolitan Borough Council (CMBC). We commend CMBC for its understanding of the role of community-led housing, as part of a broad housing strategy to meet local needs.

We welcome the interest in our work shown by Homes England (formerly the Homes and Communities Agency) and appreciate the help shown by Homes England officers.

CVCLT has also welcomed support from the two town councils, Todmorden Town Council and Hebden Royd Town Council, both of which have made small grants to CVCLT.

As well as our long-established relationship with John Eastwood Homes, CVCLT also has developed relationships with other local almshouses, and with housing associations operating in our area.

Supporting other community-led housing initiatives

We are proud to be part of a fast-growing community-led housing (CLH) network, and we participate in this movement through our active membership of both the National Community Land Trust Network and Locality.

Our status as a Registered Provider has attracted considerable interest from other community-led housing organisations in other parts of the country and we have also been giving informal advice to several individual community land trusts who are at present pondering following our route.

We have also been pleased to be able to support other CLH organisations in Calderdale through an innovative Community-Led Housing Development project, funded through a grant of £20,000 from the government's Community Housing Fund. This project (which ran until March 2020) has enabled the CLT to support a number of other local community initiatives, including a proposed co-housing group and an older lesbian self-help group.

Method of recruitment and appointment of management committee members

The trustees who comprise the directors of the society are appointed by the members at the AGM. Trustees have powers to fill casual vacancies and to co-opt up to two co-optees between AGMs. They exercised this power in January 2019 to co-opt Kala Wild and John Berry; both trustees were subsequently elected at the 2019 AGM.

Governance

We were pleased during the Autumn of 2019, in conjunction with two other local organisations, to be able to take on the lease of a small office in Hebden Bridge Town Hall. At the same time the charity's

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registered office address was moved to the Town Hall. The office provides a central point for our records and activities, and marks a further step forward in the development of our organisation.

We have adopted the Charity Governance Code (previously known as *Good Governance: A Code for the Voluntary and Community sector*). <https://www.charitygovernancecode.org/en>. This Code was endorsed by the Charity Commission in 2017 when it withdrew its own CC10 Good Governance document. All trustees have received a copy of the Code, and new trustees receive it when taking up office.

The key provisions of the Code usefully summarise the main areas of governance where trustees are concerned to ensure good practice:

1. Organisational purpose

The board is clear about the charity's aims and ensures that these are being delivered effectively and sustainably.

2. Leadership

Every charity is led by an effective board that provides strategic leadership in line with the charity's aims and values.

3. Integrity

The board acts with integrity, adopting values and creating a culture which help achieve the organisation's charitable purposes. The board is aware of the importance of the public's confidence and trust in charities, and trustees undertake their duties accordingly.

4. Decision-making, risk and control

The board makes sure that its decision-making processes are informed, rigorous and timely and that effective delegation, control and risk assessment and management systems are set up and monitored.

5. Board effectiveness

The board works as an effective team, using the appropriate balance of skills, experience, backgrounds and knowledge to make informed decisions.

6. Diversity

The board's approach to diversity supports its effectiveness, leadership and decision-making.

7. Openness and accountability

The board leads the organisation in being transparent and accountable. The charity is open in its work, unless there is good reason for it not to be.

The trustees undertake regular self-assessment exercises of our compliance with the Code. As a result, the trustees' firm view is that the society is meeting all the conditions to be compliant with the Charity Governance Code.

Environmental impact

CVCLT trustees adopted a formal Sustainability Policy in early 2017, following discussions and an open workshop held between trustees and CVCLT members in September 2016. The Sustainability Policy contains the following statement: *CVCLT will actively strive to reduce its carbon footprint and improve the local environment for the long-term benefit of the communities it serves. Climate change, fuel poverty, public health, flood resilience and environmental stewardship are the main drivers behind this commitment.*

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The three strategic aims and objectives of the CVCLT are shown in the box below.

Reducing our carbon footprint: We aim to reduce the amount of energy – including embodied energy – used by the homes we develop, the buildings we manage and the activities we undertake.

Using resources wisely: Through careful procurement and robust recycling, we aim to consume fewer resources and produce less waste and/or pollution.

Encouraging positive behaviour: We aim to encourage and enable the people we house and the communities with whom we work to use less energy, reduce their fuel bills, consume fewer resources and produce less waste. We will support them in doing this and encourage positive behaviour change.

The trustees have chosen to base their Sustainability Plans for each development on the “10 Principles for One Planet Living”, produced by Bioregional.

We are pleased to have signed a Memorandum of Understanding with another local community benefit society, Pennine Community Power. We discuss with PCP ways in which, together, we can maximise the energy generation opportunities of our developments.

Social impact

The trustees will be developing a formalised way of measuring the organisation’s social impact, with a view to this information also being reported together with the annual accounts. This work is now progressing in 2020 as the Walsden development has been completed, and CVCLT has its own tenants.

Value for Money

In line with the Regulator of Social Housing’s Standard and the Financial Regulations and Standard Orders the charity seeks to achieve value for money on all expenditure. Because our first development had not been completed at the end of December 2019, we were only able to consider value for money across the tendering of goods and services. We could not consider value for money in respect of the delivery of housing.

Value for Money metrics

As a Registered Provider, we are required by the Regulator of Social Housing to include information on the set of Value for Money metrics designed for social housing providers. As at the end of December 2019, we had not completed our housing development, and therefore metrics number 2, 5, and 6a did not apply. Metric number 4 did not apply as we had not paid interest on any loans in 2019.

We have calculated our performance for the remaining metrics, although the results may not be meaningful. The value of our assets (housing under construction) was high, but we were receiving no rent as the housing units were incomplete and we had no tenants. Therefore our turnover was low and our operating surplus was low, and no government grants were taken to income as all were deferred. The results for these metrics are:

Metric no 1: re-investment %. Result = 100%. The total value of new housing properties in the numerator was the same as the value of tangible fixed assets (for housing) at net book value, because no other properties had been acquired, or work undertaken.

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Metric no 3: gearing %. Result = 22.8%. The value of loans (short and long term, creditors) less bank and cash equivalent are small in value compared to the large value of the fixed (housing) assets.

Metric no 6b: operating margin (overall)%. Result = 57.3%. Both the operating surplus and turnover are relatively low.

Metric no 7: return on capital employed %. Result : 4.9%. The operating surplus is extremely low, with no housing rental income, whereas the value of housing assets is large.

Assessment of compliance with the Governance and Financial Viability standard

The Board of Trustees has reviewed the Governance and Financial Viability Standard published by the Regulator of Social Housing. We confirm that we comply with the standard.

The trustees' annual report has been approved by the trustees and signed on their behalf by:

Andrew Bibby

.....
(Andrew Bibby, Secretary)

09 / 06 / 2020
Date

**Independent reporting accountant's report to the members of
Calder Valley Community Land Trust Limited
For the year ended 31 December 2019**

We report on the accounts for the year ended 31 December 2019 set out on pages 9 to 20.

Respective responsibilities of the Board of Trustees and the independent reporting accountant

The society's Board of Trustees is responsible for the preparation of the accounts, and they consider that the society is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis of opinion

Our procedures consisted of comparing the accounts with the books of account kept by the society and making such limited enquiries of the officers of the society as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:

- the revenue account and balance sheet for year ended 31 December 2019 are in agreement with the books of account kept by the society under section 75 of the Co-operative and Community Benefit Societies Act 2014;
- having regard only to, and on the basis of the information contained in the books of account, the revenue account and balance sheet for the year ended 31 December 2019 comply with the requirements of the Co-operative and Community Benefit Societies Act 2014; and
- the society met the financial criteria enabling it to disapply the requirement to have an audit of the accounts for the year specified in section 84 of the Co-operative and Community Benefit Societies Act 2014.

Third Sector Accountancy Limited

*Third Sector Accountancy Limited
Reporting Accountants
Statutory Auditor
Holyoake House
Hanover Street
Manchester M60 0AS*

Date

Calder Valley Community Land Trust Limited
Statement of comprehensive income
(including income and expenditure account)
Year ended 31 December 2019

		2019	2018
		<i>£</i>	<i>£</i>
Turnover	2	55,215	47,232
Administrative expenditure		(29,591)	(50,642)
Other operating income		5,958	3,018
Operating surplus / (deficit)		31,582	(392)
Surplus/(deficit) on ordinary activities for the year before tax	5	31,582	(392)
Total comprehensive income for the year		31,582	(392)

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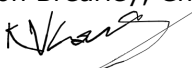
Balance sheet
Year ended 31 December 2019

		2019		2018
		£	£	£
Fixed assets				
Tangible fixed assets - housing properties	10	577,681		124,309
Tangible fixed assets - other	11	21,000		21,000
		<u>598,681</u>		<u>145,309</u>
Current assets				
Housing stock for sale	12	250,990	-	
Debtors	13	6,859	228	
Cash at bank and in hand		97,644	42,005	
		<u>355,493</u>	<u>42,233</u>	
Creditors: amounts falling due within one year	14	(314,952)	(68,868)	
Net current assets / (liabilities)		<u>40,541</u>		<u>(26,635)</u>
Total assets less current liabilities		<u>639,222</u>		<u>118,674</u>
Creditors: amounts falling due after more than one year	15	(468,456)	(73,543)	
Total net assets / (liabilities)		<u>170,766</u>		<u>45,131</u>
Reserves				
Share capital	18	94,147	94	
Restricted funds	17	-	20,000	
Unrestricted funds		76,619	25,037	
		<u>170,766</u>	<u>45,131</u>	
Total Reserves		<u>170,766</u>		<u>45,131</u>

The notes on pages 12 - 20 form part of the financial statements.

The financial statements were approved and authorised for issue by the Board:



Simon Brearley, Chair


Karin Lowson, Treasurer



Andrew Bibby, Secretary
03 / 06 / 2020

Date

Calder Valley Community Land Trust Limited
Statement of changes in equity
Year ended 31 December 2019

	Share capital £	Restricted funds £	Income and expenditure reserve £	Total £
At end date 2018 and start date 2019	94	20,000	25,037	45,131
Transfers	-	(20,000)	20,000	-
Surplus for the year	-	-	31,582	31,582
Total comprehensive income	94	-	76,619	76,713
Share capital issued	94,053	-	-	94,053
At end date 2019	94,147	-	76,619	170,766

1 Summary of significant accounting policies

a General information and basis of preparation

Calder Valley Community Land Trust Limited is a registered society, and a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the information on page 3 of these financial statements.

Calder Valley Community Land Trust Limited constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2014, and with the Accounting Direction for private registered providers of social housing in England 2015. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Cooperative and Community Benefit Societies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention and in accordance with the Accounting Directive 2015.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The society adopted the Housing SORP in 2018.

b Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	- Indefinite
Housing properties - structure	- Not determined yet as there were no completed
Housing properties - other components	- houses at the year end date and so no depreciation has been charged
Other property plant and equipment	- There are no other assets other than the Fielden Hall, which is a community centre leased to a community group. No depreciation has been charged because the trustees believe the residual value to be greater than the carrying value in the accounts.

The useful economic lives of all tangible fixed assets are reviewed annually.

c Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

d Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

e Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. The level at which an impairment is assessed is the project (the cash generating unit (CGU)).

If such indication exists, the recoverable amount is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in expenditure through the statement of comprehensive income.

f Tax

The charity is exempt from tax on income and gains falling within Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

g Turnover and other income

Turnover represents revenue grants recognised in the period, donations, and other rental income.

h Government grants

Social housing grants can be claimed towards the cost of major works and have been received to finance the development of housing properties. These grants are recognised at the fair value of the asset received or receivable. As the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is intended to compensate. The related expenditure is included under administrative expenses. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

Calder Valley Community Land Trust Limited
Notes to the financial statements (continued)
Year ended 31 December 2019

i Judgements and key sources of estimation uncertainty

No judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies which have a significant effect on amounts recognised in the financial statements.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include the assumption that the High Street project will be granted planning permission. Please see note 19 for our description of the uncertainty around this assumption.

2 Social housing turnover and costs

	2019	<i>2018</i>
	£	£
Revenue grants receivable	44,535	47,232
Capital grants receivable	10,680	-
Total turnover	55,215	47,232
Social housing activity expenditure	29,591	50,642
Operating surplus/(deficit) from social housing activities	25,624	(3,410)
Net surplus/(deficit) from social housing activities	25,624	(3,410)

3 Financial assistance and other grant receivable

The total accumulated amount of Financial assistance and other grant received or receivable at the date of the statement of financial position, based upon properties owned at that date, was as follows:

	2019	<i>2018</i>
	£	£
Recognised in the Statement of Comprehensive Income	128,746	95,031
Held as deferred income	309,444	105,815
	438,190	200,846

4 Accommodation owned and in management

There were no completed units brought forward or carried forward.

5 Surplus / (deficit) on ordinary activities

Surplus / (deficit) on ordinary activities is stated after charging / (crediting):

	2019	<i>2018</i>
	£	£
Government grants	(33,715)	(47,232)
	<u> </u>	<u> </u>

6 Payments to members, trustees, and officers

There were no fees, remuneration or expenses paid to members, Board of Trustees members and officers.

7 Staff costs

There were no employees during the year.

The key management personnel are the Board of Trustees who are unpaid. The aggregate remuneration of the key management personnel is therefore Nil.

8 Related parties, related party transactions and trustees' expenses

There were no related party relationships nor any related party transactions during the year.

Apart from one trustee receiving reimbursement of travel expenses of £53, no trustee or any person connected with them received any remuneration or reimbursed expenses during the year. No trustee was paid for their work as trustee.

9 Tax

The charity is exempt from tax on income and gains falling within Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

10 Tangible fixed assets – housing properties - all under construction

	High Street	Walsden	Total
Cost:			
At 1 January 2019	86,383	37,926	124,309
Additions	-	715,042	715,042
Appropriation to stock	-	(250,990)	(250,990)
At 31 December 2019	86,383	501,978	588,361
Depreciation:			
At 1 January 2019	-	-	-
Impairment	10,680	-	10,680
At 31 December 2019	10,680	-	10,680
Net book value:			
At 31 December 2019	75,703	501,978	577,681
At 31 December 2018	86,383	37,926	124,309

No accumulated impairments are recognised in the opening position, but see note 19 regarding a possible post-balance sheet impairment to the High Street assets.

All the housing properties were freeholds.

All the housing properties were in development or at the pre-planning application stage, so no depreciation has been charged.

The Walsden housing development with an asset value of £501,978 has been pledged as security for the loans from Quaker Housing Trust (loan: £25,000) and the Unity Trust Bank (loan: £170,000)

11 Tangible fixed assets – other

	Freehold building: Fielden Hall
Cost:	
At 1 January 2019	21,000
At 31 December 2019	21,000
Net book value:	
At 31 December 2019	21,000
At 31 December 2018	21,000

No accumulated impairments are recognised in the opening position.

No depreciation was charged as the trustees believe that the residual value exceeds the carrying value.

Fielden Hall is a grade II listed building, gifted to Calder Valley Community Land Trust Limited by the previous owners, and there is a restriction on the use of this asset. The Hall is managed by a separate charity, the Fielden Centre Association, and used by the community for a variety of purposes. The gift of Fielden Hall has been valued at 10 x the current rental value, which is our best estimate of its fair value, due to the restrictions placed on its use. Calder Valley Community Land Trust Limited does not wish to increase the rent charged, which covers maintenance and overheads.

Calder Valley Community Land Trust Limited
Notes to the financial statements (continued)
Year ended 31 December 2019

12 Stock

Stock consists of partially completed units of houses intended for sale. The value of such stock is included at the lower of cost or net realisable value. In general, cost is determined by costs incurred in the construction of property including associated costs. Net realisable value is the price at which stocks can be sold in the normal course of business after allowing for the costs of realisation.

	2019	2018
	£	£
Partially completed bungalows for sale	250,990	-
	250,990	-

13 Debtors

	2019	2018
	£	£
Trade debtors	138	-
Other debtors	108	-
Prepayments and accrued income	6,613	228
	6,859	228

14 Creditors: amounts falling due within one year

	2019	2018
	£	£
Trade creditors	31,897	-
CAF Venturesome loan	-	21,500
Government grants deferred - note 16	30,581	32,272
Accruals and deferred income	252,474	15,096
	314,952	68,868

Calder Valley Community Land Trust Limited
Notes to the financial statements (continued)
Year ended 31 December 2019

15 Creditors: amounts falling due after more than one year

	2019	2018
	£	£
Quaker Housing Trust loan	23,743	-
Unity Trust Bank Loan	165,850	-
Government grants deferred - note 16	278,863	73,543
	468,456	73,543

Bank loans and other loans totalling £195,000 (2018: Nil) are secured on the Walsden housing properties. The amount due in instalments after more than 5 years is £147,826.

The Quaker Housing Trust loan of £25,000 is repayable over 15 years in equal annual instalments at 0% interest. The Unity Trust Bank loan is repayable over 25 years and interest is payable at 2.5% on the principal amount of £170,000. Additional administration, legal and loan related survey and valuation fees of £6,657 will be amortised over the life of the loans.

16 Deferred income

	As at 1 January 2019 £	Grant received £	Spent in year £	As at 31 December 2019 £
Revenue grants - due in less than one year				
Big Potential	13,683	-	-	13,683
High Street	6,440	-	(6,440)	-
Reach Fund	12,149	-	(2,149)	10,000
Homes England (via CMBC)	-	15,000	(14,446)	554
Calderdale Council	-	1,844	-	1,844
Hebden Royd Town Council	-	4,500	-	4,500
	32,272	21,344	(23,035)	30,581
Capital grants - due in more than one year				
Calderdale MBC - land at Birks Lane, Walsden, 2016	20,000	-	-	20,000
Locality - money re architects fees for High Street 2017	22,800	-	(1,440)	21,360
Calderdale MBC - land at High Street, Hebden Bridge, 2018	10,000	-	-	10,000
Power to change (High Street)	20,743	-	(9,240)	11,503
Homes England - grant for Walsden	-	180,000	-	180,000
Calderdale MBC - project Walsden	-	36,000	-	36,000
	73,543	216,000	(10,680)	278,863
Total deferred grants				
	105,815	237,344	(33,715)	309,444

Calder Valley Community Land Trust Limited
Notes to the financial statements (continued)
Year ended 31 December 2019

17 Analysis of movements in restricted funds

	Balance at 1 January 2019 £	Income £	Expenditure £	Transfers £	Balance at 31 December 2019 £
Quaker Housing Trust	20,000	-	-	(20,000)	-
Total	20,000	-	-	(20,000)	-

Comparative period

	1 January 2018 £	Income £	Expenditure £	Transfers £	Balance at 31 December 2018 £
Quaker Housing Trust	20,000	-	-	-	20,000
Total	20,000	-	-	-	20,000

Name of	Description, nature and purposes of the fund
Quaker Housing Trust	Contribution towards development costs of bungalows for older people at Birks Lane, Walsden. As this was not a government grant it was taken straight to income but carried forward as a restricted fund into 2018. The funds were actually expended in 2018 but recorded as expended from unrestricted funds in error. The balance has been transferred to unrestricted funds in 2019.

18 Share capital

	2019 £	2018 £
Shares of £1 each brought forward	94	77
Shares issued during the year	94,053	19
Share capital cancelled	-	(2)
Shares of £1 each carried forward	94,147	94

19 Non-adjusting post balance sheet event

During 2018, Calder Valley Community Land Trust Limited (CVCLT) had been working on the development of land given to CVCLT by Calderdale Metropolitan Borough Council (CMBC). CVCLT received grants from numerous bodies, as detailed in the accounts, to draw up the scheme. Grants were spent on engineering, surveying and architect fees. The scheme was submitted for planning permission in the summer of 2018, but was not considered at a CMBC Planning Committee until February 2019, when it was narrowly refused planning permission. CVCLT is reviewing the scheme, with the intention to develop one that is financially viable and addresses the concerns raised at the Planning Committee. The scheme is likely to be resubmitted in 2020. However, as this will be after the deadline for resubmission an altogether new planning application will need to be submitted. This makes it necessary to make an adjustment for impairment as shown in note 10.

The uncertainty around the High Street project means that the assets recognised in the accounts may have been impaired after the year end. The total effect of this impairment, if recognised in the 2019 accounts, would be as follows:

Write off professional fees currently included as fixed assets	75,703
Release related grants currently deferred	(49,273)
Net loss to recognise on abortive High Street project	26,430

20 Capital funding and other commitments

The society has no unrecognised commitment as at the balance sheet date.

The society completed the Walsden housing project for six bungalows in early 2020. All current commitments for this project, costing £171,707 have been recognised in the accounts. A further £20,469 for the final retention on the building costs is due to be paid in 2021, 12 months after completion. There are no other conditions. The final costs were funded by grants and loans already received. The overall costs of the project were also recouped partially through the sale of 2 of 6 housing units.

Bank and other loans totalling £195,000 (2018: Nil) are secured on the Walsden housing properties.

The Quaker Housing Trust loan of £25,000 is repayable over 15 years in equal annual instalments at 0% interest. The Unity Trust Bank loan is repayable over 25 years and interest is payable at 2.5% on the principal amount of £170,000. Additional administration, legal and loan related survey and valuation fees of £6,657 will be amortised over the life of the loans.