

NATIONAL CLT NETWORK CIO
ACCOUNTS
YEAR ENDED 31 MARCH 2020

Charity Number 1156952

BURTON SWEET
Chartered Accountants & Statutory Auditor
Cooper House
Lower Charlton Estate
Shepton Mallet
Somerset
BA4 5QE

NATIONAL CLT NETWORK CIO

ACCOUNTS

YEAR ENDED 31 MARCH 2020

CONTENTS	PAGE
Trustees' annual report	1
Independent auditor's report to the members	8
Statement of financial activities (incorporating the income and expenditure account)	11
Balance sheet	12
Cash flow statement	13
Notes to the accounts	14

NATIONAL CLT NETWORK CIO

TRUSTEES' ANNUAL REPORT

YEAR ENDED 31 MARCH 2020

Legal and administrative details

The National Community Land Trust Network is a Charitable Incorporated Organisation, registered on the 7th May 2014.

Charity number: 1156952

Registered Office: CAN Mezzanine,
7-14 Great Dover Street,
London, SE1 4YR

Bank: The Cooperative Bank,
P.O. Box 101,
1 Balloon Street,
Manchester, M60 4EP

Accountants: Burton Sweet,
Cooper House,
Lower Charlton Estate,
Shepton Mallet, BA2 5QE

Trustees and senior management

Trustees

Baroness Bakewell of Hardington Mandeville MBE (Chair of Trustees)
Jo Lavis (Vice Chair)
Ian Crawley
Steve Hoey
Pam Johns
Helen Lawrence
Stephen Hill (Retired 15 January 2020)
Vanessa Wright

Senior Management Team

Tom Chance, Catherine Harrington	Co-Chief Executives
Samantha Jones	Head of Community Led Homes Programme
Rachel Chance	Finance and Operations Manager
Beth Boorman	Communications Manager

NATIONAL CLT NETWORK CIO

TRUSTEES' ANNUAL REPORT (continued)

YEAR ENDED 31 MARCH 2020

Trustees' annual report

The trustees present the Trustees' Annual Report and Financial Statements for the year ended 31 March 2020. The trustees confirm that the Annual Report and Financial Statements comply with the current statutory requirements, the requirements of the company's governing documents and the provisions of the Statement of Recommended Practice (SORP) applicable to charities.

Structure, governance and management

The National CLT Network CIO is a registered Charitable Incorporated Organisation, number 115695. The governing document is the National CLT Network CIO constitution.

The National CLT Network is a membership organisation. Our membership consists of Community Land Trusts in England and Wales. We also have non-voting members which are unincorporated community groups aiming to establish a Community Land Trust, and associate members which consist of other voluntary organisations, local authorities and private sector bodies which support and work with Community Land Trusts.

The National CLT Network is governed by its Board of Trustees, which is elected at General Meetings by our members on a one-member one-vote basis. A majority of Trustees must also be a local member of a Community Land Trust which is a member of the organisation. The Constitution provides for a minimum of three trustees to a maximum of nine trustees, of which no more than three can be non-members. All trustees give up their time freely and no trustee remuneration is paid.

The Board has one subcommittee, the Finance Subcommittee, consisting of Trustees advised by members of the Senior Management Team. It meets in advance of Board meetings to scrutinise finances in greater detail and make recommendations to the Board as appropriate.

In line with our Conflicts of Interest policy, Trustees declare all personal and professional connections on a register of interests. At the start of each meeting, declarations are made for any potential conflicts of interest and the relevant Trustee recuses themselves from any decisions that the charity must make regarding a conflict of interest.

Day-to-day management of the organisation is delegated to the Chief Executive, who meets with the Senior Management Team and the whole team on a regular basis. Activities are carried out within the parameters of a Business Plan approved by the Board of Trustees.

NATIONAL CLT NETWORK CIO

TRUSTEES' ANNUAL REPORT (continued)

YEAR ENDED 31 MARCH 2020

Objectives and activities

The charitable purposes of the National CLT Network, as set out in our Constitution, are:

To promote the voluntary sector for the public benefit by providing advice, information, training, assistance with funding and other services or support that enhance the quality and work of CLTs (or prospective CLTs) which are (or will be) (i) established for exclusively charitable purposes in accordance with the law of England and Wales; and/or (ii) Voluntary Bodies (as defined below), and in particular to:

- a. relieve financial hardship by supporting the provision of affordable housing, hostels or other accommodation through CLTs;
- b. advance education and vocational training and the creation of education and employment opportunities by supporting CLTs which provide workspace, buildings and/or land for use on favourable terms;
- c. promote the maintenance, improvement or provision of public amenities by supporting the work of CLTs which undertake this work for the public benefit;
- d. assist in the provision of facilities for recreation or other leisure time occupation in the interests of social welfare with the object of improving the condition of life of local communities by supporting the work of CLTs who make such facilities available;
- e. advance environmental protection or improvement by supporting the work of CLTs which promote the preservation and enhancement of open green spaces; and

Such other exclusively charitable purposes as may be from time to time determined by the charity trustees.

The Board of Trustees agreed a Business Plan for 2019-20 that achieves public benefit through the following strategic objectives:

Objective 1: Our work to raise awareness and promote CLTs informs other people to the possibility that they could also set up a CLT in their area to address housing and other issues that their community is facing.

Objective 2: Our advocacy campaigning work is helping to create a more supportive policy, funding and regulatory environment for CLTs to deliver homes and other assets across the country.

NATIONAL CLT NETWORK CIO

TRUSTEES' ANNUAL REPORT (continued)

YEAR ENDED 31 MARCH 2020

Objective 3: Our work to strengthen the support infrastructure for CLTs enables those groups to access expert support and handholding so that they can deliver projects for the public benefit.

Objective 4: The information, support and financial assistance that we provide directly to CLT makes it possible for ordinary people to set up and run CLTs that will deliver for the public benefit.

The Board of Trustees has considered the Charity Commission's guidance on public benefit and can confirm that this was referred to when reviewing the National CLT Network's goals, objectives and activities and in planning future activities.

Key achievements

Our key achievements are presented according to the strategic objectives agreed by the Board of Trustees in its business plan for 2019-20.

Strategic objective 1 - to raise awareness of CLTs

Throughout 2019/20 we continued to speak at a significant number of events across England and Wales to raise awareness of the CLT model and the growing community led housing sector. These included a partnership with Dods group to deliver a specialist seminar on CLH to a local government audience. This core work was funded by the Esmée Fairbairn Foundation and by our own consultancy work.

We delivered two See it and Believe It events in Leeds and Brighton, funded by Interreg NWE and MHCLG. These events give participants an all-access pass to a CLT development. They are full-day events which feature a site tour, presentations delivered by experts from the movement and workshops to inform and inspire new and emerging groups.

Strategic objective 2 - to campaign for a more supportive policy and funding environment

Our main focus in 2019/20 was to secure the extension of the Community Housing Fund in England, which opened in July 2018 but closed outside London in December 2019. The fund was an enormous success, stimulating a potential pipeline of over 23,000 community led homes.

We mobilised supportive MPs with the help of our members to lobby ministers. While no decision was taken in the financial year, we built up support in the wider housing industry and NGO sector,

NATIONAL CLT NETWORK CIO

TRUSTEES' ANNUAL REPORT (continued)

YEAR ENDED 31 MARCH 2020

and raised the profile of CLTs among policy makers and politicians. We also secured a commitment in the Conservative Party manifesto to supporting community led housing.

We successfully lobbied the Government to exempt CLTs, and all community led housing, from the proposed ban on new build leasehold houses with ground rents. While we welcomed reforms to stamp out abuse, many CLTs make ethical use of leasehold and ground rents to secure affordable housing and other community benefits in perpetuity.

This core work was funded by the Esmee Fairbairn Foundation and by our members.

Strategic objective 3 - to strengthen the support infrastructure for CLTs

We completed a £6m project funded by the Ministry of Housing, Community and Local Government to deliver this objective, with £4m spent in 2019/20. Our role was to manage the overall programme, delivered through the Community Led Homes partnership with the Confederation of Co-operative Housing, Locality and UK Cohousing.

We led on the support work for the 26 enabler hubs, delivering one-to-one support and bringing them together in an effective and lively peer network both online and in three highly successful events. We also managed the pilot of this programme funded by the Nationwide Foundation, which we wound down by the end of the year with a small remaining balance. This programme of work brought the coverage of enabler hubs to 80% of England, providing higher quality and more consistent advice and handholding to CLTs.

Strategic objective 4 - to directly support our members and other CLTs

In 2019/20 we wound down the CLT Start Up Fund and commissioned an independent evaluation to look at the performance of the fund and our track record in administering it, as well as picking up lessons to inform our future work.

The evaluation found that the fund had been highly successful, awarding over £700,000 to more than 200 groups over its lifetime. These groups have built 367 homes and have plans for a further 3,000. The fund was critical in building up the number of CLTs and the pipeline of homes, which became the basis for numerous other projects and policy successes. The evaluation found that there is an ongoing need for this early stage support, and for seed corn grants, both of which were provided by the Community Housing Fund in England while it was open. The project had been funded by the Esmee Fairbairn Foundation, the Tudor Trust and the Nationwide Foundation.

Through the Cohesive Communities Fund we awarded grants averaging £20,000 to 16 CLTs that wanted to build a more diverse and representative membership. We also organised the first

NATIONAL CLT NETWORK CIO

TRUSTEES' ANNUAL REPORT (continued)

YEAR ENDED 31 MARCH 2020

residential learning event, but sadly had to cancel it due to the COVID-19 lockdown. We have delivered a number of events online in 2020/21 in its place. This project has been funded by M&G Investments and Power to Change.

We continued to deliver networking and learning events for CLTs, in person and online, and responded to enquiries to help CLTs succeed. This work is funded by our members and by our corporate partners, Ecology Building Society, Triodos Bank, Anthony Collins Solicitors and Wrigleys Solicitors.

Strategic objective 5 - to establish the Network as a financially sustainable organisation

We continued our work to develop unrestricted income through activities that meet our charitable objects and our strategic objectives. This included growing our membership and delivering more services, with a significant increase in the number of CLTs making use of our cost-effective incorporation service to register as Community Benefit Societies. We also delivered more work through consultancy contracts, and through the contracts with our four corporate partners.

Financial review

Unrestricted income

The National CLT Network ended 2019/20 with net unrestricted expenditure of £(65,324); that is, expenditure on staff and operating expenses, net of cost contributions from restricted fund projects as agreed with funders. Set against income, this resulted in a net surplus for the year of £304,355.

This was a positive outcome for the year achieved by strong performance against unrestricted income targets and a substantial contribution to costs from restricted projects.

Taking into account the reserves brought forward from 2017/18, the National CLT Network ended 2019/20 with total unrestricted funds of £572,453.

Of those funds the trustees have retained £80,000 in a designated fund agreed in 2018/19 for development, to cover key staff members while we fundraise and to commission a new website for the charity. The Trustees have also increased the designated cash flow fund to £77,460 to cover the negative balance of the SHICC project described below.

This leaves £415,083 in general unrestricted funds. This will be required for 2020/21. The National CLT Network adopted a budget for 2020/21 forecasting an unrestricted deficit of circa £150,000.

NATIONAL CLT NETWORK CIO

TRUSTEES' ANNUAL REPORT (continued)

YEAR ENDED 31 MARCH 2020

Restricted income

The National CLT Network received a total of £4,585,641 of grant income in 2019/20 that it then disbursed to CLTs, regional Community Led Housing Enabler Hubs and project partners, less staff & overhead costs and project expenses.

The CLT Start Up Fund closed to applications in 2018/19 and the project concluded in 2019/20. It carried forward a balance of £23. This will be closed with a balance of zero in 2020/21.

We closed the See it & Believe it project, and the Umbrella Fund, with balances of zero.

We continued our work on the Sustainable Housing for Inclusive and Cohesive Cities (SHICC) project, funded by North West Europe Interreg. We claim back expenditure nine months in arrears, so the project closed with a negative balance. This is covered by the designated cash flow fund described above.

The CLH National Infrastructure project and the CHF are major areas of work that primarily involve disbursing funds and management costs to partners, and funds to CLTs and Enabling Hubs. The programme concluded in 2019/20 with balances of £22,762 and £49,834 respectively, and will close with balances of zero in 2020/21.

The Cohesive Communities Fund began in 2019/20 and will conclude and close in 2020/21. It primarily involves disbursing funds to 16 CLTs, and carried forward a balance for its second year of £89,527.

Reserves policy

The trustees agreed a new reserves policy in January 2020 considering the following factors:

- The organisation's risk register
- The nature of our funds, and prospects for future income streams
- Contractual obligations to staff in terms of parental rights, sickness pay and redundancy provisions;
- The organisation's obligation to maintain a safe and clean working environment;
- The organisation's obligation to fund negative cash balances of restricted projects;
- That certain equipment is essential for the organisation's work.

For 2019/20 the Trustees agreed a minimum reserve level of £141,000 and a target reserve level of £292,000. Both have been exceeded at the end of 2019/20. Because the forecast deficit in 2020/21 will take the general funds below the target reserve level, the Trustees agreed to carry over the general fund about the target reserve level in 2019/20 to cover that deficit.

Signed by order of the Trustees

NATIONAL CLT NETWORK CIO

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS

YEAR ENDED 31 MARCH 2020

Independent auditor's report to the members of National CLT Network CIO.

Opinion

We have audited the financial statements of National CLT Network CIO (the "Charity") for the year ended 31 March 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's members those matters we are required to state in them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion, the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2020 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with international Standards in Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

NATIONAL CLT NETWORK CIO

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS (continued)

YEAR ENDED 31 MARCH 2020

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report the fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report (incorporating the strategic report and the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report (incorporating the strategic report and the directors' report) have been prepared in accordance with applicable law requirements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records and returns;
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

NATIONAL CLT NETWORK CIO

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS (continued)

YEAR ENDED 31 MARCH 2020

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/apb/scope/private.cfm This description forms part of our auditor's report.

Neil Kingston FCA (Senior Statutory Auditor)

For and on behalf of Burton Sweet Chartered Accountants and Statutory Auditor
Cooper House
Lower Charlton Estate
Shepton Mallet
Somerset
BA4 5QE

Date: 30.9.2020

NATIONAL CLT NETWORK CIO
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 MARCH 2020

		Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £	Total Funds 2019 £
	Note				
Income from:					
Charitable activities	4	239,031	4,585,642	4,824,673	2,502,602
Total income		<u>239,031</u>	<u>4,585,642</u>	<u>4,824,673</u>	<u>2,502,602</u>
Expenditure on:					
Charitable activities	5	(65,324)	4,577,594	4,512,270	2,419,928
Total expenditure		<u>(65,324)</u>	<u>4,577,594</u>	<u>4,512,270</u>	<u>2,419,928</u>
Net income/(expenditure) and net movement in funds		304,355	8,048	312,403	82,674
Transfers between funds		1,189	(1,189)		
Total funds at start of year	14	266,999	77,827	344,826	262,152
Total funds at end of year	14	<u>572,543</u>	<u>84,686</u>	<u>657,229</u>	<u>344,826</u>

The Charity has no recognised gains or losses other than the results for the year as set out above.

All of the activities of the charity are classed as continuing.

The notes on pages 14 to 22 form part of these financial statements
See note 9 for fund-accounting comparative figures

NATIONAL CLT NETWORK CIO

BALANCE SHEET

AS AT 31 MARCH 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	10	3,155	4,713
		<u>3,155</u>	<u>4,713</u>
Current assets			
Debtors	11	87,611	18,728
Cash at bank and in hand		680,838	1,773,464
		<u>768,449</u>	<u>1,792,192</u>
Liabilities			
Creditors : amounts falling due within one year	12	(114,375)	(1,452,079)
		<u>654,074</u>	<u>340,113</u>
Net current assets		<u>657,229</u>	<u>344,826</u>
Total assets less current liabilities		<u>657,229</u>	<u>344,826</u>
Net assets		<u>657,229</u>	<u>344,826</u>
FUNDS			
Unrestricted funds		572,543	266,999
Restricted funds		84,686	77,827
		<u>657,229</u>	<u>344,826</u>
Total funds		<u>657,229</u>	<u>344,826</u>

30/09/2020

These financial statements were approved by the Trustees on and are signed on their behalf by:

Catherine Bakewell

Baroness Bakewell of Hardington Mandeville MBE, Chair of Trustees

The notes on pages 14 to 22 form part of these financial statements

NATIONAL CLT NETWORK CIO

CASH FLOW STATEMENT

YEAR ENDED 31 MARCH 2020

	Note	2020 £	2019 £
Cash inflow from operating activities			
Net income / (expenditure)		312,403	82,674
Adjustments for:			
Depreciation		2,814	2,422
Accrued Expenses		18,540	12,683
Changes in:			
Trade & Other Debtors		(68,883)	21,283
Trade & Other Creditors		(1,356,244)	1,384,643
Cash generated from operations		<u>(1,091,370)</u>	<u>1,503,705</u>
Net cash from operating		<u><u>(1,091,370)</u></u>	<u><u>1,503,705</u></u>
Investing activities			
Payments for tangible fixed assets		(1,256)	(5,568)
Net cash from operating activities		<u>(1,256)</u>	<u>(5,568)</u>
Net increase/(decrease) in cash equivalents		(1,092,626)	1,498,137
Cash & Cash equivalents at the beginning of the year		1,773,464	275,327
Cash & Cash equivalents at the end of the year		<u><u>680,838</u></u>	<u><u>1,773,464</u></u>

Cashflow Restrictions

Charity law prohibits the use of net cash inflows on any endowed or other restricted fund to offset net cash outflows on any fund outside its own objects, except on special authority. In practice, this restriction has not had any effect on cash flows for the year.

The notes on pages 14 to 22 form part of these financial statements

NATIONAL CLT NETWORK CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2020

1 General information

The charity is a charitable incorporated organisation, a registered charity in England & Wales. The address of the registered office is 7-14 Great Dover Street, London, SE1 4YR

2 Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Charities Act 2011.

3 Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably
- Legacy income is recognised when receipt is probable and entitlement is established
- Income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

NATIONAL CLT NETWORK CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2020

Incoming resources (Continued)

- Income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- Expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

IT & Office equipment - 25% reducing balance

NATIONAL CLT NETWORK CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2020

4 Income from: Charitable activities

	Unrestricted Funds	Restricted Funds	Total Funds 2020	Total Funds 2019
	£	£	£	£
Grant income	97,002	4,585,642	4,682,644	2,381,625
Consultancy Income	23,279	-	23,279	24,741
General Income	40,596	-	40,596	36,757
Sponsorship	23,325	-	23,325	10,000
Membership Fees	54,475	-	54,475	40,626
CLT Services	354	-	354	8,853
	-	-	-	-
	239,031	4,585,642	4,824,673	2,502,602

General income is received to provide communication and administrative services to the UK Cohousing Network .

Consultancy is to deliver events, training and consultancy to raise awareness of and support the development of community land trusts.

An analysis of restricted income is set out in Note 14

5 Expenditure on: Charitable activities

	Unrestricted Funds	Restricted Funds	Total Funds 2020	Total Funds 2019
	£	£	£	£
Grants & Bursaries	-	3,121,434	3,121,434	1,457,840
Project partner costs	-	715,824	715,824	481,113
Member services costs	11,759	-	11,759	8,959
Staff Costs	467,682	-	467,682	268,541
Overheads	58,618	5,233	63,851	61,240
Depreciation	2,814	-	2,814	2,422
Events	5,738	23,910	29,648	4,221
Publications & Materials	7,214	293	7,507	6,226
Research	-	4,000	4,000	3,000
Services - Legal, accountancy, Consultancy	12,556	62,381	74,937	53,890
Staff Travel, accommodation & Subsistence	3,424	8,042	11,466	6,379
Website development, hosting & maintenance	475	48	523	66,097
Bad debts	825	-	825	-
Subtotal	571,105	3,941,165	4,512,270	2,419,928
Contribution to staff & overheads	(636,429)	636,429		
	(65,324)	4,577,594	4,512,270	2,419,928

Services – legal, accountancy, consultancy include the fee for the external audit of the financial statements of £5,040 (2019 £4,800)

NATIONAL CLT NETWORK CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2020

6 Staff costs and numbers

The aggregate payroll costs were:

	2020	2019
	£	£
Wages & salaries	414,276	236,477
Social security costs	30,379	13,031
Pension contributions	19,001	15,718
Other employee benefits	4,026	3,315
	<u>467,682</u>	<u>268,541</u>

No employee received emoluments of more than £60,000.

The average weekly number of employees during the year was 7.5 (2019: 7.5)

7 Taxation

The charity is exempt from corporation tax on its charitable activities.

8 Trustee remuneration and expenses

No consultancy fees, remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

Trustee were reimbursed £1,842.43 for reasonable travel expenses incurred in the year.

9 Statement of Financial Activities comparative figures

	Unrestricted Funds	Restricted Funds	Total Funds
For the year ended 01 April 2019	£	£	2019
			£
Income from:			
Charitable activities	163,059	2,339,543	2,502,602
Total income	<u>163,059</u>	<u>2,339,543</u>	<u>2,502,602</u>
Expenditure on:			
Charitable activities	25,644	2,394,284	2,419,928
Total expenditure	<u>25,644</u>	<u>2,394,284</u>	<u>2,419,928</u>
Net income/(expenditure) for the year and net movement in funds	137,415	(54,741)	82,674
Transfers	(249)	249	
Total funds at start of year	129,833	132,319	262,152
Total funds at end of year	<u>266,999</u>	<u>77,827</u>	<u>344,826</u>

NATIONAL CLT NETWORK CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2020

10 Tangible fixed assets

	IT & Office Equipment £	Total £
Cost or valuation		
At 2 April 2019	10,568	10,568
Additions	1,256	1,256
Disposals	-	-
At 31 March 2020	<u>11,824</u>	<u>11,824</u>
Depreciation		
At 2 April 2019	5,855	5,855
Charge for the year	2,814	2,814
Disposals	-	-
At 31 March 2020	<u>8,669</u>	<u>8,669</u>
Net book value		
At 31 March 2020	<u>3,155</u>	<u>3,155</u>
At 1 April 2019	<u>4,713</u>	<u>4,713</u>

NATIONAL CLT NETWORK CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2020

11 Debtors

	2020	2019
	£	£
Due in less than one year:		
Trade debtors	18,735	9,016
Prepayments and accrued income	68,876	9,712
	<u>87,611</u>	<u>18,728</u>

12 Creditors: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	84,297	1,423,254
Social security and other taxes	8,064	9,942
Other creditors - grants payable	3,474	6,199
Accruals and deferred income	18,540	12,684
	<u>114,375</u>	<u>1,452,079</u>

13 Pensions and other post-retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £19,001 (2019: £15,718).

NATIONAL CLT NETWORK CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2020

14 Movement in funds
For the year ended 31 March 2020

	At 1 Apr 2019 £	Grants Received £	Grants & Bursaries Paid £	Project Partner Costs £	Activities Salaries & Overhead Contribution £	Transfers £	At 31 Mar 2020 £
Restricted funds							
CLT Start-up Fund	38,293		(21,154)		(17,116)		23
See it & Believe It (The Tudor Trust)	1,642				(1,584)	(58)	-
Umbrella Fund (The Tudor Trust)	1,131					(1,131)	-
SHICC (North West Europe interreg)	(58,146)	92,482	(11,917)		(99,878)		(77,459)
CLH Infrastructure project (Nationwide Foundation)	44,396	31,768			(53,402)	-	22,762
UK Cohousing	-						-
CHF	50,512	4,000,000	(2,759,335)	(715,824)	(525,519)		49,834
Cohesive Communities fund		461,392	(329,100)		(42,765)		89,527
	<u>77,828</u>	<u>4,585,642</u>	<u>(3,121,506)</u>	<u>(715,824)</u>	<u>(740,264)</u>	<u>(1,189)</u>	<u>84,686</u>
		Income £		Expenditure £		Transfers £	
Unrestricted funds							
General funds	128,853	875,460		(571,105)		(18,125)	415,083
Designated fund - Development	80,000	-					80,000
Designated fund - Cash flow	58,146	-				19,314	77,460
	<u>266,999</u>	<u>875,460</u>		<u>(571,105)</u>		<u>1,189</u>	<u>572,543</u>

In the previous year we designated £80,000 which is to be directed into a designated Development Fund to address our forecasted deficit in 2020/21 and to produce a new website.

We have designated £77,460 to cover cash needed to cover the Interreg project deficit. Expense claims are submitted at the end of six month periods and are paid back to the charity nine months in arrears of the expenses being accrued. We will continue to contribute to this fund to cover the deficit until May 2021 when we will receive our final payment.

Restricted funds

The charity has received grants for the Start-up Fund, which it disburses to CLTs and on behalf of the grant providers. The charity received a fee for managing these projects. The balance is held within the bank account at the year-end for disbursement in future periods.

NATIONAL CLT NETWORK CIO

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2020

14 Movement in funds (continued)

We received a grant from the Ministry of Housing, Community and Local Government, we are the lead partner in a programme to continue to deliver the national infrastructure by a project contractor Groundwork. The balance is held within Groundworks the bank account at the year-end for disbursement in future periods. Groundwork received a fee for managing these projects. Our project partners Locality, Confederation of Cooperative Housing and UK Cohousing Network receive a fee for their activities – developing a CLH training programme, developing website, resources and data for CLH and managing the grants programme.

Balances carried forward in respect of CLH and CHF funding have been used to pay for software and licencing costs for those projects, this expenditure will be released over the financial year 2020/21.

The Cohesive Community fund seeks to unlock the skills and capacity within the Community Land Trust (CLT) movement by providing financial and practical support through grants and training

For the year ended 31 March 2019

	At 1 Apr 2018 £	Grants Received £	Grants & Bursaries Paid £	Project Partner Costs £	Activities Salaries & Overhead Contribution £	Transfers £	At 31 Mar 2019 £
Restricted funds							
Urban CLT Project (The oak Foundation)	3,475		(98)		(3,377)		-
CLT Start-up Fund	84,083	168,901	(166,841)		(47,850)		38,293
See it & Believe It (The Tudor Trust)	10,500		(250)	(127)	(8,481)		1,642
Umbrella Fund (The Tudor Trust)	5,551		(4,250)		(170)		1,131
SHICC (North West Europe interreg)	(4,068)	28,855	(400)		(82,533)		(58,146)
CLH Infrastructure project (Nationwide Foundation)	33,027	141,787		(14,087)	(116,331)		44,396
UK Cohousing	(249)					249	-
CHF		2,000,000	(1,286,000)	(465,706)	(197,782)		50,512
	132,319	2,339,543	(1,457,839)	(479,920)	(456,524)	249	77,827
		Income £		Expenditure £		Transfers £	
Unrestricted funds							
General funds	129,833	163,059		(25,644)		(138,395)	128,853
Designated fund - Development	-	-				80,000	80,000
Designated fund - Cash flow	-	-				58,146	58,146
	129,833	163,059		(25,644)		(249)	266,999

NATIONAL CLT NETWORK CIO
NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2020

15 Analysis of net assets between funds

As at 31 March 2020	Unrestricted Funds	Restricted Funds	Total
	£	£	£
Tangible fixed assets	3,155	-	3,155
Current Assets	569,388	84,686	654,074
	<u>572,543</u>	<u>84,686</u>	<u>657,229</u>

As at 31 March 2019	Unrestricted Funds	Restricted Funds	Total
	£	£	£
Tangible fixed assets	4,713	-	4,713
Current Assets	262,286	77,827	340,113
	<u>266,999</u>	<u>77,827</u>	<u>344,826</u>

16 Related party transactions

There are no transactions with trustees or other related parties other than those disclosed as required by the SORP elsewhere in the financial statements.